Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 060170

FEB 2 3 2006

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that CITY OF PORTLAND /Peter Drivas

has permission to Rebuild one concession & relocate one concession stand

AT 165 PARK AVE CBL 049 A001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Circa Cass 2-21-06

Health Dept. _____

Appeal Board _____

Other _____

Department Name

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 ISSUED
FEB 23 2006
CITY OF PORTLAND

Permit No:	Issue Date:	CBL:
06-0170		049 A001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
165 PARK AVE	CITY OF PORTLAND	389 CONGRESS ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Peter Drivas	Portland	
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Alterations - Commercial	R05

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Hadlock Field/ Sea Dogs Concession Stands	Hadlock Field/ Sea Dogs Concession Stands- Rebuild one concession & relocate one concession stand		$0.00	2

FIRE DEPT: ☑ Approved ☐ Denied

Signature: Greg Cass

INSPECTION: Use Group: SHELL ONLY Type: 5B

2/22/06

Signature:

Proposed Project Description:
Rebuild one concession & relocate one concession stand

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
ldobson	02/03/2006

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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☒ Site Plan exemption applied for	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☒ MM ☐ ok with conditions	☐ Denied	☐ Denied
Date: 2/19/06	Date:	Date:

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

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
06-0170	02/03/2006	049 A001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
165 PARK AVE	CITY OF PORTLAND	389 CONGRESS ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Peter Drivas	Portland	
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Alterations - Commercial	

Proposed Use:	Proposed Project Description:
Hadlock Field/ Sea Dogs Concession Stands- Rebuild one concession & relocate one concession stand	Rebuild one concession & relocate one concession stand

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 02/09/2006

Note: made out a site plan exemption **Ok to Issue:** ☑

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 02/22/2006

Note: **Ok to Issue:** ☑

1) This permit is for the shell of the concession buildings only. There are requirement for Kitchen equipment such as hand wash sinks, utensil sanitization equipment, grease traps, kitchen exhaust systems etc. That will require additional plan review and permitting.

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 02/21/2006

Note: **Ok to Issue:** ☑

Comments:

2/3/2006-ldobson: Fee waived per MJN

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.

Location/Address of Construction: HADLOCK FIELD 217 PARK AVE.		
Total Square Footage of Proposed Structure: N/A	Square Footage of Lot: N/A	
Tax Assessor's Chart, Block & Lot Chart# 49 Block# A Lot# 1	Owner: CITY OF PORTLAND	Telephone:
Lessee/Buyer's Name (If Applicable): SEA DOGS	Applicant name, address & telephone: PORTLAND SEA DOGS	Cost Of Work: $ N/A Fee: $ EXEMPT C of O Fee: $
Current Specific use: BASE BALL FACILITY Proposed Specific use: SAME.		
Project description: REBUILD ONE CONCESSION & RELOCATE ONE CONCESSION		
Contractor's name, address & telephone: Who should we contact when the permit is ready: PETER DRIVAS 838 2661 Mailing address: Phone: Both of Bob		

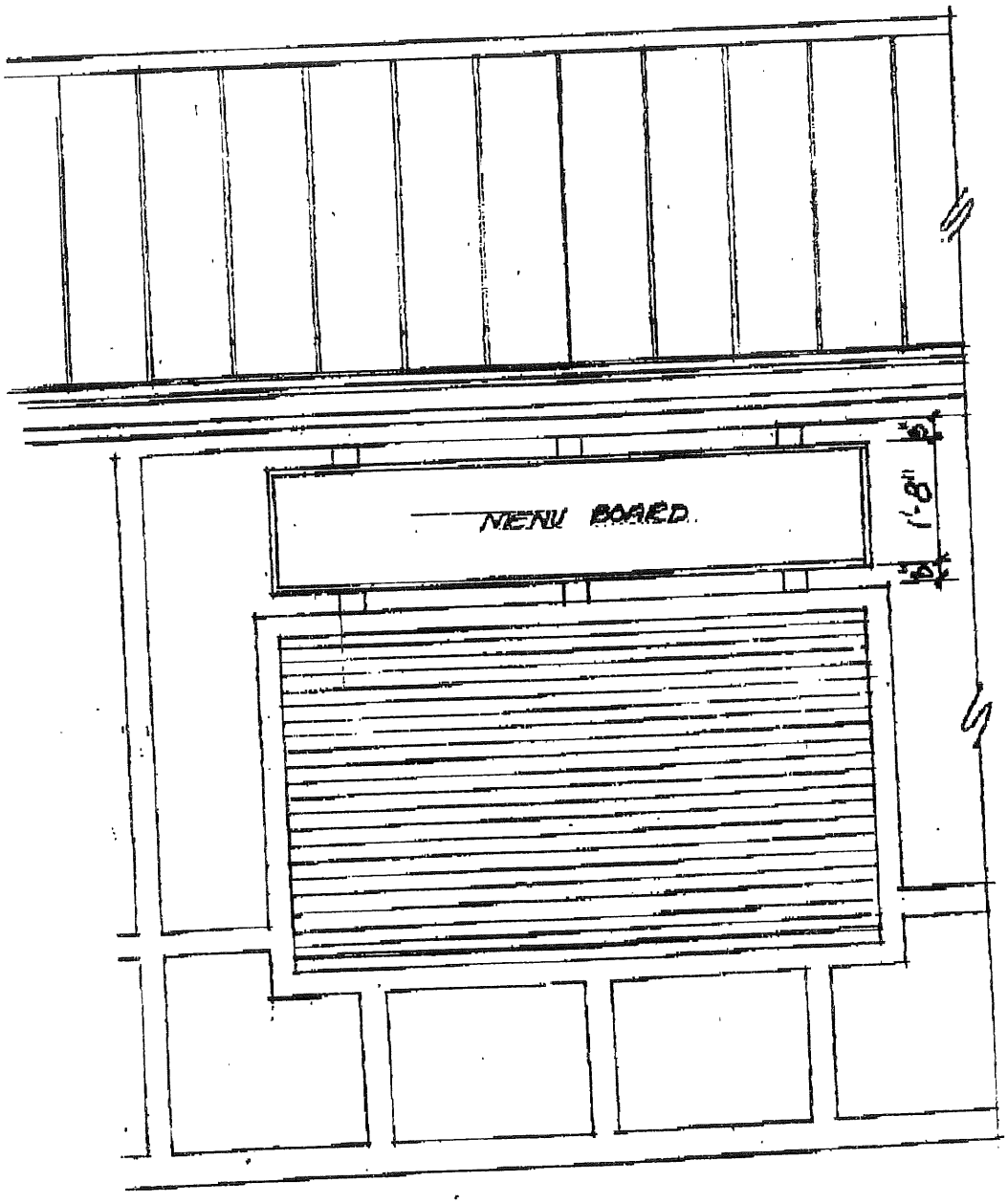
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, 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:	Date:

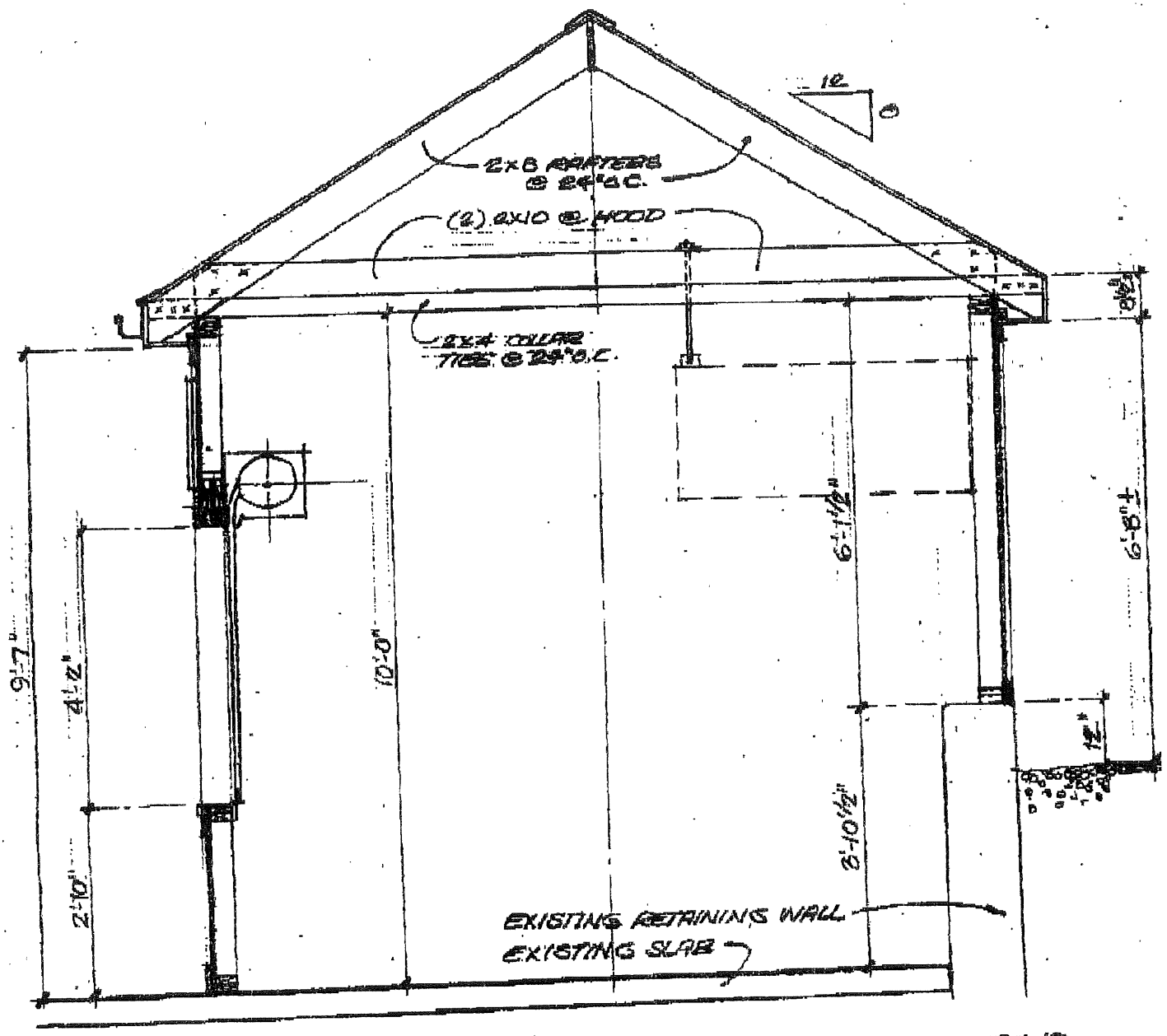
This is not a permit; you may not commence ANY work until the permit is issued.



architect: brian e. duffy associates 2.15.06

FROM : BRIAN E DUFFY ASSOC PHONE NO.

Post-it® Fax Note 7671	Date 2/21/06	# of pages ▶ 2
To MIKE NUGENT	From BOB METCALF	
Co./Dept.	Co.	
Phone #	Phone #	
Fax # 756-8090	Fax #	



REBUILT CONCESSION STAND
PORTLAND SEA DOGS - HADLOCK FIELD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

✓	**Footing/Building Location Inspection:**	Prior to pouring concrete
NA	**Re-Bar Schedule Inspection:**	Prior to pouring concrete
NA	**Foundation Inspection:**	Prior to placing ANY backfill
✓	**Framing/Rough Plumbing/Electrical:**	Prior to any insulating or drywalling
NA	**Final/Certificate of Occupancy:**	Prior to any occupancy of the structure or use. NOTE: There is a $75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

✓ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

x Peter Drivas — Signature of Applicant/Designee — Date 2/23/06

Jamie Bonta — Signature of Inspections Official — Date 2/23/06

CBL: 049 A001 Building Permit #: 06 0170

MITCHELL & ASSOCIATES
LANDSCAPE ARCHITECTS

February 14, 2006

Mr. Richard Knowland, Senior Planner
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Hadlock Field

Dear Rick,

Enclosed is the application for Exemption from Site Plan Review for the proposed concession stand construction at Hadlock Field. As we discussed, the Sea Dogs want to construct a 19-FT by 25-FT temporary concession stand directly under the existing picnic pavilion in right field. This structure will be constructed so that it can be disassembled and relocated later. The anticipated period is two seasons. The structure will be placed on a concrete slab; sanitary sewer, water and gas have been extended to the pavilion to serve the building. The building will be a wood frame structure with plywood siding and batten trim painted green and white typical of the color scheme at Hadlock.

The second part will be the removal of the existing concession stand adjacent to the EXPO and reconfiguring the structure to a linear building that will align with the north side of the EXPO. This is being done to improve the circulation pattern in the picnic area and access to the new grandstand. The structure will be 49 FT by 11 FT and will increase the square footage from the existing by 64 SF.

The Sea Dogs are looking to place the concrete slab by the end of this week or the beginning of next week. We understand that Mike Nugent will have to review the plans for the structures before a permit can be issued to build the structures. Should you have any questions, please do not hesitate to call me.

Sincerely,
Mitchell & Associates

Robert B. Metcalf

Enclosure

Cc Peter Drivas
Cuyler Feagles
Brian Duffy

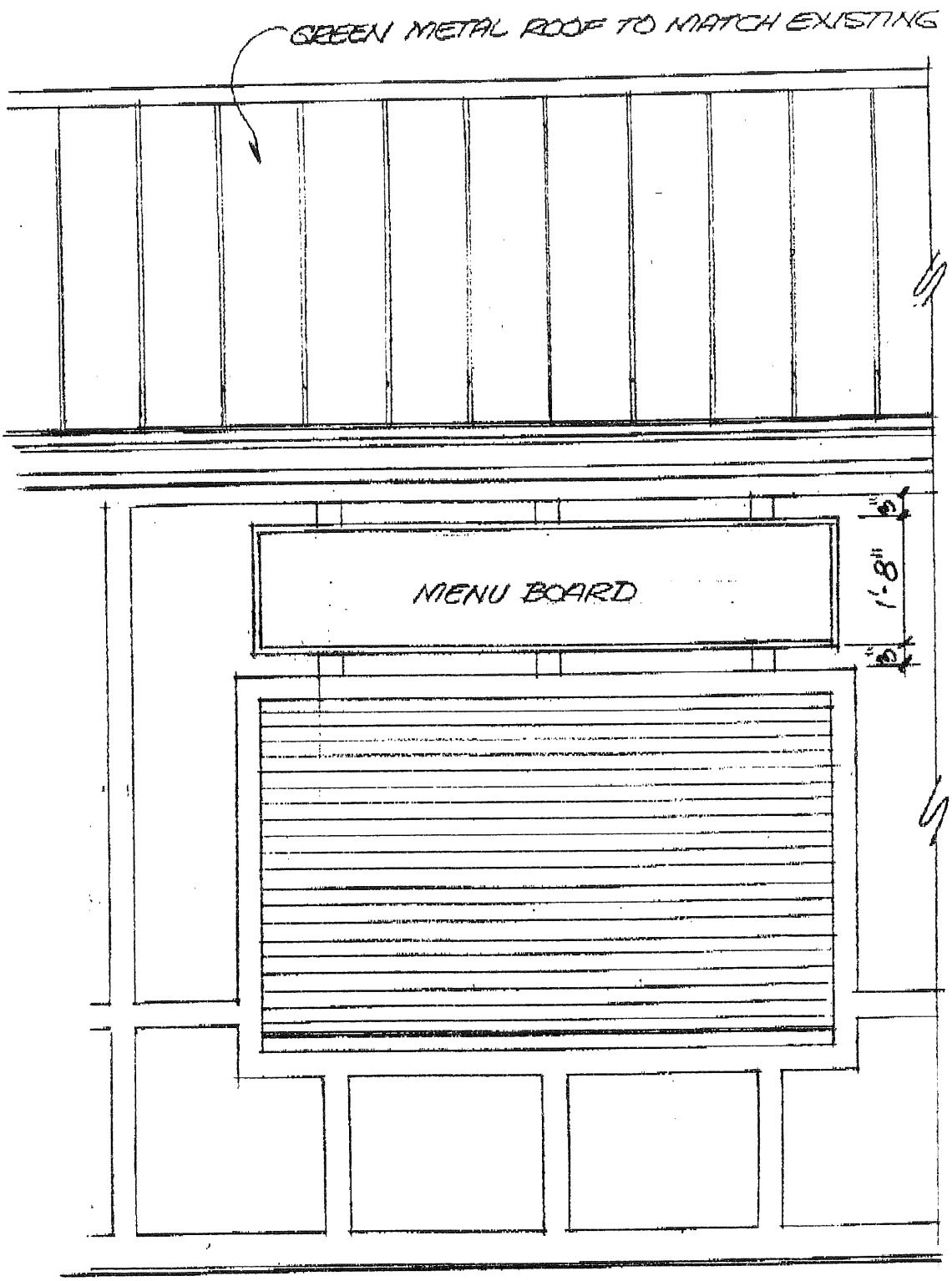
THE STAPLES SCHOOL
70 CENTER STREET
PORTLAND, MAINE 04101

Telephone (207) 774-4427
Fax (207) 874-2460
Website www.mitchellassociates.biz

ATTACHMENT A

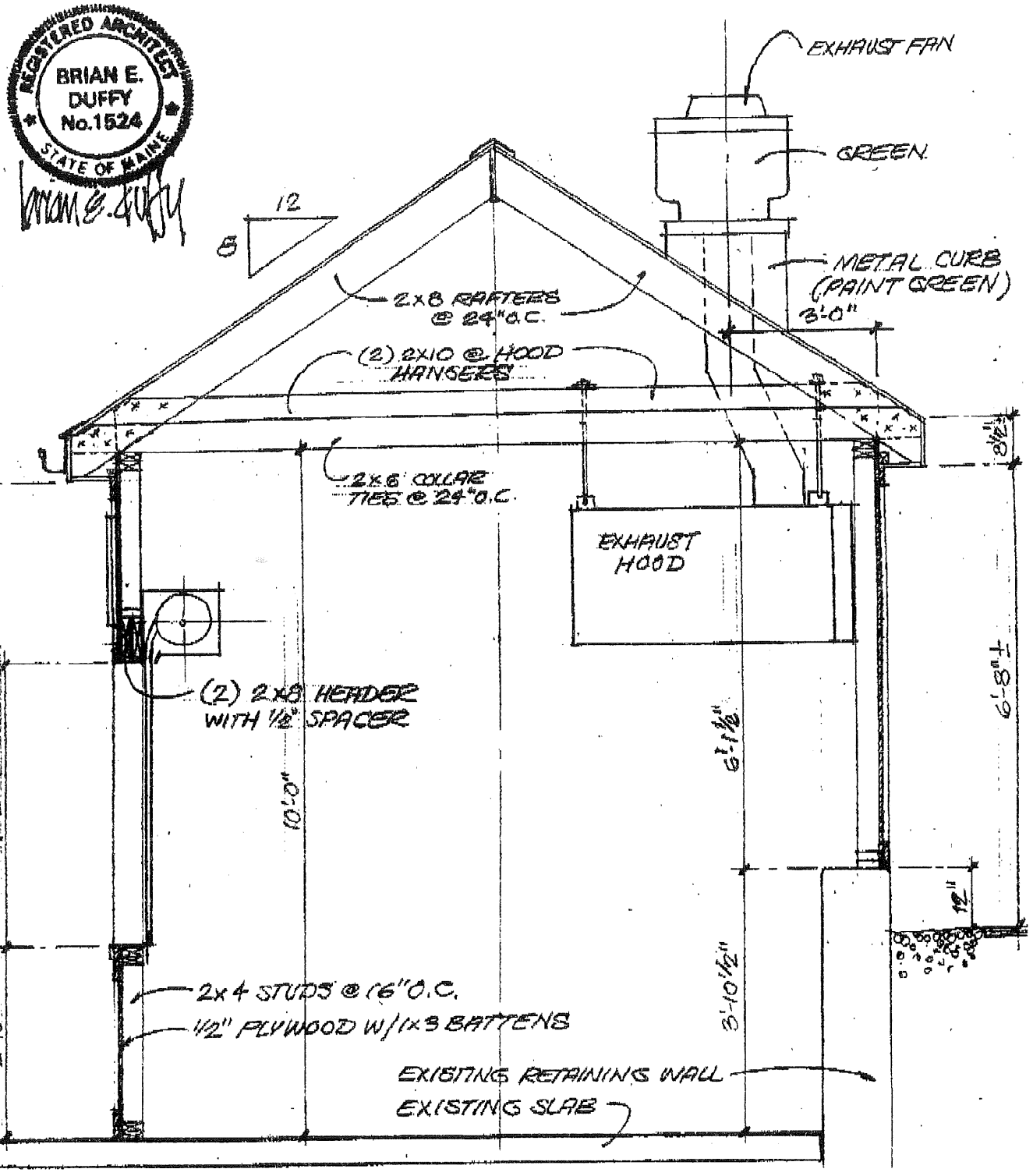
The Portland Sea Dogs are proposing to construct an enclosed concession area under the existing picnic area shelter located in right field. This structure will be temporary, expectation is that it will be in service for two seasons. In consideration of this, the structure will be assembled in panels so that it may be disassembled and be relocated. The existing picnic structure will provide the roof; side panels will extend to the roof line to completely enclose the structure. A six inch concrete pad will be provided for the floor. As part of the new grand stand project, sewer, water, gas and electric have been stubbed to the picnic area to provide service to the concession building. The structure will be 19 feet by 25 feet wood frame structure located between the existing columns supporting the picnic structure. The siding will be plywood with wood trim boards painted green and white typical of the other concession buildings in the park.

