

40-B-12

18 Pleasant Street

Building Addition

18 Pleasant St. Assoc.

add to spreadsheet



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

I. D. Number \_\_\_\_\_

18 Pleasant St Associates

25 March 1997

Applicant \_\_\_\_\_

Application Date \_\_\_\_\_

Applicant's Mailing Address \_\_\_\_\_

Project Name/Description \_\_\_\_\_

Consultant/Agent \_\_\_\_\_

Tom Wright

18 Pleasant St

Address of Proposed Site \_\_\_\_\_

040-B-012

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  Other (specify) \_\_\_\_\_

126 Sq Ft Add

1,106 Sq Ft

Proposed Building Square Feet or # of Units \_\_\_\_\_

Acreeage of Site \_\_\_\_\_

Zoning \_\_\_\_\_

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # 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 Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 300.00 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer Sam Hopkins

- Approved  Approved w/Conditions listed below  Denied

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date 3/27/97 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  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            |                       |
| Performance Guarantee Reduced                           | _____ date           | _____ remaining balance | _____ signature       |
| Performance Guarantee Released                          | _____ date           | _____ signature         |                       |
| Defect Guarantee Submitted                              | _____ submitted date | _____ amount            | _____ expiration date |
| Defect Guarantee Released                               | _____ date           | _____ signature         |                       |



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I. D. Number \_\_\_\_\_

18 Pleasant St Associates

25 March 1997

Applicant \_\_\_\_\_

Application Date \_\_\_\_\_

Applicant's Mailing Address \_\_\_\_\_

Project Name/Description \_\_\_\_\_

Consultant/Agent Tom Wright

18 Pleasant St

Applicant or Agent Daytime Telephone, Fax Wright-Ryan Const  
773-3625

Address of Proposed Site \_\_\_\_\_

040-B-012

Assessor's Reference: Chart-Block-Lot \_\_\_\_\_

Proposed Development (check all that apply):  
 Office  Retail  Manufacturing  New Building  Building Addition  Change of Use  Residential  
 Warehouse/Distribution  Other (specify) \_\_\_\_\_

Proposed Building Square Feet or # of Units 126 Sq Ft Add

Acreage of Site 1,106 Sq Ft

Zoning \_\_\_\_\_

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
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| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 300.00 subdivision \_\_\_\_\_

Reviewer Sarah

**Approval Status:**

- Approved  Approved w/Conditions listed below  Denied

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

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<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: 18 Pleasant St

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

April 2, 1997

Wright- Ryan Construction  
10 Danforth St.  
Portland, Me. 04101

RE: 18 Pleasant St.

Dear Sir,

Your application to construct a 7' x 18' addition has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

**NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.**

### Site Plan Review Requirements

**Building Inspection:** Your application does not state a building use. It will be necessary to take out a permit for a change of use if it is other than a single dwelling ( Last use shown on our microfich ). M. Schmuckal

**Development Review Coordinator:** Approved S. Hopkins

**Fire Dept. :** Approved Lt. McDougall

**Planning :** Approved S. Hopkins

### Building Code Requirements

1. Please read and implement items 1,2,3,,7,,9, and 25 of the attached building permit report.

Sincerely,

  
P. Samuel Hoffses  
Chief of Code Enforcement

c: S. Hopkins  
M. Schmuckal  
Lt. McDougall

## CITY OF PORTLAND

March 27, 1996

Stephen Mohr  
Mohr & Seredin  
18 Pleasant St.  
Portland, ME 04101

Re: 18 Pleasant Street Building Addition

Dear Mr. Mohr

On March 27, 1997 the Portland Planning Authority granted minor site plan approval for the proposed building addition at 18 Pleasant Street.

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.

O:\PLAN\CORRESP\SARAH\LETTERS\18PLEASA.SAP



**Response to City of Portland Land Use Questions  
for 18 Pleasant Street  
March 27, 1997**

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- 1) A description of the proposed uses to be located on the site, including quantity and type of residential units, if any:

The existing use on the site is a single unit professional office building. The proposed 125 SF addition will be an expansion of the office use to provide additional work space..

- 2) The total land area of the site and the total floor area and ground coverage of each proposed building and structure:

The existing building is two stories with a full basement; the footprint is 595 SF. The proposed one-story addition will increase the footprint to 720 SF.

- 3) General summary of existing and proposed easements or other burdens now existing or to be placed on the property:

None known.

- 4) The types and estimated quantities of solid waste to be generated by the development:

Three Cu. Yds. miscellaneous construction waste.

- 5) Evidence of the availability of off-site facilities including sewer, water and streets.

Current structure makes use of Portland Water District sewer and water, CMP power, as well as city road in place. Proposed addition would use the same facilities with no significant increase in usage anticipated.

- 6) A narrative describing the existing surface drainage on the site and a stormwater management plan indicating measures which will be taken to control surface water runoff.

Surface drainage is to municipal storm systems in Pleasant Street and Danforth Street. No significant increase in runoff is anticipated, as addition site is currently peastone terrace.

- 7) A construction plan outlining the anticipated sequence of construction of the major aspects of the proposed project, including without limitation roads, retention basins, sewer lines, seeding and other erosion control measures, and pollution abatement measures, and also setting forth the approximate dates for commencement and completion of the project.

Construction will begin in early-April and end by mid-May of 1997.

