

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 090268

PERMIT ISSUED

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that CITY OF PORTLAND /Scott McCreque

has permission to Temporary Concession Stand

AT 165 PARK AVE

CITY OF PORTLAND 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 lath or other work is used-in. 2 HOUSING 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. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

Director - Building &amp; Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 09-0268	Issue Date:	CBL: 049 A001001
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Location of Construction: 165 PARK AVE	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone: 207-874-9300
Business Name:	Contractor Name: Scott Lebreque Construction	Contractor Address: 1350 Riverside Street Portland	Phone: 2078314743
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: <i>Ros</i>

Past Use: Hadlock Field/Portland Sea Dogs	Proposed Use: Hadlock Field/Portland Sea Dogs - Temporary Concession Stand	Permit Fee: \$420.00	Cost of Work: \$40,000.00	CEO District: 2
Proposed Project Description: Temporary Concession Stand		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A-5/U</i> Type: <i>SB</i> <i>IBC 2006</i>	
		Signature: <i>KG</i>	Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Imd	Date Applied For: 04/02/2009	<b>Zoning Approval</b>		
<ol style="list-style-type: none"><li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>Building permits do not include plumbing, septic or electrical work.</li><li>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..</li></ol>		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2008-0186</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>3/3/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
		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.

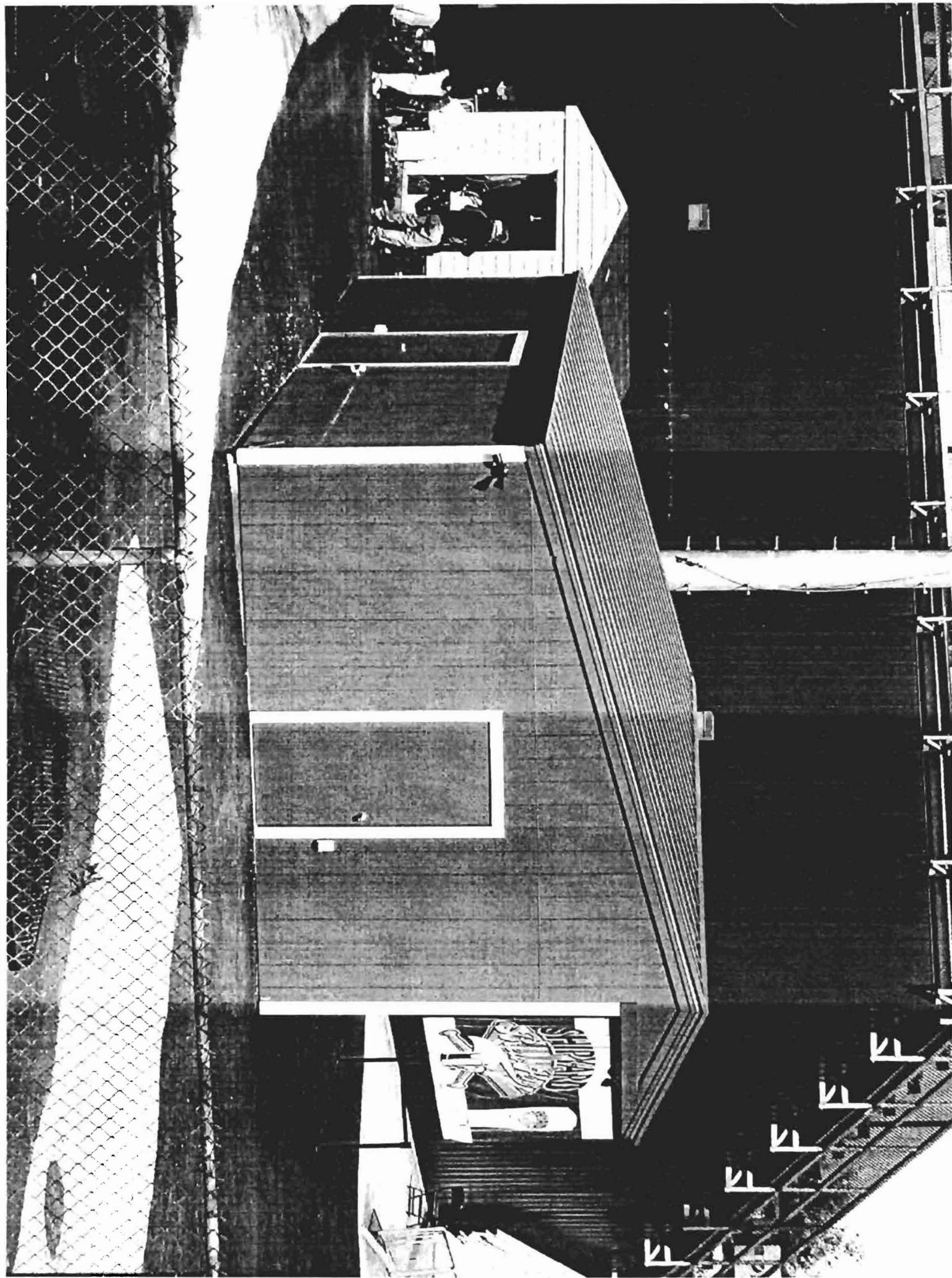
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

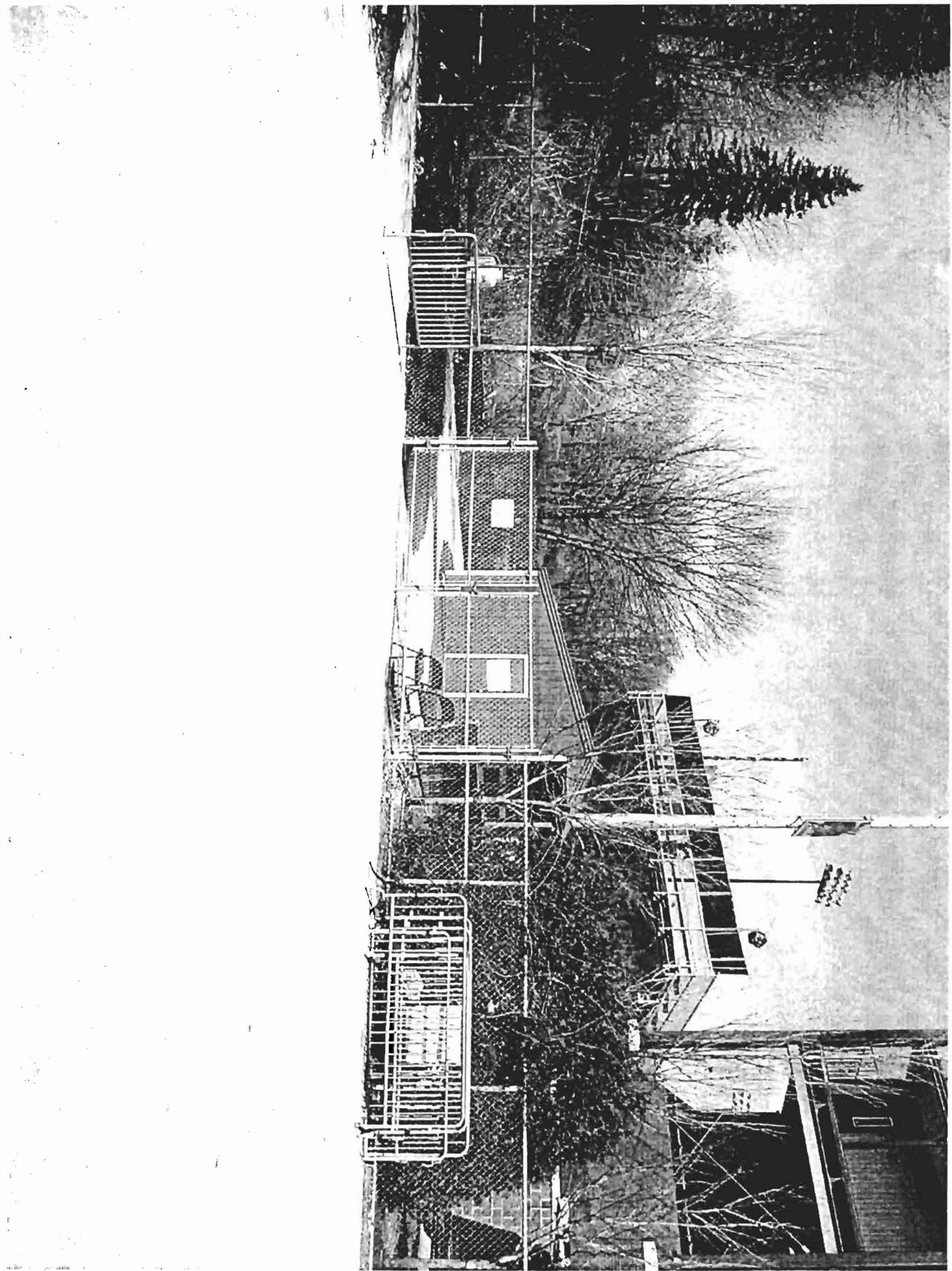
**City of Portland, Maine - Building or Use Permit**