The second part of this application is the reconfiguration of the existing 15 foot by 28 foot wood frame concession stand located in the picnic area. To address circulation concerns with the new grand stand seating, the proposal is to remove the existing wood frame structure and replace it with a new wood frame structure with standing metal seamed roof, that is linear and aligns with the north face of the expo building. The structure will be 11 feet deep and 49 feet long. The rear wall of the structure will follow the line of the existing concrete retaining wall. The new footprint is 64 square feet larger than the existing. The structure will be a wood framed, plywood siding with wood trim painted green and white and have a green metal seam roof.



PARTIAL ELEVATION

architect: brian e. duffy associates 2-15-06, REV.: 2-20-06



REBUILT CONCESSION STAND

PORTLAND SEA DOGS - HADLOCK FIELD

ATT: MIKE NUGENT

(MIKE, I FAXED THIS TO 874-8716 LAST NIGHT. SORRY)

Brian

brian e. duffy associates
ARCHITECTURE TO BUILD BY

FAX TRANSMITTAL

Date: 2 / 20 / 06

To: Mike Nugent

From: Brian Duffy

Re: New Grandstand at Hadlock Field

Mike,

Here is a new section of the replacement Concession Stand. It will be framed along the retaining wall next to the Expo. Bob Leeman had a concern with the rear roof overhang of the old stand, it was less than 6 feet above the walkway. The team players have to walk next to it to get into the Expo. I have changed the roof design and raised the overhang to 6'-8" above sidewalk.

Call me at 838-9500 if you have any questions . The crew is ready to frame the new stand and I'm off to Florida tomorrow afternoon until March 2nd.

Sincerely,

Brian E. Duffy AIA

copy: Peter Drivas @ Portland Sea Dogs

10 beach street portland, maine 04101 Tel. 207 - 773-9500 Fax. 207 - 874-0925

PLUMBING APPLICATION

Department of Health and Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation	Portland Maine
Street Subdivision Lot #	Park St.

PROPERTY OWNERS NAME

Last: Portland Sea Dogs Concession First:

Applicant Name:	Jim Godbout P&H Inc.
Mailing Address of Owner/Applicant (If Different)	183 Granite St. Rld. ME 04105

PORTLAND PERMIT # 9786 TOWN COPY

Date Permit Issued: 3/16/06 $ 190.00 FEE ☐ If Double Fee Charged

Thomas Markley
Local Plumbing Inspector Signature

L.P.I. # 0744

49 A 001

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant — Date: 3/15/06

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature — Date Approved

PERMIT INFORMATION

This Application is for

1. ☑ NEW PLUMBING
2. ☐ RELOCATED PLUMBING

Type of Structure To Be Served:

1. ☐ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☑ OTHER – SPECIFY Ball Park

Plumbing To Be Installed By:

1. ☑ MASTER PLUMBER
2. ☐ OIL BURNERMAN
3. ☐ MFG'D. HOUSING DEALER/MECHANIC
4. ☐ PUBLIC UTILITY EMPLOYEE
5. ☐ PROPERTY OWNER

LICENSE # 05993

Hook-Up & Piping Relocation
Maximum of 1 Hook-Up

	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.
	OR
	HOOK-UP: to an existing subsurface wastewater disposal system.
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.
	OR
	TRANSFER FEE [$6.00]

Column 2 Number	Column 2 Type of Fixture	Column 1 Number	Column 1 Type of Fixture
2	Hosebibb / Sillcock		Bathtub (and Shower)
	Floor Drain		Shower (Separate)
	Urinal	2	Sink
	Drinking Fountain	2	Wash Basin
4	Indirect Waste		Water Closet (Toilet)
	Water Treatment Softener, Filter, etc.		Clothes Washer
2	Grease / Oil Separator		Dish Washer
	Dental Cuspidor		Garbage Disposal
	Bidet		Laundry Tub
	Other:	2	Water Heater
	Fixtures (Subtotal) Column 2	6	Fixtures (Subtotal) Column 1
		8	Fixtures (Subtotal) Column 2
		14	**Total Fixtures**
			Fixture Fee
			Transfer Fee
			Hook-Up & Relocation Fee
		100.	**Permit Fee (Total)**

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY 10/90

brian e. duffy associates
ARCHITECTURE TO BUILD BY

FAX TRANSMITTAL

MATT DRIVAS
2526550

Date: 2 / 20 / 06

To: Mike Nugent

From: Brian Duffy

Re: New Grandstand at Hadlock Field

Mike,

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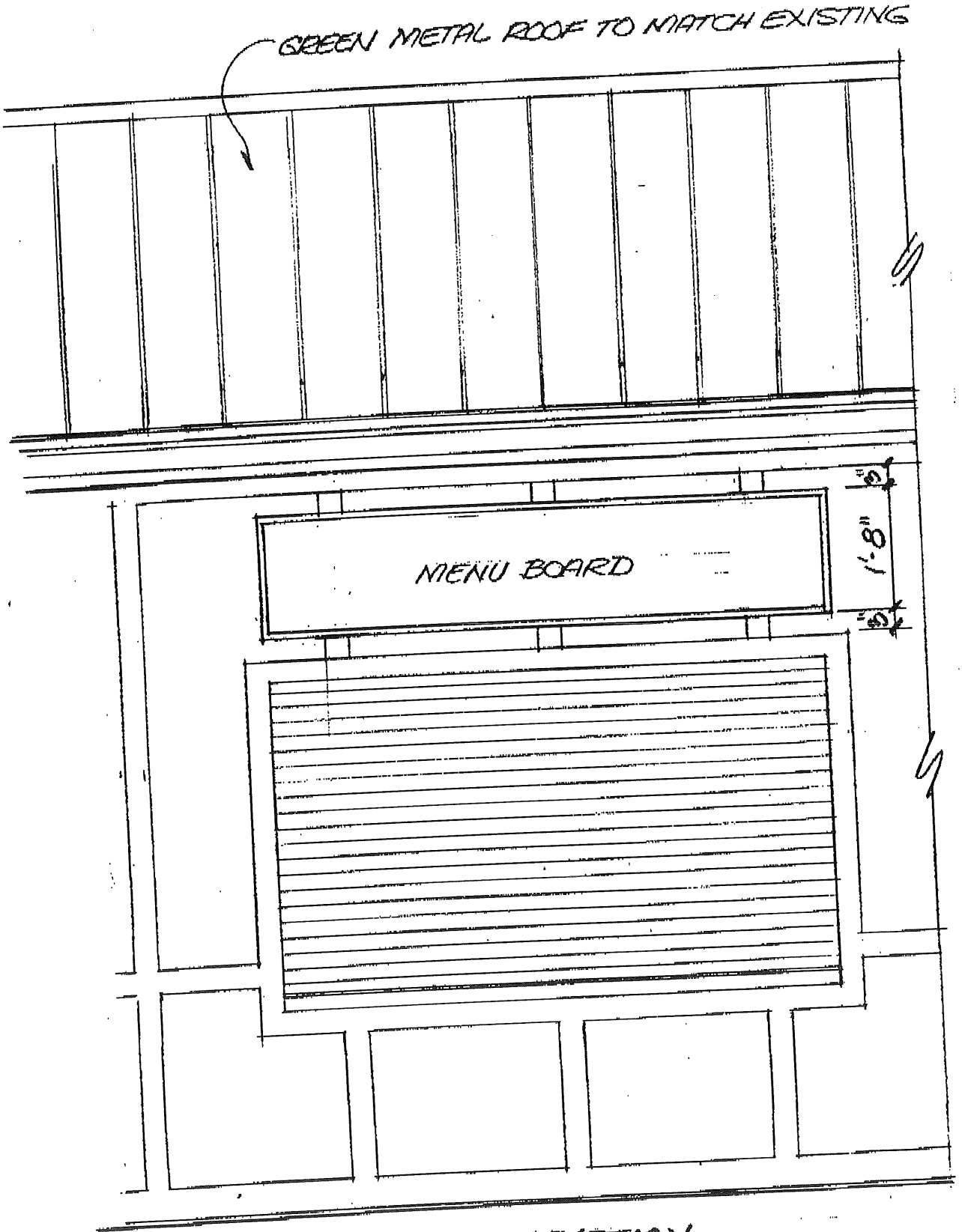
Sincerely,

Brian E. Duffy AIA

copy: Peter Drivas @ Portland Sea Dogs

10 beach street portland, maine 04101 Tel. 207 - 773-9500 Fax. 207 - 874-0925



PARTIAL ELEVATION

MITCHELL & ASSOCIATES
LANDSCAPE ARCHITECTS

February 17, 2006

Mr. Michael Nugent; Division Head
Building Inspections
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Hadlock Field

Dear Mike,

The following request is in regards to our conversation yesterday concerning the proposed temporary concession stand to be located in the right field picnic area. The Sea Dogs have applied for a building permit to construct a temporary wood frame concession stand under the existing picnic structure; this structure will be temporary for two seasons or less. The structure will be built on a six- (6) inch concrete on-grade slab with a 10-inch gravel base. The wood frame structure will be built so that it can be disassembled and relocated.

In our earlier conversation, you indicated that since the structure would be there more then 180 days that we needed to have a structural foundation in accordance with the building code. In evaluating the options, it was determined that an insulated structural slab would be required. The cost estimate for this is $10,000 and prohibitive for a temporary structure. The initial concept was for a pressure treated wood floor that was dismissed only in consideration that the concrete slab would be about the same cost and had significant timesaving in an already tight schedule.

We are requesting relief from the requirement for a structural slab in consideration of the following:

- The concession stand will only be used 71 times in a season for the Sea Dog's home games.
- Only Sea Dog's employees will be occupying the structure.
- Other concession stands in the park are on non-structural concrete slabs.
- The left field 500-seat grandstand was constructed on a non-structural concrete slab.

THE STAPLES SCHOOL
70 CENTER STREET
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Telephone (207) 774-4427
Fax (207) 874-2460
Website www.mitchellassociates.biz

- The Sea Dog's are not concerned with the potential heaving and or cracking of the concrete slab.

- The original approval for the picnic structure included a concrete slab under the picnic structure, however it was eliminated at that time due to budget concerns.

As we have discussed, schedule is very important and we need to get the concrete poured so that the building can be erected by opening day, this is April 13, 2006. We will be submitting updated plans for the concession building to address your comments regarding the mechanical code for the cooking equipment. Should you have any questions, please do not hesitate to call me.

Sincerely,
Mitchell & Associates

Robert B. Metcalf

Cc Charlie Eshbach
Peter Drivas
Cuyler Feagles
Brian Duffy

MITCHELL & ASSOCIATES
LANDSCAPE ARCHITECTS

6/15/05

June 14, 2005

Mr. Rick Knowland, Senior Planner
City of Portland
389 Congress Street
Portland, Maine 04101

comments by Monday

Re: Hadlock Stadium
Right Field Grandstand Expansion

Dear Rick,

On behalf of the Sea Dogs Organization, we are pleased to submit the following revised documentation for construction of a new grandstand seating and concession area located on the right field side of Hadlock Stadium. This correspondence has been modified since our previous submission of February 15, 2005. The plans have been revised to address recent site improvements undertaken by the city. The overall plan is substantially the same as previously submitted to the planning board in February of 2005. Minor modifications include a relocated sidewalk from the EXPO as requested by the city. As you are aware, the access drive to Fitzpatrick Stadium was relocated by the city and the existing sanitary and storm drain system was upgraded to address conflicts and to provide access to the Alme's House Sewer.

As you know, a MDOT Modified Traffic Movement Permit was approved for the increase seating that has been added, including the present application since the stadium opened. Gorrill-Palmer Consulting Engineers are in the process of updating the original Traffic and Parking Management Plan for Hadlock Stadium and will be submitting separately. A neighborhood information meeting has been scheduled for June 15, 2005, 6:30 PM in the Portland Room at Hadlock Stadium. Notices were sent out accordingly to the list of abutters provided to our office.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
15 2005
RECEIVED

THE STAPLES SCHOOL
70 CENTER STREET
PORTLAND, MAINE 04101

Telephone (207) 774-4427
Fax (207) 874-2460
Website www.mitchellassociates.biz

The proposed project has been modified since our initial submission, in December 2004, and most recently as stated above to reflect site improvements made to Fitzpatrick Stadium. The proposed raised platform (December 2004 submission) over the existing picnic area was eliminated, the proposed concession stand has been relocated to the north side of the grandstand, and a new wood platform will be constructed for the concession stand that will connect to an existing platform. The project as presently proposed consist of the following improvements:

- Construction of a 390 seat, café style seating, grandstand with a 272 square foot concession stand located on an attached platform on the north side of the new grandstand. The area of the grandstand and platform is 5,880 square feet.

- Construct a new 1,173 square feet toilet facility to serve the proposed grandstand expansion and picnic area as well as to provide public toilet facilities for Fitzpatrick Stadium. The new toilet facilities will be constructed as two separate sections under one roof and will serve both men and women. Access from Fitzpatrick will be limited to the section closest to the stadium during games at Hadlock. The entire facility will be available for major events occurring at Fitzpatrick Stadium when not in conflict with Sea Dog games.

- Relocate the home bullpen under the new grandstand with a vehicle access gate to the field for access by ground maintenance.

- Provide new handicap access from the picnic area to the new toilet facility to serve the new grandstand and picnic area. The handicap access will also serve as egress from Fitzpatrick Stadium to Hadlock Stadium as needed.

- New site lighting will be limited to pedestrian scale pole mounted fixtures along the handicap access ramp, fixtures under the grandstand for the toilet area and for the bullpen. A wall light will be provided to illuminate the sign for the toilet facility and external fixtures will be used to illuminate the wall sign for Hadlock Stadium located on the back wall of the grandstand.

- The new US Cellular sponsor sign, presently located behind the home team bullpen, will be relocated on the back wall of the grandstand facing Hadlock. The sign will be internally lit with an opaque back and will only be illuminated during games at Hadlock. As indicated above, there will be a wall mounted sign located on the Fitzpatrick Stadium side of the US Cellular sign that will be externally illuminated. **The architectural drawings have been corrected to reflect that the extension of the grandstand structure above the 45-FT height limit is required to support the sign.**

7. **Lighting**

- There will be limited new lighting under the platform and for the toilet facilities. There will be no new additional field lighting required for the grandstand seating.

8. **Erosion Control**

- Before construction of improvements, all necessary erosion control measures shall be in place. Silt fence and catch basin protection shall be installed.

9. **Construction Time Frame**

- The estimated construction schedule is as follows:

Install Piles	January 2005
Excavate for Foundation and Footings	February 2005
Installation of Drainage Structures	February – March 2005
Construct Grandstand Structure and Platform	March - May 2005
Concrete Paving	March – April 2005
Bituminous Paving	April 2005
Landscaping	May – June 2005
Project Completion	June 2005

- As part of the city improvements, the vehicle access drive to Fitzpatrick Stadium was relocated, the vehicle access drive to Hadlock Field was eliminated, and a new sidewalk was installed for access to Fitzpatrick Stadium from the Expo building. This sidewalk will be relocated again during construction of the grandstand to accommodate for placement of a new retaining wall and for pedestrian access to Hadlock.

- The landscape plan has not been revised; we have tried to reach Jeff Tarling to review the site changes made by the city before we revise the Planting Plan. We will resubmit a new plan once we have reviewed the site conditions with Jeff Tarling.

Enclosed for your review are the following:

- Site Plan Set; Existing Conditions Plan, Amended Site Plan, Layout and Planting Plan, Grading and Drainage Plan and Site Details

- Architectural Plan set prepared by Brian E. Duffy Associates

Should you have any questions or comments, please do not hesitate to call me. We look forward to meeting with you and the Planning Board on June 28, 2005 for the Public Hearing.

Sincerely,
Mitchell & Associates

Robert B. Metcalf

Enclosure

Cc Charlie Eshbach
Peter Drivas
Brian Duffy
Tom Gorrill

NA (46) A letter of non jurisdiction

NA (47) Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.

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

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

Other comments:

PROJECT NARRATIVE

HADLOCK STADIUM AMENDED SITE PLAN

December 23, 2004

Project Description

1. Grandstand Seating, Concession Stand and Public Toilet Facility

- Construct a new grandstand seating section, concession stand and public toilet facilities in right field that will be a café style seating area similar to the seating on the Green Monster in Fenway Park.

- The program includes 400 new seats (café style), a raised platform concession area located over the concrete concourse in the existing picnic area with access by a proposed stairway on the north side of the Portland Expo building and a second story addition to the existing concession stand below. The total square footage of the grandstand and platform is 7,822 ±, the new concession stand will be 430 ± SF and there will be 100 ± SF addition to the existing concession stand. The public toilet facility is 1,180 ± SF.

- The new seating area will be located over the existing Sea Dogs bullpen and extend back into Fitzpatrick Stadium. The existing bullpen will be relocated further back under the new seating. The proposed second story platform, over the picnic area concourse, will provide access to the new seating and proposed concession building. Handicap access to the new grandstand will be provided by an enclosed handicap lift similar to the existing lift located by the first base grandstand area.

- A proposed new sponsor sign will be located over the back row of seating, refer to the architectural elevation.

- The reconstructed bullpen will have an artificial turf surface. There will be insufficient sun light to support grass.

2. New Toilet Facilities

- As part of the expansion, new toilet facilities are proposed below the seating. There will be two separate toilet facilities, connected under one roof, to serve Hadlock Stadium and Fitzpatrick Stadium. During Sea Dog's games, both facilities will be dedicated to Hadlock Stadium, the section on the Fitzpatrick Stadium side can be sealed off from Hadlock Stadium by gates and locking interior access doors.

- A proposed handicap ramp will provide access from the existing picnic area to the new toilet facilities and a stairway leading down from the new grandstand seating area to the toilet facilities. In addition, the new handicap lift will provide access to the handicap ramp from the upper level.

- Sanitary connection is proposed to tie into and existing combined 12 inch service that connects to the Almes House sewer main. Water service will be connected to an existing six- (6) inch main that extends to a water meter pit on the Fitzpatrick Stadium side. Electric service is to be determined; there is a number of service locations exist in Hadlock where connection can be made.

3. Sewer Capacity

- The existing stadium was approved based upon a capacity of 6,100 seats at 5 gpd/seat or a total of 30,500 gallons per day. Since 1996, 875 new seats have been added to the ballpark and sewer capacity has been adequate. The addition of 400 new seats will generate an additional 2000 gpd. Discussions with Bill Goodwin of the city engineering department indicate that this increase would not be a significant impact on the capacity of the existing Almes House sewer system.

4. Circulation

- The existing access drive from Fitzpatrick Stadium to the rear of the Expo will be eliminated and a new sidewalk and stairs will be added to allow pedestrian access to Hadlock and maintain access to the Expo. The existing walkway from the east side of the Expo will be maintained and realigned with the proposed new sidewalk. The applicant has reviewed these changes with Bob Leeman from the Expo and he has agreed to the changes.

- To address the vehicular access to the rear of the Expo, the applicant is proposing to adjust the location of the small freestanding bleaches located to the west side of the main grand stand along the first base line. The bleacher will be shifted approximately four (4) feet toward the grandstand to allow a service vehicle to access the rear of the Expo. Two air conditioner condenser units will be relocated from the northwest side of the Expo to the north side of the building in the existing planting area. In addition, the existing double gate access to the field will be relocated to the east side of the bleacher and a new man gate will be provided on the west side for the umpires'.

- Adding a paved access drive from Fitzpatrick Stadium that will enter under the new seating to a storage area will provide a proposed new access to the ball field. Access to the field will occur from the bullpen.

5. Stormwater Management

- The proposed expansion will have a net increase of 6,358 ± SF of impervious cover. There are two existing catch basins in the area of the expansion that have been buried. As part of the proposed improvements, CB-B, located in the new bullpen area will be converted to a manhole with a sealed cover. CB-A, located in the new walkway on the south side of the proposed toilets, will be retained and retrofitted with a new grate and adjust the RIM as necessary. Two new catch basins and two field inlets are proposed to accommodate runoff in this area and will tie into the existing combined system as shown on the site plan.

6. Traffic

- As you are aware, the cumulative increase in seating capacity since the ballpark received a Site Location of Development Permit has exceeded 1000 seats and requires a MDOT Modified Traffic Movement Permit. We are in the process of assembling the necessary documentation for the application. The application for the MDOT Scoping meeting will be submitted next week. The additional 400 seats will bring the total for the stadium to 7,375.

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
05-1430	10/04/2005	049 A001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
165 PARK AVE	CITY OF PORTLAND	389 CONGRESS ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Portland Maine Baseball	271 Park Ave Portland	(207) 784-9300
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

Proposed Use:	Proposed Project Description:
Commercial Grandstands for ball field	Grandstands for ball field

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 10/05/2005

Note: **Ok to Issue:** ☑

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 12/20/2005

Note: **Ok to Issue:** ☑

1) The Guard in the front of the seats that are nearest to right field must be 42 inches with openings less than 4 inches.

