

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

Location of Construction: 88 Spring Street		Owner: Harper Hotels, Inc.		Phone: 775-2311		Permit No: 920799	
Owner Address: 88 Spring Street, Portland, ME 04101		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Hardypond Construction		Address: 45 Bridgton Road, Westbrook, ME 04092		Phone: * 797-6066		Permit Issued: JUL 28 1999	
Past Use: hotel		Proposed Use: Same		COST OF WORK: \$ 176,000.00		PERMIT FEE: \$ 900.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Remodel Lobby and front canopy.				Signature: <i>[Signature]</i>		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: SP		Date Applied For: 5-11-99				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	

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

\*\*\*\*Call for Pick Up 797-6066

**PERMIT ISSUED  
WITH REQUIREMENTS**

**CERTIFICATION**

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

7-26-99

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

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

CEO DISTRICT  
ub

2

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

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

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

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

Location/Address of Construction (include Portion of Building): <b>88 SPRING ST</b>			
Total Square Footage of Proposed Structure <b>3200 SF</b>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <b>039</b> Block# <b>E</b> Lot# <b>010</b>		Owner: <b>HARPER HOTELS, INC</b>	Telephone#: <b>775-2311</b>
Owner's Address: <b>HARPER HOTELS, INC 88 SPRING ST PORTLAND, ME 04101</b>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$176,000.00</b> Fee <b>\$900.00</b>
Proposed Project Description: (Please be as specific as possible) <del>REMODEL EXISTING CANOPY AND NEW COVERED PORTE-COCHERE</del> <b>Remodel lobby to front canopy</b>			
Contractor's Name, Address & Telephone <b>HARBYOND CONST, 45 BRIDGTON RD WILSTBROOK</b>			Rec'd By <b>[Signature]</b>
Current Use: <b>DRIVE-IN ENTRY HOTEL</b>		Proposed Use: <b>DRIVE-IN ENTRY SAME</b>	

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.

*Rec'd 5/11/99*

**Certification**

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

Signature of applicant: <b>[Signature]</b>	Date: <b>5/11/99</b>
--	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

*Call for P/U # 797-6066*



## CITY OF PORTLAND

March 1, 1999

Mr. John Leasure  
John H. Leasure Architect, Inc.  
12 Littlejohn Road  
Cape Elizabeth, ME 04107

RE: Harper Hotels/Holiday Inn by the Bay

Dear Mr. Leasure:

On March 1, 1999 the Portland Planning Authority granted minor site plan approval for Harper Hotels/Holiday Inn by the Bay. This approval is based on the following condition:

1. The planter shown on drawing A-1, 2/18/99, must be reconfigured to allow for clear pedestrian circulation between sidewalks.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

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

19990007  
I. D. Number

**Harper Hotels/Holiday Inn by t**  
Applicant  
**88 Spring St, Portland, ME 04101**  
Applicant's Mailing Address  
**John Leasure**  
Consultant/Agent  
**767-4600**  
Applicant or Agent Daytime Telephone, Fax

**1/14/99**  
Application Date  
**Holiday Inn**  
Project Name/Description

**88 Spring St**  
Address of Proposed Site  
**039-E-010**  
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) **Hotel/Motel**  
**220 units** **1.12** **B-3**  
Proposed Building square Feet or # of Units Acreage of Site 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 \_\_\_\_\_ Date: **1/14/99**

**Inspections Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions  
see attached  Denied
- Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached
- Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

88 Spring St

**Site Review Pre-Application  
Multi-Family/Attached Single Family Dwellings/Two-Family Dwellings  
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information on this form for Site Plan Review.

**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.**

HARPER HOTELS INC., By the Bay January 6, 1999.

