

47-A-13

10-79900011

795 Congress St.

Demo + Replace Bld.

Random Orbit

City of Portland
 Development Review Application
 Planning Division Transmittal form

Application Number: 10-79900011 **Application Date:**
 6-17-10

Project Name: DEMO AND REPLACE BLD
Address: 795 Congress St **CBL:** 047 - A-013-001

Project Description: Congress Street - 795; Demo And Replace Bld.; Random Orbit

Zoning: B2B

Other Reviews Required:

Review Type: MINOR SITE PLAN

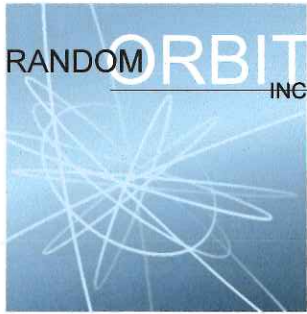
Applicant:
 Random Orbit
 17 Chestnut Street
 Portland Me 04101

Distribution List:

<input type="checkbox"/> Planner	Barbara Barhydt	<input type="checkbox"/> Parking	John Peverada
<input type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Stormwater	Dan Goyette	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Keith Gautreau	<input type="checkbox"/> Inspections	Tammy Munson
<input type="checkbox"/> City Arborist	Jeff Tarling	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> Outside Agency	
		<input type="checkbox"/> DRC Coordinator	Phil DiPierro

Preliminary Comments needed by:

Final Comments needed by:



PETER BASS

17 CHESTNUT STREET
PORTLAND, ME 04101
207-772-6005

pbass@maine.rr.com

6/18/10

To The Portland Planning Staff:

Random Orbit is proposing to redevelop the fire damaged "Binga's Wingas" property at 795 Congress St. We plan to demolish the existing structure to the foundation, rebuild the first floor to the same footprint, add a second floor and rebuild the rear deck. The building footprint is 2305 square feet. The second floor addition would double the square footage to a total of 4610 square feet. There will be no change in grading and no change in storm water drainage. We will be able to use existing utilities and will have no excavations into the public right of way. We will do screening improvements by replacing the rear stockade fence, moving it to the rear boundary line and planting evergreen shrubs on the eastern boundary as shown on the site plan. The proposed general office use will mean a change of use from existing restaurant.

In discussions with Marge Schmuckal, we found the existing building to be conforming to the Land Use Code. It will still be in compliance when adding a second story.

There is no required parking for this development as stated in Division 20 Section 14-332, (X), 1 and 2 of the Land Use Code. There is 15 minute and 1 hour parking in the immediate vicinity on Congress. Within a few block radius, Deering Ave., Cumberland Ave. and Grant St. all have unrestricted parking. All these locations have many available, open spaces over the course of the day. The use of property will be primarily day use. There should be ample street parking available with no strain on the neighborhood. Other transportation modes will be encouraged. There is a bus stop directly in front of the property. Secured bike racks will be supplied at the rear of the building. This location is accessible by foot from most of the peninsula.

We believe that this is a prominent corner and are proposing an exciting modern design. We are at the very edge of the Congress St. Historic district and are currently being reviewed by the Historic Preservation Board. We had a workshop meeting in June 16 and had a very positive response to our design along with some very good suggestions for improvement.

We are hoping that since there is no significant change to the site we will have a smooth and quick approval process. Thank you.

A handwritten signature in blue ink, appearing to read "Peter Bass", written over a horizontal line.

Peter Bass



**Development Review Application
PORTLAND, MAINE**

Department of Planning and Urban Development,
Planning Division and Planning Board

PROJECT NAME: Cowork Office

PROPOSED DEVELOPMENT ADDRESS:
795 Congress St.

PROJECT DESCRIPTION:
Demolition of existing fine damaged single story building
To be replaced by 2 story building from foundation up.

CHART/BLOCK/LOT: 47 A 13

CONTACT INFORMATION:

APPLICANT

Name: Random ORBIT Inc
Address: 17 Chestnut St.
Portland ME
Zip Code: 04101
Work #: 772-6005
Cell #: 712-0954
Fax #: _____
Home: _____
E-mail: pbass@maine.rr.com

PROPERTY OWNER

Name: SAMR
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

BILLING ADDRESS

Name: Random ORBIT Inc
Address: 17 Chestnut St.
Portland ME
Zip: 04101
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: PETER BASS
Address: SAME
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ENGINEER

Name: STEPHEN TIBBETTS
Address: 15 OAKRIDGE Rd
Brunswick ME
Zip Code: 04011
Work #: 725-6168
Cell #: _____
Fax #: _____
Home: _____
E-mail: stibbettspe@suscom-maine.net