2) The Spiral Stair shown in the plans will NOT be used in this project.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 10/11/2005

Note: **Ok to Issue:** ☑

1) Space under seating to be kept free of flammable and combustible liquids.
Or an automatic sprinkler shall be installed.

2) Construction to comply with NFPA 101.

Comments:

11/30/2005-mjn: Faxed ICC300 to Brian Duffy, egress components are required to comply with this.

Also need a Seismic Quality Assurance Plan

PINKHAM & GREER
CONSULTING ENGINEERS, INC.

170 U.S. Route One
Falmouth, Maine 04105
Tel: 207.781.5242
Fax: 207.781.4245

December 21, 2005
File: 04338

Mr. Michael Nugent
CITY OF PORTLAND
City Hall
389 Congress St.
Portland, ME 04101-3503

RE: HADLOCK FIELD, RIGHT FIELD GRANDSTAND, PORTLAND, ME

Dear Mr. Nugent:

Enclosed is the Quality Assurance Plan required by Section 1705.2 of the 2003 IBC that we had discussed over the phone.

You also requested a description of the loads for handrails and guards. Pinkham & Greer designed the vertical handrail and guard posts and their connection to the structural steel framing using the following:

A. Fifty pounds per linear foot applied in any direction at the top rail or a single 200 pound concentrated load applied in any direction at the top rail, whichever causes the greater stress. These loads need not act concurrently.

B. Fifty pounds applied on a one square foot area acting on intermediate rails, ballusters, or panel fillers. This load is not required to be applied concurrently with the loads in paragraph A above.

C. Posts were designed using allowable stress design; therefore, a one-third increase in allowable stresses for design of members and connections is allowed by Section 1607.7.1.3 of the 2003 IBC.

We are responsible only for the structural adequacy of handrail and guard posts. The Project Architect, Brian Duffy, specified all other handrail and guard elements and is responsible for Code requirements for these elements. These elements have been designed by the supplier. Mr. Duffy will provide the design loads used for these elements.

Sincerely,

PINKHAM & GREER

David K. Pinkham

David K. Pinkham, P.E.

C: Brian E. Duffy - brian e. duffy associates
Cuyler Feagles - Portland Sea Dogs

DKP/jel

PINKHAM & GREER
CONSULTING ENGINEERS, INC.

Quality Assurance Plan
Seismic Force Resisting System
Right Field Grandstand
Hadlock Field, Portland, ME

This plan has been prepared to meet the requirements of Section 1705.2 of the 2003 International Building Code.

1. The seismic force resisting system consists of the following elements:

   - Concentrically braced steel frames on Column Lines A, B, C, 0.5, 1.1, 3, and 6
   - Horizontal diaphragm consisting of concrete on metal deck extending from Column Line 0.5 to Column Line 7
   - Cast-in-place reinforced concrete piers and footings at columns 0.5-B.1, 0.5-B.3, 1.1B, 1.1C, 3C, 3B, 6C, 6B, 5C, 4C, B2, B3, B4, A2, A3, A4, and A5

2. Special Inspections required by Section 1704 are identified in the Schedule of Special Inspection Services, pages 1 through 3, as submitted with the Statement of Special Inspections.

   Due to the nature of the construction, Structural Testing for Seismic Resistance described in Section 1708 is not required.

3. Structural testing, other than that described in the Schedule of Special Inspections, is not required.

4. The type and frequency of Special Inspections are described in the Schedule of Special Inspection Services.

5. Testing and Special Inspections Reports will be distributed as follows:

   Code Enforcement Officer, City of Portland
   Portland Sea Dogs, Owner
   Brian E. Duffy Associates, Architect

   Due to the relatively small size of the project and the accelerated schedule, reports will be distributed on an as needed basis, generally at the end of construction phases for concrete foundations, structural steel, and horizontal concrete/metal deck diaphragm.

6. Structural Observations will be performed to fulfill the Special Inspections requirements and, in general, at least on a weekly basis. This will generally include the following:

   - Observation of reinforcing steel for concrete footings, piers, and slabs
   - Field review of a portion of the shop welding of structural steel
   - General observation of structural steel erection and bolting
   - General observation of metal deck installation and welding

7. Structural Observation Reports (Field Reports) will be distributed to all the parties listed in Item 5 above on an as-needed basis as determined by the Engineer of Record.

PINKHAM & GREER
CONSULTING ENGINEERS, INC.

LIST OF AGENTS

PROJECT: Right Field Grandstand, Hadlock Field

STRUCTURAL ENGINEER OF RECORD: David K. Pinkham, P.E. (*NAME*) Pinkham & Greer Engineers (*FIRM*)

170 U.S. Route One, Falmouth, Maine 04105
ADDRESS

ARCHITECT OF RECORD: Brian E. Duffy, Brian E. Duffy Associates
NAME *FIRM*

10 Beach St., Portland, Maine 04101
ADDRESS

Following is the List of Agents selected for performance of Special Inspections for this project.

	Name	Firm
1. Special Inspector	David K. Pinkham, P.E.	Pinkham & Greer
2. Special Inspector	James A. Moran III, P.E.	Pinkham & Greer
3. Special Inspector	Timothy S. Dean, P.E.	Pinkham & Greer
4. Special Inspector	Kenneth I. Marsh	Pinkham & Greer (207)781-5242
5. Testing Laboratory		R. W. Gillespie 86 Industrial Park Road Suite 4 Saco, ME 04072 (207) 286-8008
6. Testing Laboratory		Elite Inspection Services 220 Industrial Way Portland, ME 04103 (207) 797-2284

DESIGN LOADS

1. DEAD LOAD	6 PSF	SEATBOARDS, FOOTBOARDS, RISERBOARDS, STEEL FRAME, ETC.
2. LIVE LOAD	100 PSF	TO STRUCTURAL MEMBER
	120 PLF	SEATBOARDS
	120 PLF	FOOTBOARDS
3. BASIC WIND VELOCITY	100 MPH	
4. SWAY	24 PLF	PARALLEL PER FT. OF ROW
		PARALLEL TO SEAT RUN
	10 PLF	PERPENDICULAR PER FT. OF ROW
5. GUARD RAILS	200 LB	CONCENTRATED LATERAL LOAD
	OR	
	50 LB/FT	UNIFORM LATERAL LOAD
	100 LB/FT	UNIFORM VERTICAL LOAD

REV. DATE: 2005.9.19

DESIGN AND CONSTRUCTION

1. ALL DESIGN , MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES:
   1991 AMERICANS WITH DISABILITIES ACT
   ALUMINUM ASSOCIATION OF AMERICA
   AISC MANUAL, LRFD 3rd EDITION
   ACI318 BUILDING CODE FOR REINFORCED CONCRETE
   IBC 2003

MODELS	ECO NUMBER

DANT CLAYTON CORPORATION
1500 Bernheim Lane
Louisville, KY 40201-7408
Telephone (502) 634-3626
WWW.DANTCLAYTON.COM

TYPE	CLASS	ORIENTATION	PRIMARY	SECONDARY	RISE	RUN
Cover					26	58
LENGTH	DECK TYPE	FEATURE 1	FEATURE 2	FEATURE 3	FEATURE 4	
88'-2"	NewDeck-Welded					

PROJECT NAME:

Hadlock Field
Portland, ME
20266

brian e. duffy associates
ARCHITECTURE TO BUILD BY

FAX TRANSMITTAL

Date: 12 / 21 / 05

To: Mike Nugent

From: Brian Duffy

Re: New Grandstand Steel at Hadlock Field

Mike,

Here is a copy of the Grandstand guardrail design criteria from Dant Clayton. They are the subcontractor installing the aluminum planking and guardrails, they did the original stadium.

Dave Pinkham will send you a separate letter regarding the vertical steel angles supporting the guardrail frame.

Call me if any questions you may have.

Sincerely,

Brian E. Duffy AIA

10 beach street portland, maine 04101 Tel. 207 - 773-9500 Fax. 207 - 874-0925

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
05-1430	10/04/2005	049 A001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
165 PARK AVE	CITY OF PORTLAND	389 CONGRESS ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Portland Maine Baseball	271 Park Ave Portland	(207) 784-9300
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

Proposed Use:	Proposed Project Description:
Commercial Grandstands for ball field	Grandstands for ball field

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 10/05/2005

Note: **Ok to Issue:** ☑

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 12/20/2005

Note: **Ok to Issue:** ☑

1) The Guard in the front of the seats that are nearest to right field must be 42 inches with openings less than 4 inches.

2) The Spiral Stair shown in the plans will NOT be used in this project.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 10/11/2005

Note: **Ok to Issue:** ☑

1) Space under seating to be kept free of flammable and combustible liquids.
Or an automatic sprinkler shall be installed.

2) Construction to comply with NFPA 101.

Comments:

11/30/2005-mjn: Faxed ICC300 to Brian Duffy, egress components are required to comply with this.

Also need a Seismic Quality Assurance Plan

FROM DESIGNER: PINKHAM & GREER CONSULTING ENGINEERS, INC.

DATE: 10.6.05

Job Name: HADLOCK FIELD RIGHT FIELD GRANDSTAND

Address of Construction: PARK AVE., PORTLAND, ME

2003 *International Building Code*

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

Building Code and Year IBC 2003 Use Group Classification(s) _____

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC_____

Is the Structure mixed use?_____ if yes, separated or non separated (see Section 302.3)_____

Supervisory alarm system?_____ Geotechnical/Soils report required?(See Section 1802.2) YES

STRUCTURAL DESWN CALCULATIONS

_____ Submitted for all structural members *(106.1, 106.1.1)*

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads *(7603.11, 1607)*

Floor Area Use	Loads Shown
GRANDSTAND (ALL AREAS)	100 PSF VERTICAL (24 PLF ∥ TO SEAT. 10 PLF ⊥ TO SEAT. FOR EACH ROW)

Wind loads *(1603.1.4, 1609)*

ASCE 7 Design option utilized (1609.1. *1,* 1609.6)

100 MPH *Basic* wind speed *(1609.3)*

II/1.0 Building category and wind importance factor, I_w (Table *1604.5,* 1609.5)

B Wind exposure category *(1609.4)*

N/A Internal pressure coefficient *(ASCE 7)*

23 PSF Component and cladding pressures *(1609.1.1, 1609.6.2.2)*

23 PSF Main force wind pressures (7603.1. *1, 1609.6.2.1)*

Earthquake design data *(1603.1.5,* 1614 - *1623)*

SECT. 1616.3 Design option utilized *(1614.1)*

II Seismic use group ("Category") *(Table* 1604.5, *1616.2)*

.371/.157 Spectral response coefficients, S_{DS} & S_{D1} *(1615.1)*

D Site class *(1615.1.5)*

NONE Live load reduction *(1603.1.1, 1607.9, 1607.10)*

N/A Roof *live* loads *(1603.1.2,* 1607.11)

Roof snow loads *(7603.7.3, 1608)*

60 Ground snow load, P_g (1608.2)

51 If P_g > 40 psf, flat-roof snow load, P_f *(1608.3)*

1.0 If P_g > 10 psf, snow exposure factor, C_e *(Table 1608.3.1)*

1.0 If P_g > 10 psf, snow load importance factor, I_s *(Table 1604.5)*

1.2 Roof thermal factor, C_t *(Table 1608.3.2)*

N/A Sloped roof snowload, P_s *(1608.4)*

C Seismic design category *(1616.3)*

2D Basic seismic-force-resisting system *(Table 1617.6.2)*

3/4 1/2 Response modification coefficient, R_I, and deflection amplification factor, C_d *(Table 1617.6.2)*

EQUIV. LAT. FORCE Analysis procedure *(1616.6,* 1617.5)

35.6 Design base shear (1617.4, *1617.5.1)*

Flood loads *(1603.1.6, 1612)*

N/A Flood hazard area (1612.3)

— Elevation of structure

Other loads

— Concentrated loads (1607.4)

— Partition loads (1607.5)

— Impact loads *(1607.8)*

STAIRS 100 PSF, 300 LB CONCENTRATED Misc. loads *(Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)*

CITY OF PORTLAND
BUILDING CODE CERTFICATE
389 Congress St., Room 315
Portland, Maine 04101

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

FROM: _____

RE: Certificate of Design

DATE: OCT. 5, 2005

These plans and / or specifications covering construction work on:

THE NEW RIGHT FIELD GRANDSTAND

HADLOCK FIELD - PARK AVENUE

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ***2003 International Building Code*** and local amendments.

(SEAL)

REGISTERED ARCHITECT
BRIAN E. DUFFY
No.1524
STATE OF MAINE

Signature: brian e duffy

Title: ARCHITECT

Firm: brian e. duffy associates

Address: 10 A BEACH STREET
PORTLAND, ME

As per Maine State Law:

$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: BRIAN E. DUFFY

Address of Project: HADLOCK FIELD - PARK AVENUE

Nature of Project: THE NEW RIGHT FIELD GRANDSTAND

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL) REGISTERED ARCHITECT BRIAN E. DUFFY No.1524 STATE OF MAINE

Signature: Brian E. Duffy

Title: ARCHITECT

Firm: brian e. duffy associates

Address: 10 A BEACH STREET
PORTLAND, MAINE

Phone: 773-9500

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

From: Marge Schmuckal
To: RICK KNOWLAND
Date: Wed, Jan 5, 2005 4:34 PM
Subject: Hadlock Field

Rick,
Just to follow up on your question of required setbacks within the ROS zone. Yes, there are some.
front: 25'
rear: 25'
sides: 12'

I hope that helps you... Let the games begin....
Marge

75% lot coverage
45' max height - 44' shown

From: Marge Schmuckal
To: Rick Knowland
Date: Thu, Feb 17, 2005 2:01 PM
Subject: Re: Fwd: Right Field Grandstand Sign

Rick,
By the information given on your attachment, the bleachers structure would meet the the maximum height requirement of 45 feet.
Marge

>>> Rick Knowland 02/16 2:37 PM >>>
Marge, Attached is a response to the height issue at Hadlock Field. Let me know what you think.

MARCE - HADLOCK FIELD

From: Brian E Duffy Associates User <bedassoc@maine.rr.com>
To: <rwk@portlandmaine.gov>
Date: 02/16/2005 2:33:52 PM
Subject: Right Field Grandstand Sign

Rick,

If there were no sign at the top of the new grandstand the steel columns on col. Line A would end at 43' - 6" above finished grade. This would be 4" higher than the rear guardrail. This falls under the 45 foot max. structure height for this zone.

To provide adequate structural support for the sign box, we have extended the steel columns and added horizontal steel beams. The sign and the steel framing extends an additional 12 feet.

Please call me with any questions you may have.

Brian E. Duffy AIA
10a Beach Street
Portland, Maine 04101

Tel: 773-9500
Fax: 874-0925

MARCE - DOES THIS ADDRESS THE HEIGHT ISSUE?

COULD YOU LET ME KNOW.

THANKS

RK

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.

Location/Address of Construction: 271 PARK AVE PORTLAND ME 04104		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# 49 Block# A Lot# 001	Owner: CITY OF PORTLAND	Telephone: 874 8300
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: PORTLAND ME BASEBALL 271 PARK AVE PORTLAND ME 04106	Cost Of Work: $ Fee: $ C of O Fee: $
Current Specific use: BALL FIELD Proposed Specific use: BALL FIELD		
Project description: NEW STANDS FOR HADLOCK FIELD		
Contractor's name, address & telephone: Who should we contact when the permit is ready: PORTLAND ME BASEBALL Mailing address: 271 PARK AVE PORTLAND ME 04102 Phone: 784 9300		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, 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: Peter Driscoe	**Date:** 10/3/05

This is not a permit; you may not commence ANY work until the permit is issued.

PINKHAM & GREER
CONSULTING ENGINEERS, INC.

170 U.S. Route One
Falmouth, Maine 04105
Tel: 207.781.5242
Fax: 207.781.4245

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Right Field Grandstand, Hadlock Field
LOCATION: Portland, Maine
PERMIT APPLICANT: Portland Sea Dogs
APPLICANT'S ADDRESS: 271 Park Ave., Portland, ME 04102

STRUCTURAL ENGINEER OF RECORD: David K. Pinkham, P.E. (*NAME*) Pinkham & Greer Engineers (*FIRM*)

ARCHITECT OF RECORD: Brian E. Duffy, R.A., Brian E. Duffy Associates (*NAME* / *FIRM*)

This Statement of Special Inspections is submitted in accordance with Section 1704.0 of the 2003 International Building Code. It includes a listing of special inspections 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 furnish inspection reports to the Code Official and to the Registered Design Professional 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 Code Official and to the Registered Design Professional of Record. Interim reports shall be submitted to the Code Official and to the Registered Design Professional of Record monthly, unless more frequent submissions are requested by the 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 K. Pinkham, P.E.
NAME
David K. Pinkham 9.26.05
SIGNATURE *DATE*

STATE OF MAINE
DAVID K.
PINKHAM
NO. 4433
REGISTERED
PROFESSIONAL
ENGINEER
David K. Pinkham
9.26.05
Preparer's P.E. Seal

Applicant's Authorization:

SIGNATURE *DATE*

Building Code Official:

SIGNATURE *DATE*

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Right Field Grandstand, Hadlock Field

MATERIAL / ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT Y/N	EXTENT (All, Sample,Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV. #
1704.3 STEEL CONSTRUCTION	1.00							
Steel Fabrication		In-plant review Part A - Fabrication procedures	N					
		Part B - Procedures implementation Review conformance to Part A	N	SER to determine extent after completion of Part A				
	1.01	Review material certificates of compliance (structrual steel & weld filler material)	Y			1,2, 3, OR 4		
		Review connections	N	Unless Fabricator not AISC Certified		6		
		Review welding of seismic-resisting system in Cat. "C" buildings	N					
Steel Erection	1.02	Review welder certification	Y	ALL		1,2, 3, OR 4		
	1.03	Review materials certificates of compliance (Bolts, nuts, washers, & weld filler material)	Y	ALL		1,2, 3, OR 4		
	1.04	Review primary steel connections	Y	25 % INITIAL SAMPLE		6		
		Field welded moment connections	N					
	1.05	Field welded shear connections	Y	VISUAL, ALL		6		
	1.06	Bracing connections	Y	VISUAL INSPECTION, ALL; N.D.T. 25% INITIAL SAMPLE		6		
		Review welded Cat. "C" seismic connections	N					
		Review welded column splices	N					
		Review base metal testing for "t" > 1 1/2"	N					
	1.07	Review secondary steel connections	Y	VISUAL ALL		1,2,3,4, OR 6		
		Girts	N					
	1.08	Steel deck	Y	VISUAL, ALL		6		
		Review installation of relieving angles	N					
		Review installation of shear studs	N					
	1.09	Review Details / Steel Frame	Y	SAMPLE		1,2,3, 4, OR 6		

All Steel Construction Special Inspections have been completed in accordance with IBC Section 1704.3 Special Inspector_____ Date_____

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Right Field Grandstand, Hadlock Field

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT Y/N	EXTENT (All, Sample,Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV. #
1704.4 CONCRETE CONSTRUCTION	**2.00**							
Concrete Materials	2.01	Review materials (ACI Chapter 3)	Y	ALL		1,2,3, OR 4		
	2.02	Review mix design (ACI Chapter 4)	Y	ALL		1,2,3, OR 4		
		Review reinforcing certification & weldability (ASTM A 706) if required	N					
Placing Reinforcement	2.03	Review condition & placement of reinforcing and prestressing steel (ACI 318 7.4-7.7)	Y	ALL		1,2,3, OR 4		
		Review welding of reinforcing in Cat "C" seismic-resisting systems	N					
Formwork		Review formwork (ACI 318 6.1)	N					
		Review form removal & reshoring (ACI 318 6.2)	N					
Concrete Operations	2.04	Sample and test Ready-Mix Concrete for strength, slump, air-content and temperature	Y	**1)** 3 test cylinders per day per type of concrete or per 100 cubic yards placed per type of concrete. **2)** Slump, Air, and Temperature: Every Truck	At tailgate of truck	5		
	2.05	Review concrete strength tests (ACI 318 5.6)	Y	ALL		1,2, 3, OR 4 & 5		
	2.06	Review concrete placement (ACI 318 5.9 & 5.10)	Y	SAMPLE		1,2, 3, OR 4		
	2.07	Review curing technique & temperature (ACI 318 5.11, 5.12, & 5.13)	Y	SAMPLE		1,2, 3, OR 4		
	2.08	Review cold weather concreting proceedure	Y	ALL		1,2, 3, OR 4		

All Concrete Construction Special Inspections have been completed in accordance with IBC Section 1704.4 Special Inspector_____ Date_____

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: Right Field Grandstand, Hadlock Field

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT Y/N	EXTENT (All, Sample,Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV. #
1705.7 PREPARED FILL	**4.00**							
Site Preparation	4.01	Review site preparation prior to prepared fill placement	Y	ALL		5		
During Fill Placement	4.02	Review material compliance to soils report	Y	SAMPLE	REVIEW INITIAL GRADATION SUBMITTAL SAMPLE DURING CONSTRUCTION AS REQ'D	5		
	4.03	Lift thickness	Y	SAMPLE		5		
Evaluation of In-Place Density	4.04	Review in-place density for compliance with soils report	Y	SAMPLE	DENSITY TESTS AND REPORTS AS REQ'D	5		

All Prepared Fill Special Inspections have been completed in accordance with IBC Section 1704.7 Special Inspector_____ Date_____

PINKHAM & GREER
CONSULTING ENGINEERS, INC.

