

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED
MAY 13 2004
Permit Number: 040182
CITY OF PORTLAND

BUILDING INSPECTION
PERMIT

This is to certify that People's Regional Opportunity Destefano and Associates
has permission to Buyild new 7850 sq. Ft. Multi Use Building 2 BUILDINGS 5 UNITS IN EACH BUILDING
AT 85 Grant St + COMMUNITY SPACE 048 B011001

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

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

Notification of inspection must be given and when permission procedure is complete this building or part thereof shall not be occupied or otherwise used-in-4 HOUR NOT REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 5/13/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 04-0182	Issue Date: MAY 13 2004	CBL: 048 B011001
Owner Address: 501 Cumberland St CITY OF PORTLAND	Phone: 207-8741140	
Contractor Address: 2456 Lafayette Rd Portsmouth	Phone: 16034300339	
Permit Type: Commercial	Zone: R7	

Location of Construction: 85 Grant St	Owner Name: People's Regional Opportunity
Business Name: n/a	Contractor Name: Destefano and Associates
Lessee/Buyer's Name: n/a	Phone: n/a

Past Use: Vacant / Parking Lot	Proposed Use: New 7850 sq. Ft. Multi Use Building. <i>2 BUILDINGS</i>	Permit Fee: \$20,721.00	Cost of Work: \$2,300,000.00	CEO District: 2
Proposed Project Description: Buyild new 7850 sq. Ft. Multi Use Building <i>77 Grant St - 8 D.U. BUILDING "A"</i> <i>LEGAL USE: 85 GRANT ST - 8 D.U. BUILDING "A" HAS COMMUNITY and Community Center</i> <i>8 UNITS EACH FIRST FLOOR</i> <i>SPACE ON THE FIRST FLOOR</i> <i>8 UNITS EACH</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R7/B</i> Type: <i>5B</i> <i>5/13/04</i>	
Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				

Permit Taken By: gg	Date Applied For: 03/01/2004	Zoning Approval		
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..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>3/3/04</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>2/28</i>	Histori- <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>

CERTIFICATION

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

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



Commercial Building Permit Application

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

Location/Address of Construction: 77 & 85 Grant Street		
Total Square Footage of Proposed Structure Footprint = 7850 sf		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 048 B011001	Owner: Peninsula Community LP II	Telephone: 207-874-1140
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: 510 Cumberland Ave. Portland, ME 04101	cost Of Work \$2,300,000 Fee: \$ 30 Remainder deferred
Current Specific use: Vacant parking lot		
Proposed Specific use: Neighborhood Center, Childcare, and Housing		
Project description: The proposed development of this site is comprised of two structures; a multi-use building 'A' with a ground floor neighborhood center and two floors of housing above and building 'B' which would consist of three floors of housing. Both buildings would contain storage, mechanical and support space in the basements. Parking in the rear of the buildings consists of 21 parking spaces, 3 accessible.		
Contractor's name, address & telephone: DeStefano & Assocs., 2456 Lafayette Rd. Portsmouth NH, 03801, 603-430-0339		
Who should we contact when the permit is ready: John DeStefano		
Mailing address: Same		
Phone: 603-430-0339		

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant: <i>Betsy Sawyer-Nputer</i>	Date: 2/25/04
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

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

Permit No: 04-0182	Date Applied For: 03/01/2004	CBL: 048 B011001
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85 Grant St	People's Regional Opportunity	501 Cumberland Ave	207-874-1140
Business Name: n/a	Contractor Name: Destefano and Associates	Contractor Address: 2456 Lafayette Rd Portsmouth	Phone: (603) 430-0339
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Multi Family	
Proposed Use: New 7850 sq. Ft. Multi Use Buildings - LEGAL USE: 77 Grant St. = 8 D. U. - 85 Grant St. = 8 D.U. Plus a Community Center		Proposed Project Description: New 2- 8 unit Multi Family Buildings Building "A" has Community Space on the first level - see above description for legal use	

	<input checked="" type="checkbox"/>

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

2003-0144

Application I. D. Number

PROP
Applicant
510 Cumberland Ave, Portland, ME
Applicant's Mailing Address

7/16/2003

Application Date

PROP Family Housing
Project Name/Description

Consultant/Agent
Applicant Ph: **(207) 842-2988** Agent Fax:
Applicant or Agent Daytime Telephone, Fax

73 - 87 Grant St, Portland, Maine

Address of Proposed Site

048 B011001

Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units

Acreage of Site

R7

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots 18 | <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 (ZBNPB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla **\$500.00** Subdivision _____ Engineer Review _____ Date **7/21/2003**

DRC Approval Status:

Reviewer Sebago Technic

- Approved Approved w/Conditions
See Attached Denied

Approval Date **11/25/2003** Approval Expiration **11/25/2004** Extension to _____ Additional Sheets
Attached