ARCHITECT

Name: David Lloyd - Archetype
Address: Union Warf
Portsmouth
Zip Code: 04101
Work #: 772-6022
Cell #: _____
Fax #: _____
Home: _____
E-mail: lloyd@archetypepa.com

CONSULTANT

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

SURVEYOR

Name: Owen Haskell
Address: 320 US Rt One
Falmouth ME
Zip Code: 04105
Work #: 774-0424
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ATTORNEY

Name: Barbara Vestal
Address: 109 Congress St.
PORTSMOUTH
Zip Code: 04101
Work #: 772-7426
Cell #: _____
Fax #: _____
Home: _____
E-mail: vestal@chesterandvestal.com

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area 3708 sq. ft.
 Proposed Total Disturbed Area of the Site 0 sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)

IMPERVIOUS SURFACE AREA

Proposed Total Paved Area 0 sq. ft.
 Existing Total Impervious Area 324 + sq. ft. *cement walk and strip*
 Proposed Total Impervious Area 324 + sq. ft. *between congress st*
 Proposed Impervious Net Change 0 sq. ft. *buildings*

BUILDING AREA

Existing Building Footprint 2305 sq. ft.
 Proposed Building Footprint 2305 sq. ft.
 Proposed Building Footprint Net change 0 sq. ft.
 Existing Total Building Floor Area 2305 sq. ft.
 Proposed Total Building Floor Area 4610 sq. ft.
 Proposed Building Floor Area Net Change 2305 sq. ft.
 New Building yes (yes or no) *- on existing foundation*

ZONING

Existing B2b
 Proposed, if applicable _____

LAND USE

Existing _____
 Proposed Commercial - restaurant
Commercial - general offices

RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units _____
 Proposed Number of Residential Units to be Demolished _____
 Existing Number of Residential Units _____
 Proposed Number of Residential Units _____
 Subdivision, Proposed Number of Lots _____

PARKING SPACES

Existing Number of Parking Spaces 0
 Proposed Number of Parking Spaces 0
 Number of Handicapped Parking Spaces 0
 Proposed Total Parking Spaces 0

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces 0
 Proposed Number of Bicycle Parking Spaces 5
 Total Bicycle Parking Spaces 5

ESTIMATED COST OF PROJECT

\$350,000 - \$400,000

Please answer the following with a Yes/No response on all that apply to the proposed development

Institutional	_____	Change of Use	_____
Parking Lot	_____	Design Review	_____
Manufacturing	_____	Flood Plain Review	_____
Office	<u>YES</u>	Historic Preservation	YES
Residential	_____	Housing Replacement	_____
Retail/Business	_____	14-403 Street Review	_____
Warehouse	_____	Shoreland	_____
Single Family Dwelling	_____	Site Location	_____
2 Family Dwelling	_____	Stormwater Quality	_____
Multi-Family Dwelling	_____	Traffic Movement	_____
B-3 Ped Activity Review	_____	Zoning Variance	_____ (or date)
Change of Use	<u>YES</u>	Historic Dist./Landmark	<u>YES</u>
		Off Site Parking	_____

APPLICATION FEE:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p>Major Development (more than 10,000 sq. ft.)</p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Plan Amendments</p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> <p>Subdivision</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + (applicable Major site plan fee)</p>
<p>Minor Site Plan Review</p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Other Reviews</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00)</p> <p><input type="checkbox"/> Storm water Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p>

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include seven (7) packets with folded plans containing the following materials:

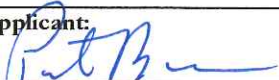
1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 9) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement'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.

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

<p>Signature of Applicant:</p> 	<p>Date:</p> <p>6/17/10</p>
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Site Plan Checklist

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

Cowork Office 795 Congress St.

Project Name, Address of Project

Application Number

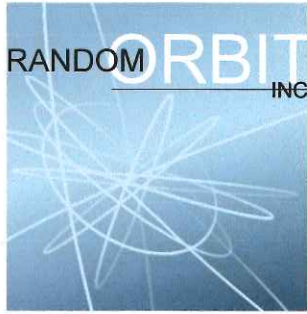
(The form is to be completed by the Applicant or Designated Representative)