170 U.S. Route One
Falmouth, Maine 04105
Tel: (207)781-5242
Fax: (207)781-4245

Date: 10-6-05
Job No:
Attention: Peter Drivas
Re: Hadlock Right Field Grandstand

TO: Portland Sea Dogs

LETTER OF TRANSMITTAL

WE ARE SENDING YOU ☒ **Attached** ☐ **Under separate cover via** **the following items**:

Copies	Date	Description	Action
1	10-6-05	Certificate of Design (Original)	For your use

IF TRANSMITTALS ARE NOT AS INDICATED, PLEASE NOTIFY US AT ONCE.

REMARKS:

COPIES TO:

Signed: David K. Pinkham

CITY OF PORTLAND
BUILDING CODE CERTFICATE
389 Congress St., Room 315
Portland, Maine 04101

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

FROM: _____

RE: Certificate of Design

DATE: OCT. 5, 2005

These plans and / or specifications covering construction work on:

THE NEW RIGHT FIELD GRANDSTAND

HADLOCK FIELD - PARK AVENUE

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ***2003 International Building Code*** and local amendments.

STATE OF MAINE DAVID K. PINKHAM REGISTERED PROFESSIONAL ENGINEER

(SEAL)

Signature: David K. Pinkham

Title: STRUCTURAL ENGINEER

Firm: PINKHAM & GREER CONSULTING ENGINEERS, INC.

Address: 170 RT. 1 FALMOUTH, ME

As per Maine State Law:

$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

70 Center Street, Portland, ME 04101 tel: (207) 774-4427 Fax: (207) 874-2460

Mitchell & Associates

Fax

Sign is 55' high 1/19/05

To: Rick Knowland **From:** Bob Metcalf

Fax: (207) 756-8258 **Pages:** 4 incl. cover

Phone: (207) 874-8725 **Date:** January 19, 2005

Re: Hadlock Stadium **CC:**

☐ **Urgent** X **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Rick,

Attached are the two major elevations with the annotation for the grandstand expansion.
In addition, I have attached a breakdown of the program elements with associated square footage. Let me know if this is what you are looking for.

I will provide the composite site plan and the full size elevations as soon as I receive the plans from Brian Duffy.

Please do not hesitate to call me should you have any questions.

HADLOCK STADIUM

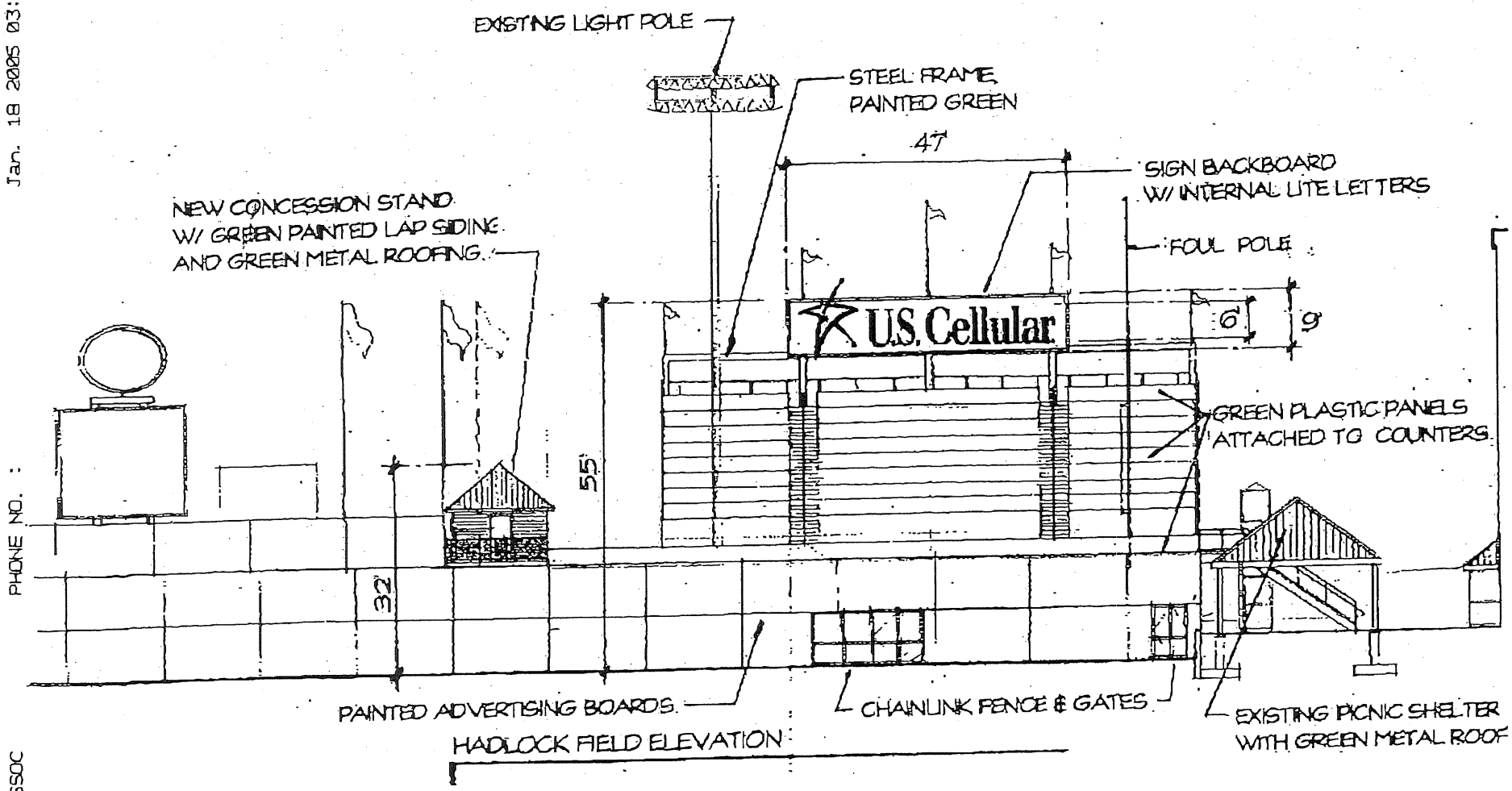
PROPOSED GRANDSTAND SEATING

AREA CALCULATIONS

total project area

• Grandstand seating	Phase I	5,666 S.F.
• Toilet facility (below grandstand)	Phase I	1,200 S.F.
• Concession building and wood platform	Phase I	200 S.F.
• Addition to existing concession building	Phase I	120 S.F.
• Added pavement beyond grandstand	Phase I	1,200 S.F.
• Raised concrete platform	Phase II	1,400 S.F.
• 2nd story concession building addition	Phase II	420 S.F.
		10,206 S.F.

03
Jan. 18 2005 03:36AM P2
MITCHELL & ASSOC
PHONE NO. :
01/19/05 09:21 FAX 2078742460
FROM : BRIAN E DUFFY ASSOC



NEW RIGHT FIELD GRANDSTAND
PORTLAND SEA DOGS · HADLOCK FIELD

architect: brian e. duffy associates 1/15/2005

brian e. duffy associates
ARCHITECTURE TO BUILD BY

FAX TRANSMITTAL

Date: 1 / 18 / 05

To: Marge S.

From: Brian Duffy

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 19 2005
RECEIVED

Re: Right Field Grandstand Elevations

Marge,

Here are copies of my latest Grandstand Elevations showing a proposed sponsors sign above the new grandstand. Please call me with any questions you may have.

Sincerely,

Brian E. Duffy AIA

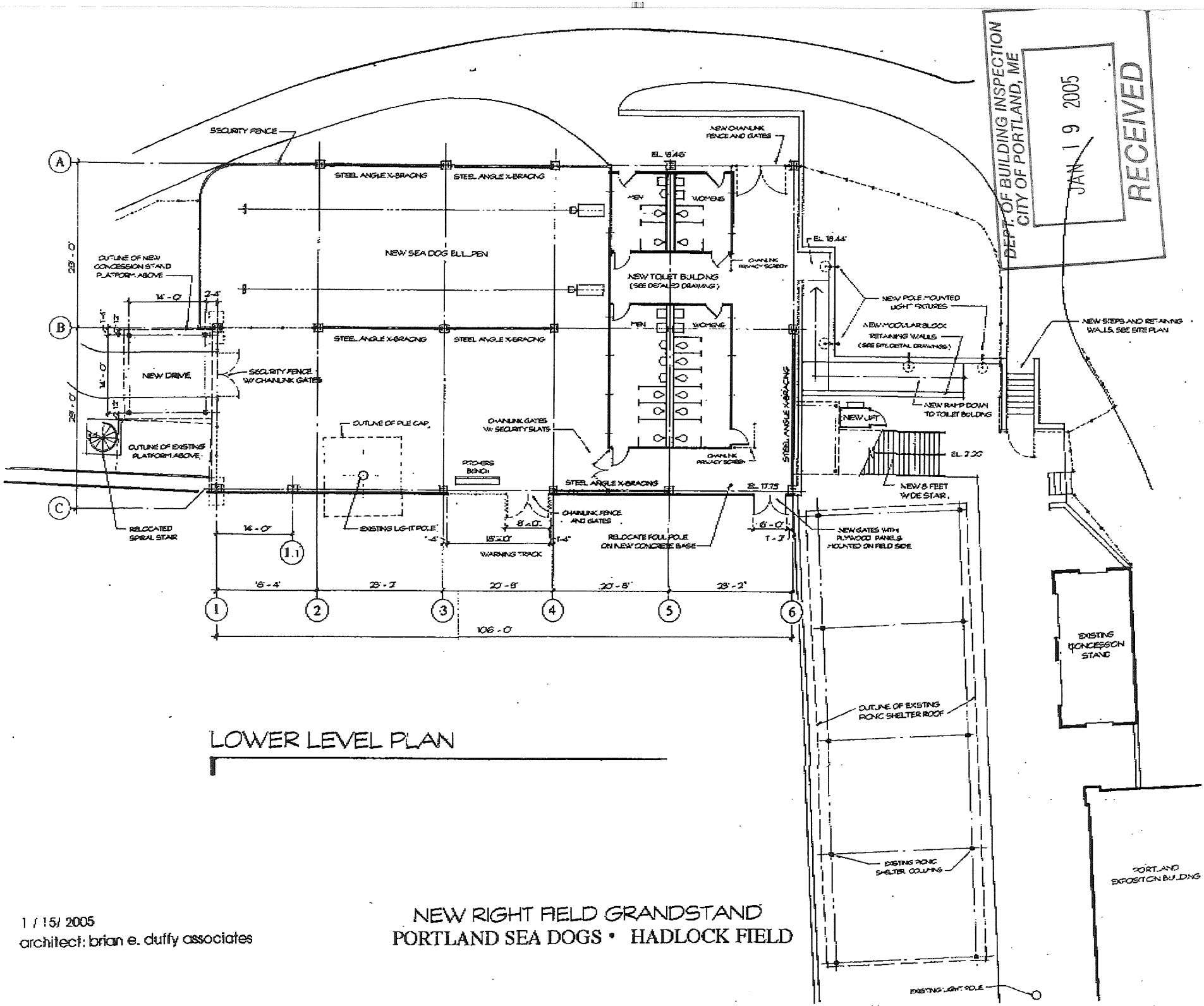
these may help!

Brian

10 beach street portland, maine 04101 Tel. 207 - 773-9500 Fax. 207 - 874-0925

Jan. 18 2005 06:16AM P3
PHONE NO. :
FROM : BRIAN E DUFFY ASSOC

RECEIVED
JAN 19 2005
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME



LOWER LEVEL PLAN

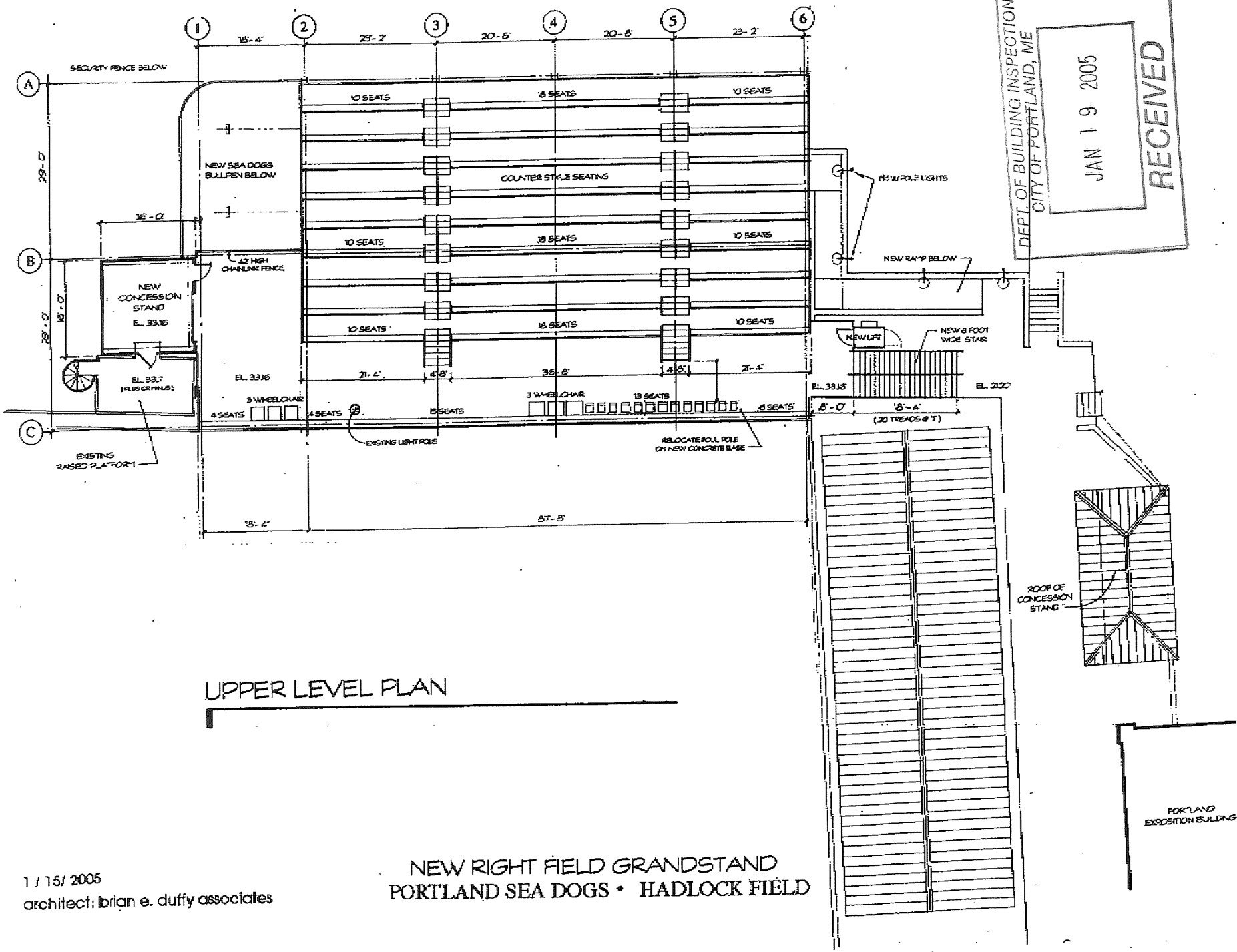
1 / 15/ 2005
architect: brian e. duffy associates

NEW RIGHT FIELD GRANDSTAND
PORTLAND SEA DOGS • HADLOCK FIELD

JAN. 18 '05 (WED) 18:09 COMMUNICATION No. 56 PAGE. 3

Jan. 18 2005 06:16AM P2
PHONE NO. :
FROM : BRIAN E DUFFY ASSOC

RECEIVED
JAN 19 2005
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME



UPPER LEVEL PLAN

1 / 15/ 2005
architect: brian e. duffy associates

NEW RIGHT FIELD GRANDSTAND
PORTLAND SEA DOGS • HADLOCK FIELD

brian e. duffy associates
ARCHITECTURE TO BUILD BY

FAX TRANSMITTAL

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JAN 18 2005
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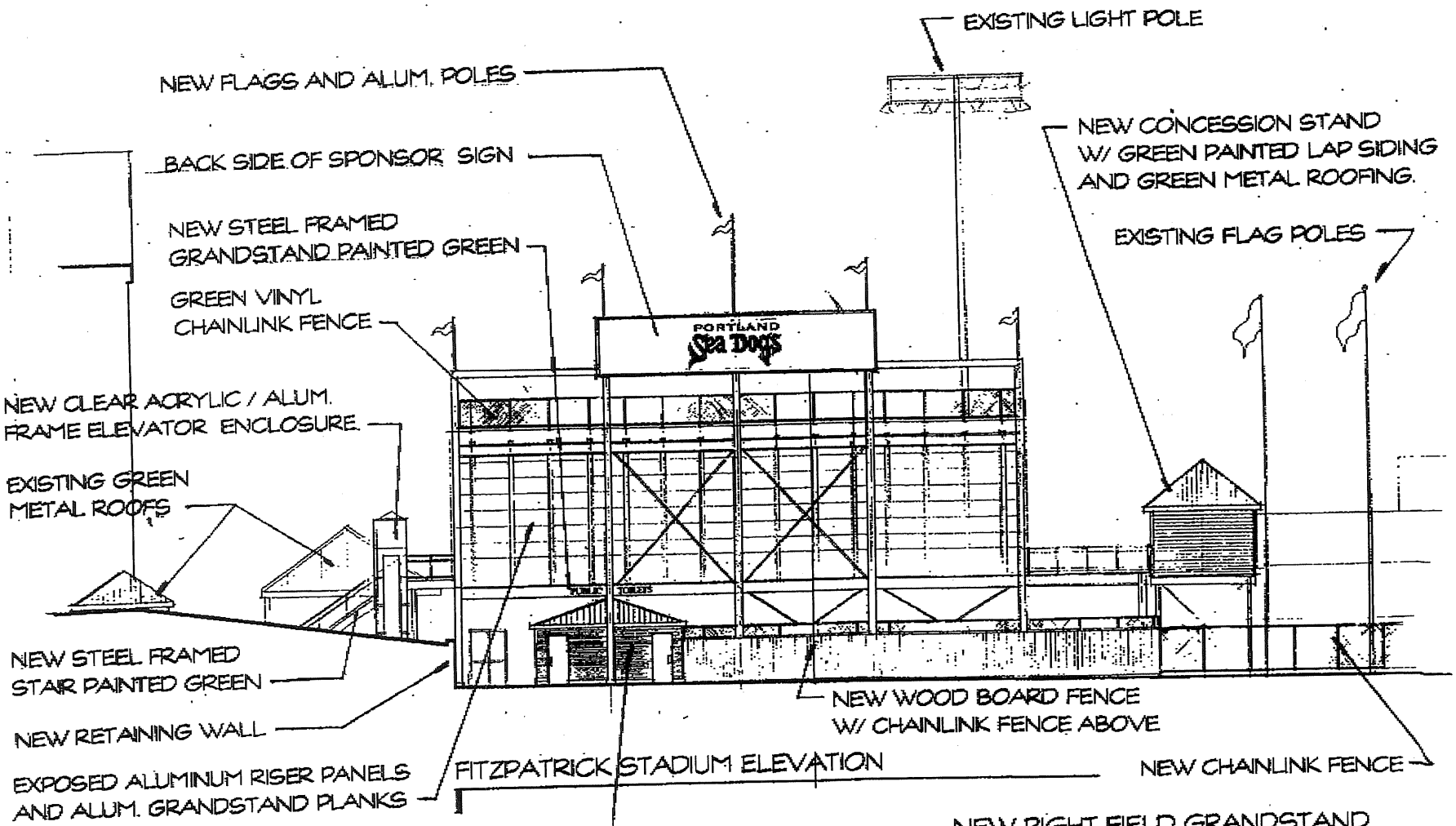
Brian E. Duffy AIA

