

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 050972

This is to certify that CANAL STREET LLC /TBhas permission to 40 unit rental apartmentAT 730 CONGRESS ST

055 C009001

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 regulations on file in this department.

**PERMIT ISSUED**

SEP 26 2006

**CITY OF PORTLAND**

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 altered or closed-in. HOURS 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. Jay Kelley P.F.D. 9-23-05

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

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

Other \_\_\_\_\_

DepartmentName

*[Signature]* 9/23/05  
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

<b>Location of Construction:</b> 730 CONGRESS ST	<b>Owner Name:</b> WALKER TERRACE, LP	<b>Owner Address:</b> 1 LONGFELLOW SQUARE	<b>Permit No:</b> 05-0972	<b>Issue Date:</b> 09/23/2005	<b>CDL:</b> 055 C009001
<b>Business Name:</b> Harvey Klugman Principal on Job	<b>Contractor Name:</b> Portland Builders, Inc.	<b>Contractor Address:</b> P.O. Box 4902 Portland	<b>PERMIT ISSUED</b> SEP 26 2005		
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Multi Family	<b>CITY OF PORTLAND</b> 2078790118		
<b>Past Use:</b>		<b>Proposed Use:</b>	<b>Permit Fee:</b>	<b>Cost of Work:</b>	<b>CEO District:</b> C-33

<b>Proposed Project Description:</b> 40 unit rental apartment	<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied JLK R.F.D. 9-23-05	<b>INSPECTION:</b> Use Group: R2 S2 Type: 1B/S 9-23-05
<b>Signature:</b>	<b>Signature:</b>	<b>Signature:</b>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
<b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
<b>Signature:</b> <b>Date:</b>		

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 07119/2005	<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>		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2004-0213 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 9/16/05	<b>Zoning Appeal</b> <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 Date:	<b>Historic Preservation</b> <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 Application**  
**389 Congress Street, 04101 Tel: (207)874-8703, Fax: (207) 874-8716**

Permit No: 05-0972	Issue Date:	CBL: 055 C009001
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Location of Construction: 730 CONGRESS ST	Owner Name: CANAL STREET LLC	Owner Address: 1220 LISBON ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: <del>RE-2</del>

Past Use: Commercial Gas station	Proposed Use: Commercial 40 unit rental apartment	Permit Fee: \$42,396.00	Cost of Work: \$4,700,000.00	City of Portland District: 2
Proposed Project Description: 40 unit rental apartment		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>R2</i> Type: <i>1B</i> <i>52</i> <i>57</i> <i>9/23/05</i> Signature: <i>OK: 2 P.R. 9-23-05</i> Signature: <i>9/23/05</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: dmartin	Date Applied For: 07/19/2005	<b>Zoning Approval</b> <table border="1"> <tr> <td>           Special Zone or Reviews  <input type="checkbox"/> Shoreland <i>N/A</i>  <input type="checkbox"/> Wetland  <input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i>  <input checked="" type="checkbox"/> Subdivision  <input checked="" type="checkbox"/> Site Plan  <i>2004-0213</i>            Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>  <i>OK with conditions</i>            Date: <i>9/16/05</i> </td> <td>           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            Date: <i>9</i> </td> <td>           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: <i>9</i> </td> </tr> </table>			Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2004-0213</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with conditions</i> Date: <i>9/16/05</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 Date: <i>9</i>	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: <i>9</i>
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**CERTIFICATION**

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

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



# Commercial Building Permit Application

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

Total Square Footage of Proposed Structure <b>51,137</b>		Square Footage of Lot <b>17,618</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>055</b> Block# <b>C</b> Lot# <b>9</b>	Owner: <b>Maine Workforce Housing One Longfellow Square Portland, ME 04101</b>		Telephone: <b>(207) 871-9811</b>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <b>David Lloyd Archetype 48 Union Wharf Portland, ME 772-6022</b>		Cost Of Work: \$ <b>4,700,000</b>  Fee: \$ <b>42,321</b>

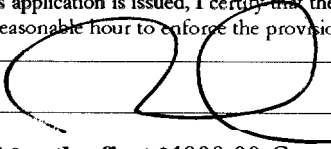
Abandon Gas Station

Contractor's name, address & telephone: <b>Not Selected</b>	
Who should we contact when the permit is ready: <u>David Lloyd</u>	
Mailing address: <b>Archetype, P.A. 48 Union Wharf Portland, ME 04101</b>	
Phone: <b>(207) 772-6022</b>	

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the **Building Inspections office, room 315 City Hall** or call 874-8703.

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

Signature of applicant: 	Date: <u>JUL 19, 2005</u>
---	---------------------------

**Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost**

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

# 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
- ☒ Re-Bar Schedule Inspection: Prior to pouring concrete
- ☒ Foundation Inspection: Prior to placing ANY backfill
- ☒ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ☒ 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.