Check Submitted	Required Information	Section 14-525 (b,c)
<input checked="" type="checkbox"/> Applicant	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
<input checked="" type="checkbox"/> Staff	Name and address of applicant and name of proposed development	a
<input checked="" type="checkbox"/>	* Scale and north points	b
<input checked="" type="checkbox"/>	* Boundaries of the site	c
<input checked="" type="checkbox"/>	* Total land area of site	d
<input checked="" type="checkbox"/>	* Topography - existing and proposed (2 feet intervals or less) <i>Need to be determined by public works</i>	e
<input checked="" type="checkbox"/>	Plans based on the boundary survey including:	2
<input checked="" type="checkbox"/>	* Existing soil conditions	a
<input checked="" type="checkbox"/>	* Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
<input checked="" type="checkbox"/>	* 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
<input checked="" type="checkbox"/>	* Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 11 of packet)	d
<input checked="" type="checkbox"/>	* Location of on-site waste receptacles	e
<input checked="" type="checkbox"/>	* Public utilities	e
<input checked="" type="checkbox"/>	* Water and sewer mains	e
<input checked="" type="checkbox"/>	* Culverts, drains, existing and proposed, showing size and directions of flows	e
<input checked="" type="checkbox"/>	* Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
<input checked="" type="checkbox"/>	* Location and dimensions of on-site pedestrian and vehicular access ways	g
<input checked="" type="checkbox"/>	* Parking areas	g
<input checked="" type="checkbox"/>	* Loading facilities	g
<input checked="" type="checkbox"/>	* Design of ingress and egress of vehicles to and from the site onto public streets	g
<input checked="" type="checkbox"/>	* Curb and sidewalks	g
<input checked="" type="checkbox"/>	Landscape plan showing: <i>- on site plan</i>	h
<input checked="" type="checkbox"/>	* Location of existing vegetation and proposed vegetation	h
<input checked="" type="checkbox"/>	* Type of vegetation	h
<input checked="" type="checkbox"/>	* Quantity of plantings	h
<input checked="" type="checkbox"/>	* Size of proposed landscaping	h
<input checked="" type="checkbox"/>	* Existing areas to be preserved	h
<input checked="" type="checkbox"/>	* Preservation measures to be employed	h
<input checked="" type="checkbox"/>	* Details of planting and preservation specifications	h
<input checked="" type="checkbox"/>	* Location and dimensions of all fencing and screening	i
<input checked="" type="checkbox"/>	Location and intensity of outdoor lighting system	j
<input checked="" type="checkbox"/>	Location of fire hydrants, existing and proposed (refer to Fire Department checklist - page 11)	k
<input checked="" type="checkbox"/>	Written statements to include:	c
<input checked="" type="checkbox"/>	* Description of proposed uses to be located on site	cl
<input checked="" type="checkbox"/>	* Quantity and type of residential, if any	cl
<input checked="" type="checkbox"/>	* Total land area of the site	c2
<input checked="" type="checkbox"/>	* Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
<input checked="" type="checkbox"/>	* General summary of existing and proposed easements or other burdens	c3
<input checked="" type="checkbox"/>	* Type, quantity and method of handling solid waste disposal	c4
<input checked="" type="checkbox"/>	* Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets (refer to the wastewater capacity application - page 12)	c5
<input checked="" type="checkbox"/>	* Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

<p>✓ NA</p> <p>✓</p> <p>✓</p> <p>NA</p> <p>✓</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>* An estimate of the time period required for completion of the development 7</p> <p>* A list of all state and federal regulatory approvals to which the development may be subject to, the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction. 8</p> <p>* 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.</p> <p>* Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.</p> <p>* A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.</p> <p>A jpeg or pdf of the proposed site plan, if available.</p> <p>Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.</p>
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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):

- | | |
|--|---|
| <ul style="list-style-type: none"> - drainage patterns and facilities - erosion and sedimentation controls to be used during construction - a parking and/or traffic study - emissions - a wind impact analysis | <ul style="list-style-type: none"> - an environmental impact study - a sun shadow study - a study of particulates and any other noxious - a noise study |
|--|---|



PETER BASS

17 CHESTNUT STREET
PORTLAND, ME 04101
207-772-6005

pbass@maine.rr.com

Written Statements for Proposed Redevelopment of 795 Congress St.

1. Proposed use is 4610 square feet of general office. Previous use was restaurant on a single floor of 2305 square feet.
2. Total site area = 3708 sq ft
Total floor area = 4610sq ft
Total building coverage area = 2305sq ft
3. There is a 4 foot maintenance easement granted to the adjacent Deering Ave. property as shown on the site plan and survey.
4. The property will generate typical office waste most of which will be recycled. There will be trash and recycle bins on the north side of the building which is fenced from the street. We will contract to have these bins emptied regularly as required.
5. All utility connections will be reused from the old building. Wastewater capacity letter has been submitted. Water capacity letter will be submitted if required. The new use will be lower than the old restaurant/bar for both water and sewer.
6. Currently roof water is drained direct from the roof. There will be no change in the total roof area draining. All water drains to the rear of the property although there is very little surface drainage other than the building. There will be no change in the roof drainage conditions or in the topography. There will be no net change in the amount of water draining from the property.
7. This is a simple on building project to be built in a single phase. We hope to begin mid August and should be complete in 3-4 months.
8. N/A
9. See attached letter from Gorham Savings bank.
10. See attached deed.
11. N/A
- 12.
13. All typical office paper recycling will be temporarily collected in bins inside. As needed it will be transferred to storage bins outside alongside solid waste bin. This will be contracted to be removed along with solid waste as needed. The frequency of removal will be determined as needed.

