City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716 Location of Construction: Owner: Phone: Permit No: 239 Park Ave. Portland 04102 City of Portland, AE. 874-8200 Owner Address: Lessee/Buyer's Name: Phone: BusinessName: 389 Congress St. Permit Issued: Contractor Name: Address: Phone: Brown Construction COST OF WORK: PERMIT FEE: Proposed Use: Past Use: \$ 50,000.00 Same Equipment Storage FIRE DEPT. Approved INSPECTION: Use Group: U Type: 5/2 ☐ Denied Zone: CBL: 149-A-001 Signature: Signature: Zoning Approval: Proposed Project Description: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved Site Work & Foundation For 3 Say Garage Special Zone or Reviews: Approved with Conditions: ☐ Shoreland Denied □ Wetland ☐ Flood Zone ☐ Subdivision Signature: Date: ☐ Site Plan mai ☐minor ☐mm ☐ Permit Taken By: Date Applied For: October \$7, 1999 Zoning Appeal □ Variance This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules. ☐ Miscellaneous Building permits do not include plumbing, septic or electrical work. ☐ Conditional Use Building permits are void if work is not started within six (6) months of the date of issuance. False informa-☐ Interpretation ☐ Approved tion may invalidate a building permit and stop all work... ☐ Denied es Pleane Call Sob Leeman for PWU Historic Preservation 233-0350 □ Not in District or Landmark ☐ Does Not Require Review ☐ Requires Review PERMIT ISSUED WITH REQUIREMENTS Action: CERTIFICATION ☐ Appoved 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 ☐ Approved with Conditions ☐ Denied 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 provisions of the code(s) applicable to such permit October 07,1999 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE: WITH REQUIREMENTS

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PHONE:

CEO DISTRICT

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Building or Use Permit Pre-Application Attached Single Family Dwellings/Two-Family Dwelling

Multi-Family or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTE**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/Addressof Construction (include Portion of Building):	239 PA	K Ave	Haclock
Total Square Footage of Proposed Structure	Sc	uare Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 0 49 Block# A Lot#00	Owner:	of Portland	Telephone#: 874-8200
Owner's Address: 389 Congress St	Lessee/Buyer's Name	(If Applicable)	Cost Of Work: Fee \$ 60,000 \$
Proposed Project Description: (Please be as specific as possible) S:te Work & Foundati	on for	3 bay G	eresc.
Contractor's Name, Address & Telephone	Constructi	012	Rec'd By
Current Use: Equipment Storage	Pi	oposed Use: Equi	oment Storage
2) A Copy of Minor or Major site plan review will be required for checklist outlines the minimum standards for a site p	itioning) installation four Deed or Pure f your Construction 3) A Plot Plan/s the above propose plan. 4) Building	on must comply with hase and Sale Agreed on Contract, if availa Site Plan d projects. The attache	ment Call for Puble d 233-0350 ASK Bob Leeman
Unless exempted by State Law, construct A complete set of construction drawings showing all Cross Sections w/Framing details (includi Floor Plans & Elevations Window and door schedules Foundation plans with required drainage a Electrical and plumbing layout. Mechanic equipment, HVAC equipment (air handling)	of the following el ing porches, decks and dampproofing al drawings for any	ements of construction v/railings, and accesso specialized equipmen f work that may requir	ory structures of Building INSPECTION OCT - 7 1999 It such as furnaces, chimneys, gas
I hereby certify that I am the Owner of record of the named proper owner to make this application as his/her authorized agent. I agre application is issued, I certify that the Code Official's authorized renforce the provisions of the codes applicable to this permit.	rty, or that the proposed se to conform to all appl	work is authorized by the or icable laws of this jurisdiction	on. In addition, if a permit for work described in this
Signature of applicant: The Joer	e	Date:	10/7/99
Building Permit Fee: \$30.00 for the		\$6.00 per \$1,000.00 of a separa	



ROADWAY DESIGN
ENVIRONMENTAL ENGINEERING
TRAFFIC STUDIES AND MANAGEMENT
PERMITTING
AIRPORT ENGINEERING
SITE PLANNING
CONSTRUCTION ADMINISTRATION

September 10, 1999

4 99-11 12 100-A-PD

Ms. Kandice Talbot, Planner Planning and Urban Development 389 Congress Street Portland, Maine 04101

HAND DELIVERED

Re: Hadlock Field - Metal Storage Building

Dear Ms. Talbot:

On behalf of the City of Portland Buildings Division, DeLuca-Hoffman Associates, Inc. is pleased to submit a minor development application for an approximately 1,125 s.f. prefabricated metal building to be constructed behind the center field wall at Hadlock Field. The proposed structure will be used to store various pieces of equipment including mowers, etc. The City has entered into a contract with Brown Construction to complete the work. The building will include a concrete slab on grade with metal framing, siding and pitched roof. The 25' x 45' building will be located in the area behind the center field wall which is currently used to park equipment and store materials.