Applicant 88 Spring St, Portland, Maine

Applicant's Mailing Address John H. Leasure Architect, Inc Holiday Inn - Addition and Alterations

Consultant Agent 12 Littlejohn Road, Cape Elizabeth, Me. Address Of Proposed Site 88 Spring St Portland, Maine

Applicant Agent District Telephone and FAX (207) 767 4600 Assessor's Reference Chart 1000

Proposed Development (check all that apply)  New Building  Building Addition  Change of Use  Residential   Industrial   Manufacturing  Warehouse Distribution  Other(Specify) Hotel - Remodel Lobby and Front Canopy

Existing - 220 units 1.12 Acres B-3

Proposed Building Square Footage and or # of Units Acreage of Site

You must include the following with you application.

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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 in this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the City Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: John H. Leasure Date: 1-6-99

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

**CITY OF PORTLAND, MAINE  
SITE PLAN CHECKLIST**

Harper Hotels, inc.  
Holiday Inn - By the Bay  
88 Spring St, Portland, ME. 04101

Project Name, Address of Project

I.d. Number

Submitted ( ) & Date	Item	Required Information	Section 14-525 (b,c)
✓	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	(2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
✓	(5)	Total land area of site	d
N.A.	(6)	Topography - existing and proposed (2 feet intervals or less)	e
	(7)	Plans based on the boundary survey including:	2
NA	(8)	Existing soil conditions	a
NA	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
✓	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓	(11)	Approximate location of buildings or other structures on parcels abutting the site	d
N.A.	(12)	Location of on-site waste receptacles	e
N.A.	(13)	Public utilities	e
N.A.	(14)	Water and sewer mains	e
NA	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
✓	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	(17)	Location and dimensions of on-site pedestrian and vehicular accessways	g
✓	(18)	Parking areas	g
✓	(19)	Loading facilities	g
✓	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	(21)	Curb and sidewalks	g
✓	(22)	Landscape plan showing:	h
✓	(23)	Location of existing proposed vegetation	h
—	(24)	Type of vegetation	h
—	(25)	Quantity of plantings	h
✓	(26)	Size of proposed landscaping	h
—	(27)	Existing areas to be preserved	h
NA	(28)	Preservation measures to be employed	h
NA	(29)	Details of planting and preservation specifications	h
✓	(30)	Location and dimensions of all fencing and screening	i
✓	(31)	Location and intensity of outdoor lighting system	j
NA	(32)	Location of fire hydrants, existing and proposed	k
✓	(33)	Written statement	e
✓	(34)	Description of proposed uses to be located on site	l
NA	(35)	Quantity and type of residential, if any	l
✓	(36)	Total land area of the site	b2
NA	(37)	Total floor area and ground coverage of each proposed building and structure	b2
✓	(38)	General summary of existing and proposed easements or other burdens	e3
✓	(39)	Method of handling solid waste disposal	4

✓  
 ✓  
 6 mos.  
 NA.  
 ✓  
 NA  
 ✓

- (40) Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets 5
- (41) Description of any problems of drainage or topography, or a representation that there are none 6
- (42) An estimate of the time period required for completion of the development 7
- (43) A list of all state and federal regulatory approvals to which the development may be subject 8
- (44) The status of any pending applications 8
- (45) Anticipated timeframe for obtaining such permits h8
- (46) A letter of non jurisdiction h8
- (47) \* Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.

\* HARPER HOTELS OWNERS OPERATIONAL HOTELS

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions; and
- a wind impact analysis.

Other comments:

(33) CLIENT INTENDS TO UPDATE HOTEL LOBBY AND PROTECT & REVISE ENTRY/EXIT ARRANGEMENT TO PROVIDE A MORE WORKABLE, GUEST-SENSITIVE ENTRYWAY AND LOBBY. ROOM AIR/CONDITIONERS WILL BE COVERED WITH TEXTURED WHITE LOUVERS AND GREEN WINDOW-INSERTS WILL BE COVERED OR PAINTED WHITE.

CURB CUTS WILL BE REDONE AS SHOWN TO ALLOW MORE ON-SITE REGISTRATION PARKING - SHORT TERM!