45' max height

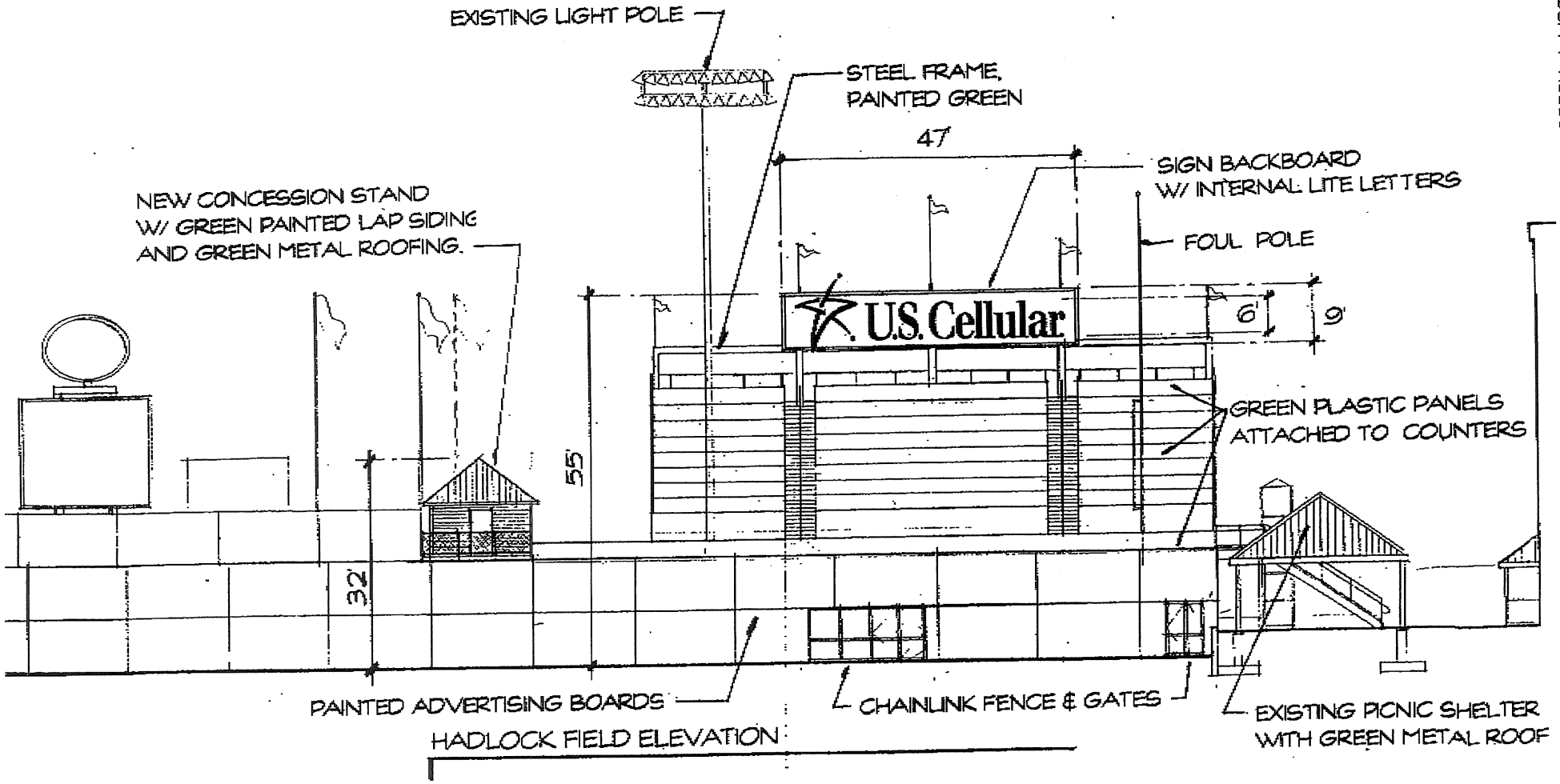
10 beach street portland, maine 04101 Tel. 207 - 773-9500 Fax. 207 - 874-0925



NEW RIGHT FIELD GRANDSTAND
PORTLAND SEA DOGS • HADLOCK FIELD

architect: brian e. duffy associates 1 / 15 / 2005

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 18 2005
RECEIVED



NEW RIGHT FIELD GRANDSTAND
PORTLAND SEA DOGS • HADLOCK FIELD

architect: brian e. duffy associates 1 / 15/ 2005

DEPT. OF BUILDING INSPECTION
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JAN 18 2005
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brian e. duffy associates
ARCHITECTURE TO BUILD BY

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JAN 18 2005
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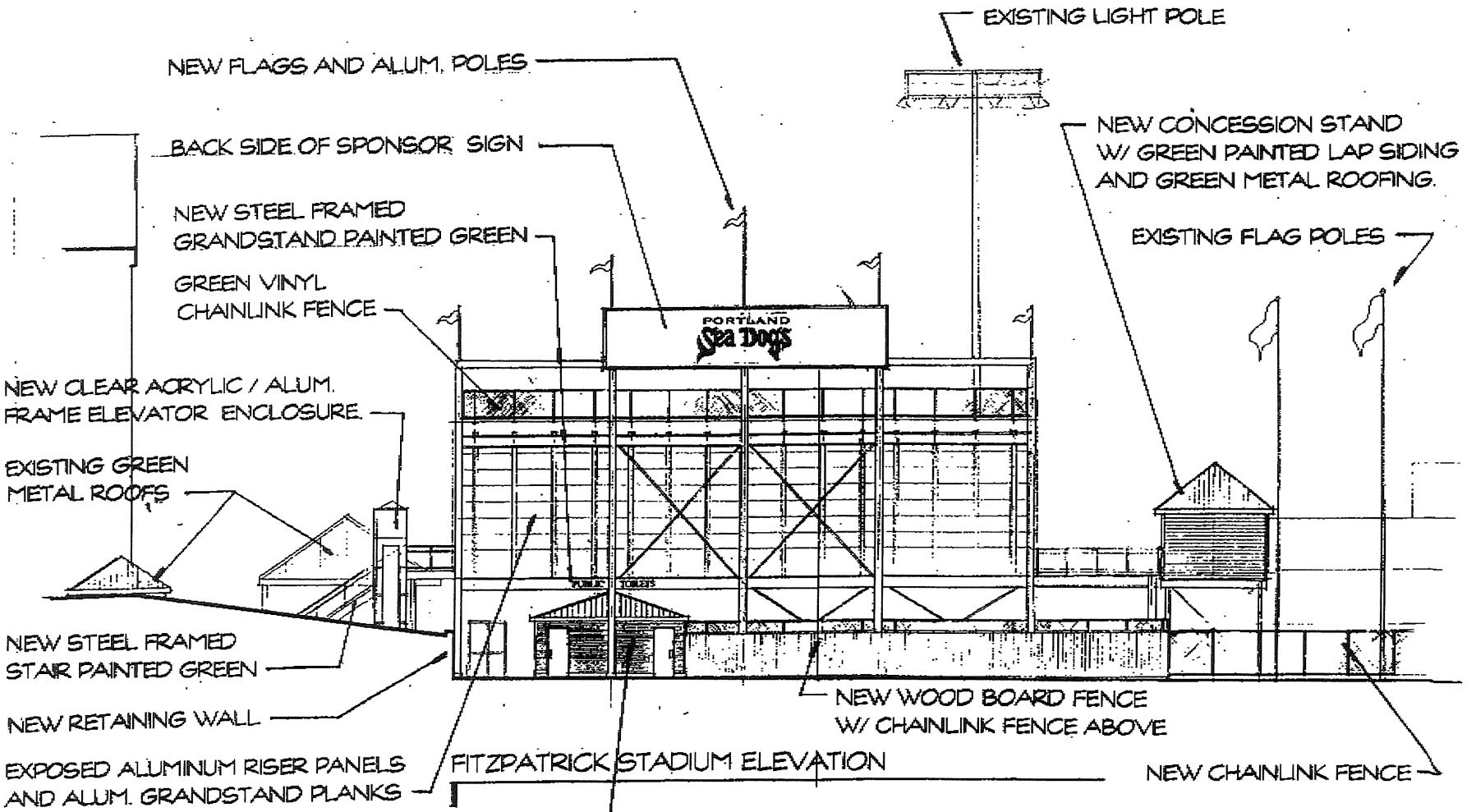
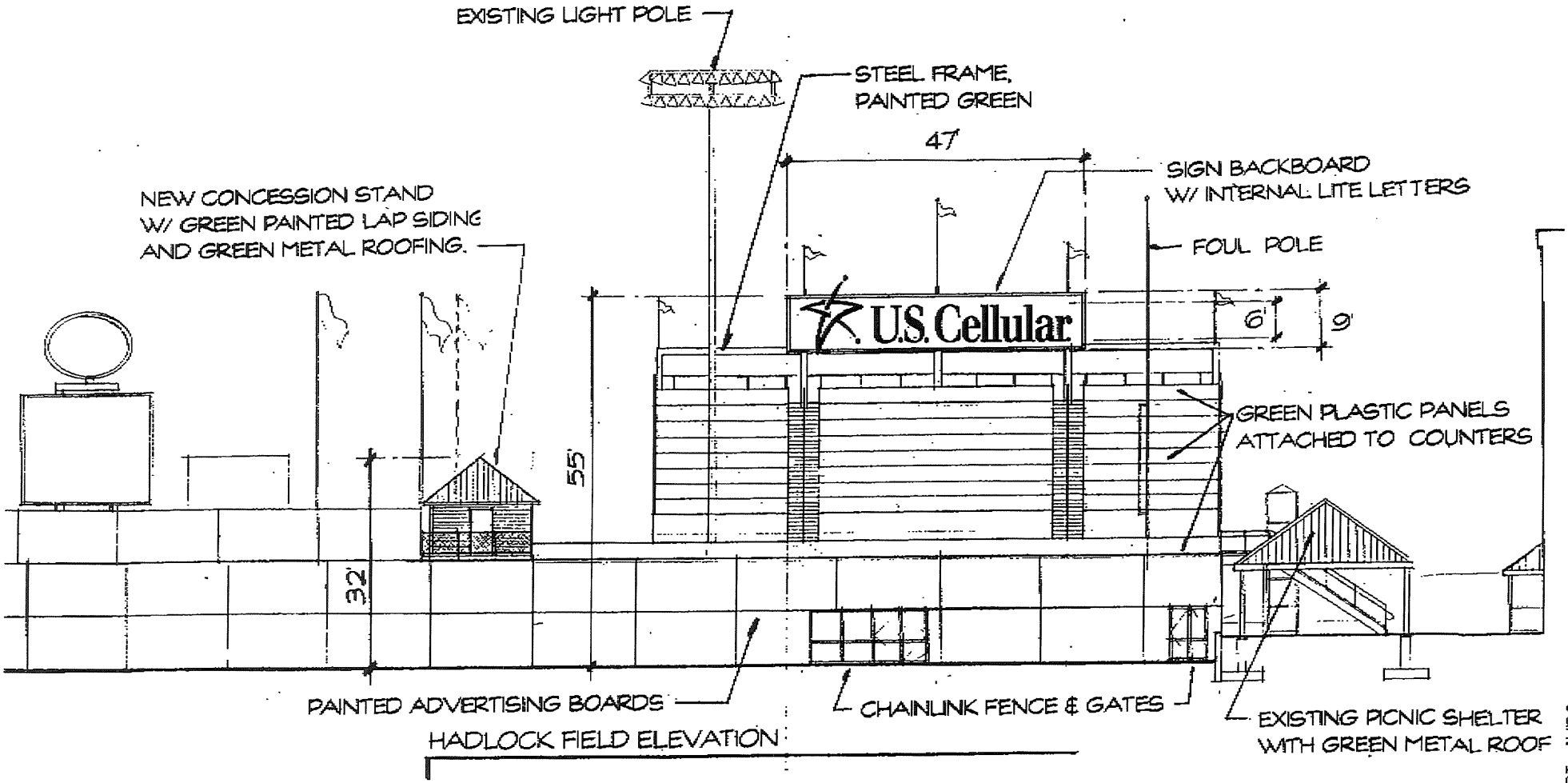


NEW RIGHT FIELD GRANDSTAND
PORTLAND SEA DOGS • HADLOCK FIELD

architect: brian e. duffy associates 1 / 15/ 2005

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 18 2005
RECEIVED



HADLOCK FIELD ELEVATION

NEW RIGHT FIELD GRANDSTAND
PORTLAND SEA DOGS • HADLOCK FIELD

architect: brian e. duffy associates 1/15/2005

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND
JAN 18 2005
RECEIVED

From: Marge Schmuckal
To: RICK KNOWLAND
Date: Wed, Jun 15, 2005 3:55 PM
Subject: Hadlock Stadium

Rick,
As I reported to you previously, this new project would be meeting ROS standards for setbacks, lot coverage and height requirements.
Marge

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

2004-0256
Application I. D. Number

12/20/2004
Application Date

Portland Sea Dogs, Charles Eshbach
Applicant

271 Park Avenue, Portland, ME 04101
Applicant's Mailing Address

Hadlock Stadium
Project Name/Description

Consultant/Agent

271 - 271 Park Ave, Portland, Maine
Address of Proposed Site

Agent Ph: **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

049 A001001
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 | **ROS** Zoning

Check Review Required:

☑ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review

☐ Flood Hazard ☐ Shoreland ☐ HistoricPreservation ☐ DEP Local Certification

☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Pla **$400.00** Subdivision Engineer Review Date **12/30/2004**

Reviewer Marge S. - Inspections

Zoning Approval Status:

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

Approval Date Approval Expiration Extension to ☐ Additional Sheets Attached

☐ Condition Compliance signature date

Performance Guarantee ☐ **Required*** ☐ **Not Required**

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

☐ Performance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit Issue	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	expiration date
☐ Final Inspection	date	signature	
☐ Certificate Of Occupancy	date		
☐ Performance Guarantee Released	date	signature	
☐ Defect Guarantee Submitted	submitted date	amount	expiration date
☐ Defect Guarantee Released	date	signature	

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN - 3 2005
RECEIVED

MITCHELL & ASSOCIATES
LANDSCAPE ARCHITECTS

December 27, 2004

Mr. Rick Knowland, Senior Planner
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Hadlock Stadium
Right Field Grandstand Expansion

Dear Rick,

On behalf of the Sea Dogs Organization, we are pleased to submit the following application for construction of a new grandstand seating and concession area located on the right field side of Hadlock Field. The proposed project consist of the following improvements:

- Construction of a 400 seat, café style seating, grandstand and a second level (deck) platform with a concession stand above the existing picnic area concourse to provide access to the new seating area. The area of the grandstand and platform is 7,830 square feet.

- Expand the existing ground level concession building by 108 square feet.

- Construct a second story addition, 420 square feet, to the existing concession building to provide a concession area on the upper level.

- Construct a new 1,173 square feet toilet facility to serve the proposed grand stand expansion and picnic area as well as to provide public toilet facilities for Fitzpatrick Stadium. The new toilet facilities will be constructed as two separate sections under one roof and will serve both men and women. Access from Fitzpatrick will be limited to the section closest to the stadium and only when there are no games occurring at Hadlock.

- Eliminate the vehicle access drive to Hadlock Field from Fitzpatrick stadium and construct a new sidewalk for access to the field as well as maintain the sidewalk to the Expo building.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
DEC 2 9 2004
RECEIVED

THE STAPLES SCHOOL
70 CENTER STREET
PORTLAND, MAINE 04101

Telephone (207) 774-4427
Fax (207) 874-2460
Website www.mitchellassociates.biz

Enclosed for your review are the following:

- Application
- Project Narrative
- Existing Conditions Plan
- Amended Site Plan, Layout and Planting plan
- Grading, Drainage and Utility Plan
- Site Details
- Architectural Plan set prepared by Brian E. Duffy Associates

A discussed, we have sent a copy of the application to Jim Seymour @ Sebago Technics. As you are aware, a Modified MDOT Traffic Movement Permit application is required. We are assembling the data for submission to MDOT for a Scoping meeting and will notify you of the date for the meeting.

Should you have any questions or comments, please do not hesitate to call me.

Sincerely,
Mitchell & Associates

ROB METCALF

Robert B. Metcalf

Enclosure

Cc Charlie Eshbach
Brian Duffy

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 271 PARK AVENUE		Zone: ROS
Total Square Footage of Proposed Structure: GRAND STAND & PLATFORM PUBLIC RESTROOM	Square Footage of Lot: NA	
Tax Assessor's Chart, Block & Lot: Chart# 49 Block# A Lot# 1	Property owner's mailing address: CITY OF PORTLAND	Telephone #:
Consultant/Agent, mailing address, phone # & contact person: MITCHELL & ASSOCIATES 70 CENTER STREET PORTLAND, ME 04101 ROBERT METCALF AGENT (207) 774-4427	Applicant's name, mailing address, telephone #/Fax#/Pager#: PORTLAND SEA DOG'S MR. CHARLES ESHBACH 271 PARK AVENUE PORTLAND, ME	Project name: HADLOCK STADIUM

Proposed Development (check all that apply)

___New Building _X_Building Addition ___Change of Use ___Residential ___Office ___Retail
___Manufacturing ___Warehouse/Distribution ___Parking lot
___Subdivision ($500.00) + amount of lots____ ($25.00 per lot) $_____
___Site Location of Development ($3,000.00)
(except for residential projects which shall be $200.00 per lot_____)
___Traffic Movement ($1,000.00) ___Stormwater Quality ($250.00)
___Section 14-403 Review ($400.00 + $25.00 per lot)
___Other_____

Major Development (more than 10,000 sq. ft.)

___Under 50,000 sq. ft. ($500.00)
___50,000 - 100,000 sq. ft. ($1,000.00)
___Parking Lots over 100 spaces ($1,000.00)
___100,000 - 200,000 sq. ft. ($2,000.00)
___200,000 - 300,000 sq. ft. ($3,000.00)
___Over 300,000 sq. ft. ($5,000.00)
___After-the-fact Review ($1,000.00 + applicable application fee)

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
DEC 2 9 2004
RECEIVED

Minor Site Plan Review

_X_Less than 10,000 sq. ft. ($400.00)
___After-the-fact Review ($1,000.00 + applicable application fee)

Plan Amendments

___Planning Staff Review ($250.00)
___Planning Board Review ($500.00)

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

PORTLAND SEA DOG'S
C/O MR. CHARLES ESHBACH
271 PARK AVENUE
PORTLAND, ME

Submittals shall include (9) separate folded packets of the following:

a. copy of application
b. cover letter stating the nature of the project
c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

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: [signature] AGENT	Date: DECEMBER 27, 2004

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

CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST

Project Name, Address of Project

Application Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
NA	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	(2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
NA	(4)	Boundaries of the site	c
NA	(5)	Total land area of site	d
✓	(6)	Topography - existing and proposed (2 feet intervals or less)	e
NA	(7)	Plans based on the boundary survey including:	2
	(8)	Existing soil conditions	a
NA	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
✓	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓	(11)	Approx location of buildings or other structures on parcels abutting the site	d
✓	(12)	Location of on-site waste receptacles	e
✓	(13)	Public utilities	e
✓	(14)	Water and sewer mains	e
✓	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
NA	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
NA	(18)	Parking areas	g
NA	(19)	Loading facilities	g
NA	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
NA	(21)	Curb and sidewalks	g
✓	(22)	Landscape plan showing:	h
✓	(23)	Location of existing proposed vegetation	h
✓	(24)	Type of vegetation	h
✓	(25)	Quantity of plantings	h
✓	(26)	Size of proposed landscaping	h
✓	(27)	Existing areas to be preserved	h
✓	(28)	Preservation measures to be employed	h
✓	(29)	Details of planting and preservation specifications	h
✓	(30)	Location and dimensions of all fencing and screening	i
NA	(31)	Location and intensity of outdoor lighting system	j
NA	(32)	Location of fire hydrants, existing and proposed	k
✓	(33)	Written statement	c
✓	(34)	Description of proposed uses to be located on site	l
NA	(35)	Quantity and type of residential, if any	l
NA	(36)	Total land area of the site	b2
	(37)	Total floor area and ground coverage of each proposed building and structure	b2
NA	(38)	General summery of existing and proposed easements or other burdens	c3
	(39)	Method of handling solid waste disposal	4
✓	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
✓	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
✓	(42)	An estimate of the time period required for completion of the development	7
✓	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
—	(44)	The status of any pending applications	8
—	(45)	Anticipated timeframe for obtaining such permits	h8

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
05-1430	10/04/2005	049 A001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
165 PARK AVE	CITY OF PORTLAND	389 CONGRESS ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Portland Maine Baseball	271 Park Ave Portland	(207) 784-9300
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

Proposed Use:	Proposed Project Description:
Commercial Grandstands for ball field	Grandstands for ball field

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 10/05/2005

Note: **Ok to Issue:** ☑

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 12/20/2005

Note: **Ok to Issue:** ☑

1) The Guard in the front of the seats that are nearest to right field must be 36 inches with openings less than 4 inches.

   See Section 1024.14.3

2) The Spiral Stair shown in the plans will NOT be used in this project.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 10/11/2005

Note: **Ok to Issue:** ☑

1) Space under seating to be kept free of flammable and combustible liquids.
   Or an automatic sprinkler shall be installed.

2) Construction to comply with NFPA 101.

Comments:

11/30/2005-mjn: Faxed ICC300 to Brian Duffy, egress components are required to comply with this.