Zoning Summary-795 Congress St.

1. Zone: B-2b community Business Zone
2. Parcel size: 3708 sq ft=.085 acres

Regulations:	Required:	Provided:
Minimum lot size:	none	3708sf
Min. street frontage:	50ft	77.32ft
Min. Front yard:	0	0
Min. rear yard:	20 ft from 1 st floor Residential use.	21 ft +/-from deck to Line
Min. side yard:	None	
Max building height:	45ft	25ft
3. Parking	none	none
4. Maximum imperv. surface ratio:	90%	68.2%



June 16, 2010

Penny St. Louis Littell, Director
Planning & Urban Development Department
City of Portland
Room 308
389 Congress Street
Portland, ME 04101

Re: 795 Congress Portland, Maine

Dear Ms. Littell,

I am writing on behalf of Peter Bass and Random Orbit, Inc. and the proposed project at 795 Congress Street. Gorham Savings Bank has an ongoing deposit and borrowing relationship with Peter Bass. While this letter is not to be construed as a loan commitment, we have reviewed the concept as outlined by the Developer and are comfortable with their management and financial ability to see the project through to a successful completion.

If you should need further information or clarification, please contact me at 222-1492.

Regards,

A handwritten signature in black ink, appearing to read "Karl Suchecki", written in a cursive style.

Karl Suchecki
Sr. Vice President

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: June 16, 2010

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 795 Congress Street
(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)

Proposed Use: Cowork Office

Previous Use: Restaurant

Existing Sanitary Flows: _____ GPD

Existing Process Flows: _____ GPD

Description and location of City sewer, at proposed building sewer lateral connection:
Existing 4" Cast Iron pipe (See Notes)

Chart Block Lot Number: _____

Site Category	Commercial	<u>X</u>
	Industrial <i>(complete part 4 below)</i>	_____
	Governmental	_____
	Residential	_____
	Other <i>(specify)</i>	_____

Clearly, indicate the proposed connection, on the submitted plans.

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: _____ 450 GPD

Peaking Factor/ Peak Times: Peaking Factor 2 Peak Time 12 :00 pm

Specify the source of design guidelines: *(i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)*

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: Random Orbit, Inc

Owner/Developer Address: 17 Chesnut Street, Portland, Maine

Phone: 772-6005 Fax: _____ E-mail: pbass@maine.rr.com

Engineering Consultant Name: Stephen W. Tibbetts, P.E.