No additional impervious surface is proposed except for the building. The area currently drains to an existing catch basin – drywell located within the existing area. The site's soils are relatively sandy and permeable; therefore, no other measures are proposed for stormwater runoff.

The building's exterior colors have been chosen to match as closely as possible the existing Hadlock Field colors of green and blue.

The Contractor is currently scheduled to commence site work by October 11, 1999 and the building is expected to be under construction by November 10, 1999 and completed by November 30, 1999.

In accordance with Article V, Section 14-524, we submit herewith seven copies of the site plan for staff review.

The following is in response to Section 14-525(c) of the Portland Land Use Code:

- 1. The proposed use will be an approximately 1,125 s.f. metal storage building for equipment storage related to Hadlock Field. The building will include three overhead doors and one mandoor.
- 2. The total land area of the existing undeveloped area behind the center field wall is approximately 0.25 acres (excluding Hadlock Field and Stadium). The proposed building area is 1,125 s.f.
- 3. An existing 20" natural gas distribution line currently crosses the site, but will not be impacted by the project.
- 4. The type and amount of solid waste generated by Hadlock Field operations will not change.

Ms. Kandice Talbot September 10, 1999 Page 2

- 5. The proposed building will include only a 100 amp power service which will be extended off the electric panel behind the nearby Fitzpatrick Stadium scoreboard. No water or sewer service is proposed for the building.
- 6. The existing surface and subsurface drainage on the site will not change. Surface runoff will infiltrate the existing ground or enter into an existing drywell catch basin within the development area.
- 7. The project will commence in mid October, at which time the Contractor will perform limited grading and foundation preparation. The metal building is scheduled for delivery in early November and will be completed by late November. The Contractor will access the site off Deering Avenue through Fitzpatrick field. The project will require limited erosion control measures due to the limited soils disturbance.
- 8. The development requires only local Planning review.
- 9. The project is being funded by the City of Portland CIP funding.
- 10. The City of Portland owns and operates the Hadlock Field stadium and grounds.
- 11. No unusual natural areas, wildlife and fisheries habitat, or archaeological sites are located on the site.
- 12. Final drawings in electronic .dwg form are included on a disk with this submission.
- 13. The proposed project does not involve recyclable materials.

It is our understanding the application fee will be waived for this project as the City is the applicant. We look forward to your review. If you have any questions, please call this office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Stephen R. Bushey, P.E.

Senior Engineer

SRB/sq/JN1359.65/Talbot9-10

Enclosure

C: Henry Gillert, Building Division Bob Leeman, Portland Expo



Inspection Services Michael J. Nugent Manager Department of Urban Development Joseph E. Gray, Jr. Director

CITY OF PORTLAND



Site Review Pre-Application

Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

As an applicant for Site Review, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read <u>ALL</u> of the information and if you need any further assistance please call 874-8703 or 874-8693.

Site Review Pre-Application Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling

or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTE**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.
City of Portland	9/16/99
Applicant 389 Congress Street	Application Date Had lock Field Sto
Applicant's Mailing Address Deluca-Hoffman Assoc.	239 Park Avenue
7.75 - 1121	Address Of Proposed Site O49-A
Applicant/Agent Daytime telephone and FAX	Assessor's Reference, Chart#, Block, Lot#
Proposed Development (Check all that apply)New BuildingBuilding Addition Manufacturing Warehouse/Distribution Other(Specify)	
1, 125 Sq.ft.	ROS
Proposed Building Square Footage and /or # of Units Acreage of Site	Zoning
Vocanist Include the College into with your application.	

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: Site Review Fee: Major \$500.00 Minor 400.00

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

Housing & Neighborhood Services Division Mark B. Adelson Director



Dept. of Planning and Urban Development Joseph E. Gray, Jr. Director

CITY OF PORTLAND

To Applicants for Development in Portland:

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances:

The Application Fee covers general planning and administrative processing costs, and is paid at the time of application for review.

Upon receipt of an application for development, an Engineering Review Fee will be assessed. This fee is assessed by the Planning Office engineer for review of on-site improvements of a civil engineering nature, such as stormwater management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before substantial progress in the review of development can take place. The Planning Office will mail an invoice for this fee, usually within a week of receipt of an application for review.

A **Performance Guarantee** letter of credit or escrow account will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and civil engineering. The Planning Office will provide a work sheet for figuring the amount of the performance guarantee, as well as model language for the guarantee instrument.

An Engineering Inspection Fee must also be submitted to cover inspections to insure sites are developed in accordance with the approved plan and adhere to required erosion and sedimentation controls. The inspection fee is 1.7% of the performance guarantee amount, or as assessed by the planning or public works engineer. Minimum inspection fees are \$100 for single and two family homes, and \$300 for all other development, unless no site improvements are proposed. At least four site visits are typical, at the outset of construction when the site is "opened", before pouring foundation, at time of paving, and at completion prior to issuance of a Certificate of Occupancy. Public Works inspects streets and utilities, including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.) No building permit will be issued until the performance guarantee and inspection fee are received.