Also need a Seismic Quality Assurance Plan

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
05-1430	10/04/2005	049 A001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
165 PARK AVE	CITY OF PORTLAND	389 CONGRESS ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Portland Maine Baseball	271 Park Ave Portland	(207) 784-9300
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

Proposed Use:	Proposed Project Description:
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 10/05/2005

Note: **Ok to Issue:** ☑

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Note: **Ok to Issue:** ☑

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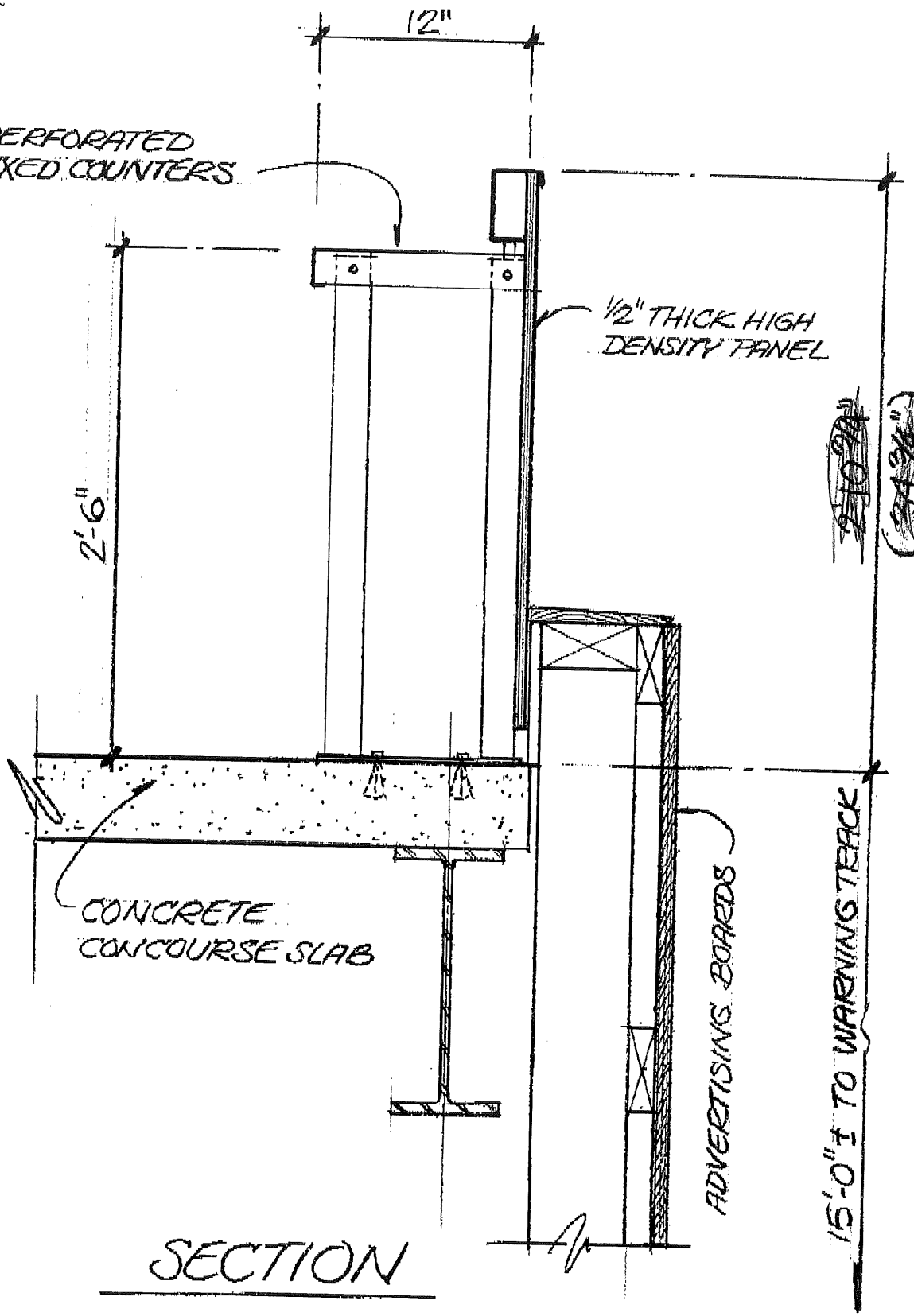
11/30/2005-mjn: Faxed ICC300 to Brian Duffy, egress components are required to comply with this.

Also need a Seismic Quality Assurance Plan

FROM : BRIAN E DUFFY ASSOC PHONE NO. : Jan. 18 2006 01:41PM P1

ATT : [illegible]
FROM: BRIAN DUFFY

1740925



MUST BE 36"

SECTION

architect: brian e. duffy associates 1·6·06

PORTLAND SEA DOGS

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 051430

PERMIT ISSUED
DEC 20 2005
CITY OF PORTLAND

This is to certify that CITY OF PORTLAND /Portland Maine Baseball

has permission to Grandstands for ball field

AT ~~165~~ 271 PARK AVE L 049 A001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.	A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Capt. Greg Cass 10-11-05 PFD

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Director - Building & Inspection Services 12/20/05

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:	Issue Date:	CBL:
05-1430	PERMIT ISSUED DEC 20 2005 CITY OF PORTLAND	652 C 001 049 A001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
~~165~~ 271 PARK AVE	CITY OF PORTLAND	389 CONGRESS ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Portland Maine Baseball	271 Park Ave Portland	2077849300
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Commercial	ROS

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
~~Commercial~~ Hadlock Field	Commercial Grandstands for ball field		$0.00	1

FIRE DEPT: ☑ Approved ☐ Denied

with Conditions

Signature: Greg Cass

INSPECTION: Use Group: A5 Bleachers Type: 2B

5B - Bath + Concession

Signature: 12/20/05

Proposed Project Description:

Grandstands for ball field

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
dmartin	10/04/2005

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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☒ Site Plan #2005-0256	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☒ MM ☐	☐ Denied	☐ Denied
OK Date: 10/5/05	Date:	Date:

CERTIFICATION

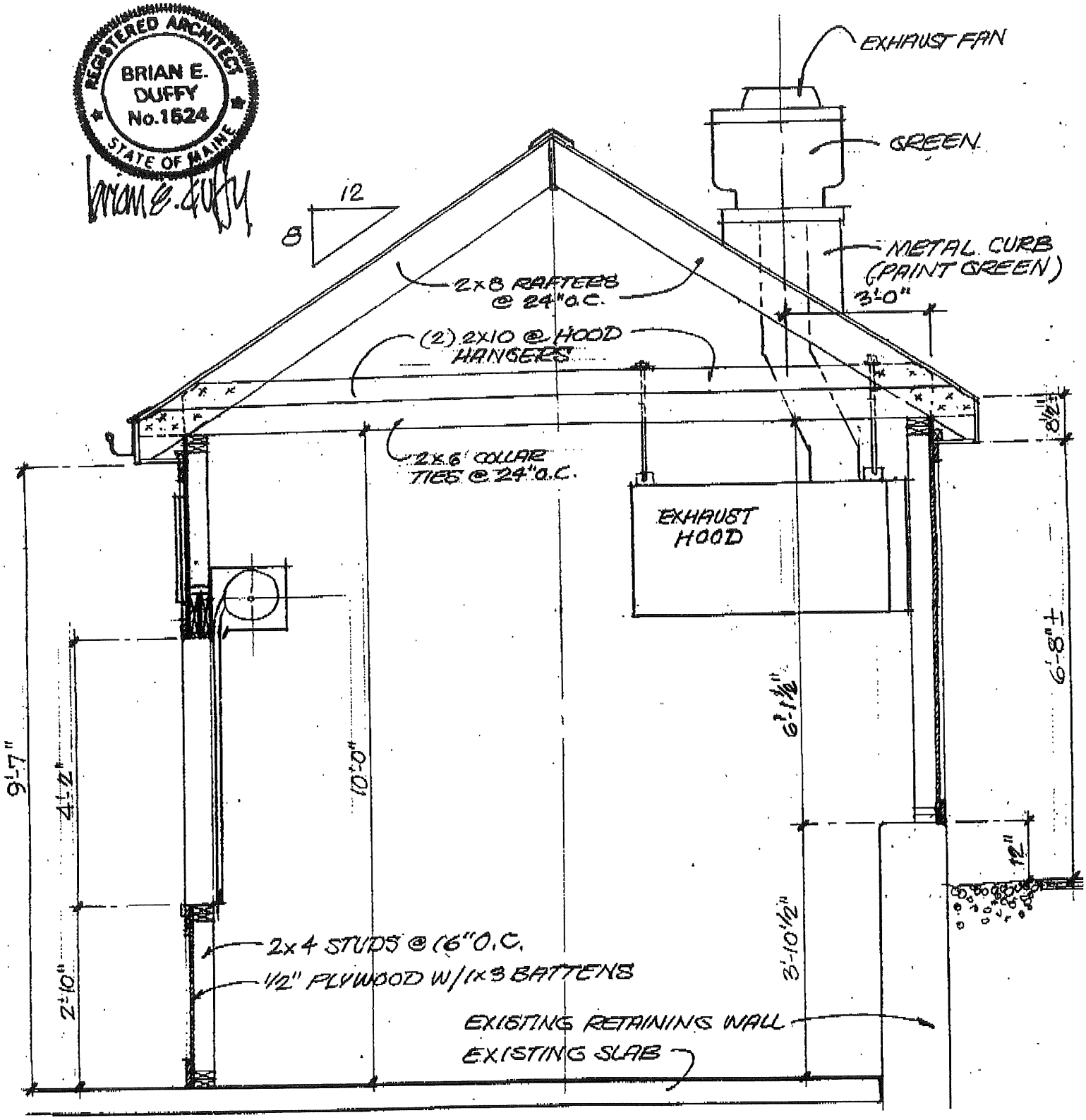
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

REGISTERED ARCHITECT
BRIAN E. DUFFY
No. 1524
STATE OF MAINE

Brian E. Duffy



REBUILT CONCESSION STAND

PORTLAND SEA DOGS · HADLOCK FIELD

MITCHELL & ASSOCIATES
LANDSCAPE ARCHITECTS

February 17, 2006

Mr. Michael Nugent; Division Head
Building Inspections
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Hadlock Field

Dear Mike,

The following request is in regards to our conversation yesterday concerning the proposed temporary concession stand to be located in the right field picnic area. The Sea Dogs have applied for a building permit to construct a temporary wood frame concession stand under the existing picnic structure; this structure will be temporary for two seasons or less. The structure will be built on a six- (6) inch concrete on-grade slab with a 10-inch gravel base. The wood frame structure will be built so that it can be disassembled and relocated.

In our earlier conversation, you indicated that since the structure would be there more then 180 days that we needed to have a structural foundation in accordance with the building code. In evaluating the options, it was determined that an insulated structural slab would be required. The cost estimate for this is $10,000 and prohibitive for a temporary structure. The initial concept was for a pressure treated wood floor that was dismissed only in consideration that the concrete slab would be about the same cost and had significant timesaving in an already tight schedule.

We are requesting relief from the requirement for a structural slab in consideration of the following:

- The concession stand will only be used 71 times in a season for the Sea Dog's home games.
- Only Sea Dog's employees will be occupying the structure.
- Other concession stands in the park are on non-structural concrete slabs.
- The left field 500-seat grandstand was constructed on a non-structural concrete slab.

THE STAPLES SCHOOL
70 CENTER STREET
PORTLAND, MAINE 04101
Telephone (207) 774-4427
Fax (207) 874-2460
Website www.mitchellassociates.biz

- The Sea Dog's are not concerned with the potential heaving and or cracking of the concrete slab.

- The original approval for the picnic structure included a concrete slab under the picnic structure, however it was eliminated at that time due to budget concerns.

As we have discussed, schedule is very important and we need to get the concrete poured so that the building can be erected by opening day, this is April 13, 2006. We will be submitting updated plans for the concession building to address your comments regarding the mechanical code for the cooking equipment. Should you have any questions, please do not hesitate to call me.

Sincerely,
Mitchell & Associates

Robert B. Metcalf

Cc Charlie Eshbach
Peter Drivas
Cuyler Feagles
Brian Duffy

brian e. duffy associates
ARCHITECTURE TO BUILD BY

FAX TRANSMITTAL

Date: 3 / 31 / 06

To: Mike Nugent

From: Brian Duffy

Re: New Grandstand at Hadlock Field

Mike,

Here is a copy of my letter to Nelson Collins at the State Fire Marshal's office. I talked to Steve Dodge regarding these issues and he wanted me to summarize the stair issue for Nelson to review. Steve is now pushing for us to install sprinkler heads in the toilet rooms. These heads would connect to the domestic water entrance. Steve referred me to the Life Safety Code section 9.7.1.2. This section deals with sprinkler piping serving not more than six sprinkler heads for any isolated hazardous area. Do you agree?

Sincerely,

Brian E. Duffy AIA

10 beach street portland, maine 04101 Tel. 207 - 773-9500 Fax. 207 - 874-0925

As for the Toilet Building under the Grandstand I thought I had discussed this with Steve. The building is designed as two buildings under one roof. I thought I meet the Life Safety exception 12.4.8.5 (2). The smaller building has two separate toilet rooms that are 150 s.f. each. The larger building is made up of two toilet rooms that are 286 s.f. each. All the rooms are connected to the fire alarm system. Mike Nugent and I discussed the sizes of the two buildings and he did not have a problem with them. The Building Permit was issued.

I should have sent a revised drawing to Steve back in January when the Sea Dogs decided to move the concession stand. I realize you have been brought into the project late and I wand to do what I can to address your concerns. Unfortunately, the opening day game is April 13th and the Sea Dogs are planning to have the sponsor of the new grandstand use it for the first time. I would be glad to meet with you at the site if you think it would be helpful.

Please call me with any questions you may have.

Sincerely,

Brian E. Duffy AIA

copy: Charles Eshbach - Portland Sea Dogs
Mike Nugent - Building Inspection Dept.

STRUCTURAL DESIGN CONSULTING

22 Oakmont Drive
Old Orchard Beach, ME
04064-4121

207.934.8038
Fax 207.934.8039

March 31, 2006

Mr. David Lloyd
Archetype, P.A.
48 Union Wharf
Portland, Me 04101

Subject: 551 Congress Street
Portland, ME

Dear David,

I have reviewed the structural capacity of the existing roof framing at the subject building. The existing framing consists of 3x14 wood rafters spaced at 20". I have determined by calculations that the existing framing has sufficient capacity to support the weight of 12 proposed condenser units in conjunction with IBC/2003 stipulated snow load (including drift) and the roof's dead load. Each condenser weighs 175 pounds. The condensers must be located so that there is at least 36" clear between units.

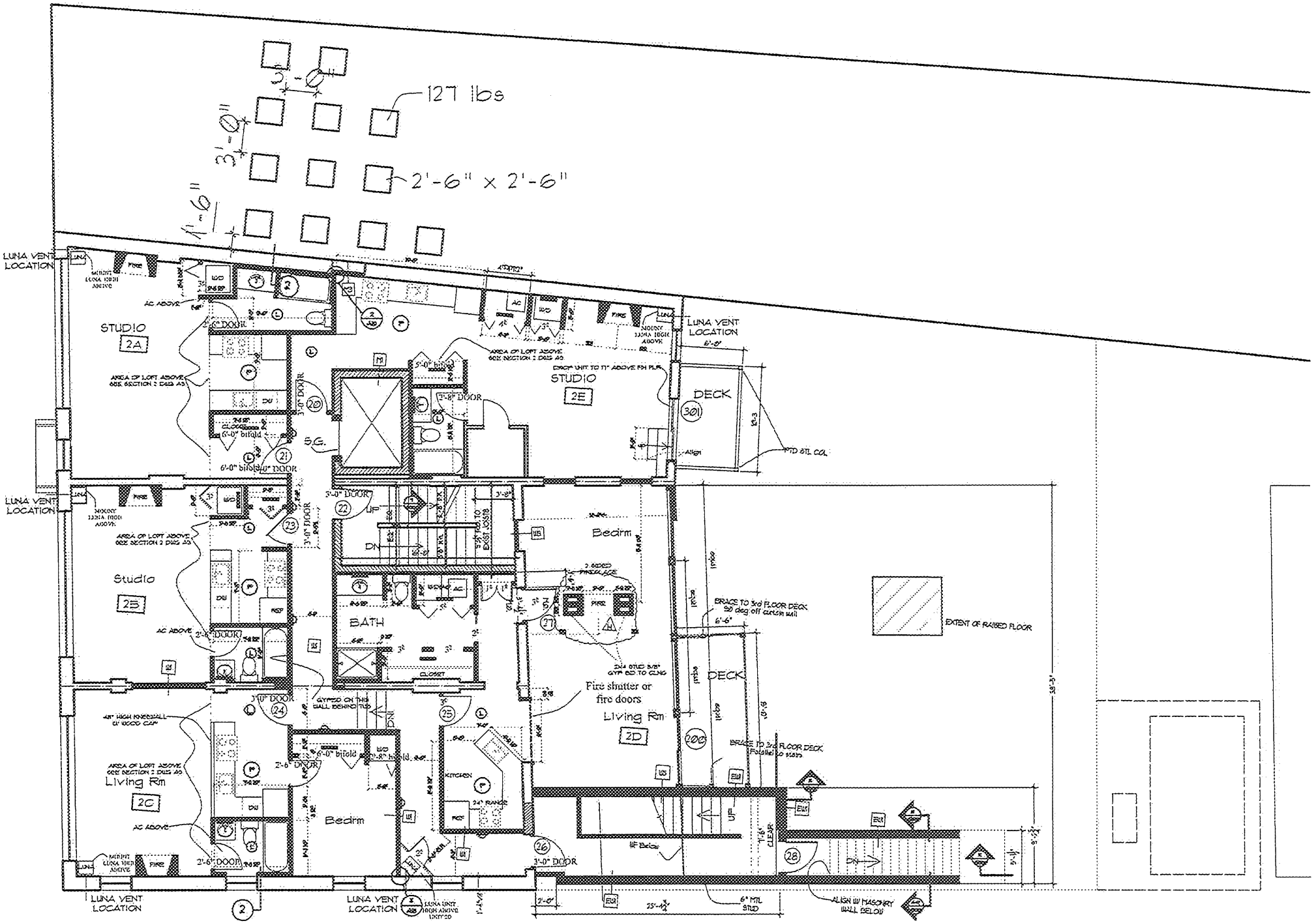
Please call me if there is any question.

Sincerely,

STRUCTURAL DESIGN CONSULTING, INC.

David J. Tetreault, P.E.

STATE OF MAINE
DAVID J. TETREAULT
No. 4840
REGISTERED PROFESSIONAL ENGINEER



2nd FLOOR PLAN

ATT: MIKE NUGENT

brian e. duffy associates
ARCHITECTURE TO BUILD BY

Date: 4 / 10 / 06

To: Nelson Collins

From: Brian Duffy

Re: New Grandstand at Hadlock Field

Dear Nelson,

Here is a copy of the proposed new second stair running down to ground at the west end of the new Grandstand. As I mentioned on Friday, opening day is on Thursday April 13th. I'm asking if this stair can be constructed later in the summer. The Sea Dogs will sign a letter of commitment and tie it to a completion date that you find appropriate.

Please call me with any questions you may have.