Condition Compliance Kandi Talbot **5/13/2004**
signature date

Performance Guarantee Required* Not Required

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

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

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

2003-0144

Application I. D. Number

PROP

Applicant

510 Cumberland Ave, Portland, ME

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 842-2988 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

7/1612003

Application Date

PROP Family Housing

Project Name/Description

73 - 87 Grant St, Portland, Maine

Address of Proposed Site

048 BO11001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 1. That the applicant address the concerns raised in the DRC's memo dated November 19, 2003 and in the Public Works' memo dated September 15, 2003, to be reviewed and approved by the DRC and Public Works.
- 2 2. That prior to issuance of a building permit, the applicant shall secure from the City, an executed license for placement of footings and stairs on City property and a temporary construction easement. The applicant shall also submit an easement from Burnham Properties for the construction and ongoing maintenance to take place on that property.
- 3 3. That the applicant get renewal/approval of conditional use for the proposed community center from the Zoning Board of Appeals.
- 4 4. That the sewer capacity letter from the Portland Sewer Division be revised to reflect current number of units.
- 5 5. That the financial capacity letter be revised.
- 6 6. That the City Arborist review and approve the landscaping plan.
- 7 7. That a photometric plan be submitted to planning staff for review and approval in accordance with the lighting standards.
- 8 8. That the applicant erect a fence along Mellen Street below Mellen Street curb cut similar to fence on rear property.
- 9 The Planning Board also voted unanimously that the landscaping requirement of two (2) trees per residential unit could be waived per Section 14-506 provided that the applicant substitute the seventeen (17) 2 1/2" caliper trees proposed with seventeen (17) 3 1/2" caliper trees.

Approval Conditions of DRC

- 1 1. See Planning conditions

Approval Conditions of Fire

- 1 Application requires State Fire Marshal approval.

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

2003-0144

Application I. D. Number

PROP _____
Applicant
510 Cumberland Ave, Portland, ME
Applicant's Mailing Address

7/16/2003 _____
Application Date
PROP Family Housing
Project Name/Description

Consultant/Agent
Applicant Ph: **(207) 842-2988** Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

73 - 87 Grant St, Portland, Maine _____
Address of Proposed Site
048 B011001 _____
Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning **R7**

Check Review Required:
 Site Plan (major/minor) Subdivision #of lots **18** 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 Pla \$500.00 Subdivision _____ Engineer Review _____ Date **7/21/2003**

Engineering Approval Status: Reviewer Tony
 Approved Approved w/Conditions See Attached Denied
 Approval Date **9/15/2003** Approval Expiration **9/15/2004** 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 Issue	_____ date _____		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date _____
<input type="checkbox"/> Final Inspection	_____ date _____	_____ signature _____	
<input type="checkbox"/> Certificate Of Occupancy	_____ date _____		
<input type="checkbox"/> Performance Guarantee Released	_____ date _____	_____ signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2003-0144

Application I. D. Number

7/16/2003

Application Date

PROP Family Housing

Project Name/Description

PROP

Applicant

510 Cumberland Ave, Portland, ME

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 842-2988 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

73 - 87 Grant St, Portland, Maine

Address of Proposed Site

048 B011001

Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units

Acreage of Site

R7

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots <u>18</u> | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
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| <input type="checkbox"/> Zoning Conditional
Use (ZBNPB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$500.00 Subdivision _____ Engineer Review _____ Date 7/21/2003

Planning Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions
See Attached Denied

Approval Date 11/25/2003 Approval Expiration 11/25/2004 Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit Kandi Talbot 5/13/2004
signature date

Performance Guarantee

Required' Not Required

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- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
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| | date | amount | |
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| | date | | |
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| | date | remaining balance | signature |
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| | date | | expiration date |
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| | 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 |
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| | date | signature | |

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

2003-0144

Application I. D. Number

7/16/2003

Application Date

PROP Family Housing

Project Name/Description

PROP

Applicant

510 Cumberland Ave. Portland. ME

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 842-2988 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

73 - 87 Grant St, Portland, Maine

Address of Proposed Site

048 BO11001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 1. That the applicant address the concerns raised in the DRC's memo dated November 19, 2003 and in the Public Works' memo dated September 15, 2003, to be reviewed and approved by the DRC and Public Works.
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- 4 4. That the sewer capacity letter from the Portland Sewer Division be revised to reflect current number of units
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- 9 The Planning Board also voted unanimously that the landscaping requirement of two (2) trees per residential unit could be waived per Section 14-506 provided that the applicant substitute the seventeen (17) 2 1/2" caliper trees proposed with seventeen (17) 3 1/2" caliper trees.

Approval Conditions of DRC

- 1 1. See Planning conditions

Approval Conditions of Fire

- 1 Application requires State Fire Marshal approval.