NO SEWER-WATER CHANGES! LIGHTING OF CANOPY WILL BE MOSTLY INDIRECT ONTO CURVED SURFACE AND DOWNLITES WILL BE PLACED IN JOISTS TO LIGHT SIDEWALK.

(31) INDIRECT LITING WILL BE 175-WATT MULTI-VAPOR UNITS HIDDEN INSIDE CANOPY SIDES - DOWN LITES WILL BE RECESSED INTO CANTILEVERED CANOPY. JE

*(F.X.I.)*  
*FOR: JOHN*  
*HOLIDAY INN BY THE BAY*  
*88 SPRING ST.*  
*PORTLAND, ME*  
*JOHN LEARNE*  
*767,466*

11551  
**Know All Men by These Presents, that**

HARPER HOTELS OF VERMONT, INC., a corporation organized and existing under the laws of the State of Vermont and having a place of business at Portland, Maine of Cumberland and State of Maine.

JUN 8 1988

PEOPLES HERITAGE SAVINGS BANK

In consideration of THREE MILLION (\$3,000,000.00) paid by the Portland Savings Bank, a corporation established by law, at Portland, in the State of Cumberland, and State of Maine, the receipt whereof is hereby acknowledged, do hereby give, sell bargain, sell and convey unto the said Portland Savings Bank, its successors and assigns forever

A certain lot or parcel of land, with the buildings thereon, situated in Portland, between Spring and Pleasant Streets, being more particularly bounded and described as follows:

Beginning on the northerly side of Pleasant Street at the southeasterly corner of a parcel of land conveyed to the St. Elizabeth Roman Catholic Aylum by James Augustine Healy by deed dated January 10, 1888 and recorded in the Cumberland County Registry of Deeds in Book 344, Page 74; thence by land of said St. Elizabeth Roman Catholic Aylum North 24° 50' 30" West a distance of 125.4 feet to an angle point; thence by land of said St. Elizabeth Roman Catholic Aylum South 64° 26' 30" West a distance of 41.65 feet to land conveyed to the Portland Society of Arts by Helen E. Turner by deed dated October 23, 1907 and recorded in said Registry of Deeds in Book 3016, Page 822; thence by land of said Society of Arts North 25° 57' 30" West a distance of 64.01 feet to the southerly side line of Spring Street; thence by said Spring Street North 54° 12' 21" West a distance of 269.08 feet to the westerly side of Oak Street; thence by said Oak Street South 24° 43' 30" East a distance of 221.82 feet to Pleasant Street; thence by said Pleasant Street South 72° 50' West a distance of 227.75 feet to the point of beginning.

Courses are magnetic and of the date of 1939.

Being the same premises conveyed to the grantor herein by the following warranty deeds less those portions thereof which were conveyed by the grantor to the City of Portland for the purpose of widening Spring Street by warranty deed dated May 28, 1971 and recorded in said Registry of Deeds in Book 3179, Page 251; from David A. Carey, dated February 16, 1971 and recorded in said Registry of Deeds in Book 3160, Page 182; from Howard B. Whipple et al, dated February 17, 1971 and recorded in said Registry of Deeds in Book 3160, Page 228; from Porter D. Leighton, dated February 17, 1971 and recorded in said Registry of Deeds in Book 3160, Page 230; from Hazen O. Hagar et al, dated February 23, 1971 and recorded in said Registry of Deeds in Book 3160, Page 634; from Carol Leighton et al, dated February 23, 1971 and recorded in said Registry of Deeds in Book 3160, Page 638; from Donald C. Bailey, dated February 23, 1971 and recorded in said Registry of Deeds in Book 3160, Page 740; from The Women's Literary Union, dated April 21, 1971 and recorded in said Registry of Deeds in Book 3166, Page 401; and from Marion C. Grant, dated May 17, 1971 and recorded in said Registry of Deeds in Book 3170, Page 287.