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

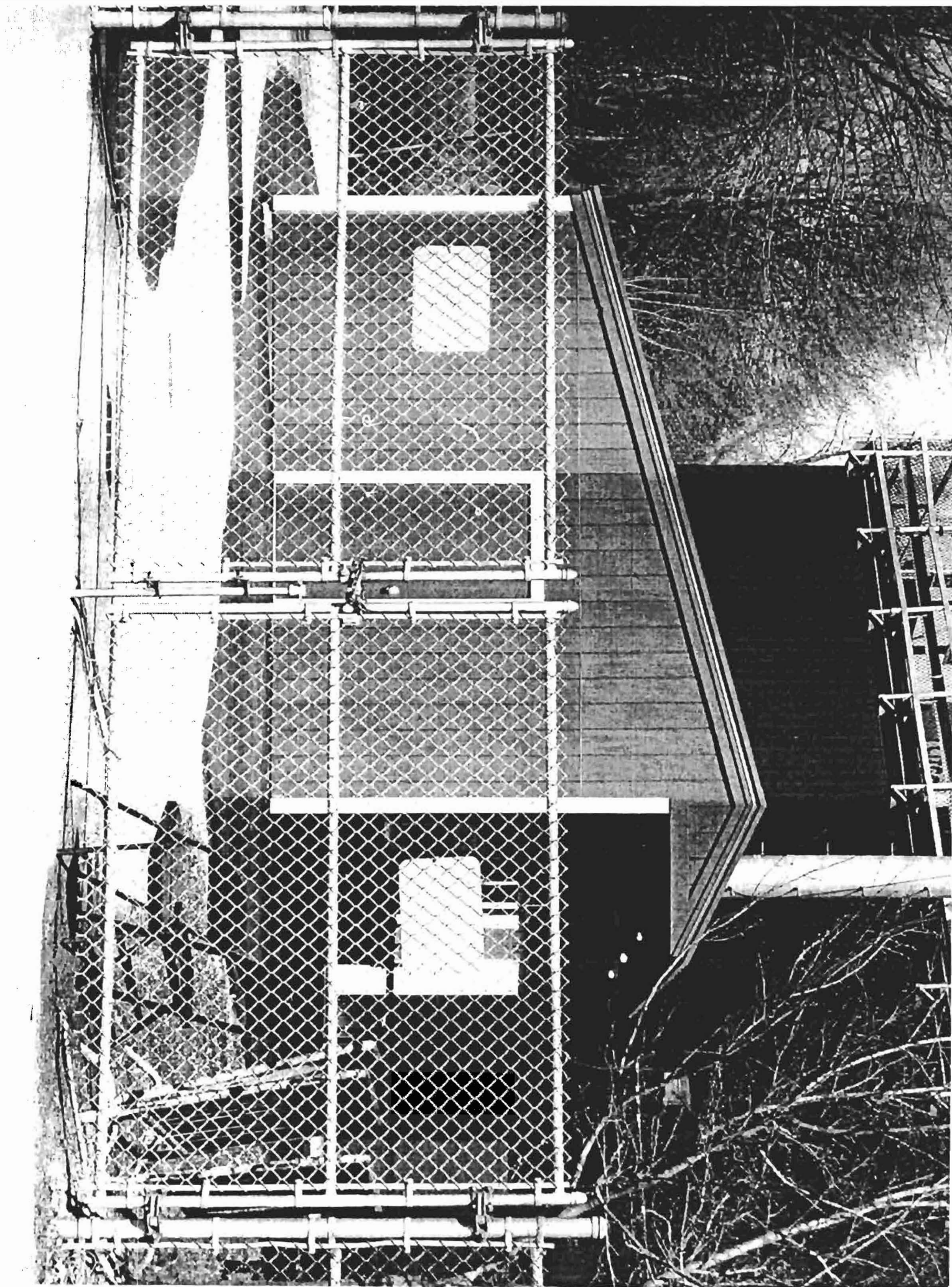
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<b>Location of Construction:</b> 165 PARK AVE	<b>Owner Name:</b> CITY OF PORTLAND	<b>Owner Address:</b> 389 CONGRESS ST	<b>Phone:</b> 207-874-9300
<b>Business Name:</b>	<b>Contractor Name:</b> Scott Lebreque Construction	<b>Contractor Address:</b> 1350 Riverside Street Portland	<b>Phone:</b> (207) 831-4743
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	
<b>Proposed Use:</b> Hadlock Field/Portland Sea Dogs - Temporary Concession Stand		<b>Proposed Project Description:</b> Temporary Concession Stand	
<b>Dept:</b> Zoning <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Marge Schmuckal <b>Approval Date:</b> 04/03/2009 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> 1) Separate permits shall be required for any new signage. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.  <b>Dept:</b> Building <b>Status:</b> Approved <b>Reviewer:</b> Tammy Munson <b>Approval Date:</b> 04/09/2009 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>  <b>Dept:</b> Fire <b>Status:</b> Approved <b>Reviewer:</b> Capt Keith Gautreau <b>Approval Date:</b> 04/10/2009 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>			

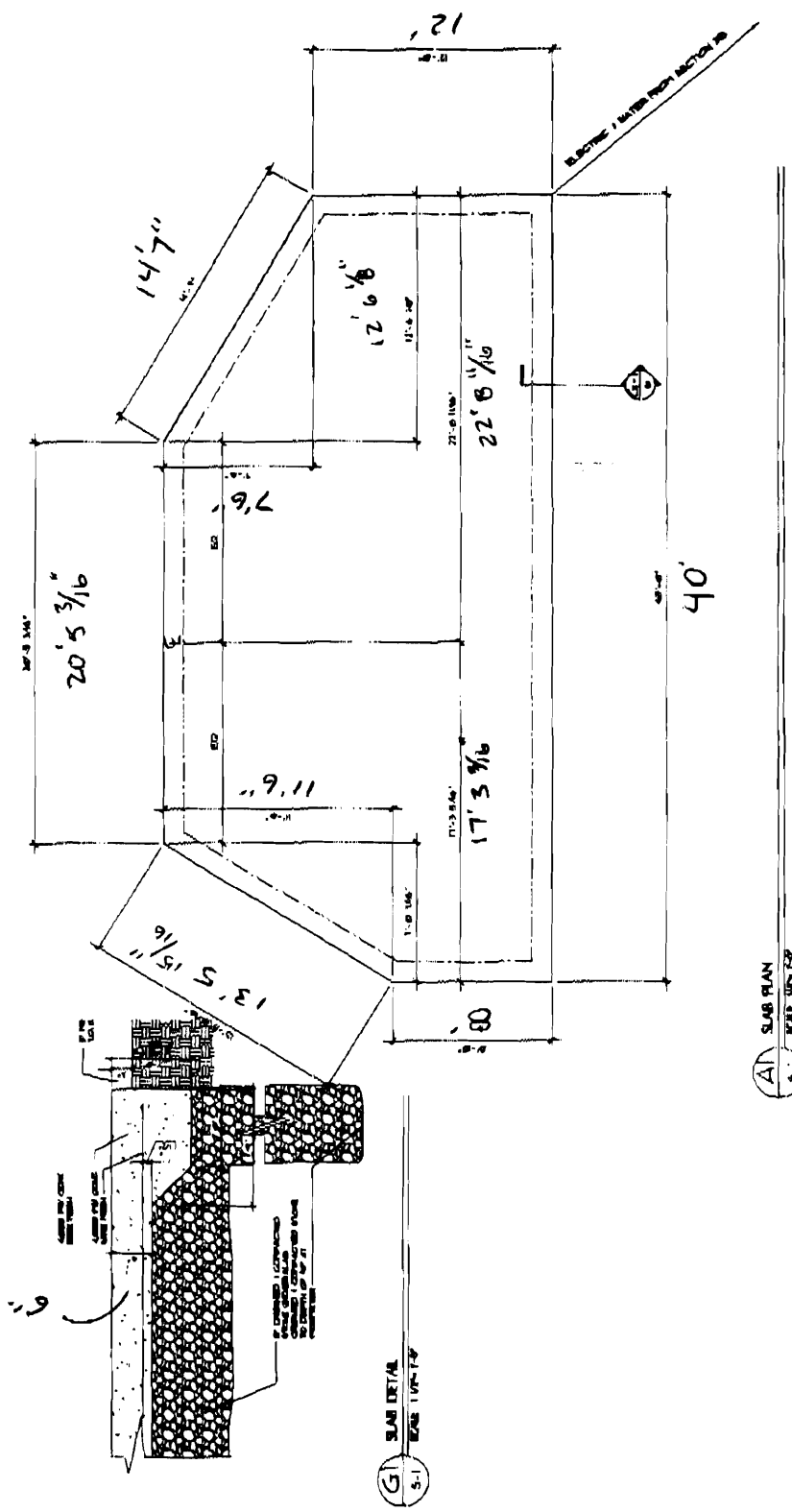
<b>Comments:</b> 4/6/2009-tmm: left message w/Jim Heffley at Sea Dogs regarding concession stand 4/7/2009-tmm: returned call from Jim Hefly at Sea Dogs 4/8/2009-tmm: Spoke w/Jim Heffley at Portland Sea Dogs - asked him to submit an equipment plan and a detail on the slab. I told him I would perform an as built inspection once I received the info
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**Comments:**