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

2003-0144

Application I. D. Number

7/16/2003

Application Date

PROP Family Housing

Project Name/Description

PROP

Applicant

510 Cumberland Ave, Portland, ME

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 842-2988 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

73 * 87 Grant St, Portland, Maine

Address of Proposed Site

048 B011001

Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units

Acreage of Site

R7

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots <u>18</u> | <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"/> Other _____ |

Fees Paid: Site Pla \$500.00 Subdivision _____ Engineer Review _____ Date 7/21/2003

Fire Approval Status:

Reviewer Lt. MacDougal

- Approved Approved w/Conditions See Attached Denied

Approval Date 7/21/2003 Approval Expiration 7/21/2004 Extension to _____ Additional Sheets Attached

Condition Compliance Lt. MacDougal 7/21/2003
signature date

Performance Guarantee

Required' Not Required

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- | | | | |
|---|----------------------|--|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
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| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ date | _____ signature | |

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

2003-0144

Application I. D. Number

PROP

Applicant

510 Cumberland Ave, Portland, ME

Applicant's Mailing Address

7/16/2003

Application Date

PROP Family Housing

Project Name/Description

Consultant/Agent

Applicant Ph: (207)842-2988 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

73 - 87 Grant St, Portland, Maine

Address of Proposed Site

048 6011001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

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City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0182	Date Applied For: 03/01/2004	CBL: 048 B011001
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Location of Construction: 85 Grant St	Owner Name: People's Regional Opportunity	Owner Address: 501 Cumberland Ave	Phone: 207-874-1140
Business Name: n/a	Contractor Name: Destefano and Associates	Contractor Address: 2456 Lafayette Rd Portsmouth	Phone: (603) 430-0339
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Multi Family	

Proposed Use: New 7850 sq. Ft. Multi Use Buildings - LEGAL USE: 77 Grant St. = 8 D. U. - 85 Grant St. = 8 D.U. Plus a Community Center	Proposed Project Description: New 2- 8 unit Multi Family Buildings Building "A" has Community Space on the first level - see above description for legal use
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CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8701

Fax - 207-873-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: T. Scott Teas

TFH Architects, PA

DATE: 2/26/04

Job Name: Parkside Neighborhood & Affordable Housing

Address of Construction: 77 & 85 Grant Street

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year BOCA 1999 Use Group Classification(s) B, R-2

Type of Construction 5-B Bldg. Height 43' ave. Bldg. Sq. Footage 31,250 sf

- Seismic Zone See sheet S0.1 Group Class See sheet S0.1

- Roof Snow Load Per Sq. Ft. See sheet S0.1 Dead Load Per Sq. Ft. See sheet S0.1

Basic Wind Speed (mph) See sht S0.1 Effective Velocity Pressure Per Sq. Ft. See sht S0.1

Floor Live Load Per Sq. Ft. See sht S0.1

Structure has full sprinkler system? Yes XX No Alarm System? Yes XX No

Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No XX

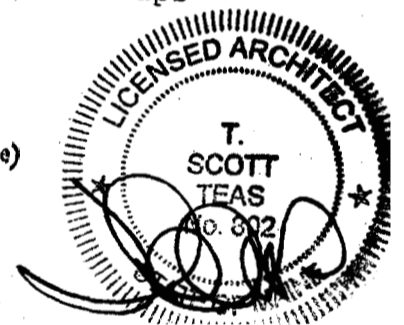
If mixed use, what subsection of 313 is being considered 313.1.2 Separated Use Groups

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

See attached BOCA code Review

(Designers Stamp & Signature)

PSH 6/07/2K





State of Maine
 Department of Public Safety
 Construction Permit



Reviewed
 for Barrier
 Free

13885

Sprinkled
 Sprinkler Supervised

PARKSIDE NEIGHBORHOOD CTR & AFFORDABLE HOUSING

Located at: 77 & 85 GRANT STREET

PORTLAND

Occupancy/Use: APARTMENTS / ASSEMBLY CLASS C

Permission is hereby given to:

PENINSULA COMMUNITY LP II

510 CUMBERLAND AVENUE
 PORTLAND, ME 04101

RECEIVED
 APR 08 2004

BY:.....

to construct or alter the afore referenced building according to the plans hitherto filed with the Commisioner and now approved.
 No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.
 Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 4th of October 2004

Dated the 5th day of April A.D. 2004

8
 APR 08 2004
 Michael V. Jan Tava
 RECEIVED
 Commissioner

Copy-2 Architect

Comments

110 2
 048

T. SCOTT TEAS

100 COMMERCIAL STREET
 PORTLAND, ME 04101

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0182	Date Applied For: 03/01/2004	CBL 048 B011001
Location of Construction: 85 Grant St	Owner Name: People's Regional Opportunity	Owner Address: 501 Cumberland Ave
Business Name: n/a	Contractor Name: Destefano and Associates	Contractor Address: 2456 Lafayette Rd Portsmouth
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Commercial