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year, including a full winter season, elapses. Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices.

These costs are a necessary part of the City of Portland land development review program. We strive to make the review process as fair, efficient, and economical as possible for all concerned. Please contact me or the planner assigned to your project for further information and guidance about how to navigate smoothly through this process. We are always interested in feedback as to the quality and responsiveness of the development review services we provide.

Alexander Jaegerman, AICP Chief Planner

Portland Planning Office Development Review and Rezoning Fee Schedule Effective June 1998

APPLICATION FEES:

•	Major Development Application (More than 10,000 sq. ft.) (Parking area - 50 spaces or more)	\$500.00
•	Minor Development Application (Less than 10,000 sq. ft.)	\$400.00
•	Minor-Minor Site Plan Application	\$200.00
•	Subdivision Application	\$25.00/lot
•	PRUD Application	\$500.00 + \$25.00/lot

ENGINEERING FEES:

٠	Engineering Review Fee	Assessed by Engineer
•	Engineering Inspection Fee	1.7% of Performance Guarantee or as assessed by Planning or Public Works Engineer, but minimum of \$300.00
•	Single Family Engineering Inspection Fee	\$100.00

PERMIT FEES:

 Building Permit Fee 	\$25.00 for the first \$1,000.00
(Based on cost of work - estimated	(\$5.00 per additional \$1,000.00)
cost of labor and materials)	

	1-25 <u>Units</u>	26-50 Units	51-75 Units	75 & Over
Residential Zones	\$350.00	\$400.00	\$450.00	\$500.00
Nonresidential Zones	\$350.00 0-15,000 sq. ft. or 0-5 acres (which- ever is less)	\$400.00 15,000-30,000 sq. ft. or 6-10 acres (which- ever is less)	\$450.00 30,000-45,000 sq. ft. or 10-15 acres (which- ever is less)	\$500.00 45,000-60,000 sq. ft. or 15-20 acres (which- ever is less)

Legal Advertisements	percent of total bill
(one for workshop and one for public hearing)	

Notices	40 cents each
(one for workshop and one for public hearing)	

Text Amendments \$300.00

- g. Location and dimensions of on-site pedestrian and vehicular accesses, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets, and curb and sidewalk lines;
- Landscape plan showing location, type, quantity and approximate size of plantings, areas of existing vegetation to be preserved, preservation measures to be employed, and details of planting and preservation specifications;
- i. Location and dimensions of all fencing and screening;
- j. Location and intensity of outdoor lighting system;
- Location of fire hydrants, existing and proposed;
- If a site falls within or in proximity to an area shown on the United States Department of the Interior National Wetlands Inventory or within or in proximity to an area indicating hydric soils as shown on the Soil Conservation Service Soil Survey of Cumberland County or shows other evidence of the existence of wetlands as defined by the Natural Resources Protection Act and based on the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, a copy of which is on file in the department of planning and urban development, a delineation of wetlands boundaries prepared by a qualified professional shall be included on the plan or a written statement from a qualified professional that no wetlands exist on the site shall be submitted with the site plan. Development activities requiring written permits from federal or state agencies shall be submitted to the building authority prior to construction;
- m. Location of test pits and test borings;
- Location and details of all temporary and permanent erosion and sedimentation control measures.
- (3) In the case of a change of use of an existing building, the planning authority or the board may waive required submissions as to the exterior of the building or to the lot if there are no exterior or outside changes proposed or required.
- (c) Written statements. All site plans shall be accompanied by a written statement by the applicant that shall set forth the names and addresses of all owners of the parcels proposed to be developed and the estimated cost of the development. The applicant shall also provide written statements containing the following:
 - A description of the proposed uses to be located on the site, including quantity and type of residential units, if any;
 - (2) The total land area of the site and the total floor area and ground coverage of each proposed building and structure;
 - (3) General summary of existing and proposed easements or other burdens now existing or to be placed on the property;
 - (4) The types and estimated quantities of solid waste to be generated by the development;
 - (5) Evidence of the availability of off-site facilities including sewer, water and streets;