4/6/2009-tmm: left message w/Jim Heffley at Sea Dogs regarding concession stand

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# General Building Permit Application

It is the duty of the property owner to see that all real estate or personal property taxes are paid on any property owned. The applicant must make these payments before permit will be accepted.

Location/Address of Construction: <u>271 Park Ave.</u>		
Total Square Footage of Proposed Structure/Area <u>800 ft.</u>		Square Footage of Lot <u>275,000</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>49</u> <u>A</u> <u>1</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Portland, ME Baseball Inc.</u> Address <u>271 Park Ave.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>207-874-9300</u>
Lessee/DBA (If Applicable) <u>Portland Sea Dogs</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>40,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Commercial</u> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>Concession stand</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description:		
Contractor's name: <u>Scott Lebrigue Construction</u> Address: <u>1350 Riverside St.</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>207 831 4743</u> Who should we contact when the permit is ready: <u>Jim Heffley</u> Telephone: <u>207 874 9300</u> Mailing address: <u>Po Box 636, Portland, ME 04104</u>		

**Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature:

Date: 4/1/09

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

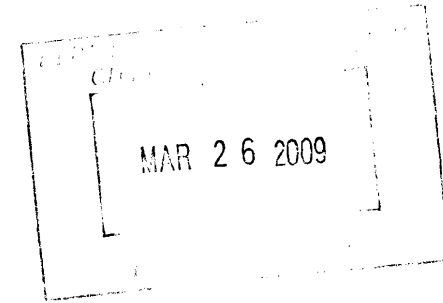


Planning & Urban Development Department  
City of Portland, Maine

Planning Division  
Approved for project on 3/23/09

March 23, 2009

Mr. Jim Heffley  
Portland Seadogs  
271 Park Avenue  
Portland, ME 04102



Re: Portland Seadogs Concession Stand, 271 Park Avenue  
CBL: 49-A-1  
Application ID: #2008-0186

Dear Mr. Heffley:

On March 23, 2009, the Portland Planning Authority approved a minor site plan for a concession stand at Hadlock Field at 271 Park Avenue as submitted by the Portland Seadogs and shown on the approved plan prepared by Dumus Architects with the following conditions:

1. All power lines shall be underground.
2. A Casco Trap shall be installed in the catch basin that receives stormwater from the project area if the catch basin doesn't presently have one.
3. The concession building shall have an external grease trap. Steve Harris at Public Services shall be consulted with on the appropriate design and sizing.
4. Any trees removed or displaced by this proposal shall be replaced by an in-kind number with the location and tree species to be reviewed and approved by the City Arborist.
5. That documentation on compliance with the R-OS impervious surface standards shall be submitted for review and approval by Marge Schmuckal, Zoning Administrator.
6. A revised site plan reflecting the above conditions of approval shall be submitted for Planning Staff review and approval.

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

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

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please

schedule any property closing with these requirements in mind.

If there are any questions, please contact Richard Knowland, 874-8725.

Sincerely,



Alexander Jaegerman  
Planning Division Director

**Attachments:**

1. (applicable staff memo's)
2. Planning Board Report
3. Performance Guarantee Packet

**Electronic Distribution:**

Penny St. Louis-Elliott, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Richard Knowland, Senior Planner  
Philip DiPietro, Development Review Coordinator  
Marge Schmuckel, Zoning Administrator  
Tammy Munson, Inspections Division Director  
Lisa Danforth, Administrative Assistant  
Michael Bobinsky, Public Services Director  
Kathy Carley, Public Services  
Bill Clark, Public Services  
David Margolis-Pineo, Deputy City Engineer  
Jane Ward, Public Services  
Keith Gautreau, Fire  
Jeff Tarling, City Arborist  
Tom Enrico, Wilbur Smith Consulting Engineers  
Dan Covette, Woodard & Curran  
Assessor's Office  
Approval Letter File

**Hard Copy** – Project File

**From:** Marge Schmuckal  
**To:** Jim Heffley  
**Date:** 3/31/2009 12:48:50 PM  
**Subject:** RE: Sea Dogs Grill shack

Jim,

Ok - I see in our Department tracking system that the initial \$200 went to Planning as a Development Review deposit. The next \$400 went to Planning as a Minor Development application. Those payments went to Planning as part of the Site Plan Review.

The Site Plan review process that you have paid for is now complete and approved. The final step is to get a building permit application - That has not been done yet. The Inspection Services Division on the 3rd floor still needs to review the new structure under the Building and Fire Codes under a separate permit application.

Sorry for the misunderstanding,  
Marge

>>> "Jim Heffley" <jheffley@seadogs.com> 3/31/2009 12:00:10 PM >>>  
Marge,

We sent a building permit application at the beginning of December '08 along with check #46215 for \$200.00 and #46216 for \$400.00. We were under the assumption that the changes that were made were an addendum to our prior application. Please advise if that is incorrect.

Thank you,

Jim Heffley

-----Original Message-----

**From:** Marge Schmuckal [mailto:[MES@portlandmaine.gov](mailto:MES@portlandmaine.gov)]  
**Sent:** Monday, March 30, 2009 10:53 AM  
**To:** [cfeagles@suscom-maine.net](mailto:cfeagles@suscom-maine.net)  
**Cc:** Alex Jaegerman ; Penny Littell ; Rick Knowland ; Tammy Munson;  
[jheffley@seadogs.com](mailto:jheffley@seadogs.com)  
**Subject:** RE: Sea Dogs Grill shack

I have reviewed the attachment and used the scale the best I can for a reduced plan - The plan submitted is meeting the 75% maximum impervious ratio as required under the ROS Zone.

This office still needs a building permit application for the structure.

Marge

>>> "Cuyler Feagles" <[cfeagles@suscom-maine.net](mailto:cfeagles@suscom-maine.net)> 3/30/2009 5:21:21 AM  
>>>  
Marge

Since I was unable to catch up with you on Friday, find attached the PDF as discussed.



-----Original Message-----

From: Marge Schmuckal [mailto:[MES@portlandmaine.gov](mailto:MES@portlandmaine.gov)]  
Sent: Friday, March 27, 2009 8:10 AM  
To: [cfeagles@suscom-maine.net](mailto:cfeagles@suscom-maine.net)  
Cc: Rick Knowland  
Subject: RE: Sea Dogs Grill shack

Thank you, I will be here.  
Marge

>>> "Cuyler Feagles" <[cfeagles@suscom-maine.net](mailto:cfeagles@suscom-maine.net)> 3/26/2009 7:06:11 PM  
>>>  
Marge,

I have the impervious surfaces information for you. I can drop it off to your office tomorrow, @ 12:00. Please call me on my Cell if you have any questions.