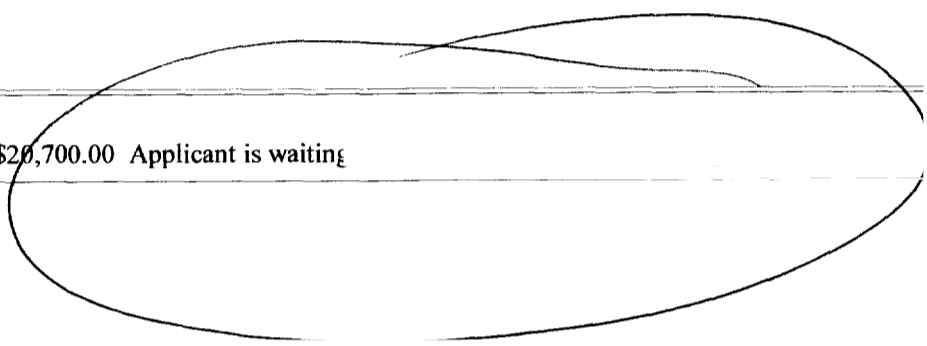
Proposed Project Description: New 7850 sq. Ft. Multi Us Buildings - see above description for legal use	
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/03/2004**Note:** 1/8/04 - The ZBA approved the revisions and conditional use for a second time - approval good thru 1/9/06 Ok to **Issue:**

- 1) This property shall remain an eight (8) family dwelling located at 77 Grant Street and an eight (8) family dwelling at 85 Grant Street and a community center. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** Pending **Reviewer:** **Approval Date:**
Note: **Ok to Issue:**

Comments:
3/2/04-gg: Balance Due \$26,700.00 Applicant is waiting


STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Grant & Mellen Street
Parkside Neighborhood Center & Affordable Housing

LOCATION: Grant & Mellen Street
Portland, Maine

OWNER: Peninsula Community, LP II
c/o Peoples Regional Opportunity Program
510 Cumberland Avenue
Portland, ME 04101

ARCHITECT OF RECORD: TFH Architects
100 Commercial Street
Portland, ME 04101

STRUCTURAL ENGINEER OF RECORD: Structural Design Consulting, Inc.
22 Oakmont Drive
Old Orchard Beach, ME 04064-4121

This Statement of Special Inspections is submitted as a condition of permit issuance in accordance with Section 1705.0 of the 1999 BOCA National Building Code. It includes a Schedule of Special Inspection Services applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein, and shall periodically furnish Interim Special Inspection Reports to the Building Code Official and to the Architect of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Code Official and the Architect of Record. A Final Report of Special Inspections documenting completion of all special inspections and correction of all discrepancies noted in inspection records shall be submitted to the Building Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared by:


David Tetreault 1/30/04
Signature Date

Owner's Authorization:

Betsy Mauder 2/24/04
Signature Date

Building Code Official's Acceptance

Ally 4/5/04
Signature Date

Grant & Mellen Street
Parkside Neighborhood Center & Affordable Housing
Portland, Maine
Page 1 of 4

SPECIAL INSPECTION AGENCIES

1. SPECIAL INSPECTOR:

David Tetreault, P.E.
Structural Design Consulting, Inc.
22 Oakmont Drive
Old Orchard Beach, ME 04064-4121

2. TESTING AGENCY:

S.W. Cole Engineering, Inc.
555 Eastern Avenue
Augusta, ME 04330-6700

3. TESTING AGENCY:

*Note The inspection and testing agents shall be engaged by the Owner or the Owner's Agent and not by the Contractor or Subcontractor whose **work** is being inspected or tested. Any conflict of interest shall be disclosed to the Building Official prior to commencement of work.*

Grant & Mellen Street
Parkside Neighborhood Center & Affordable Housing
Portland, Maine
Page 2 of 4

SCHEDULE OF SPECIAL INSPECTION SERVICES

1. Soils and Foundations

Item	Agent No.	Scope
Subgrade Preparation	2	Observe excavation and footing bearing surface.
Structural Fill placement	2	Observe placement and compaction of structural fill.

2. Cast-In-Place Concrete

Item	Agent No.	Scope
Mix Design	1	Review suppliers mix design and laboratory test reports or strength tests.
Reinforcement Installation	1	Inspect placement of reinforcement prior to placement of concrete.
Concrete Placement	1	Inspect concreting operations during placement.
Material Testing	2	Sample and test concrete for slump, air content, temperature and compressive strength

3. Structural Steel Construction

Item	Agent No.	Scope
Materials	1	Review material for conformance with Contract Documents.
Welding	2	Perform visual inspection of all welds. Welds deemed questionable by visual inspection, all partial and full penetration welds, and any other welds indicated on the Contract Documents shall be tested by Liquid penetrant inspection, magnetic particle inspection, radiographic inspection or Ultrasonic Inspection
Details	1	Review framing details for conformance with Contract Documents.

4. Wood Construction

Item	Agent No.	Scope
Materials	1	Review materials for conformance with Contract Documents.
Details	1	Review framing details for conformance with Contract Documents.