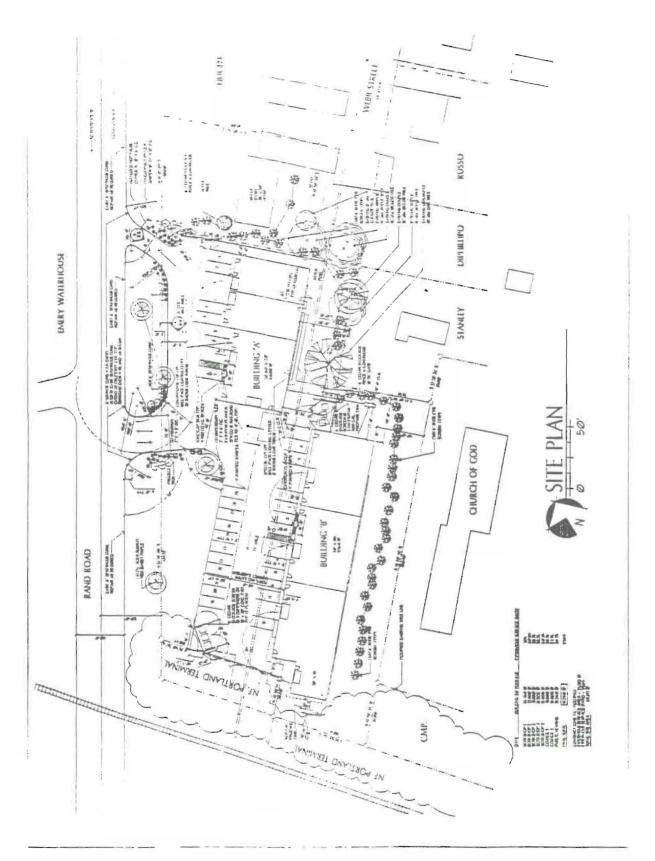
LAND USE \$ 14-525

- (6) A narrative describing the existing surface drainage on the site and a stormwater management plan indicating measures which will be taken to control surface water runoff;
- (7) A construction plan outlining the anticipated sequence of construction of the major aspects of the proposed project, including without limitation roads, retention basins, sewer lines, seeding and other erosion control measures, and pollution abatement measures, and also setting forth the approximate dates for commencement and completion of the project;
- (8) A list of all state and federal regulatory approvals to which the development may be subject, the status of any pending applications, and the anticipated time frame for obtaining such permits or that a determination of no jurisdiction from the agency will be requested;
- (9) Evidence of financial and technical capacity to undertake and complete the development including, but not limited to, a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved, if requested to do so;
- (10) Evidence of the applicant's title, right, or interest in the property, including without limitation deeds, leases, purchase options or any other documentation;
- (11) A narrative describing any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the project site and a description of the methods that will be used to protect such areas or sites.
- (d) Approval or disapproval. Within ninety (90) days after receipt of a complete final site plan or applicable component plans and accompanying statements for minor development, except a two-family dwelling which is not subject to the provisions of section 14-117(1)a, the planning authority shall approve or disapprove the plan and shall advise the building authority and applicant in writing of its action. The planning authority shall approve or disapprove a plan for a two-family dwelling which is not subject to the provisions of section 14-117(1)a within thirty (30) days of receipt of a complete final site plan or applicable component plans and accompanying statements for minor development. Appeal from a disapproval of or any condition imposed upon such a two-family dwelling by the planning authority shall be taken to the planning board within thirty (30) days of the decision. When a site plan requires approval by the planning board, a public hearing shall be scheduled within ninety (90) days after receipt of a complete site plan, unless such time period is extended in writing by the applicant and the authority. The planning board shall notify the applicant in writing of its approval or disapproval of the project within thirty (30) days after the board's final vote to approve or disapprove the project.
- (e) Approved plan prerequisite to issuance of permits. No building permit, certificate of occupancy or street opening permit shall be issued until a final site plan, or applicable components thereof, has been approved under this article and a copy of the approved site plan is filed in the office of the building authority and such permit is determined to be consistent with

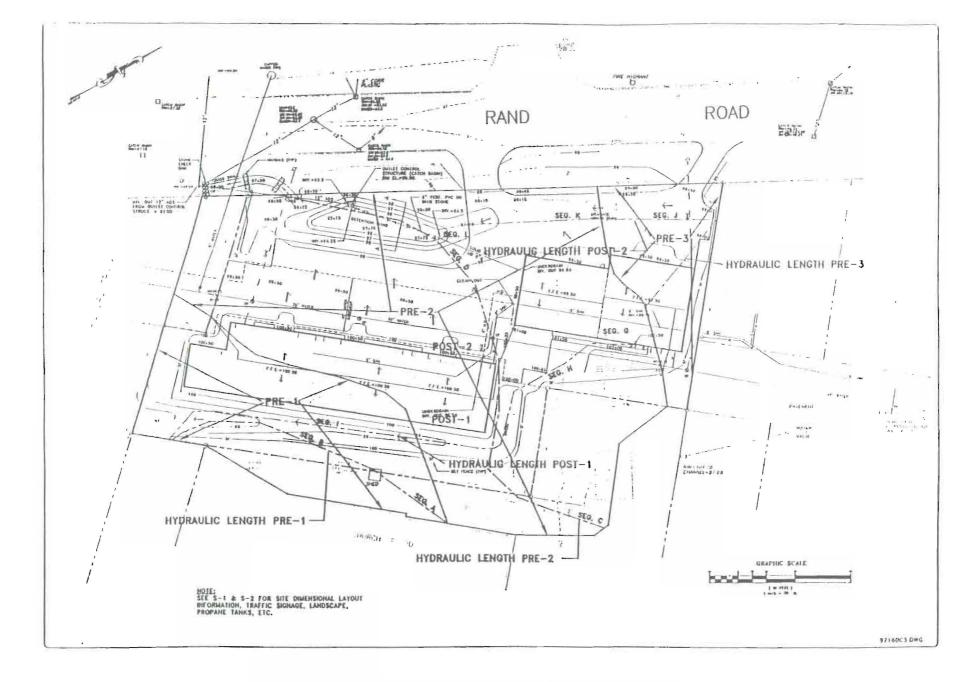
CITY OF PORTLAND, MAINE SITE PLAN CHECKLIST