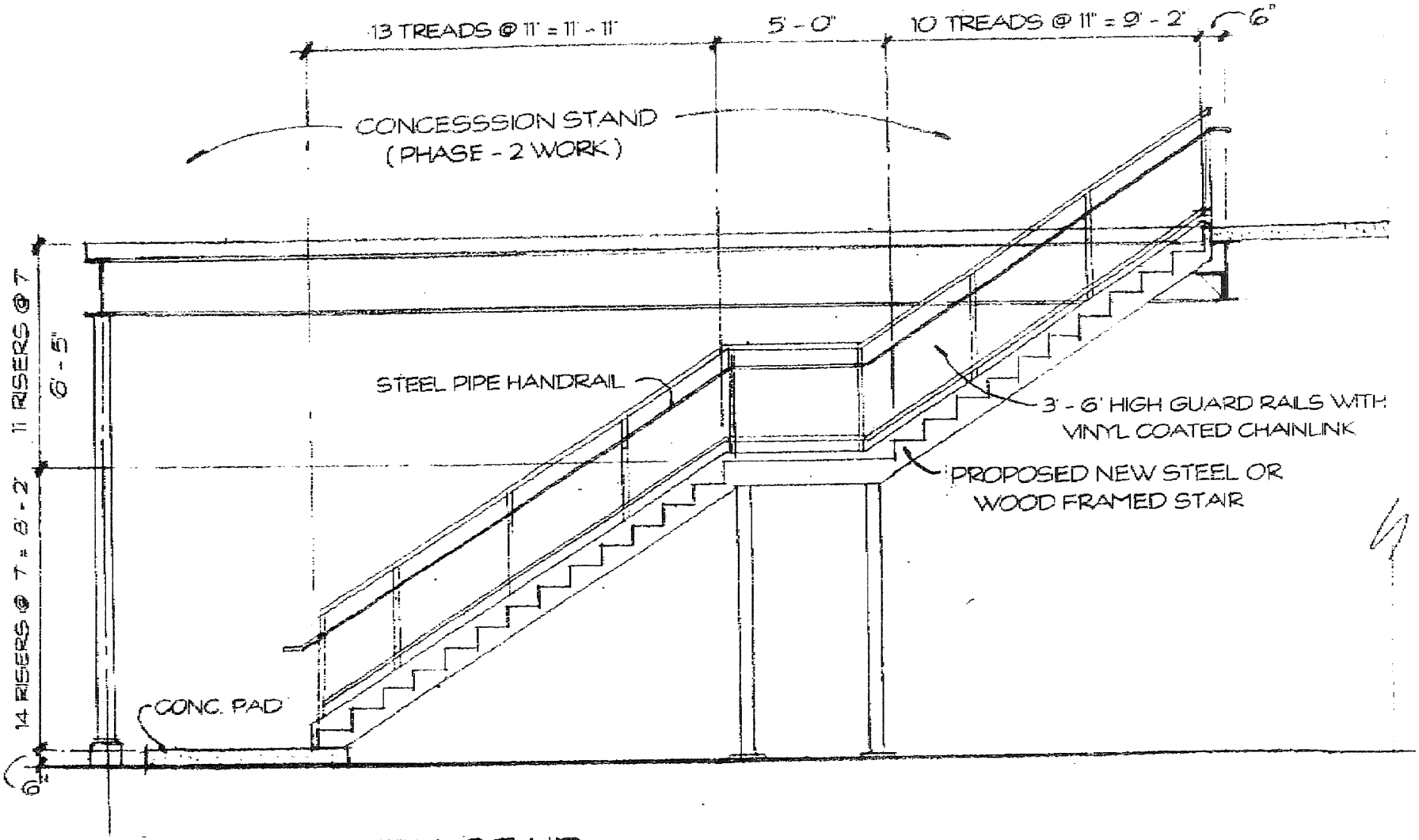
Sincerely,

Brian E. Duffy AIA

copy: Charles Eshbach - Portland Sea Dogs
Mike Nugent - Portland Building Inspection

10 beach street portland, maine 04101 Tel. 207 - 773-9500 Fax. 207 - 874-0925

FROM : BRIAN E DUFFY ASSOC PHONE NO. : Apr. 10 2006 04:04PM P3



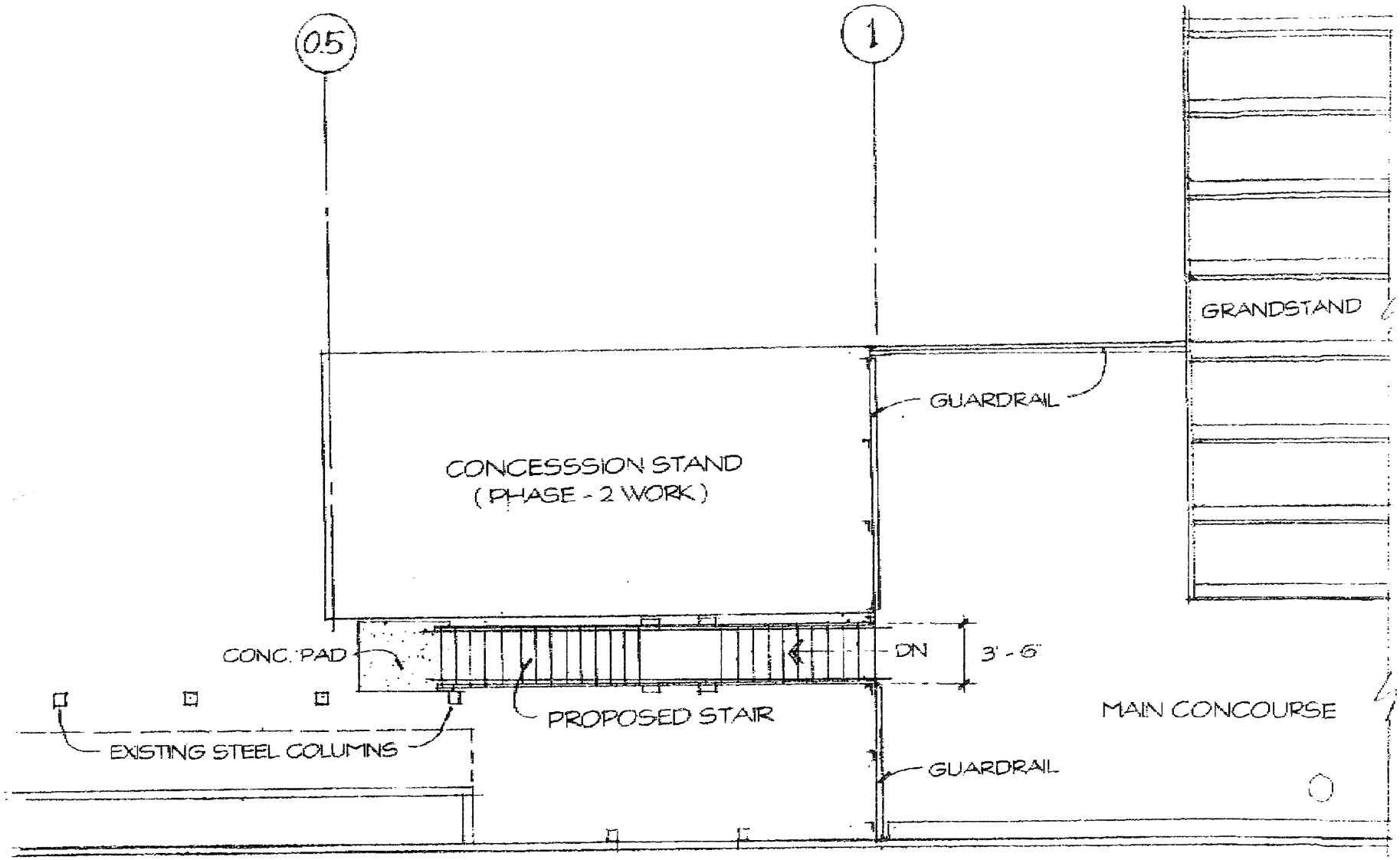
SECTION THRU STAIR

SCALE 1/4" = 1' - 0"

NEW EXIT STAIR

RIGHT FIELD GRANDSTAND
PORTLAND SEA DOGS

architect: brian e. duffy associates APRIL 8, 2006



PLAN OF STAIR

SCALE 1/8" = 1' - 0"

NEW EXIT STAIR

RIGHT FIELD GRANDSTAND
PORTLAND SEA DOGS

architect: brian e. duffy associates APRIL 8, 2006

FROM : BRIAN E DUFFY ASSOC PHONE NO. : Apr. 10 2006 04:04PM P2

brian e. duffy associates
ARCHITECTURE TO BUILD BY

Date: 3 / 30 / 06

To: Nelson Collins

From: Brian Duffy

Re: New Grandstand Steel at Hadlock Field

Dear Nelson,

I talked to Steve Dodge to refresh my memory regarding the Grandstand Permit. Steve reminded me that he did not want the spiral used as an egress stair. I told him that it was used by the concession staff only but he still wanted a conventional stair, I was to send a revised drawing. Then the Sea Dogs decided to build the concession stand down on the lower level under the existing picnic shelter. At this point I thought the circular stair became a non issue. Mike Nugent from City's Building Inspection Dept. did his code research using the newly adopted 2003 IBC. We discussed the single stair and the fact that the area where the spiral landed is a fenced in utility area behind the outfield wall where the generator / transformer is located and is used by the groundskeeping crew. Mike called the International Code Council and discussed their standards for Bleachers, Folding & Telescopic Seating & Grandstands. They allow for the large single stair leading to two separate egress paths, which we have. Their allowable Travel Distance is 400 feet for exterior installations, the longest travel is from the top row corner seat. That distance is 165 feet to the bottom of the stair. Given this information I designed the new single stair oversized at 8 feet wide. The Life Safety Code uses .200 inches x 393 for stairs, 6'-6" wide. Mike issued the Building Permit.

10 beach street portland, maine 04101 Tel. 207 - 773-9500 Fax. 207 - 874-0925

Form # P 01

ELECTRICAL PERMIT
City of Portland, Me.

To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date March 16.06
Permit # 064226
CBL# 49 A 001

LOCATION: Hadlock Field
METER MAKE & #
CMP ACCOUNT #
OWNER City of Portland
TENANT Portland Seadogs
PHONE #

							TOTAL	EACH FEE
OUTLETS	70	Receptacles	12	Switches		Smoke Detector	.20	16.4
FIXTURES		Incandescent	50	Fluorescent		Strips	.20	10.00
SERVICES		Overhead		Underground		TTL AMPS <800	15.00	
		Overhead		Underground		>800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
							25.00	
METERS		(number of)					1.00	
MOTORS	1	(number of)					2.00	2.00
RESID/COM		Electric units					1.00	
HEATING		oil/gas units		Interior		Exterior	5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00	
		Insta-Hot		Water heaters		Fans	2.00	
		Dryers		Disposals		Dishwasher	2.00	
		Compactors		Spa		Washing Machine	2.00	
		Others (denote)					2.00	
MISC. (number of)		Air Cond/win					3.00	
		Air Cond/cent				Pools	10.00	
		HVAC		EMS		Thermostat	5.00	
	1	Signs					10.00	10.00
		Alarms/res					5.00	
		Alarms/com					15.00	
		Heavy Duty(CRKT)					2.00	
		Circus/Carnv					25.00	
		Alterations					5.00	
		Fire Repairs					15.00	
	10	E Lights					1.00	10.00
	1	E Generators					20.00	20.00
PANELS		Service	3	Remote		Main	4.00	12.
TRANSFORMER		0-25 Kva					5.00	
		25-200 Kva					8.00	
		Over 200 Kva					10.00	
						TOTAL AMOUNT DUE		
		MINIMUM FEE/COMMERCIAL 45.00				MINIMUM FEE 35.00		80.40

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 16 2006
RECEIVED

CONTRACTORS NAME Campbell's Electric
MASTER LIC. # 9169
ADDRESS P.O. Box 1834 Portland ME
LIMITED LIC. #
TELEPHONE 252-2411

SIGNATURE OF CONTRACTOR

White Copy - Office • Yellow Copy - Applicant

ATT: MIKE NUGENT

brian e. duffy associates
ARCHITECTURE TO BUILD BY

Date: 4 / 10 / 06

To: Nelson Collins

From: Brian Duffy

Re: New Grandstand at Hadlock Field

Dear Nelson,

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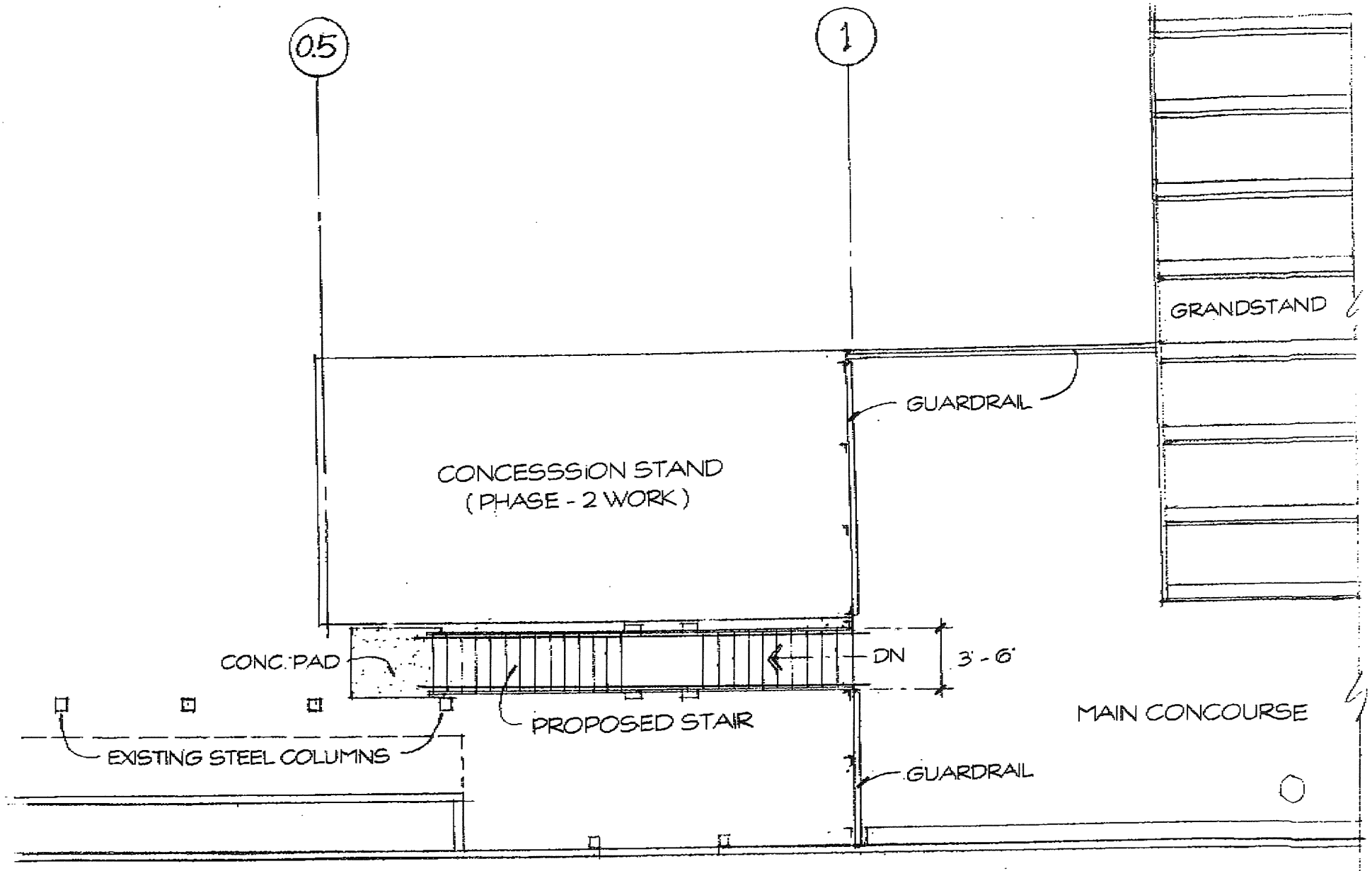
Brian E. Duffy AIA

copy: Charles Eshbach - Portland Sea Dogs
Mike Nugent - Portland Building Inspection

10 beach street portland, maine 04101 Tel. 207 - 773-9500 Fax. 207 - 874-0925



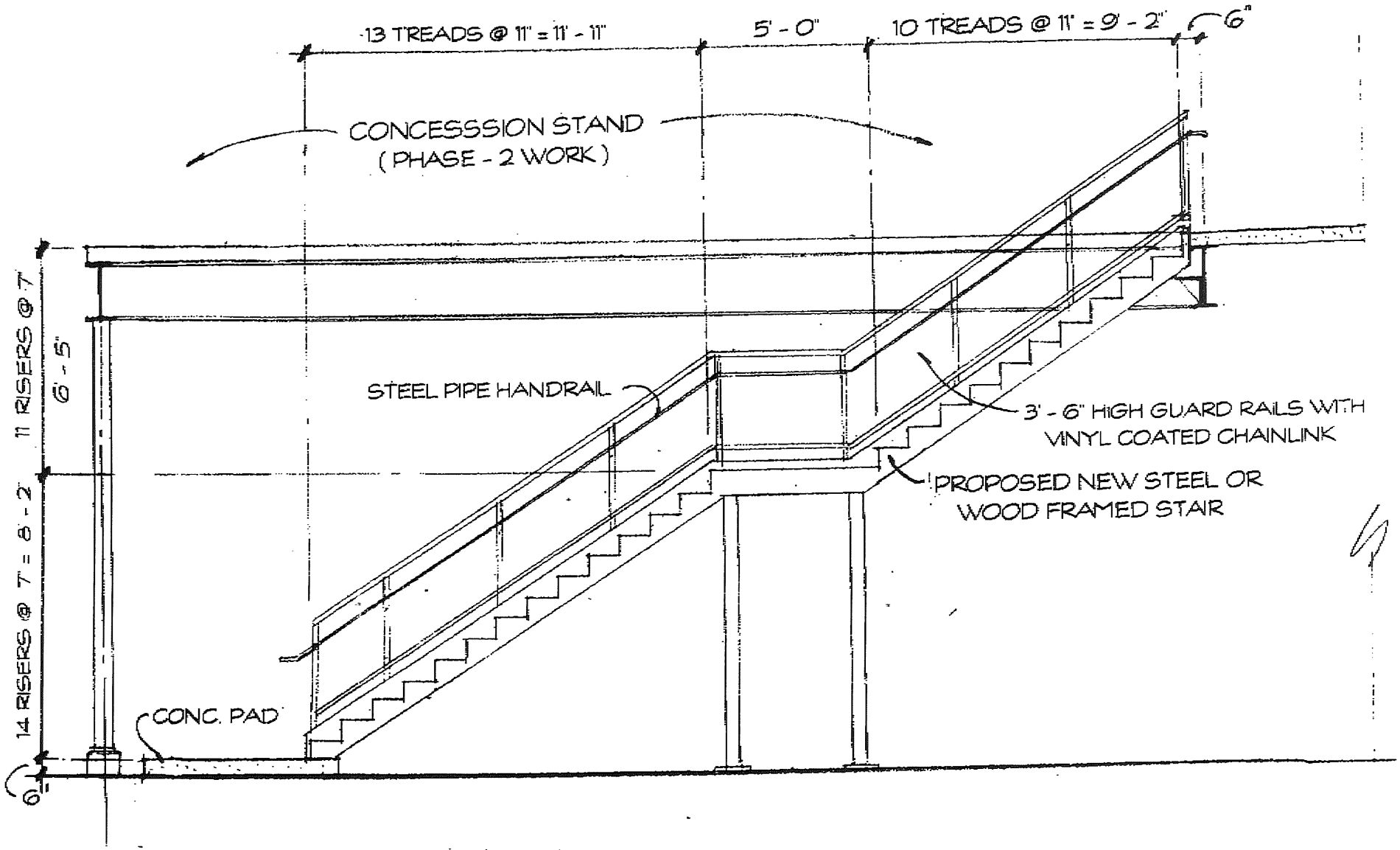
PLAN OF STAIR

SCALE: 1/8" = 1' - 0"

NEW EXIT STAIR

RIGHT FIELD GRANDSTAND
PORTLAND SEA DOGS

architect: brian e. duffy associates APRIL 8, 2006



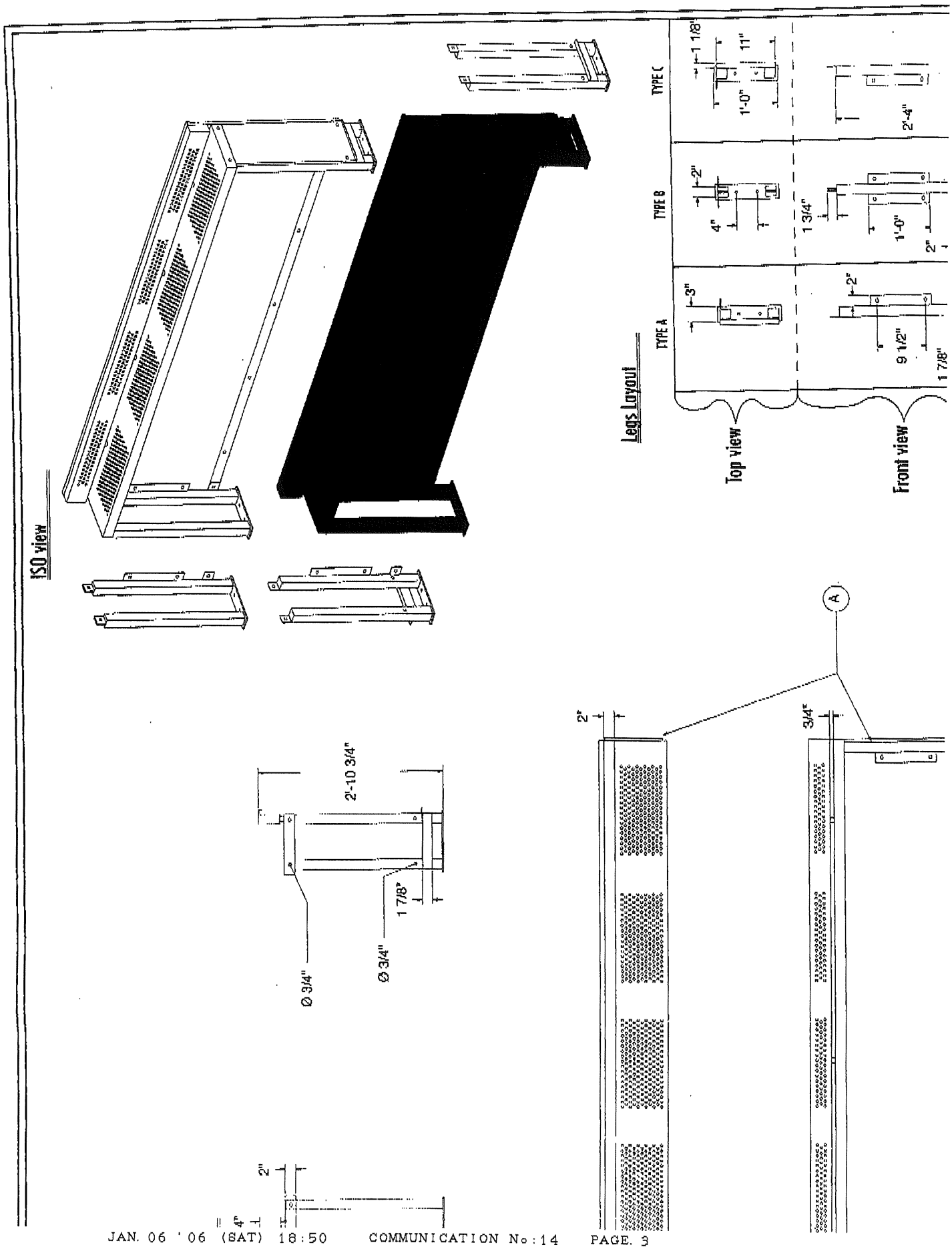
SECTION THRU STAIR

SCALE: 1/4" = 1' - 0"