State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

13885

Sprinkled
Sprinkler Supervised

PARKSIDE NEIGHBORHOOD CTR & AFFORDABLE HOUSING

Located at: **77 & 85 GRANT STREET**

PORTLAND

Occupancy/Use: APARTMENTS / ASSEMBLY CLASS C

Permission is hereby given to:

PENINSULA COMMUNITY LP II

510 CUMBERLAND AVENUE
PORTLAND, ME 04101

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions, Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 4th of October 2004

Dated the 5th day of April A.D. 2004

Commissioner

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer
PORTLAND, ME

April 16, 2002

Kandice Talbot
Planner
Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

19 1597
20 1477
→ 22. L -21 -1850 #
4924 - Days Ag 4870

Re: Proposed Zone Changes: 135-139 Cumberland Avenue; 155-167 Anderson Street;
73-87 Grant Street, 91-95 Mellen Street

Dear Kandice: 5 4

In response to your letter of April 12, I submit the following information required:

- I. Cumberland Avenue proposed zone change R-6 to R-7: Although a change to R-7 would allow up to 6 units, an initial meeting with the neighborhood suggests that this may be pushing the limits of the site. Presently the design consists of 4 units. Although the side and rear setbacks are in accordance, the four parking spaces required under R-7 will be accommodated below the units in covered garages.

Grant Street proposed zone change R-6 to R-7: The present R-6 zoning designation would produce a density that would appear to be less dense than the surrounding neighborhood. A change to R-7, which reduces setbacks and parking requirements, will allow the designers to create up to 14 three bedroom units plus a neighborhood center serving all of Parkside. The residential scale as well as the density of the adjacent apartment structures will be emulated in the proposed development.

Anderson Street proposed zone change I-Lb and R-6 to B-5: The Anderson Street site and proposed development of 3 three bedroom triplex residential structures has been made possible by the discontinuation of Cove Street. The proposed parcel consists of three zones (R-6, B-5, I-Lb). The I-Lb zone prohibits residential use. R-6 would permit the proposed buildings but would necessitate additional parking spaces. The requested B-5, which already comprises the largest zone on the site, will allow the residential development to a greater density than is proposed. The proposed use and density follows an established trend towards residential development along the east side of Anderson Street. (924)

2. Boundary survey for Cumberland Avenue and Grant Street: see enclosed.
3. Setback distances: depicted on enclosed site plans.
4. Land areas of three lots: see survey plan.
5. Parking: Parking below the units occur on Cumberland Avenue and Mellen Street. Anderson Street has parking on grade adjacent to the units. See enclosed floor plans.

6. Elevations: see enclosed.
7. Grant Street community center: The community center will be open to the entire Parkside neighborhood. Several parking configurations have been explored. At present PROP proposes to lease a right-of-way from Page Burnham (owner of the parking lot to the west) in order to access the eight spaces below a deck area serving the community center above. Additional day parking may be leased in this adjacent site.
8. Revised Cumberland Avenue site: see enclosed drawings.

Please let me know if you need additional information or call if you have any questions regarding the above.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Scott Teas', with a long horizontal line extending to the right.

T. Scott Teas, NCARB, AIA
Principal

From: Marge Schmuckal
To: Kandi Talbot
Subject: PROP PROJECTS - VARIOUS

Cumberland & S. Anderson: R-7 zone proposed. This is a proposed 4 units. It appears that the setbacks are being met along with the minimum lot size for the number of units. Building height is under 50 feet. 4 parking spaces are required and shown. At this time I can not check the minimum 400 sq. ft. minimum for habitable space since I do not have specific plans included. But the size of the structure would indicate that this minimum requirement could be met. What I have been given to review shows that Zoning compliance can be met.

155- 167 Anderson St.: Proposed B-5 zone. Proposed 3 bldgs with 3 dwelling units each (total 9 units). The use (multifamily dwellings) are allowed within the B-5 zone. There is no minimum lot size. The density is 60 units per acre or approx 726 sq. ft. per unit, or 6,534 sq. ft required with a given lot size of 22, 180 sq. ft. The B-5 zone has no yard setback dimensions required. There is also a maximum building height of 65 feet. My plan of the elevations is not to the given scale, but it looks like it is well under the 65 ft height requirement. Parking is not required in this zone, however, parking is shown as part of this project. What I have been given at this point shows compliance with the Zoning Ordinance.

Grant & Mellon Street project: Proposed R-7 zone. Proposed two buildings with three dwelling units each along with a larger building with a private club building with municipal services (neighborhood police) on the first floor and eight dwelling units on the upper floors. The site will handle 14 dwelling units total. The neighborhood police is an allowable use in the underlying R-6 zone. The "private club" definition best describes the rest of the larger building's first floor use. This use is a conditional use that falls under "Institutional Uses" which requires Planning Board approval. The Child Development area I believe is considered a Day Care use and will require a Zoning Board Conditional use appeal.