Project Name, Address of	of Project	I.d. Nu	nber
Submitted () & Date	Item	Required Information Section	14-525 (b,c)
	(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	ь
	(4)	Boundaries of the site	c
	(5)	Total land area of site	d
	(6)	Topography - existing and proposed (2 feet intervals or less)	e
	(7)	Plans based on the boundary survey including:	2
	(8)	Existing soil conditions	a
	(9)	Location of water courses, marshes, rock outeroppings and wooded areas	ь
	(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	С
	(11)	Approximate location of buildings or other structures on parcels abutting the site	d d
	(12)	Location of on-site waste receptacles	e
	(13)	Public utilities	С
	(14)	Water and sewer mains	e
	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
	(16)	Location and dimensions, and ownership of casements, public or private rights-of-way, both existing and proposed	f
	(17)	Location and dimensions of on-site pedestrian and vehicular accessways	g
	(18)	Parking areas	g
	(19)	Loading facilities	g
	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
	(21)	Curb and sidewalks	g
	(22)	Landscape plan showing:	lı
	(23)	Location of existing proposed vegetation	h
	(24)	Type of vegetation	lı
	(25)	Quantity of plantings	h
	(26)	Size of proposed landscaping	h
	(27)	Existing areas to be preserved	lı
	(28)	Preservation measures to be employed	h
	(29)	Details of planting and preservation specifications	h
	(30)	Location and dimensions of all feneing and screening	i
	(31)	Location and intensity of outdoor lighting system	j
	(32)	Location of fire hydrants, existing and proposed	k
	(33)	Written statement	c
	(34)	Description of proposed uses to be located on site	1
	(35)	Quantity and type of residential, if any	1
	(36)	Total land area of the site	b2
	(37)	Total floor area and ground coverage of each proposed building and structure	b2
	(38)	General summery of existing and proposed easements or other burdens	c3
	(39)	Method of handling solid waste disposal	4

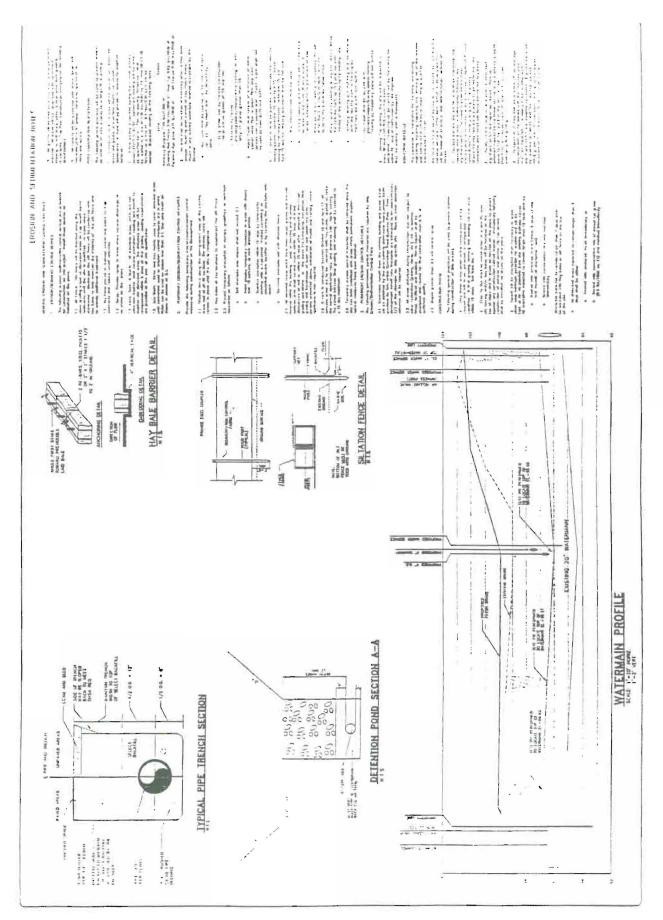
(40)	Applicant's evaluation of availability of and streets	f off-site public facilities, including sewer, water	5
(41)	Description of any problems of drainager none	ge or topography, or a representation that there	6
(42)	An estimate of the time period require	d for completion of the development	7
(43)	A list of all state and federal regulatory subject	y approvals to which the development may be	8
(44)	The status of any pending applications	s	8
(45)	Anticipated timeframe for obtaining so	uch permits	h8
(46)	A letter of non jurisdiction		h8
(47)			
Note: Depending on the size and scopincluding (but not limited to):	e of the proposed development, the Plan	ning Board or Planning Authority may request addit	ional information,
 drainage patterns and facilities; erosion and sedimentation control a parking and/or traffic study; a noise study; 	s to be used during construction;	 an environmental impact study; a sun shadow study; a study of particulates and any other r a wind impact analysis. 	noxious emissions; and
Other comments:			
			×
	- X		
	No.		