Thank you,

Cuyler Feagles  
Principal  
Domus Architects  
PH: 207-865-1272  
CELL: 207-522-0864  
FX: 207-865-9568

-----Original Message-----

From: Marge Schmuckal [mailto:[MES@portlandmaine.gov](mailto:MES@portlandmaine.gov)]  
Sent: Thursday, March 26, 2009 2:45 PM  
To: [jheffley@seadogs.com](mailto:jheffley@seadogs.com); [cfeagles@suscom-maine.net](mailto:cfeagles@suscom-maine.net)  
Cc: Penny Littell ; Rick Knowland ; Tammy Munson  
Subject: Sea Dogs Grill shack

Jeff,  
I wanted to remind you that Inspection Services requires a building permit for the new grill shack. Please apply ASAP.

Zoning is ok at this time. I reviewed the information thru the site plan review process. However, the plans must also be reviewed for Fire and Building Codes. We will need structural plans and fire suppression plans (hood over the grill). The sooner you can apply, the sooner we can approve it.

I can send you a permit application or you can find one on-line at the Inspection services area on our web site [www.portlandmaine.gov](http://www.portlandmaine.gov).

Marge Schmuckal - RE: Sea Dogs Grill shack

Let me know if I can help you in any other way.

Marge Schmuckal  
Zoning Administrator

**CC:** Tammy Munson

**From:** Marge Schmuckal  
**To:** Jim Heffley  
**Date:** 3/31/2009 12:13:28 PM  
**Subject:** RE: Sea Dogs Grill shack

let me check again - I thought that I did not see an application when I looked previously.

Thanks,  
Marge

>>> "Jim Heffley" <jheffley@seadogs.com> 3/31/2009 12:00:10 PM >>>  
Marge,

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Subject: RE: Sea Dogs Grill shack

#2008-0126

initially \$200 Development  
→ review Deposit  
\$400 minor Lot  
Application

Thank you, I will be here.  
Marge

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Thank you,

Cuyler Feagles  
Principal  
Domus Architects  
PH: 207-865-1272  
CELL: 207-522-0864  
FX: 207-865-9568

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Subject: Sea Dogs Grill shack

Jeff,

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Let me know if I can help you in any other way.

Marge Schmuckal  
Zoning Administrator

---

---

## MEMORANDUM

---

**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2008-0186

**Date:** 3/31/2009

---

3/30/09 I received a plan showing the impervious surface of the site - I quickly did some math of obvious open areas and they are under the maximum impervious surface of 75% for this lot. Separate permits are required for the building permits.  
Marge

**From:** Marge Schmuckal  
**To:** Cuyler Feagles  
**Date:** 3/27/2009 9:10:23 AM  
**Subject:** RE: Sea Dogs Grill shack

Thank you, I will be here.  
Marge

>>> "Cuyler Feagles" <cfeagles@suscom-maine.net> 3/26/2009 7:06:11 PM >>>  
Marge,

I have the impervious surfaces information for you. I can drop it off to your office tomorrow, @ 12:00. Please call me on my Cell if you have any questions.

Thank you,

Cuyler Feagles  
Principal  
Domus Architects  
PH: 207-865-1272  
CELL: 207-522-0864  
FX: 207-865-9568

-----Original Message-----

From: Marge Schmuckal [mailto:[MES@portlandmaine.gov](mailto:MES@portlandmaine.gov)]  
Sent: Thursday, March 26, 2009 2:45 PM  
To: [jheffley@seadogs.com](mailto:jheffley@seadogs.com); [cfeagles@suscom-maine.net](mailto:cfeagles@suscom-maine.net)  
Cc: Penny Littell ; Rick Knowland ; Tammy Munson  
Subject: Sea Dogs Grill shack

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Let me know if I can help you in any other way.

Marge Schmuckal  
Zoning Administrator

CC: RICK KNOWLAND



**From:** Marge Schmuckal  
**To:** cfeagles@suscom-maine.net; jheffley@seadogs.com  
**Date:** 3/26/2009 3:44:59 PM  
**Subject:** Sea Dogs Grill shack

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Let me know if I can help you in any other way.

Marge Schmuckal  
Zoning Administrator

**CC:** PENNY LITTELL; RICK KNOWLAND; Tammy Munson

Marge Schmuckal - Re: Sea Dogs Grill shack

**From:** Rick Knowland  
**To:** Alex Jaegerman ; Marge Schmuckal; Penny Littell  
**Date:** 3/24/2009 2:01:46 PM  
**Subject:** Re: Sea Dogs Grill shack

Hi Marge, The contact person is Jim Heffley at the Seadogs office.

>>> Marge Schmuckal Tuesday, March 24, 2009 >>>

Ok, I know that we signed off on site plan review with conditions, but this office does not have a permit application. WHO do I call to get a permit application submitted? From what I understand, they already started work.....

Marge

Jheffley@Seadogs.com  
cfenglas@suscom-machine.net

Marge Schmuckal - Fwd: RE: Brewpen

I am unsure whether, once you have made that decision, Rick will require the full complement of 7 copies or not. Please advise.

Thank you,

Cuyler FeaglesPrincipalDomus ArchitectsPH: 207-865-1272CELL: 207-522-0864FX:  
207-865-9568

**From:** Marge Schmuckal  
**To:** cfeagles@suscom-maine.net; jheffley@seadogs.com; Rick Knowland  
**Date:** 3/13/2009 10:36:19 AM  
**Subject:** Fwd: RE: Brewpen

Jim and Cuyler,

I would also like to nail down the impervious surface issues. I need some sort of documentation that details the green space vs impervious areas. A survey of the site would be helpful detailing those two areas. This is all I would need to finalize the zoning for this project. All the setbacks are being met now that the grill shack has been moved.

Thank you,  
Marge

>>> Rick Knowland 3/12/2009 10:52:51 AM >>>  
Marge, fyi.

>>> "Jim Heffley" <jheffley@seadogs.com> Thursday, March 12, 2009 >>>

Rick, The area that we originally wanted to put the building is green space. The new area where we've located the building has been paved over since the stadium was built. The original area will remain green space. Thanks, Jim

From: Rick Knowland [mailto:RWK@portlandmaine.gov]

Sent: Thursday, March 12, 2009 9:57 AM

To: jheffley@seadogs.com

Cc: Marge Schmuckal

Subject: RE: Brewpen

Jim, I'll forward this to Marge directly. I haven't seen the area in question but I thought there were trees and grass in the area. Am I incorrect?

>>> "Jim Heffley" <jheffley@seadogs.com> Thursday, March 12, 2009 >>> Rick, In moving the building we've moved it off a piece of green space onto a piece of existing blacktop so the amount of green space in the area is unchanged. How should we show that to Marge? Thanks, Jim

From: Rick Knowland [mailto:RWK@portlandmaine.gov]

Sent: Wednesday, March 11, 2009 12:05 PM

To: jheffley@seadogs.com; cfeagles@suscom-maine.net

Cc: Alex Jaegerman ; Barbara Barhydt; Marge Schmuckal

Subject: Re: Brewpen

Jim and Cuyler, I am close to signing off on the Hadlock Field project. The approval will include conditions regarding a casco trap; underground utility lines; and replacement/transplant of any trees disturbed by the improvement.

That being said the impervious surface issue needs to be nailed down. Marge Schmuckal (Zoning Administrator) needs more precise info on how you meet the standard. Last week info was submitted on this issue but it should be more detailed. Since you have a survey of the site a more precise calculation of the green space (with backup figures) on the property should be provided. This info should be submitted directly to Marge. Once this has been cleared up I can draft an approval letter.

>>> "Cuyler Feagles" <cfeagles@suscom-maine.net> Tuesday, March 10, 2009 >>>  
Jim,

As requested, find attached a revised Site Plan, showing the building in a new location.

The original shape of the building had been dictated in part by the area into which you wanted it placed. With the new location, it is possible to simplify the form of the building, should you so desire. Find attached a second Site Plan showing that option.

**From:** Marge Schmuckal  
**To:** Cuyler Feagles  
**Date:** 3/30/2009 10:53:28 AM  
**Subject:** RE: Sea Dogs Grill shack

I have reviewed the attachment and used the scale the best I can for a reduced plan - The plan submitted is meeting the 75% maximum impervious ratio as required under the ROS Zone.

This office still needs a building permit application for the structure.