The given plans show that all required setback with the R-7 overlay have been met. Parking requires 14 spaces for the proposed dwelling units. In addition, 12 more spaces are required for the offices and meeting room(s).

20 parking spaces are shown on site with 25 more spaces shown on the adjoining lot. Care must be taken to be sure that the adjoining tenants on the apartment building off Park Avenue still retains their parking spaces. Our department should get verification of those required tenant spaces so that this project is not "taking away" those required spaces.

Marge Schmuckal,
Zoning Administrator
4/23/02

business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood.

(Ord. No. 122, 12-20-99)

Sec. 14-142. Permitted Uses.

Permitted uses in the R-7 Compact Urban Residential Overlay Zone shall be the uses permitted in the R-6 Zone, except that:

1. Residential uses shall comply with the following dimensional requirements:
 - a. Minimum Lot Size: None
 - b. Minimum Frontage: None
 - c. Minimum Yard Dimensions: None, except that on lots or portions of lots which abut a lot under separate ownership with existing residential development, the side or rear setbacks of the R-6 Zone shall apply in areas adjacent to such abutting residential lot. In no case, however, shall this provision require a setback such that the distance between the existing residential building and proposed new residential structure exceed the combined setbacks of the respective zones.
 - d. Maximum Lot Coverage: 100%
 - e. Maximum Residential Density: Seven hundred twenty five (725) square feet of land area per dwelling unit is required, except for developments which are located within 500 feet, property line to property line, of a municipal park or playground, the density may be increased to four hundred thirty five (435) square feet of land area per dwelling unit for a portion of the lot which does not exceed the size of such municipal facility.

- f. Maximum Building Height: Fifty (50) Feet
2. Parking shall be provided at the ratio of 1 parking space for each dwelling unit;
3. Residential development in the R-7 Zone shall be reviewed by the Planning Board for compliance with Article IV, Subdivisions, and Article V, Site Plan;
4. Any new dwelling unit constructed in the R-7 Zone shall contain a minimum of 400 square feet of habitable floor area;
5. All other uses in the R-7 Zone shall observe the requirements of the R-6 Zone.

(Ord.No. 122, 12-20-99)

Sec. 14-143. Design Standards.

Residential development in the R-7 Zone shall be reviewed by the Planning Board under Article V, Site Plan. Such development shall also comply with the following development standards. The general intent of these development standards is to achieve an attractive and comfortable city neighborhood environment. Varied and human-scaled building facades are key to making a place "pedestrian-oriented." Building designs should provide a high level of visual interest, without creating a chaotic image. Residences should include design elements that enhance the streetscape and address the street.

1. Porches and bays should face the street.
2. Primary ground floor residential entries to multi-family buildings must orient to street, not to interior blocks or parking lots. Secondary and upper-floor entries from the interior of a block are acceptable. The front door to single-family homes, duplexes, and townhouses must be visible from the street.
3. The design approach shall provide an architecture that will be a visible and permanent expression of the character of the neighborhood;
4. The facade shall be varied and articulated to provide visual

business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood.

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4. The facade shall be varied and articulated to provide visual

PROP - Mellen & Grant Streets BOCA 1999 Code Review		
1. PERMITS AND INSPECTIONS		
108.7, pg. 4	The code official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the <i>construction documents</i> for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with all of the pertinent requirements of this code.	
2. OCCUPANCY CLASSIFICATION	Bldg. A - Mixed Use, see below Bldg. B - Residential R-2	
A. Neighborhood Center 304.0, pg. 18 310.4, pg. 26 310.2, pg. 26	Use Group B & R-2 - Business with accessory uses - Residential Care Occupancy Condition 2, (Child Development)	Bldg. A - Ground Floor, Partial Basement
D. Dwelling Units 310.4, pg. 26	Use Group R-2 - Residential	Bldg. A - 2 nd & 3 rd Floors Bldg. B - Whole structure
3. FIRE LIMITS	Prescribed by local jurisdiction	
4. TYPE OF CONSTRUCTION	REQUIRED	PROVIDED
Table 503, pg. 58; 603, pg. 64	Building A - Type 5-B, Combustible, Unprotected Building B - Type 5-B, Combustible, Unprotected	
5. ALLOWABLE HEIGHT		
Table 503, pg. 58; 504.2, pg. 59;	Building A - Most restrictive use - R-2 Residential, 2 stories, 35'-0" with Automatic sprinkler - 3 st. 55'-0" Building B - 2 stories, 35'-0" with Automatic sprinkler - 3 st. 55'-0"	3 story, ± 45'-0", sprinkled 3 story, ± 45'-0", sprinkled
6. ALLOWABLE FLOOR AREA		
Table 507.1, pg. 58 506.2 pg. 58, 59 - Frontage 506.3 pg. 58, 59 - Sprinkler Table 506.4, pg. 60	Bldg. A - 4800 sf allowed Perimeter = 289 lf, Frontage = 144 lf 298/404 = 50% less 25% = 25% excess 25% x 2 = 50% increase 4800 sf x 150% = 6750 sf 4800 sf x 200% = 9600 sf Subtotal = 16,350sf 16,350sf x 20% reduction = 13,080 sf Allowed	Footprint actual: 4111 sf Fire separation is 30'-0" or greater on 3 sides
Table 507.1, pg. 58 506.3 pg. 58, 59 - Sprinkler Table 506.4, pg. 60	Bldg. B - 4800 sf allowed 4800 sf x 200% = 9600 sf 9600 sf x 20% reduction = 7680 sf Allowed	Footprint actual: 3738 sf