Engineering Consultant Address: 15 Oak Ridge Road, Brunswick, Maine

Phone: 725-6168 Fax: _____ E-mail: stibbettspe@suscom-maine.net

City Planner's Name: _____ Phone: _____

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ GPD

Do you currently hold Federal or State discharge permits? Yes _____ No _____

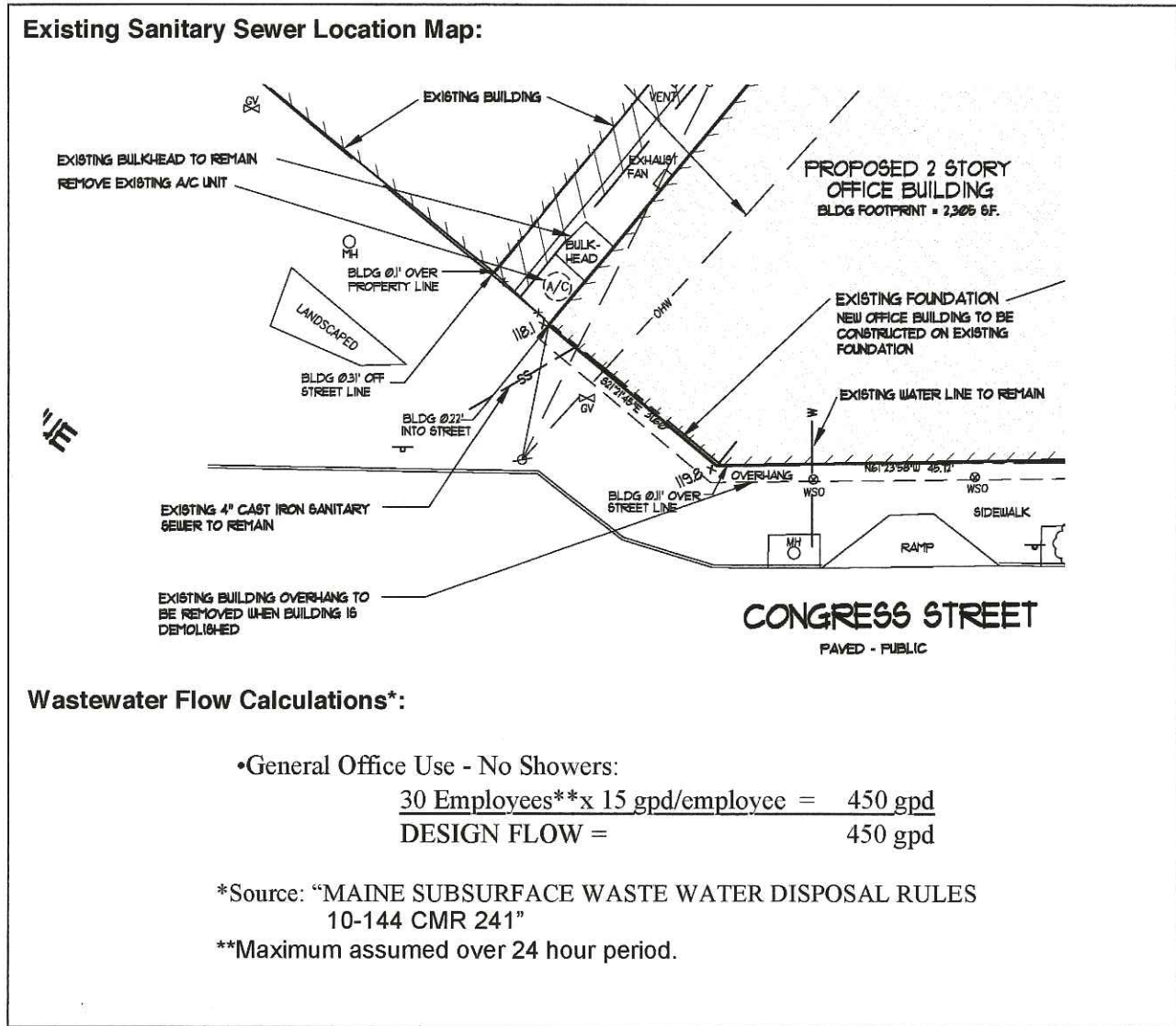
Is the process wastewater termed categorical under CFR 40? Yes _____ No _____

OSHA Standard Industrial Code (SIC): _____ *(<http://www.osha.gov/oshstats/sicser.html>)*

Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:

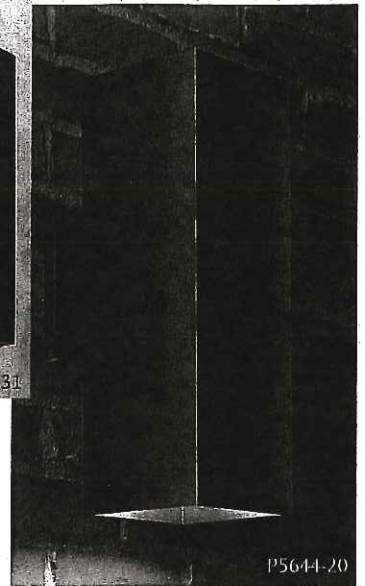
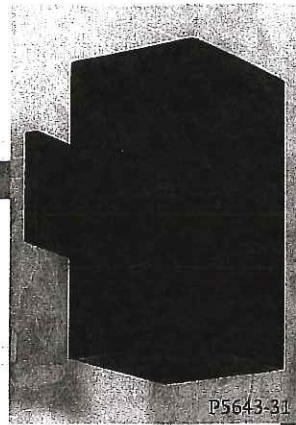


Squares for Exteriors and Interiors

6" Squares

Product No.	Finish	Description	Size	Lamp(s)
P5643-20	Bronze	One-light 6" square	6" W., 12" ht.	1 250w Q PAR-38
P5643-30	White		Extends 8-7/8"	or 150w BR-40
P5643-31	Black		H/CTR 4-1/2"	
P5644-20	Bronze	Two-light 6" up/down	6" W., 18" ht.	2 250w Q PAR-38
P5644-30	White	square*	Extends 8-7/8"	or 150w BR-40
P5644-31	Black		H/CTR 8"	

*For use in wet locations, specify P8797-31 top cover.