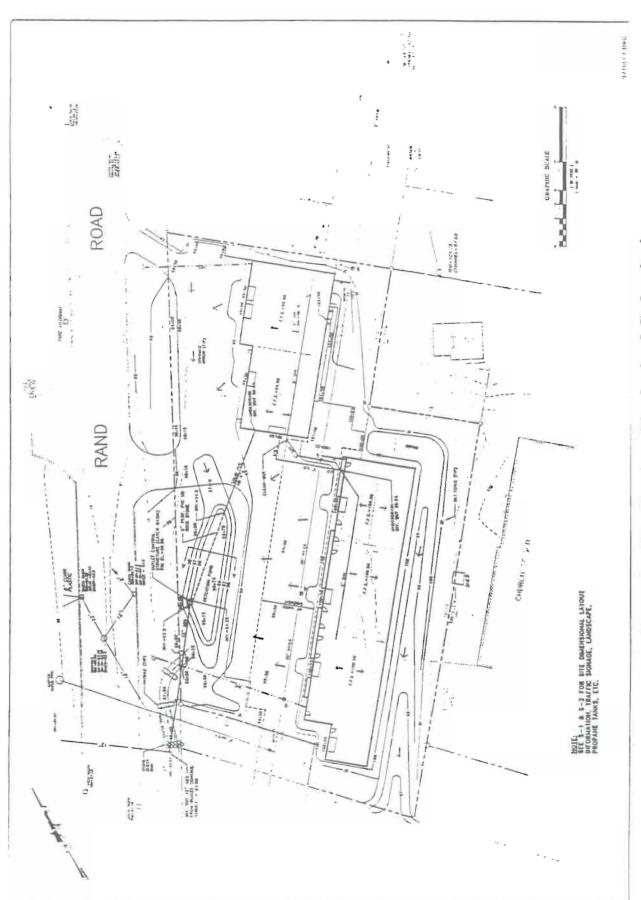
Sample Site Review Technical Submissions



Sample Site Review Technical Submissions



Sample Site Review Technical Submissions



Sample Site Review Technical Submissions

9990128		
D. Number		

City of Portland			9/17/99
Applicant	Application Date		Application Date
389 Congress Street, Portland, ME 04101 Applicant's Mailing Address Deluca-Hoffman Associates Consultant/Agent			Hadlock Field Storage Building
			Project Name/Description
		239 Park Ave, Peaks Island	I, Portland Maine 04102
		Address of Proposed Site	
775-1121 049-A-001		049-A-001	
Applicant or Agent Daytime Telephone	e, Fax	Assessor's Reference: Chart	-Block-Lot
Proposed Development (check all that			f Use Residential ther (specify) storage bldg
1,125 sq ft	unacturing wateriou	Serbistribution — Parking Lot	ROS
Proposed Building square Feet or # of	Unite	Acreage of Site	Zoning
Proposed Ballating Square Feet St is of	- STILLS		
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 Plan	\$0.00 Subdivision	Engineer Review	Date: 9/16/99
Inspections Approval S	Status:	Reviewer Marge Schmuckal	
☐ Approved	Approved w/Cond see attached	itions	
Approval Date 10/7/99	Approval Expiration	Extension to	Additional Sheets
Condition Compliance	for rest of bldg,	10/27/99	Attached
	signature	date	
Performance Guarantee	☐ Required*	☐ Not Required	
* No building permit may be issued ur	ntil a performance guarantee	has been submitted as indicated below	
Performance Guarantee Accepted			
	date	amount	expiration date
☐ Inspection Fee Paid			
	date	amount	
☐ Building Permit Issued	della		
_	date		
Performance Guarantee Reduced			24 F274474
	date	remaining balance	signature
☐ Temporary Certificate of Occupan	icy	☐ Conditions (See Attached	d)
	date		
☐ Final Inspection			
_ marmapedian	date	signature	
☐ Certificate Of Occupancy	Jaco		
The second secon	date		
☐ Performance Guarantee Release	d		
	date	signature	
☐ Defect Guarantee Submitted	submitted	date amount	expiration date
	Supmitted	acc amount	expiration date