7. FIRE RESISTIVE REQUIREMENTS		
A. Exterior Bearing Walls Table 602, pg. 64 705.0, pg. 69 Table 705.2, pg. 70	Bldg. A - 5B - 0 hrs, 0 by 705.2 Bldg. B - 5B - 0 hrs, 0 by 705.2	Greater than 15' to 30' Greater than 15' to 30'
B. Exterior Non-bearing Walls Table 602, pg. 64; 705.0, pg. 69 Table 705.2, pg. 67	Bldg. A - 5B - 0 hrs, 0 by 705.2 Bldg. B - 5B - 0 hrs, 0 by 705.2	Greater than 15' to 30' Greater than 15' to 30'
C. Fire Walls and Party Walls Table 707.1, pg. 72	NA	NA
D. Fire enclosure of Exits Table 602, pg. 64; Table 1014.11, pg. 122 Exception 2	Bldg. A - 5B - 2 hrs Bldg. B - 5B - 2 hrs Stairs serving & contained within a dwelling unit in R-2,3- 0 hr.	2 hrs. NA 0 hrs
E. Shafts Table 602, pg. 64; Table 710.3, pg. 75	Bldg. A - 5B - 2 hrs Bldg. B - 5B - 2 hrs	2 hrs. 2 hrs.
F. Mixed use & Fire area separations Table 602, pg. 64; 313.0, pg. 28; Table 313.1.2, pg. 29	B/R-2 - 2 hrs reduced to 1 hr by 313.1.2 For separations between Business & Day care, Business & Residential, Day care & Residential.	1 hr. provided with Automatic Sprinkler
G. Exit Access & Corridors Table 602, pg. 64; Table 1011.4, pg. 117	Bldg. A - 5B - 1/2 hr w/ sprinkler Bldg. B - 5B - 1/2 hr w/ sprinkler	1/2 hr 1/2 hr
H. Tenant Separations Table 602, pg. 64; Table 1011.4, pg. 117 Table 1011.4.1, pg. 117	Bldg. A - 5B - 0 hr w/ sprinkler Bldg. B - 5B - 0 hr w/ sprinkler	0 hr 0 hr
I. Dwelling unit separations Table 602, pg. 64; Table 711.0, pg. 75 Table 713.0, pg. 76	Bldg. A - 5B - 1/2 hr w/ sprinkler Bldg. B - 5B - 1/2 hr w/ sprinkler	1/2 hr 1/2 hr
J. Smoke Barriers Table 602, pg. 64 Table 711.4, pg. 75 Table 712.0, pg. 75 Table 712.2, pg. 72	Bldg. A - 5B - 1 hr in use group I-2,3 Bldg. B - 5B - 1 hr in use group I-2,3	NA NA
K. Interior Bearing Walls Table 602, pg. 64 Table 705.2, pg. 70	Bldg. A - 5B - 0 Bldg. B - 5B - 0	0 hr 0 hr
L. Structural Members Supporting Walls Table 602, pg. 64 716.0, pg. 81	Bldg. A - 5B - no rating required. Bldg. B - 5B - no rating required.	0 hr 0 hr
L. Floor Construction Table 602, pg. 64	Bldg. A - 5B - no rating required. Bldg. B - 5B - no rating required.	0 hr 0 hr

M. Roof Construction Table 602, pg. 64	Bldg. A - 5B - no rating required. Bldg. B - 5B - no rating required.	Ohr Ohr
M. Roof Covering 1506.0, pg. 159 1506.1.4, pg. 160	Bldg. A - 5B - no rating required	Min. Class C provided
N. Interior Wall and Ceiling Finishes Table 803.4, pg. 86		
O. Fireblocking, & Draftstopping 721.0, pg. 159	Fireblocking -.Required per 721.6.1-7 Draftstopping -. Required per 721.7.	Provided Provided
8. OCCUPANCY SEPARATION		
A. Boiler / Furnace rooms 302.1.1, pg. 17	1 hr. or automatic fire suppression system with smoke partitions.	1 hr provided
B. Storage rooms 302.1.1, pg. 17	>50 sf, & <100 sf - 1 hr. or automatic fire suppression system with smoke partitions. > 100 sf. - automatic fire suppression system with smoke partitions.	Provided
C. See 7.F for use group separations		
9. OCCUPANCY LOAD	Building A	
A. Basement Table 1008.1.2, pg. 114	Business, Offices & lobby - 1207 gsf/100 = 12 occ. Mechanical 519 gsf/300 = 1 occ.	
B. Groundll". Floor Table 1008.1.2, pg. 114	Business, Offices & lobby - 1765 gsf/100 = 18 occ.	
	Community Room - 881 nsf/7 = 126 occ.	
	Child Development - 718 nsf/35 = 21 occ.	
C. Second Floor Table 1008.1.2, pg. 114	Residential - 4221 gsf/200 = 21 occ.	
D.—Third Floor Table 1008.1.2, pg. 114	Residential - 4221 gsf/200 = 21 occ.	
E. Total Building Occupancy		280 occ.