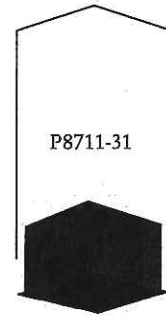
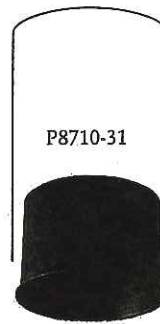


Accessories for Squares and Cylinders as specified.

Accessories-Deep Groove Step Baffles

Black anodized aluminum to minimize glare.

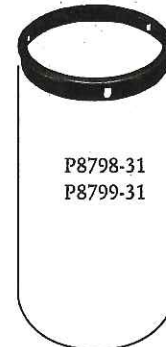
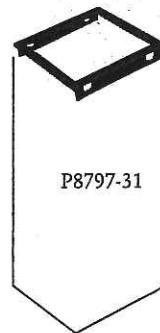
Product No.	Finish	Description	Size
P8710-31	Black	Deep groove step baffle for P5641, P5642 and P5741 6" cylinders	6" dia., 4" ht.
P8711-31	Black	Deep groove step baffle for P5643 and P5644 6" squares.	6" sq., 4" ht.



Top Cover Lens

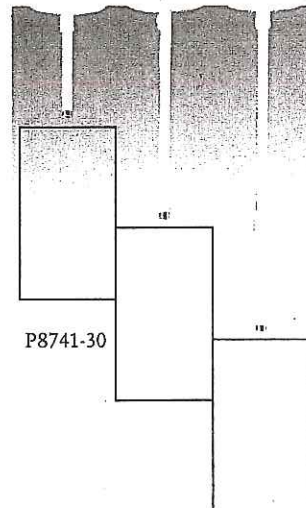
Adapts up/down fixtures for wet location use. Heat and shatter-resistant clear tempered lens and black trim.

Product No.	Finish	Description	Size
P8797-31	Black	Top cover lens for P5644 6" squares	6" sq.
P8798-31	Black	Top cover lens for P5642 6" cylinders	6" dia.
P8799-31	Black	Top cover lenses for P5675 5" cylinders	5" dia.



Pendant Kit

Product No.	Finish	Description
P8741-20	Bronze	Pendant kit adapts P5741 ceiling fixture to 6", 12" or 18" stem mounting. Includes canopy, hang-straight swivel,
P8741-30	White	6" and 12" sections with coupling.
P8741-31	Black	



pcw - ad
1/26/10

City of Portland
Code of Ordinances
Sec. 14-330

Land Use
Chapter 14
Rev.1-5-10

conditions are necessary.

(b) The clerk's decision may be appealed to the city manager pursuant to section 15-9 of this code.

(c) Nothing in this section shall be construed to limit the clerk's authority in chapter 15 to deny, suspend or revoke any license pursuant to the standards and process in that chapter.

(Ord. No. 164-06/07, 4-4-07)

*P. 100
772-2022 Hingston*

DIVISION 20. OFF-STREET PARKING

Sec. 14-331. Defined.

Off-street parking, either by means of open-air spaces or by garage spaces which meet the standards set forth in the City of Portland Technical and Design Standards and Guidelines, as hereafter amended, in addition to being a permitted use in certain zones, shall be considered as an accessory use when required or provided to serve conforming uses in any zone.

(Code 1968, § 602.14.A; Ord. No. 272-77, 5-16-77; Ord. No. 389-89, § 1, 4-3-89)

Cross reference(s)—Definitions and rules of construction generally, § 1-2.

Sec. 14-332. Uses requiring off-street parking.

In all zones where off-street parking is required, the following minimum off-street parking requirements shall be provided and maintained in the case of new construction, alterations which increase the number of units, and changes of use:

(a) *Residential structures:*

1. For new construction, two, (2) parking spaces for each dwelling unit, plus one (1) additional parking space for every six (6) units or fraction thereof.
2. For alterations or changes of use in existing structures, which create new or additional dwelling units in such structures, and for accessory units pursuant to §§14-68,78,88, one (1) additional parking spaces for each such unit. Existing parking spaces shall not be used to meet the parking

requirements of this paragraph, unless the existing parking spaces exceed one (1) space for each dwelling unit.