Marge

>>> "Cuyler Feagles" <cfeagles@suscom-maine.net> 3/30/2009 5:21:21 AM >>>  
Marge

Since I was unable to catch up with you on Friday, find attached the PDF as discussed.

-----Original Message-----

From: Marge Schmuckal [mailto:[MES@portlandmaine.gov](mailto:MES@portlandmaine.gov)]  
Sent: Friday, March 27, 2009 8:10 AM  
To: [cfeagles@suscom-maine.net](mailto:cfeagles@suscom-maine.net)  
Cc: Rick Knowland  
Subject: RE: Sea Dogs Grill shack

Thank you, I will be here.  
Marge

>>> "Cuyler Feagles" <[cfeagles@suscom-maine.net](mailto:cfeagles@suscom-maine.net)> 3/26/2009 7:06:11 PM  
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Let me know if I can help you in any other way.

Marge Schmuckal  
Zoning Administrator

**CC:** ALEX JAEGERMAN; jheffley@seadogs.com; PENNY LITTELL; Rick Knowland ;  
Tammy Munson



$$180 \times 300 = 54,000$$

$$300 \times 300 = 90,000$$

$$144,000$$

$$22.3 \text{ Acres} \times 43,560 = 971,388 \text{ sq ft}$$

$$728,541 \text{ impervious}$$

# NOTES

1. BASE PLAN INFORMATION DERIVED FROM THE FOLLOWING SOURCES:

"BOUNDARY LINE RETRACEMENT PLAN," PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, DATED JUNE, 2005.

"TRACK AND FIELD IMPROVEMENTS FOR JAMES J. FITZPATRICK STADIUM" BY GALE ASSOCIATES, MAY 11, 2001.

"SITE PLAN FOR FITZPATRICK STADIUM TOILET BUILDING" BY DOMUS ARCHITECTS, DATED JANUARY 2008.

"SITE PLAN FOR HADLOCK FIELD CLUBHOUSE" BY DOMUS ARCHITECTS, DATED SEPT. 30, 2007.

FIELD OBSERVATIONS MADE ON MARCH 20, 2009.

2. INFORMATION ON PLAN IS PROVIDED FOR IMPERVIOUS SURFACE CALCULATIONS ONLY, AND IS NOT TO BE USED FOR ANY PURPOSES OF CONSTRUCTION.

3. FIELD VERIFY LOCATION OF ALL STRUCTURES, UTILITIES, AND SITE ELEMENTS PRIOR TO CONSTRUCTION.

CRITERIA	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	2 AC.	22.3 AC.
IMPERVIOUS SURFACE	75% MAX (16.73 AC.)	53.45% (11.92 AC.)
IMPERVIOUS INCREASE		+784 SF
INCREASE		+0.15%
		784 SF
		519,303 SF

## KEY

IMPERVIOUS SURFACES:  
BUILDINGS, PAVED AREAS,  
RUBBER TRACK MAT.

PERVIOUS SURFACES:  
LAWN, PLAYING FIELDS,  
GRAVEL, PLANTING BEDS.



DOMUS ARCHITECTS

PO BOX 301  
FREEPORT, MAINE  
04032

TEL 207-865-1272  
FAX 207-865-XXXX  
WWW.DOMUSARCHITECTS.NET

## NOTES/ REVISIONS

ESTABLISH WATER PIT LOCATION

HADLOCK FIELD  
CONCESSION  
STAND  
PORTLAND, ME

IMPERVIOUS  
SURFACE  
CALCULATIONS

APPLICANT:  
PORTLAND SEA DOGS  
271 PARK AVENUE  
PORTLAND, ME 04102

PRINT STATUS:  
SITE PERMITTING  
3/24/09

PROPOSED  
CONCESSION  
STAND

HADLOCK FIELD  
90,000

FITZPATRICK  
STADIUM

KING MIDDLE  
SCHOOL

GRANDSTAND

PORTLAND  
EXPO

ICE  
ARENA

PARK AVENUE

DEERING AVENUE

SCALE: 1" = 60'



2009

**FOUNDATION**

Concrete slab

## **FIRE DEPARTMENT REQUIREMENTS**

### **APPLICANT**

Portland ME Baseball Inc.  
Dba Portland Sea Dogs  
271 Park Ave.  
Portland, ME 04102  
207-874-9300

### **PROJECT ARCHITECT**

Cuyler Feagles  
Domus Architects  
3 Lunt Rd., #3  
Freeport, ME 04032  
207-522-0864

### **PROPOSED USE OF STRUCTURE**

Food Service and beer distribution

### **SQUARE FOOTAGE**

Less than 800 square ft.

### **EXISTING AND PROPOSED FIRE PROTECTION OF STRUCTURE**

Fire extinguishers

### **SEPARATE PLAN SUBMITTAL**

No suppression system  
No detection system

### **LIFE SAFETY PLAN**

See attached.

APR - 2 - 2009

**LIFE SAFETY PLAN**

**FIRE RESISTANCE RATINGS - EGRESS**

- Doors are non-rated metal doors

**TRAVEL DISTANCE FROM MOST REMOTE POINT**

- See attached plan

**LOCATION OF REQUIRED FIRE EXTINGUISHERS**

- See attached plan

**LOCATION OF EMERGENCY LIGHTING**

- See attached plan

**LOCATION OF EXIT SIGNS**

- See attached plan

## NOTES/ REVISIONS

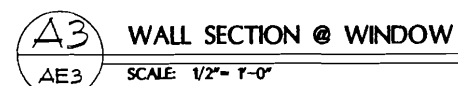
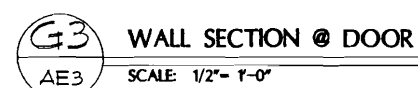
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**PORTLAND  
SEA DOGS  
TEMPORARY  
CONCESSION  
STAND**

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**A-3**

## SECTIONS



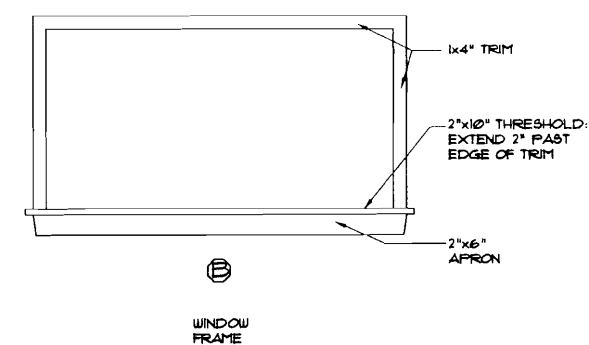
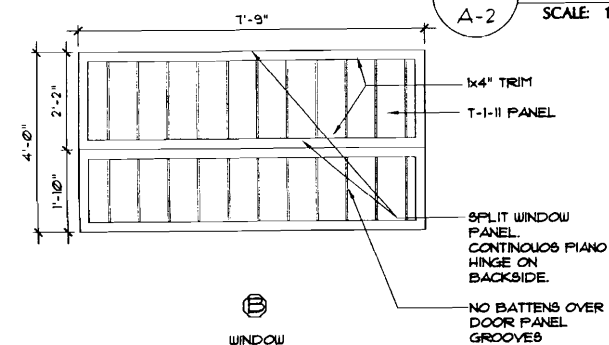
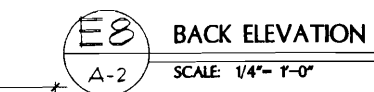
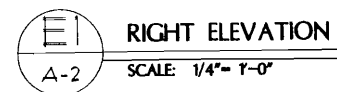
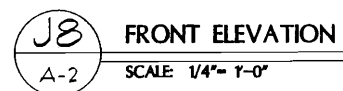
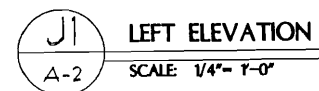
TEL 207-865-1272  
FAX 207-865-XXXX  
WWW.DOMUSARCHITECTS.NET

## This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. On the left side, there is a vertical margin line, and further to the left, there is a dark binding edge, suggesting it's part of a notebook. There are no markings, text, or drawings on the paper itself.