10. OCCUPANCY LOAD	Building B	
A. Basement Table 1008.1.2, pg. 114	Storage, Mechanical – 1264 gsf/300 =	5 occ.
B. Ground/1st. Floor Table 1008.1.2, pg. 114	Residential – 3433 gsf/200 =	17 occ.
C. Second Floor Table 1008.1.2, pg. 114	Residential – 3433 gsf/200 =	17 occ.
D. —Third Floor Table 1008.1.2, pg. 114	Residential – 3433 gsf/200 =	17 occ.
E. Total Building Occupancy		56 occ.
11. EXIT REQUIREMENTS		
A. Number Table 1010.2, pg. 115	2 exits min.	2 exits min. provided
B. Total Width Table 1009.2, pg. 115 Table 1011.3, pg. 116	Bldg. A - 280 occ x .15 = 42" OA exit width required Bldg. B - 56 occ x .15 = 9" OA exit width required	Table 1011.3 dictates 4 4 width for > 50 occupants 3 6 width for < 50 occupants
C. Arrangement 1006.2, pg. 109	Shall be so located as to be discernible with unobstructed access thereto.	Arrangement of exits in compliance.
D. Distance to Exit Table 1006.5, pg. 110	250'-0" max. with approved sprinkler system.	250'-0" max. Provided. Building Fully Sprinkled.
E. Through Adjoining or Accessory Areas 1006.2.1, pg. 109		
F. Doors 1. Width 1017.3, pg. 124 2. Height 1017.3, pg. 124 3. Special Doors 1017.4.3, pg. 126	32" min. 6'-8" min. Power-operated doors used as a means of egress shall not require a force exceeding 50 lbs. to manually set the door in motion and 15 lbs. to swing the doors to a full-open position.	34" min. 6'-8 min. provided Force to manually open doors does not exceed maximum permitted.

G. Exit Signs 1023.1, pg. 129	All "Exit" signs shall be located at exit doors or exit access areas, so as to be readily visible, Sign placement shall be such that any point in the exit access shall not be more than 100 feet from the nearest visible sign.	
12. CORRIDOR REQUIREMENTS		
A. Width 1011.3, pg. 114	44" min. for occ. load greater than 50. 36" min. for occ. load 50 or less	44" min. provided.
B. Height 1204.1, pg. 139	Ceiling height of not less than 7 feet measured to the lowest projection from the ceiling.	
C. Projections 1011.1.4, pg. 114; 1022.2.1, pg. 129	Doors when fully opened shall not reduce required width by more than 7". Doors in any position shall not reduce the required width by more than 1/2". Handrails shall not project into required width more than 3-1/2".	Provided.
D. Dead End 1011.2, pg. 114	20'-0" max.	No dead end corridor is greater than 20'-0".
13. SPRINKLERS		
507.1, pg. 58; 904.7, pg. 91	Required and must conform with Section 906.2.1.	Provided with automatic sprinkler system throughout.
14. ROOF ACCESS		
1027.1, pg. 130; 1027.1.1, pg.	Stairway or ladder not required. Where optional ladder or stairway provides access to roof, it shall conform to Section 1027.	
15. SANITATION		
Table 1008.1, pg 112; St. of Maine, Internal Plumbing Code Sect. 10. J, Appendix B	Basement Ground floor 1 st / 2nd floor common for Center tenants	2 ADA unisex WC, 2 lavs. 2 ADA (1 adult, 1 child) unisex WC, 2 lavs. Residential per unit
16. ATTICS		
A. Access 1211.2, pg. 141	Access shall be provided to 'attic' spaces by an opening not less than 22 inches by 30 inches.	Provided
B. Draft Stops 721.7.2.1, Except. 5, pg. 85	When subdivided into <3000 sf areas of every 2 units, whichever is smaller, sprinklers w/l attic space are not required	Draft stops provided
C. Roof Vents 1210.3, pg. 141	Not required.	See roof plans for attic ventilation calculations.
17. ROOF COVERING		

1506.0, pg. 159	Class C roof coverings allowed	Provided
Single ply roof covering		
1507.5, pg. 153	Minimum 1/4" per foot slope.	1/4" per foot provided