Also, another certain lot or parcel of land situated in said Portland on the southerly side of Pleasant Street and being more particularly bounded and described as follows:

Beginning at an iron located in the southerly side line of Pleasant Street at the northwesterly corner of land now or formerly of J. B. Brown & Sons; which iron is situated 91.52 feet westerly of the intersection of the southerly side line of Pleasant Street and the westerly side line of Maple Street; thence running South 13° 30' 30" East along said J. B. Brown & Sons land a distance of 136.5 feet to an iron located in an angle of said J. B. Brown & Sons land, thence running South 63° 27' 30" West along said J. B. Brown & Sons and along land now or formerly of Theodore R. Wilson, Jr. et al a distance of 163.52 feet to an iron; thence running North 18° 59' West along land now or formerly of Fred C. Scribner, Jr., Trustee, a distance of 161.23 feet to an iron in the southerly side line of Pleasant Street; thence running North 72° 16' 30" East along the southerly side line of Pleasant Street a distance of 175.16 feet to the point of beginning.

Being the same premises conveyed to the grantor by warranty deed of Mattatal Realty Co., dated July 31, 1972 and recorded in said Registry of Deeds in Book 3275, Page 166.



To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Portland Savings Bank, its successors and assigns forever, to their use and behoof forever. And it for itself for and its successors and assigns, shall covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the granted premises; that they are free from all encumbrances that it has above good right to sell and convey the same to the said Grantee to hold as aforesaid and that it and its assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

or assigns,

Provided Nevertheless, That if the said Grantor, its heirs/ assigns, shall pay to the said Grantee, its successors or assigns, the sum of Three Million Dollars (\$3,000,000.00)

In accordance with note of even date herewith and any additional sum or sums which may hereafter be advanced on the security of this mortgage, in accordance with note or notes evidencing such advances, up to and not exceeding a total amount of

with interest on said sums at the rate specified in said note or notes, payable monthly and interest on all overdue interest at the same rate, until the note or notes mentioned herein are fully paid, according to their tenor and shall pay all taxes and other assessments laid upon said property, promptly when due and shall at all times keep said buildings insured, payable to said Grantee, in manner satisfactory to it, to the extent of the claim hereby secured, and shall repay to said Grantee, its successors or assigns, on demand, all sums it or they may pay for taxes, assessments, insurance and reasonable repairs and improvements upon said premises, whether necessary or not, and all expenses, if any are incurred, of foreclosure of this mortgage, together with reasonable counsel fees on all interest on said sums, as aforesaid, and shall not commit or suffer any slip or waste on the granted premises, or commit any breach of any covenant herein contained, then this deed, and any said note or notes, shall be void; otherwise shall remain in full force. Provided further, however, that if the said premises shall pass from the mortgagor herein either voluntarily or involuntarily, the entire principal amount of said note shall immediately become due and payable at the option of the mortgagee, its successors or assigns. \*

In Witness Whereof, the said HARPER HOTELS OF VERMONT, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Henry M. Harper, Jr., its President, thereunto duly authorized.

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~ this thirty-first day of

May, in the year of our Lord one thousand nine hundred and seventy-three.

Signed and sealed in

the presence of  
*Clas Thomas*

HARPER HOTELS OF VERMONT, INC.

By *Henry M. Harper, Jr.*  
Its President



State of ~~Maine~~

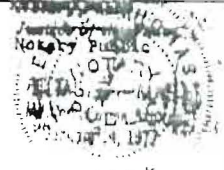
CUMBERLAND, ss.

May 31, 1973

Personally appeared the above named Henry M. Harper, Jr., President of said corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the act an deed of said corporation.