\_\_\_\_\_ CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

 PSI  
Signature of Applicant/Designee

9/26/05  
Date 9/26/05

  
Signature of Inspections Official

Date

CBL: 55 C009 Building Permit #: 05 0972

**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:
05-0972	07/19/2005	055 C009001

Location of Construction:	Owner Name:	Owner Address:	Phone:
730 CONGRESS ST	CANAL, STREET LLC	1220 LISBON ST	
Business Name:	Contractor Name:	Contractor Address:	Phone
Harvey Klugman Principal on Job	Portland Builders, Inc.	P.O. Box 4902 Portland	(207) 879-0118
Lessee/Buyer's Name	Phone:	Permit Type:	
		Multi Family	

**Proposed Use:**

Commercial 40 unit rental apartment

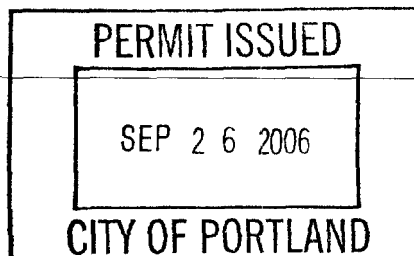
40 unit rental apartment

**Dept:** Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/16/2005**Note:** 9/16/05 received the stamped approved site plan from Ethan These are not condominiums, but rental under a conditional contract #C-33 - Commonly known as Walker Terrace **Ok to Issue:** ☒

- 1) Separate permits shall be required for any new signage.
- 2) This property shall remain a forty (40) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 09/23/2005**Note:** **Ok to Issue:** ☒

- 1) Staff is signing off on this project so the applicant may receive a conditional permit for closing purposes. The applicant still needs to submit performance guarantees and associated inspection fee. No construction can commence until all pre-permitting conditions from Planning are satisfied.
- 2) The following matters are still outstanding from a Building Plan review prospective:
  - 1) The Seismic Class "b" verification> Ken Recker has been asked to look closely at the soil class to see if it might be a "D" and not a "C", and if it were a "D", would it impact the "B" seismic design category.
  - 2) Please Provide information regarding the ventilation of the parking garage. The standards are found in Section 404 of the 2003 IMC. Also interested in decibal level info for all ventilation equipment.
  - 3) Need to establish compliance with the 2003 International energy conservation Code.
  - 4) Need to establish Code compliance for the Laundry ventilation system (2203 IMC and IBC)
  - 5) Anchored masonry veneer is suppose to comply with sections 6.1 and 6.2 of ACI530/ASCE5/TMS422 and the spec book references other standards, please justify. (see Section 1405.5 2003 IBC)
  - 6) Poured in place concrete is suppose to comply with ACI315 and 301 and the spec book references other standards, please justify.
  - 7) Please confirm that the net width of the stairways is at least 44 inches.
  - 8) The roof hatch must be rated as the roof assembly needs to be and this is a penetration.
  - 9) All fire separation assembly penetrations must comply with Chapter 7 of the IBC.
  - 10) Need the standards that the exterior walls and roof system were designed to with respect to weather tightness. (Sections 1403 and 1503 IBC)
  - 10) What is the fire classification of the roof covering.
  - 11) Safety glazing schedule is needed.

**Dept:** Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 09/23/2005**Note:** **Ok to Issue:** ☒

<b>Location of Construction:</b> 730 CONGRESS ST	<b>Owner Name:</b> CANAL STREET LLC	<b>Owner Address:</b> 1220 LISBON ST	<b>Phone:</b>
<b>Business Name:</b> Harvey Klugman Principal on Job	<b>Contractor Name:</b> Portland Builders, Inc.	<b>Contractor Address:</b> P.O. Box 4902 Portland	<b>Phone</b> (207) 879-0118
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Multi Familv	

From: Ethan Boxer-Macomber  
To: David Lloyd; Marge Schmuckal; Mike Nugent  
Date: Wed, Aug 31, 2005 3:34 PM  
Subject: Re: RE: Walker Terrace

Hello, All.

This question about Walker Terrace came up over a month ago. At that time I sent Nathan the attached July 19, 2005 email summarizing remaining steps. Since then, some progress has been made, however, there are a few remaining issues, as follows:

- 1) ~~Cost~~ estimates and performance guarantees have not been received by Jay.
- 2) Final stormwater management (water quality units) plan has not been submitted.
- 3) Public benefit contribution toward Halophane lights (Contract Zone) has not been paid, nor have street tree fees required by the site plan approval.
- 4) The plat has been signed but not released until the above matters are resolved.

I will put a call in to Nathan now to go over these items and develop an attack plan.

Ethan

>>> Mike Nugent 8/31/2005 12:40:53 PM >>>  
Thanks, Marge! Ethan, how's it going?