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**A-2**

## ELEVATIONS



FRAME  
WINDOW, DOOR & FRAME ELEVATIONS  
A-2 SCALE: 1/2" = 1'-0"



1. PLAN SHOWS FRAME STRUCTURE ONLY. SHEATHING, GUSB, INSULATION & BIDDING NOT SHOWN FOR CLARITY.

2. ALL WALLS ARE 2"x4" @ 16" O.C.

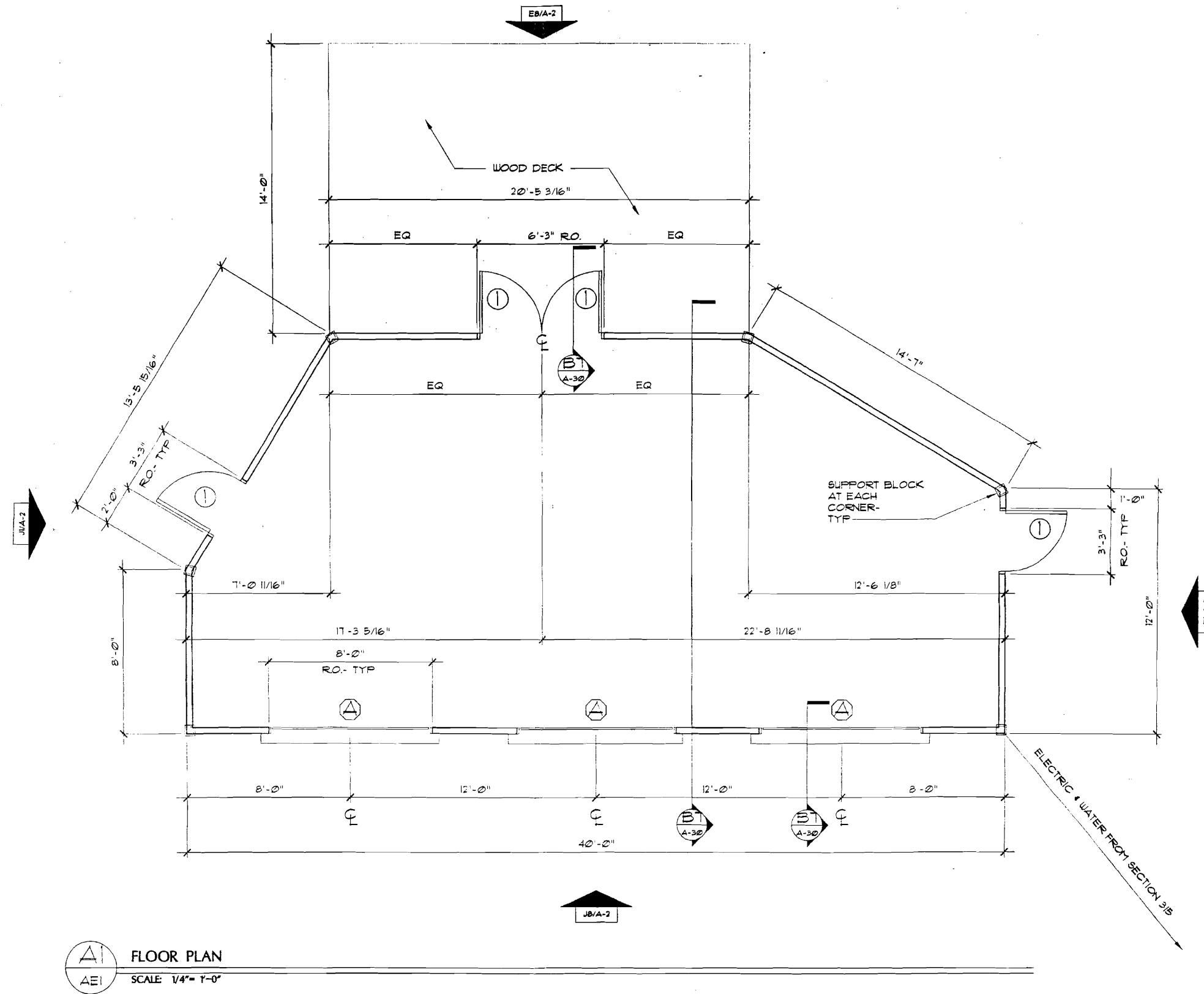
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FREEPORT, MAINE  
04032

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FAX 207-865-XXXX  
WWW.DOMUSARCHITECTS.NET

[illegible]

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## FIRST FLOOR LAYOUT PLAN





# NOTES:

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2. ALL WALLS ARE 2"x4" @ 16" O.C.

## DOMUS ARCHITECTS

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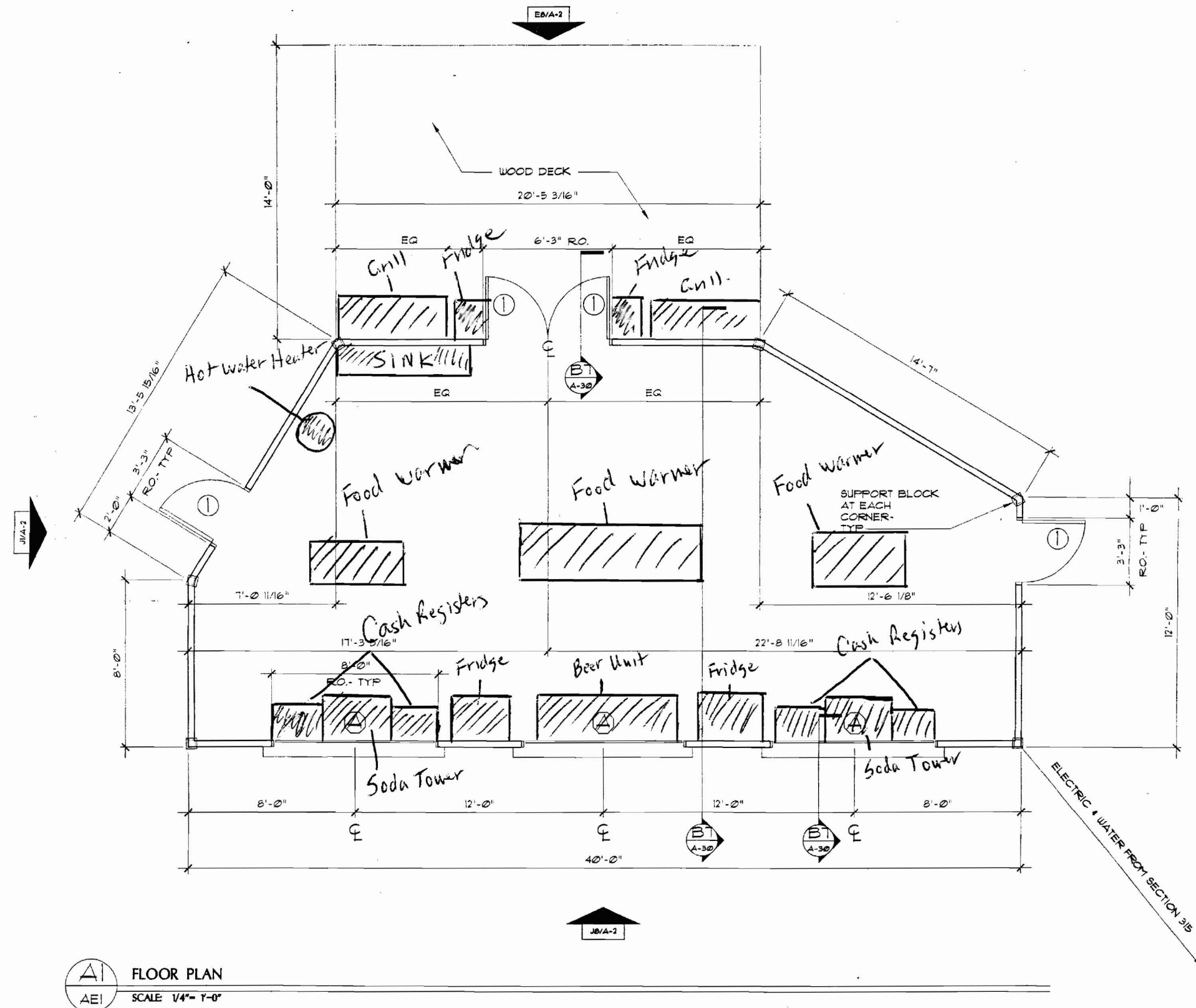
### NOTES/ REVISIONS