Before me,

*Clas Thomas*



154

MAY 31 1973  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, VERMONT  
Received at 11:54 AM, and recorded in  
BOOK 3704 PAGE 152 *W. Lutz Register*

HARPER HOTELS, INC.  
HOLIDAY INN BY THE BAY  
88 SPRING STREET  
PORTLAND, ME 04101

FLEET BANK  
PORTLAND, ME 04104  
52-36/112

70517

12/23/98

PAY TO THE  
ORDER OF

City of Portland

\$ \*\*400.00

Four Hundred and 00/100\*\*\*\*\*

City of Portland  
Planning Department  
P.O. Box 400  
Portland, ME 04112

DOLLAR  
Security  
Features

MEMO

*Nancy...*

⑈070517⑈ ⑆011200365⑆ 00005 29001⑈

HARPER HOTELS, INC. / HOLIDAY INN BY THE BAY

70517

City of Portland  
Fees

Application fee for construction projects  
12/23/98

400.00

Fleet Bank/checki

400.00

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

**19990007**

I. D. Number

**Harper Hotels/Holiday Inn by t**

Applicant

**88 Spring St, Portland, ME 04101**

Applicant's Mailing Address

**John Leasure**

Consultant/Agent

**767-4600**

Applicant or Agent Daytime Telephone, Fax

**1/14/99**

Application Date

**Holiday Inn**

Project Name/Description

**88 Spring St**

Address of Proposed Site

**039-E-010**

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) **Hotel/Motel**

**220 units** **1.12** **B-3**

Proposed Building square Feet or # of Units Acreage of Site 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 \_\_\_\_\_ Date: **1/14/99**

**Planning Approval Status:**

Reviewer **Alan Holt**

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

Approval Date **3/1/99** Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit **Alan Holt** **7/6/99**  
 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	<b>7/6/99</b> date	<b>\$28,415.00</b> amount	<b>6/1/01</b> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<b>5/25/99</b> date	<b>\$483.05</b> amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ 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

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

**19990007**  
I. D. Number

**Harper Hotels/Holiday Inn by t**  
Applicant  
**88 Spring St, Portland, ME 04101**  
Applicant's Mailing Address  
**John Leasure**  
Consultant/Agent  
**767-4600**  
Applicant or Agent Daytime Telephone, Fax

**1/14/99**  
Application Date  
**Holiday Inn**  
Project Name/Description

**88 Spring St**  
Address of Proposed Site  
**039-E-010**  
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) **Hotel/Motel**  
**220 units** **1.12** **B-3**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

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

Fees Paid: Site Plan **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **1/14/99**

**DRC Approval Status:**

Reviewer **Alan Holt for J.W.**

Approved  Approved w/Conditions see attached  Denied  
Approval Date **3/1/99** Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance **Jim Wendel** **7/6/99**  
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	<b>7/6/99</b> date	<b>\$28,415.00</b> amount	<b>6/1/01</b> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<b>5/25/99</b> date	<b>\$483.05</b> amount	
<input type="checkbox"/> Building Permit	_____ 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

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

**19990007**  
I. D. Number

**Harper Hotels/Holiday Inn by t**  
Applicant  
**88 Spring St, Portland, ME 04101**  
Applicant's Mailing Address  
**John Leasure**  
Consultant/Agent  
**767-4600**  
Applicant or Agent Daytime Telephone, Fax

**1/14/99**  
Application Date  
**Holiday Inn**  
Project Name/Description

**88 Spring St**  
Address of Proposed Site  
**039-E-010**  
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) **Hotel/Motel**  
**220 units** **1.12** **B-3**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

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

Fees Paid: Site Plan **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **1/14/99**

**Fire Approval Status:**

Reviewer **Lt. Mc Dougall**

Approved  Approved w/Conditions see attached  Denied  
Approval Date **1/20/99** Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance **Lt. Mc Dougall** **1/20/99**  
signature date