NEW EXIT STAIR

RIGHT FIELD GRANDSTAND
PORTLAND SEA DOGS

architect: brian e. duffy associates APRIL 8, 2006


ISO view
Legs Layout
TYPE A
TYPE B
TYPE C
Top view
Front view
2'-10 3/4"
Ø 3/4"
Ø 3/4"
1 7/8"
2"
3/4"
= 4"

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Portland Sea Dogs - Mr. Charles Eshbach, General Manager
Applicant

February 13, 2006
Application Date

271 Park Avenue
Applicant's Mailing Address

Hadlock Field
Project Name/Description

Mitchell & Associates, Robert Metcalf
Consultant/Agent/Phone Number

271 Park Avenue
Address of Proposed Site

CBL: #49-A-1

Description of Proposed Development:
Attachment A

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

		Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
a)	Within Existing Structures; No New Buildings, Demolitions or Additions		
b)	Footprint Increase Less Than 500 Sq. Ft.	YES	✓
c)	No New Curb Cuts, Driveways, Parking Areas	NA	✓
d)	Curbs and Sidewalks in Sound Condition/Comply with ADA	NA	✓
e)	No Additional Parking/ No Traffic Increase	NA	✓
f)	No Stormwater Problems	NA	✓
g)	Sufficient Property Screening	YES	✓
h)	Adequate Utilities	YES	✓
		YES (Extended)	

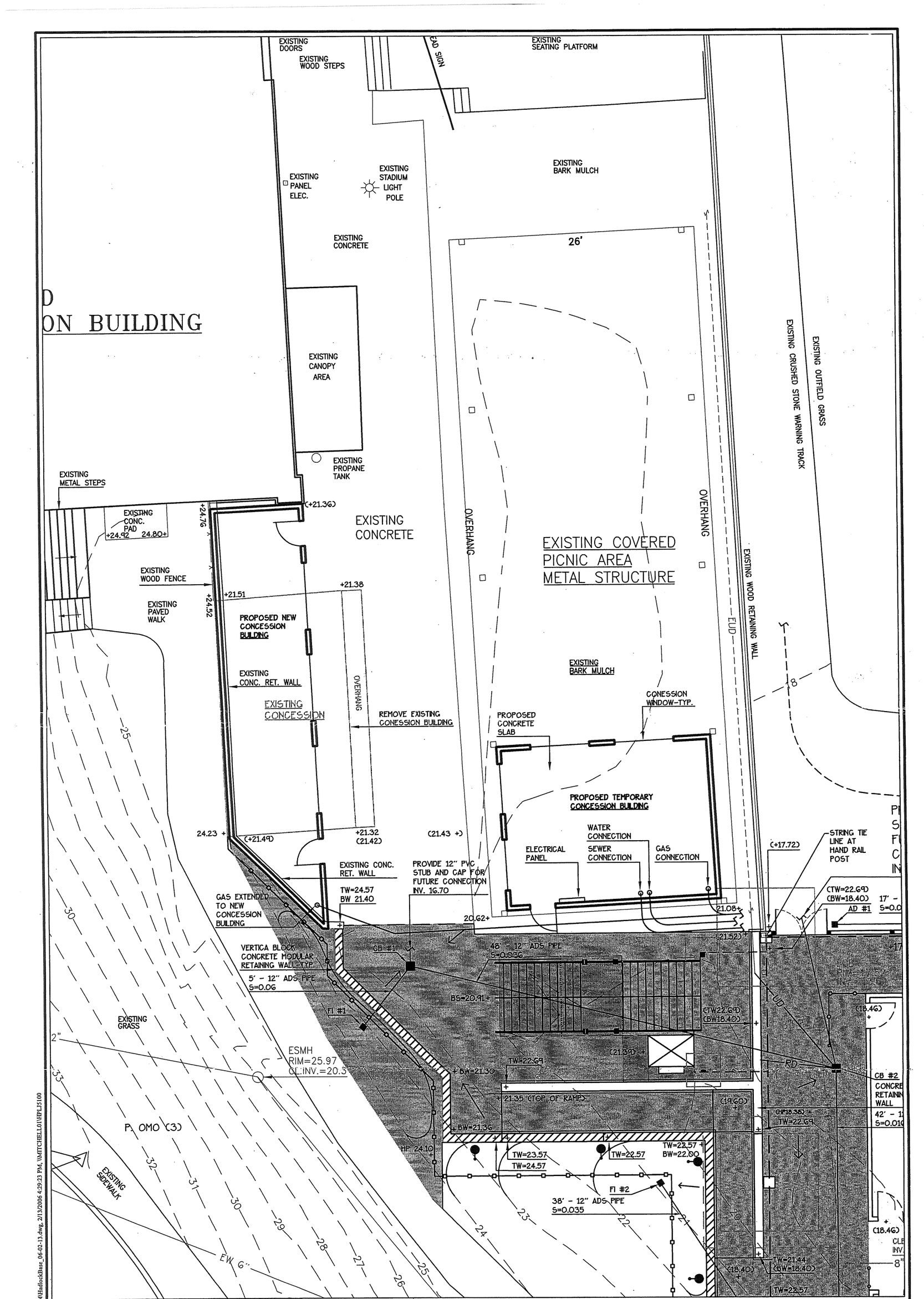
Planning Division Use Only

Exemption Granted ✓ Partial Exemption _____ Exemption Denied _____

Please submit 'as-built' plans for bleachers to Public Works.

Planner's Signature _____ Date 2/15/06

White - Planning Office Pink - Inspections Yellow - Applicant



Mitchell & Associates Landscape Architects 70 Center Street Portland, Maine 04101 (207) 774-4427	Title: PROPOSED TEMPORARY AND NEW CONCESSION BUILDING	1
	Date: 02/13/06	Scale: 1'' = 10'-0''
	Drawn By: MAP	Checked By: RBM
	Project: HADLOCK FIELD	

I:\Project\Drawings\21Hadlock\Hadlock2004\Hadlock8Base_06-02-13.dwg, 2/13/2006 4:29:23 PM, \\MITCHELL01\HPLJ5100

PLAN NORTH

45'-0"

3"±

6'-0"

39'-0"

OUTLINE OF EXISTING STAND

PORTLAND
EXPOSITION BUILDING

REBUILD
CONCESSION
STAND

11'-0"

5'±

2' 3' 3' 8'-0" 3' 5'-0" 3' 8'-0" 2' 3' 2' 1"

19'-0"

2' 6'-0" 3' 6'-0" 2'

LINE OF ROOF ABOVE

UP

DN

3' 3'

ELECTRIC

NEW
CONCESSION
STAND

SEWER

WATER

GAS

4' 7'-0" 3' 7'-0" 4'

25'-0"

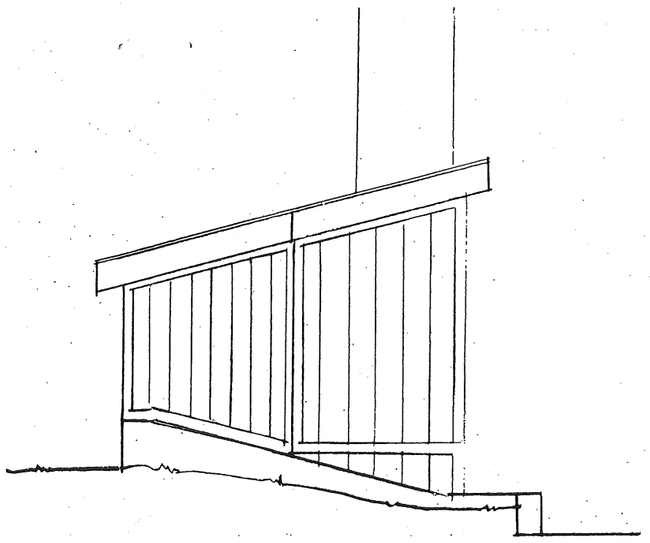
26'-0"

EXISTING PICNIC SHELTER

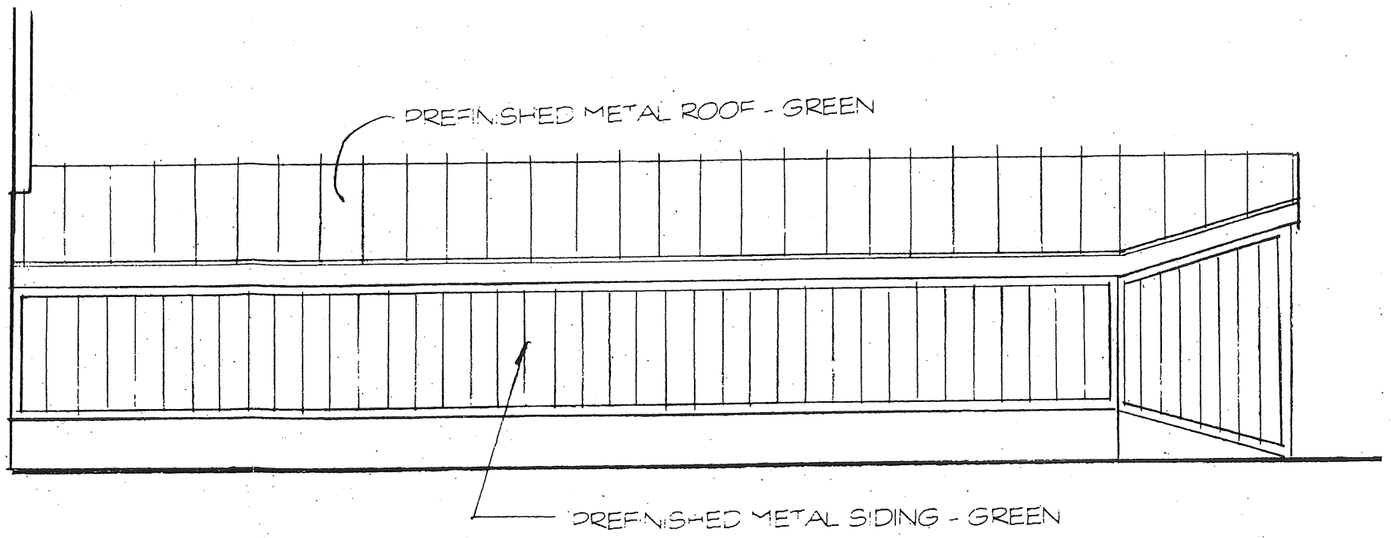
20'-0"

NEW GRANDSTAND

PLAN OF PICNIC AREA



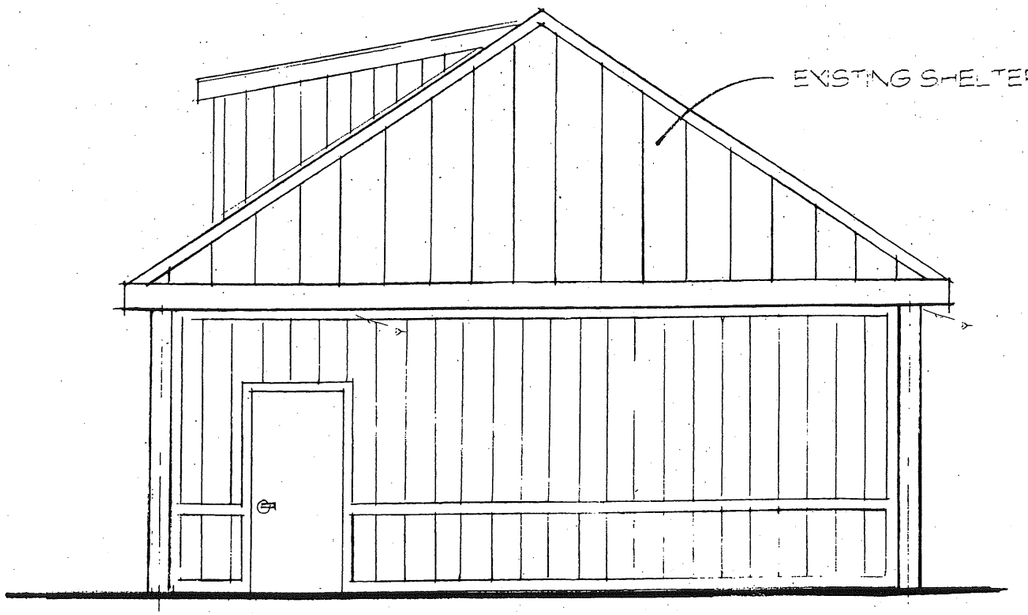
NORTH ELEVATION



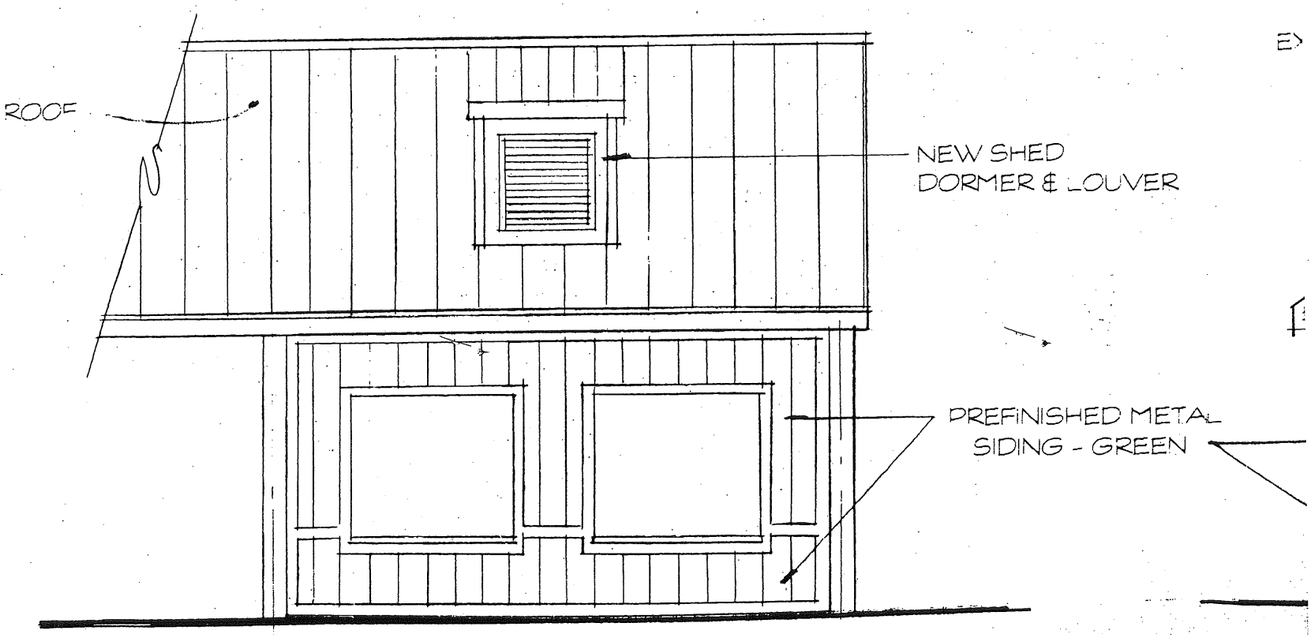
EAST ELEVATION

REBUILT CONCESSION STAND

SCALE: 3/32 = 1' - 0"

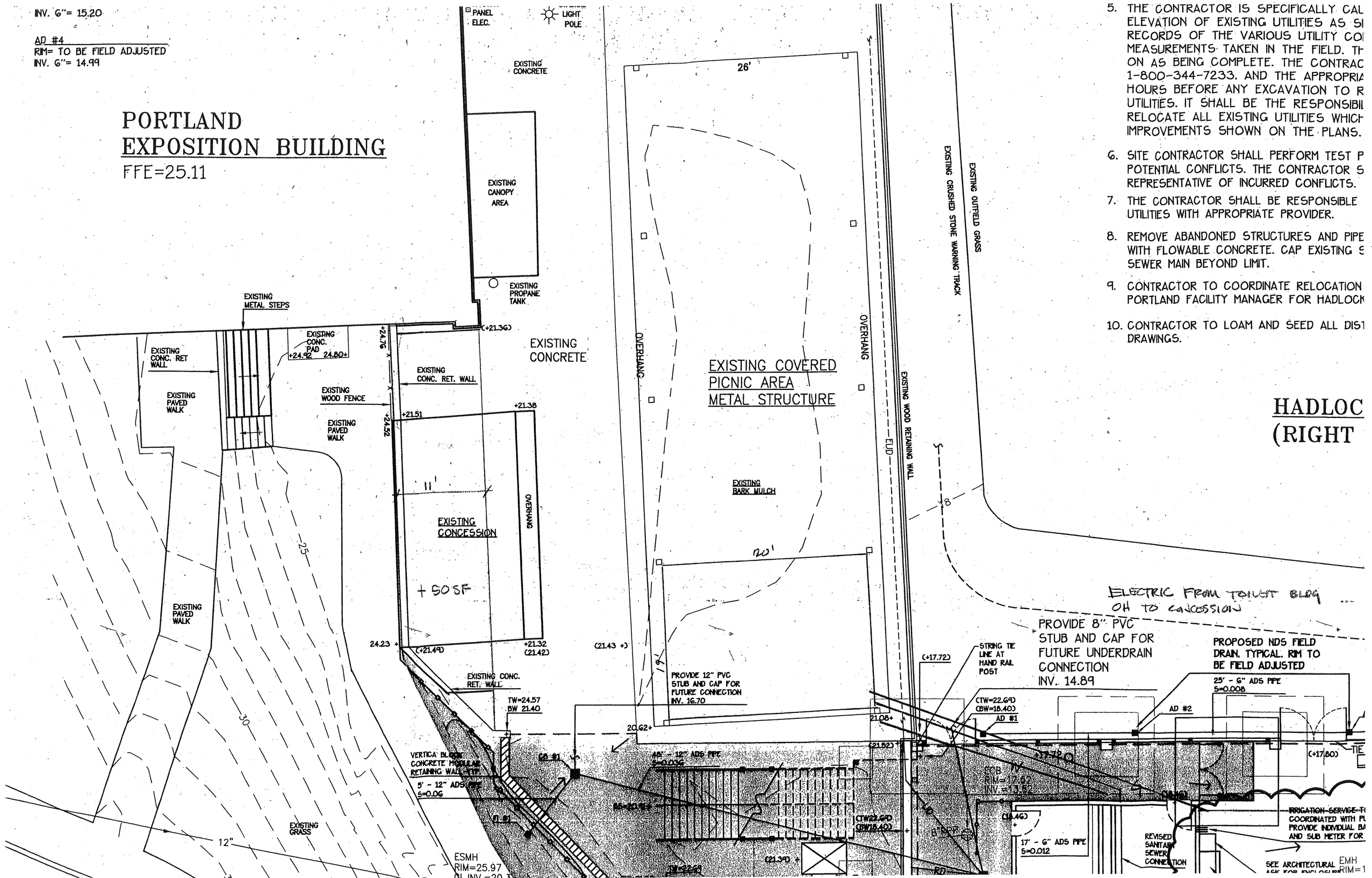


NORTH ELEVATION



EAST ELEVATION

NEW CONCESSION STAND



5. THE CONTRACTOR IS SPECIFICALLY CAL ELEVATION OF EXISTING UTILITIES AS SI RECORDS OF THE VARIOUS UTILITY CO MEASUREMENTS TAKEN IN THE FIELD. TH ON AS BEING COMPLETE. THE CONTRAC 1-800-344-7233. AND THE APPROPRIA HOURS BEFORE ANY EXCAVATION TO R UTILITIES. IT SHALL BE THE RESPONSIBI RELOCATE ALL EXISTING UTILITIES WHICH IMPROVEMENTS SHOWN ON THE PLANS.
6. SITE CONTRACTOR SHALL PERFORM TEST P POTENTIAL CONFLICTS. THE CONTRACTOR S REPRESENTATIVE OF INCURRED CONFLICTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE UTILITIES WITH APPROPRIATE PROVIDER.
8. REMOVE ABANDONED STRUCTURES AND PIPE WITH FLOWABLE CONCRETE. CAP EXISTING S SEWER MAIN BEYOND LIMIT.
9. CONTRACTOR TO COORDINATE RELOCATION PORTLAND FACILITY MANAGER FOR HADLOCK
10. CONTRACTOR TO LOAM AND SEED ALL DIST DRAWINGS.

HADLOC
(RIGHT

ROS

Front: 25' o/c
Rear: 25' o/c
Sides: 12' o/c

PROPOSED GRANDSTAND

75% lot coverage
45' max height
0/ 44' Shown

PARKING LOT

IRIS NETWORK

HORSE BARN

HADLOCK FIELD

PORTLAND ICE ARENA

PARKING LOT

PORTLAND EXPOSITION BUILDING

GAS STATION

PARKING LOT

HADLOCK STADIUM

ENTRY DRIVE

ENTRY DRIVE

PARK AVENUE