## PORTLAND SEA DOGS TEMPORARY CONCESSION STAND

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# A-1

### FIRST FLOOR LAYOUT PLAN



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## NOTES/ REVISIONS

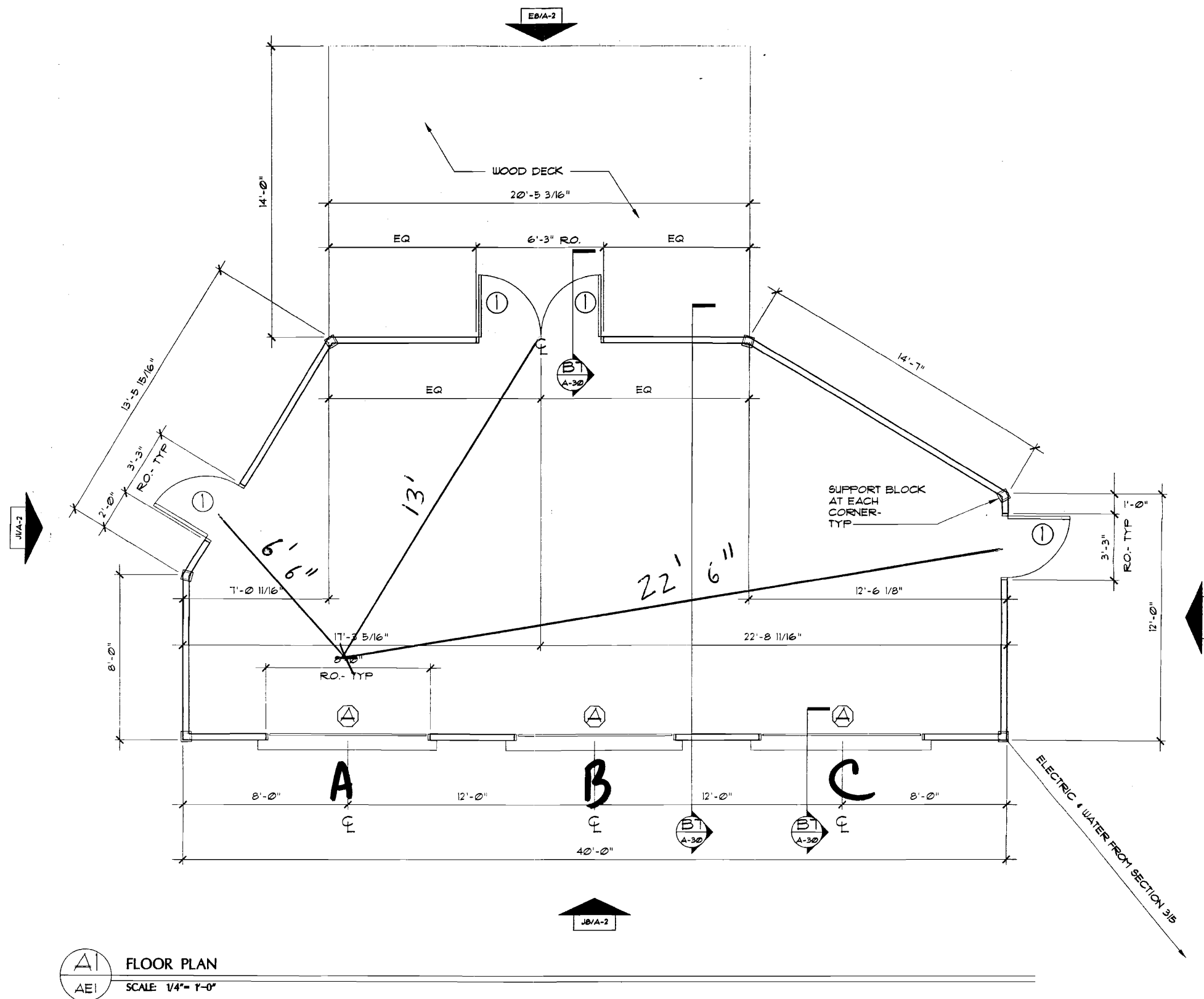
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**PORTLAND  
SEA DOGS  
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# A-1

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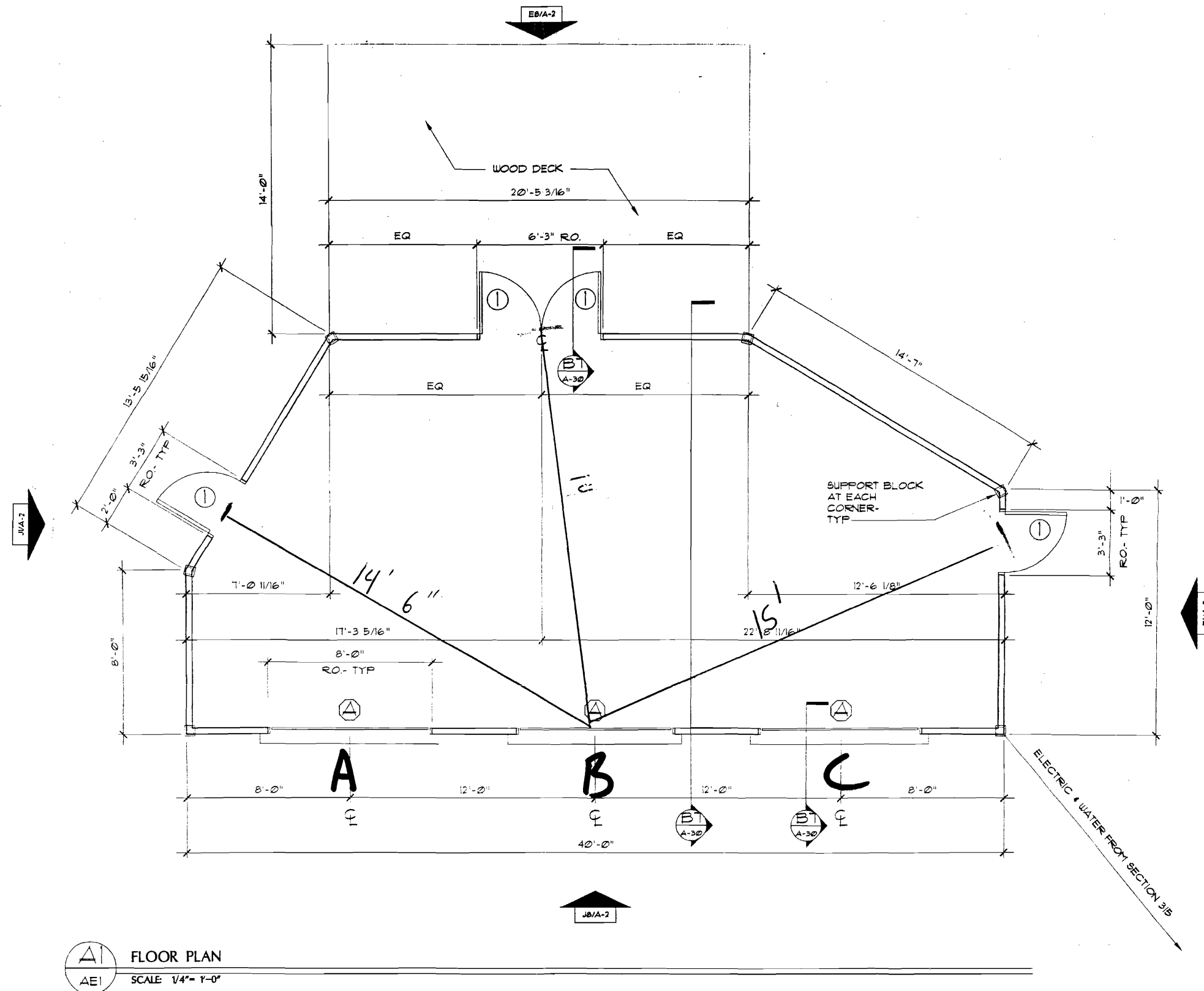
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## FIRST FLOOR LAYOUT PLAN