**Performance Guarantee**  Required\*  Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

19990007

I. D. Number

Harper Hotels/Holiday Inn by t

1/14/99

Applicant

Application Date

88 Spring St, Portland, ME 04101

Holiday Inn

Applicant's Mailing Address

Project Name/Description

John Leasure

88 Spring St

Consultant/Agent

Address of Proposed Site

767-4600

039-E-010

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

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

220 units 1.12 B-3

Proposed Building square Feet or # of Units 1.12 Acreage of Site B-3 Zoning

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input 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 \_\_\_\_\_ Date: 1/14/99

**Inspections Approval Status:**

Reviewer Marge Schmuckal

- Approved  Approved w/Conditions  
see attached  Denied
- Approval Date 7/27/99 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached
- Condition Compliance \_\_\_\_\_  
signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	<u>7/6/99</u> date	<u>\$28,415.00</u> amount	<u>6/1/01</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	<u>5/25/99</u> date	<u>\$483.05</u> amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ 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			

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

19990007

I. D. Number

Harper Hotels/Holiday Inn by t

Applicant

88 Spring St, Portland, ME 04101

Applicant's Mailing Address

John Leasure

Consultant/Agent

767-4600

Applicant or Agent Daytime Telephone, Fax

1/14/99

Application Date

Holiday Inn

Project Name/Description

88 Spring St

Address of Proposed Site

039-E-010

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

Reconfigure planter to allow clear pedestrian circulation between sidewalks.

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**Planning Conditions of Approval**

Reconfigure planter to allow clear pedestrian circulation between sidewalks.

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**Inspections Conditions of Approval**

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**Fire Conditions of Approval**

Application requires State Fire Marshal approval.

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Hardy pond Const -  
45 Bridgton Rd.  
Westbrook Me. 04092.

### BUILDING PERMIT REPORT

DATE: 30 July 99 ADDRESS: 80 Spring St. CBL: 039-E-010  
REASON FOR PERMIT: Structurals  
BUILDING OWNER: Harper Hotels Inc  
PERMIT APPLICANT: Hardy Pond Const. (Contractor)  
USE GROUP: R-B CONSTRUCTION TYPE: 2-B

The City's Adopted Building Code (The BOCA National Building Code/1996 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 are met: \*1, \*35

#### Approved with the following conditions:

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 76". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)



17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. 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)
19. 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/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
35. *On The Web Configuration by others as stated on your plans submit - AFTER the trusses is designed a statement from the manufacturer shall be submitted to this office. The statement shall state the truss was design to meet Mark Leisure requirement.*
36. \_\_\_\_\_
37. \_\_\_\_\_
38. \_\_\_\_\_

*[Signature]*  
 P. Samuel Hoffes, Building Inspector  
 cc: L. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PS: 7/24/99

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

*need mfg statement*

**BUILDING PERMIT REPORT**

DATE: 26 July 99 ADDRESS: 88 Spring St. CBL: 039-E-010  
 REASON FOR PERMIT: To make interior and exterior renovations  
 BUILDING OWNER: Harper Hotels, Inc.  
 PERMIT APPLICANT: \_\_\_\_\_ /Contractor Hardy Pond Const.  
 USE GROUP R-1 CONSTRUCTION TYPE 2B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)  
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

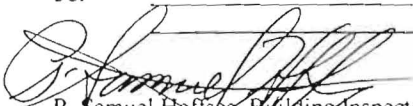
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*3, \*11, \*13, \*21, \*22, \*23

Approved with the following conditions: \*27, \*32, \*33, \*34, \*35, \*36

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- \*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30". but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread. 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)

- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
- 18. 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)
- 19. 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/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- \* 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- \* 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- \* 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- \* 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.**
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements.
- \* 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- \* 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- \* 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- \* 35. *No work is to begin on this proposed project until complete structural plans and submitted to this office and has approval.*
- 36. *These plans shall bear the seal and signature of the structural engineer of design.*
- \* 37. *During the time of site work, demolition and construction all requirement of Chapter 33 of the building code shall be followed.*
- 38.

  
 P. Samuel Hoffses, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 # 9/2/99

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

*Need Interior Structural  
 Plan A-I*