3. For residential development on the peninsula (area defined as southerly of I-295).
 - a. One (1) space per unit;
 - b. The required parking for multi-unit residential buildings may be partially met through provision of shared-use vehicles, which are vehicles owned and maintained by the owner/manager of the building and available for use on a fee basis to the residents of the building. One shared use vehicle shall be deemed to satisfy eight (8) required car spaces, but in no case shall more than 50% of the parking requirement be satisfied by shared vehicle use.
 - c. The planning board may establish a parking requirement that is less than the normally required number of spaces upon a finding of unique conditions that result in a lesser parking demand, such as housing for persons who cannot drive, housing that participates in a travel demand management program, availability of transit, or housing which includes permanent restrictions on automobile usage, and which is permanently restricted from utilizing resident on-street parking stickers.
4. For residential development in the B-2, B-2b, B-2c zones:
 - a. One (1) parking space per dwelling unit.
 - (b) *Motel*: One (1) parking space for each sleeping room.
 - (c) *Hotels*: One (1) parking space for each four (4) guest rooms.
 - (d) *Schools providing instruction for students up to and*

including those fifteen (15) years of age: One (1) parking space for each room used for purposes of instruction.


- (e) *Schools providing instruction for students sixteen (16) years of age and over:* One (1) parking space for each ten (10) seats or major fraction thereof, used for purposes of instruction; if no fixed seats, one (1) parking space for each one hundred (100) square feet or major fraction thereof used for purposes of instruction.
- (f) *Hospitals:* One (1) parking space for each five hundred (500) square feet or major fraction thereof, of floor area, exclusive of cellar.
- (g) *Auditoriums, theaters, assembly halls, funeral homes:* One (1) parking space for each five (5) seats or for each one hundred (100) square feet, or major fraction thereof, of assemblage space if no fixed seats.
- (h) *Retail stores:* One (1) parking space for each two hundred (200) square feet of first floor area in excess of two thousand (2,000) square feet not used for bulk storage and one (1) parking space for each seven hundred (700) square feet, or major fraction thereof, for each floor above the first floor not used for bulk storage.
- (i) *Restaurants or establishments constructed and intended for the dispensing of food and drink as the principal activity:* One (1) parking space for each one hundred fifty (150) square feet, or major fraction thereof, of floor area not used for bulk storage or food preparation.
- (j) *Offices; professional and public buildings:* One (1) parking space for each four hundred (400) square feet, or major fraction thereof, of floor area exclusive of cellar not used for bulk storage.
- (k) *Places of assembly (which includes private club and fraternal halls, places of religious assembly, and community halls):* One (1) parking space for reach one hundred and twenty five (125) square feet, or major fraction thereof, of floor area used for assembly area not including bathrooms, bulk storage, stairways, closets or other non-assembly areas.

- (l) *For that part of every business, manufacturing, and industrial building not catering to retail trade and with floor area over three thousand (3,000) square feet: One (1) parking space for each one thousand (1,000) square feet of floor area, or major fraction thereof.*
- (m) *Beds: One (1) parking space for each eight (8) beds, or major fraction thereof.*
- (n) *Long-term, extended care and intermediate care facilities: One (1) parking space for each five (5) beds, or major fraction thereof, plus one (1) parking space per each employee normally present during one (1) weekday morning shift.*
- (o) *Lodging houses: One (1) parking space for each five (5) rooming units, except in the R-5 zone; in the R-5 zone, one (1) parking space for every two (2) rooming units.*
- (p) *Sheltered care group homes and emergency shelters: One (1) parking space for every two (2) employees.*
- (q) *Congregate care facilities: One (1) parking space for every three (3) living units.*
- (r) *Special needs independent living units: One (1) parking space per every four (4) living units, plus one (1) parking space for each staff member, if any, normally present at any one time.*
- (s) *Bed and breakfast:*
1. *Except in the I-B zone: One (1) parking space for each two (2) guest rooms or fraction thereof for the first four (4) guest rooms; one (1) parking space for each additional guest room in excess of four (4).*
 2. *In the I-B zone: No off-street parking required.*
- (t) *[Exception:] Notwithstanding the preceding provisions of this section, the parking requirement for any new structure in excess of fifty thousand (50,000) square feet shall be as established by the Planning Board*

pursuant to section 14-526(a) (2).

- (u) Exception for historic structures. No parking in excess of that existing on or servicing the lot as of March 15, 1999 shall be required for any structure under Article IX of this Chapter, as a contributing structure in a local or National Register historical district, or as a locally designated or National Register landmark building; however, parking may not be decreased from that existing on or servicing the lot on March 15, 1999 except to the extent necessary to meet the requirements of the Americans with Disabilities Act.
- (v) *Private clubs:* One (1) parking space for each one hundred fifty (150) square feet, or major fraction thereof, of floor area.
- (w) *Community Centers:* One (1) parking space for each 150 square feet, or major fraction thereof, of floor area, except for community centers which serve primarily clientele from the surrounding neighborhood, the parking requirement shall be one (1) parking space per 1,000 square feet, or major fraction thereof, of floor area.
- (x) *Change of use in the B-2b zone:*
 - 1. A change of use of 10,000 sq. ft. or less of floor area of a building or a portion of a building need not provide parking for non-residential uses, provided that if the number of existing parking spaces serving the site is less than the requirements of this division, that number of parking spaces may not be reduced lower than the required amount prior to the change of use except:
 - a. To the extent necessary to meet the requirements of the Americans with Disability Act; or
 - b. To the extent it is a requirement or a condition of site plan review; or
 - c. TO the extent the change of use requires less parking than the previous use and the total number of parking spaces serving the site

exceeds the parking requirements of this division for all uses on the site including the change of use.