19990128		
I D Number		

City of Portland	9/17/99
Applicant	Application Date
389 Congress Street, Portland, ME 04101	Hadlock Field Storage Building
Applicant's Mailing Address	Project Name/Description
Deluca-Hoffman Associates	239 Park Ave, Peaks Island, Portland Maine 04102
Consultant/Agent	Address of Proposed Site
775-1121	049-A-001
Applicant or Agent Daytime Telephone, Fax	Assessor's Reference: Chart-Block-Lot
DRC Condition	s of Approval
Planning Condition	ons of Approval
Inspections Cond	itions of Approval
All previous conditions still apply	itions of Approval

Fire Conditions of Approval

9990128	
D. Number	

Applicant 389 Congress Street, Portland, ME 04101 Applicant's Mailing Address Deluca-Hoffman Associates Consultant/Agent 775-1121 Applicant or Agent Daytime Telephone, Fax Proposed Development (check all that apply) Office Retail Manufactur 1,125 sq ft Proposed Building square Feet or # of Units	: ☑ New Building ☐ Bu		ock-Lot
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 Plan \$0.00	Subdivision	Engineer Review	Date: 9/16/99
Inspections Approval State	us:	Reviewer Marge Schmuckal	
☐ Approved ☐	Approved w/Conditions see attached	☐ Denied	
Approval Date 10/7/99	Approval Expiration	Extension to	☐ Additional Sheets
☐ Condition Compliance	signature da	ate	Attached
Performance Guarantee	Required*	☑ Not Required	
* No building permit may be issued until a pe	erformance guarantee has been sub	mitted as indicated below	
Performance Guarantee Accepted			970
_	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit Issued	date	Silveria	
☐ Performance Guarantee Reduced	sare		
Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	
☐ Final Inspection			
☐ Certificate Of Occupancy	date	signature	
☐ Performance Guarantee Released	date		
☐ Defect Guarantee Submitted	date	signature	
- Industry Swarming Style (MISS)	submitted date	amount	expiration date

19990128		
. D. Number	_	

City of Portland				9/17/99	
Applicant				Application	
389 Congress Street, Portland	d, ME 04101		-	-	ield Storage Building
Applicant's Mailing Address				and the second second	ne/Description
Deluca-Hoffman Associates			239 Park Ave, Peaks Island,	Portland Mair	ne 04102
Consultant/Agent 775-1121			Address of Proposed Site 049-A-001		
Applicant or Agent Daytime Tele	phone, Fax		Assessor's Reference; Chart-I	Block-Lot	_
Proposed Development (check a		New Building	☐ Building Addition ☐ Change Of stribution ☐ Parking Lot ☐ Oth	Use Fier (specify)	Residential
1,125 sq ft				RC	OS
Proposed Building square Feet	or # of Units	Acre	eage of Site	Zo	ning
September 1 Brown and September 1					
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		Zoning Variance			Other
Use (ZBA/PB)	_	Lorning variation		= 7	Curei
Fees Paid: Site Plan	\$0.00	Subdivision	Engineer Review	Date	9/16/99
Fire Approval Statu	is:		Reviewer Lt. Mc Dougall		
☐ Approved		Approved w/Conditions see attached	□ Denied		
Approval Date 10/5/99		Approval Expiration	Extension to		Additional Sheets
Condition Compliance		c Dougall	10/5/99		Attached
Condition compliance		nature	date		
Performance Guarantee		Required*	☑ Not Required		
* No building permit may be issu	ued until a perf	ormance guarantee has b	een submitted as indicated below		
☐ Performance Guarantee Acc	cented				
- Terrormanoe Gaarantee Ao	ocpica	date	amount	-	expiration date
☐ Inspection Fee Paid					
- mapestorr ce i did		date	amount		
☐ Building Permit Issued					
Duliding Ferrit Issued		date			
☐ Performance Guarantee Re	dused				
- Performance Guarantee Re	duced	date	remaining balance		signature
☐ Temporary Certificate of Oc	01100001		☐ Conditions (See Attached		-
Temporary Certificate of Oc	cupancy	date	Conditions (See Attached	!.	
		59.54 2.56			
☐ Final Inspection		date	signature		
☐ Certificate of Occupancy		uate	Signature		
		date			
☐ Performance Guarantee Re	eleased				
Пахио	ri .	date	signature		
☐ Defect Guarantee Submitte	Þa	submitted date	amount	-	expiration date
		addititued date	amount		walnut and