Construction of the addition will take place at the rear of the structure and haybales will be placed there to prevent runoff onto adjacent properties, should runoff become a problem. The deck and lower rear wall of the current structure will be removed and the building of the addition will commence. Once the addition to the current structure has been completed, shrubbery plantings will be placed in the remaining rear portion of the lot. Construction will be at the rear portion of the structure and should not affect roads or sewer lines in any way.

- 8) A list of all state regulatory approvals to which the development may be subject, the status of any pending applications, and the anticipated time frame for obtaining such permits or that a determination of no jurisdiction from the agency will be requested.

N/A

- 9) Evidence of financial and technical capacity to undertake and complete the development including, but not limited to, a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved, if requested to do so.

The design for the addition was created by a Maine licensed architect. The builder will be Wright-Ryan Construction of Portland. Maine Bank & Trust will supply financing, if necessary. See the attached Maine Bank & Trust letter.

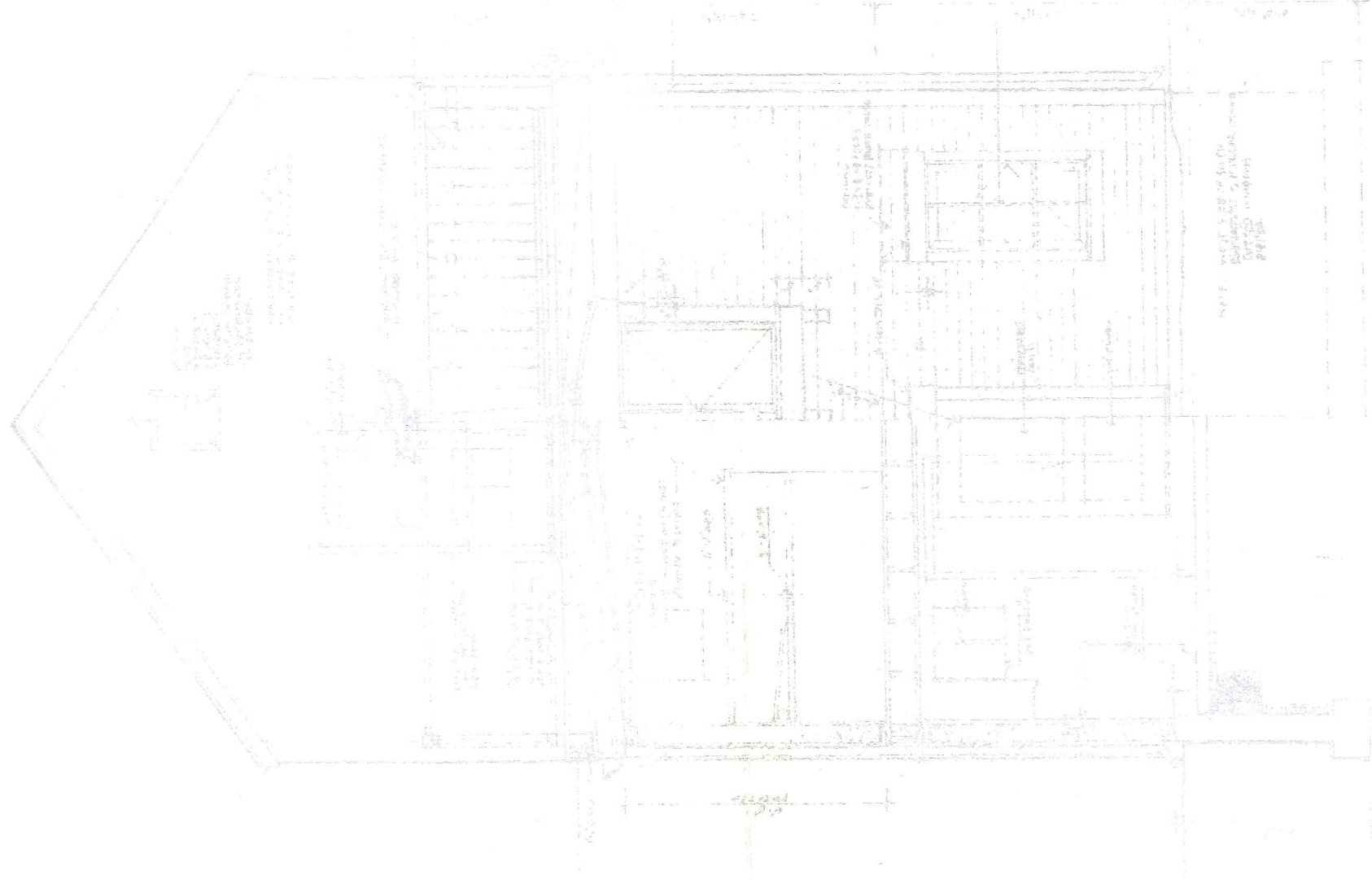
- 10) Evidence of the applicant's title, right, or interest in the property, including without limitation deeds, leases, purchase options or any other documentation.

See the attached.

- 11) A narrative describing any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the project site and a description of the methods that will be used to protect such areas or sites.

N/A

PROJECT NO. 2571	DATE 12/7	PROJECT 1
TO: SAUND HOPKINS	BY: M.S.	
PROJECT # 874-871C		



SOUTH ELEVATION

MAR 9 BEREDIN  
2/27/97