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2. A newly constructed building, a building addition or a change of the use of a building exceeding 10,000 sq. ft. of floor area, shall provide the parking required by this division.

(Code 1968, § 602.14.B; Ord. No. 268-77, 5-16-77; Ord. No. 431-82, § 2, 2-22-82; Ord. No. 575-86, §§ 1, 2, 5-19-86; Ord. No. 65-87, 11-2-87; Ord. No. 230-90, § 2, 3-5-90; Ord. No. 33-91, § 14, 1-23-91; Ord. No. 243-91, § 1, 3-11-91; Ord. No. 33A-91, § 8, 4-17-91; Ord. No. 125-97, § 10, 3-3-97; Ord. No. 232, §4, 3-15-99; Ord. No. 94-99, 11-15-99; Ord. No. 77-02/03, § 1, 10-21-02; Ord. No. 199-04/05, 4-4-05; Ord. No. 84-08/09, 10-20-08; Ord. No.36-09/10, 8-17-09; Ord. No. 127-09/10, 1-4-10 emergency passage)

Sec. 14-332.1. Uses requiring off-street bicycle parking.

In all zones where off-street motor vehicle parking is required, minimum off-street bicycle parking requirements shall be provided and maintained in the case of new construction, alterations and changes of use as specified in Section 14-526(a)(2) (Site Plan Standards).

(Ord. NO. 134-07/08, 2-4-08)

Sec. 14-333. To be located on lot with principal use in residential zones; exceptions.

Required off-street parking in all residential zones and accessory off-street parking in R-1 through R-5 zones shall be located on the same lot with the principal building or use, except that the Board of Appeals may permit such off-street parking to be located at a distance of not more than three hundred (300) feet from the principal building or use, measured along lines of public access where it cannot reasonably be provided on the same lot if the premises to be used for parking are held under the same ownership or lease as the building or use served and if said premises are located in the same or a less restricted zone as the building or use served. Evidence of such control, either deed or lease, shall be required. The Planning Board may be substituted for the Board of Appeals only where an applicant is otherwise before the Planning Board for site plan approval.

Whenever any exception to the parking requirements under this section has been finally denied on its merits by either the Zoning Board of Appeals or the Planning Board, a second request for an



General Building Permit Application


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

Address/Location of Construction: <u>105-113 BRACKET ST.</u>		
Total Square Footage of Proposed Structure:		<u>- 0 -</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>45 F 19</u>	Applicant Name: <u>FROTHINGHAM</u> Address <u>YARD CONDO ASSOC.</u> <u>105-113 BRACKET ST.</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: Email:
Lessee/Owner Name: (if different than applicant) Address: City, State & Zip: Telephone E-mail:	Contractor Name: (if different from Applicant) Address: <u>THOMAS CONNOLLY</u> <u>56 CARLETON ST.</u> City, State & Zip: <u>PORTLAND, ME 04102</u> Telephone <u>775-0255</u> E-mail: <u>wildmango5@maine.ci.com</u>	Cost of Work: \$ _____ C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees: \$ _____
Current Use (i.e. single family) <u>CONDO ASSOCIATION</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? If yes, please Name _____		
Project description: <u>REPLACE EXISTING PICKET FENCE WITH THE SAME</u> <u>IF THIS IS NOT APPROPRIATE I HAVE INCLUDED A DRAWING OF ANOTHER OPTION</u>		
Who should we contact when the permit is ready: <u>THOMAS CONNOLLY</u>		
Address: <u>56 CARLETON ST.</u>		
City, State & Zip: <u>PORTLAND, ME 04102</u>		
E-mail Address: <u>wildmango5@maine.ci.com</u>		
Telephone: <u>775-0255</u>		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

In order to be sure the City fully understands the full scope of the project, the Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Department of Permitting and Inspections on-line at www.portlandmaine.gov, or stop by the office, room 315 City Hall or call 874-8703.

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

Signature: 	Date: <u>JUNE 24, 2016</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

FROTHINGHAM YARD CONDO. ASSO.

105-113 BRACKET ST.

- ALTERNATIVE PLAN (2ND CHOICE)

5 1/2"