19990128			
I. D. Number			

City of Portland Applicant 389 Congress Street, Portland, ME Applicant's Mailing Address Deluca-Hoffman Associates	04101			239 Park Ave, Peaks	Project Nan	eld Storage Building ne/Description
Consultant/Agent				Address of Proposed S	The state of the s	
775-1121	s F 3/3			049-A-001	01-101-111	
Applicant or Agent Daytime Telephor		120	_	Assessor's Reference:		
Proposed Development (check all that Office Retail Man 1,125 sq ft				Annual Control	inge Of Use R	esidential
Proposed Building square Feet or # of	of Units	Ac	creage of Site			ning
Check Review Required:						
Site Plan (major/minor)		Subdivision # of lots		☐ PAD Review		14-403 Streets Review
☐ Flood Hazard		Shoreland		☐ HistoricPreservatio	in 🗆	DEP Local Certification
Zoning Conditional Use (ZBA/PB)		Zoning Variance				Other
Fees Paid: Site Plan	\$0.00	Subdivision	E	ngineer Review	Date:	9/16/99
DRC Approval Status: ☐ Approved	_	Approved w/Condition see attached		viewer rk		
Approval Date 9/27/99		Approval Expiration	9/27/00	Extension to		Additional Sheets
☐ Condition Compliance	s	rk gnature	9/27/9 date	9		Attached
Performance Guarantee		Required*		☑ Not Required		
* No building permit may be issued u	ntil a pe	formance guarantee has	s been submitte	ed as indicated below		
☐ Performance Guarantee Accepte	d	data		amount		expiration date
☐ Inspection Fee Paid		date		amount		expiration date
inspection ree raid		date		amount		
☐ Building Permit		date				
☐ Performance Guarantee Reduce	d					
- Terisimanse edularitee risasse		date	-	remaining ba	lance	signature
☐ Temporary Certificate Of Occupa	ancy	date		☐ Conditions (See Al	ttached)	
☐ Final Inspection		- HTME				
☐ Final Inspection		date		signatur	e	
☐ Certificate Of Occupancy		date		Section of the sectio		
Performance Guarantee Release	ed	date	-	signatur	e	
☐ Defect Guarantee Submitted		submitted date		amount		expiration date

	19990128
V	I. D. Number

City of Portland			9/17/99
Applicant			Application Date
389 Congress Street, Portland, ME 0410	1		Hadlock Field Storage Building
Applicant's Mailing Address			Project Name/Description
Deluca-Hoffman Associates		239 Park Ave, Reaks Island, F	Portland Maine 04102
Consultant/Agent		Address of Proposed Site	
775-1121		049-A-001	
Applicant or Agent Daytime Telephone, Fax	(Assessor's Reference: Chart-B	lock-Lot
Proposed Development (check all that appl Office Retail Manufact		Building Addition	dse
1,125 sq ft			ROS
Proposed Building square Feet or # of Unit	S Acreage	of Site	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 Plan \$0.0	0 Subdivision	Engineer Review	Date: 9/16/99
Approval Date 9/27/99 OK to Issue Building Permit	See Attached Approval Expiration 9/2 rk signature	7/00 Extension to 9/27/99 date	Additional Sheets Attached
Performance Guarantee [Required*	☑ Not Required	
* No building permit may be issued until a p	performance guarantee has been	submitted as indicated below	
☐ Performance Guarantee Accepted			
☐ Inspection Fee Paid	date	amount	expiration date
☐ Building Permit Issued	date	amount	
☐ Performance Guarantee Reduced	date		
	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	
	date		
☐ Final Inspection			
☐ Certificate Of Occupancy	date	signature	
☐ Performance Guarantee Released	date		
☐ Defect Guarantee Submitted	date	signature	
Service Sustained Sustained	submitted date	amount	expiration date

BUILDING PERMIT REPORT

DATE: <u>8007, 99</u> ADDRESS: <u>239</u>	Park AUC.	CBL: 049-A-00/
REASON FOR PERMIT: SITE Wark	· Foundation	for Garage
BUILDING OWNER: CIV OF PO	Tland	
PERMIT APPLICANT:	/Contractor_	Brown Const.
USE GROUP	CONSTRUCTION TYPE	Section 1
The City's Adopted Building Code (The BOCA National Bu The City's Adopted Mechanical Code (The BOCA National		mendments) \$ 60,000.00 Fee;
CONDI	ΓΙΟΝ(S) OF APPROVAL	
This permit is being issued with the understanding that the	following conditions are met:_	*1 *2
Approved with the following conditions:		
V AND THE STATE OF		

X1. 4². This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.

Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.

(A 24 hour notice is required prior to inspection)"

ALL LOT LINES SHALL BE CLEARLY MARKED

BEFORE CALLING."

- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of ½" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than I-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 ¼" and not greater than 2". (Sections 1021 & 1022.0) Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. Stair construction in Use Group R-3 & R-4is a minimum of 10" tread and 7 %" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.

- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements.
- 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

All signage, 1996).	shall be done in	accordance with Se	ection 3102.0 sign:	s of the City's Buil	iding Code, (The B	OCA National Buildin	g Co
							_
							-

P. Samuel Hoffses, Build	ling Inspector
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cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSH 7/24/99

38.

^{**}On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.