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TRAVEL DISTANCE - WINDOW

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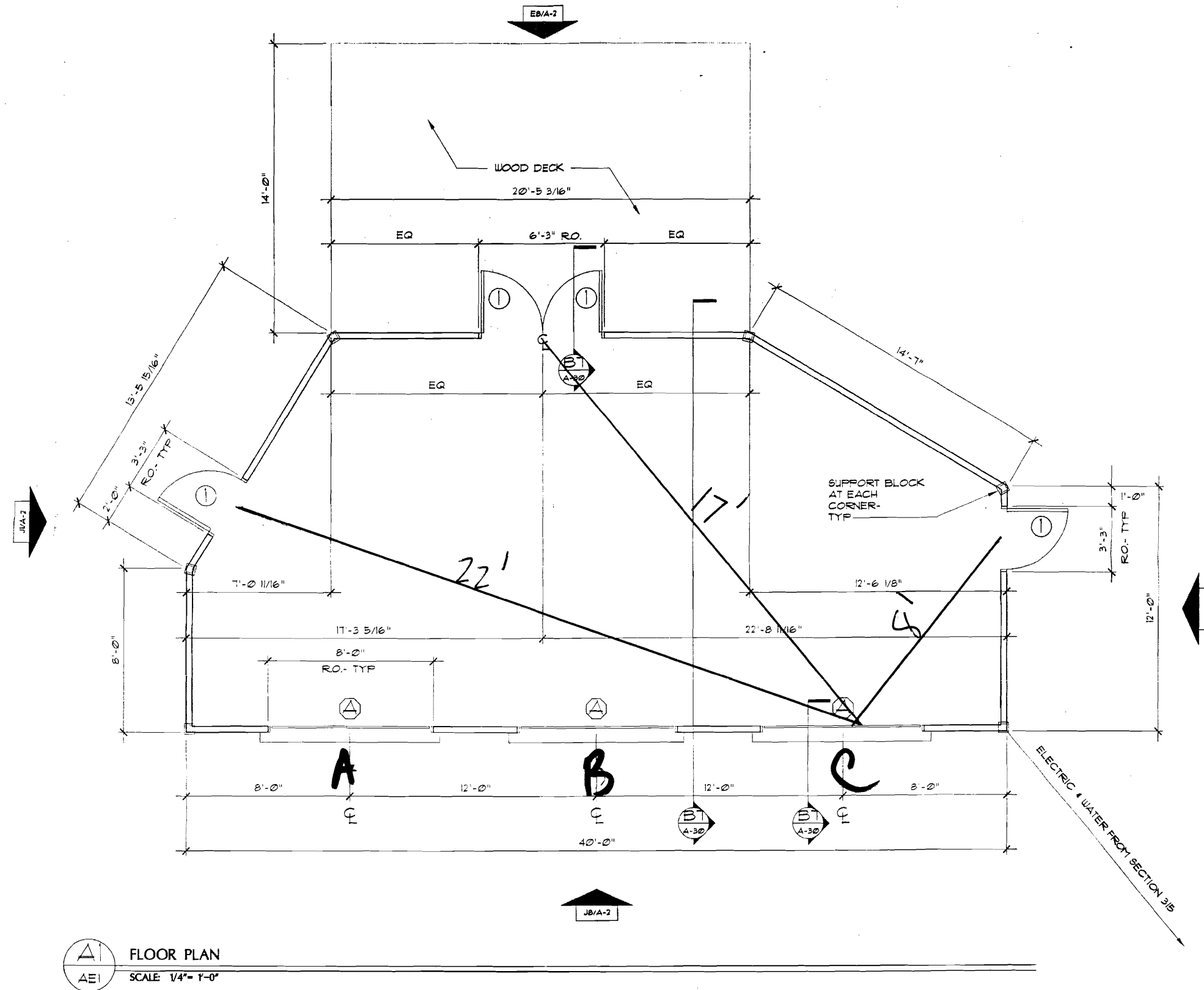
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A-1


FIRST FLOOR  
LAYOUT PLAN



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Architectural floor plan of a building with a wood deck. The plan includes the following details:

- Dimensions:**
  - Overall width: 40'-0"
  - Overall depth: 14'-0"
  - Deck width: 20'-5 3/16"
  - Deck depth: 14'-7"
  - Room widths: 8'-0", 12'-0", 12'-0", 8'-0"
  - Room depths: 7'-0 11/16", 12'-6 1/8"
  - Other dimensions: 13'-5 15/16", 3'-3", 3'-3", 3'-3", 17'-3 5/16", 22'-8 11/16", 8'-0", 8'-0", 8'-0", 8'-0"
- Room Layouts:**
  - Top room: 20'-5 3/16" wide, 14'-7" deep, with a wood deck.
  - Bottom room: 40'-0" wide, 14'-0" deep, with a wood deck.
  - Left room: 8'-0" wide, 7'-0 11/16" deep.
  - Right room: 8'-0" wide, 12'-6 1/8" deep.
- Structural Details:**
  - Support block at each corner (TYP).
  - Electric and water from section 3/5.
  - Room labels: EQ, RO, TYP.
  - Room numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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

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## EMERGENCY LIGHTING

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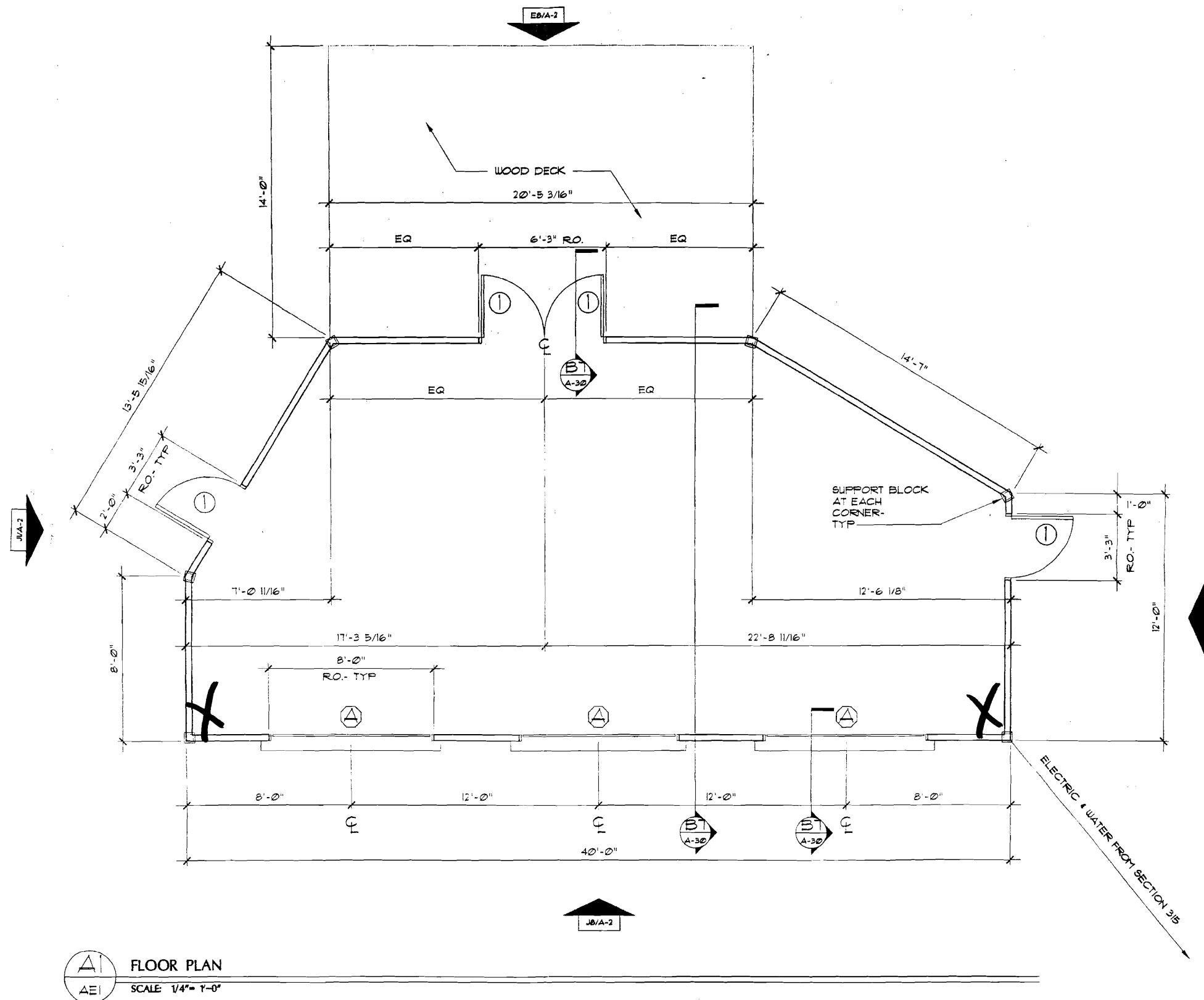
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