>>> Marge Schmuckal 8/31/2005 12:22:10 PM >>>  
I received a copy of the contract for the contract zone, but planning has not released the stamped approved site plan yet. I am waiting for that before I can pass on the permit. Ethan in planning is the key planner of this project.  
Marge

>>> Mike Nugent 08/31 11:37 AM >>>  
Walker Terrace, how's that permit going?

>>> "David Lloyd <[lloyd@archetypepa.com](mailto:lloyd@archetypepa.com)> 8/31/2005 10:43:04 AM >>>  
1 Walker Street, Thanks for getting back to me

David Lloyd  
Archetype, P.A.  
48 Union Wharf  
Portland, ME 04101  
Phone: (207) 772-6022  
Fax: (207) 772-4056  
[lloyd@archetypepa.com](mailto:lloyd@archetypepa.com)  
<http://www.archetype-architects.com>

--Original Message--

From: Mike Nugent [<mailto:MJN@portlandmaine.gov>]  
Sent: Wednesday, August 31, 2005 9:29 AM  
To: [lloyd@archetypepa.com](mailto:lloyd@archetypepa.com)  
Subject: Re: Walker Terrace



it's not to me yet, what's the street address?

>>> "David Lloyd" <[dlloyd@archetypepa.com](mailto:dlloyd@archetypepa.com)> 8/30/2005 3:56:41 PM >>>

Mike

Checking in with you on walker Terrace. We are moving to hiring the GC this week and need to get moving. **How** are we with the permit ? I thank you for your time spent

David

David Lloyd

Archetype, P.A.

48 Union Wharf

Portland, ME 04101

Phone: (207)772-6022

Fax: (207)772-4056

[dlloyd@archetypepa.com](mailto:dlloyd@archetypepa.com)

<http://www.archetype-architects.com>

**CC:** Alex Jaegerman; Jay Reynolds; [szanton@maine.rr.com](mailto:szanton@maine.rr.com)....

**From:** Ethan Boxer-Macomber  
**To:** szanton@maine.rr.com  
**Date:** Tue, Jul 19, 2005 2:28 PM  
**Subject:** Site Plan Conditions - Walker Terrace

Hi Nathan-

As per our conversation last week, the Walker Terrace project will need to satisfy the various conditions of approval outlined in your December 13, 2004 approval letter before a building permit can be issued. These items include:

1. *The project shall fully conform to the terms and standards set forth in the approved Contract Zone C33 subject to final review and approval by the Planning Authority and Corporation Counsel,*

This includes any contributions toward off-site improvements i.e. Halophane Lights, Street Trees, etc.

2. *The developer shall revise plans so as to satisfy all engineering concerns expressed by the City's consulting civil engineer as presented in a memo from Jim Seymour, P.E. dated June 29, 2004 and revised November 17, 2004, subject to final review and approval by the Planning Authority.*

I spoke with David on this and forwarded you and Steve Tibits copies of the Seymour Memo. I understand that Steve is working on the revised plans.

3. You will need to submit a Subdivision Plat for review and approval, record the approved plat, and then present copies of the recorded plat to the City. Archytype knows how this works, but let me know if you have any questions.

4. Pay particular attention to the boiler plate "standard conditions and provisions" section of your approval letter. You can work through these conditions with the Development Review Coordinator, Jay Reynolds. Jay can be reached at 874-8632 or [jayjr@portlandmaine.gov](mailto:jayjr@portlandmaine.gov).

Nathan, it's great to see Walker Terrace taking flight!

As always, please do not hesitate to contact me with any questions large or small.

Best regards,

Ethan Boxer-Macomber, AICP  
Planner  
City of Portland Planning Division  
389 Congress Street  
Portland, ME 04101

Tel: 207.756.8083  
Fax: 207.756.8258

**CC:** Alex Jaegerman; Jay Reynolds; Lee Urban;

lloyd@archetypepa.com; Mike Nugent; Sarah Hopkins

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Permit Number

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Checked By/Date

## Envelope Compliance Certificate 2001 IECC

COMcheck-EZ Software Version 3.0 Release 2b

Data filename: C:\Program Files\Check\COMcheck-EZ\Walker Temce.cck

### Section 1: Project Information

Project Name: Walker Temce  
One Walker Street  
Portland , Maine  
Designer/Contractor: Archetype Arch  
AWM Engineering Engineers  
Portland Builders Contractor  
Document Author: Albert W Milasauskis P.E.  
Notes: Six Story 40 Apartment Units

### Section 2: General Information

Building Location (for weather data): Portland, Maine  
Climate Zone: 15  
Heating Degree Days (base 65 degrees F): 7378  
Cooling Degree Days (base 65 degrees F): 268  
Project Type: New Construction  
Window / Wall Ratio: 0.20

Building Type	Floor Area
Other	37075

### Section 3: Requirements Checklist

Bldg. |  
Dept. |  
Use |

- | **Air Leakage, Component Certification, and Vapor Retarder Requirements**
- |       |  |
|-------|--|
| [ ]   | 1. All joints and penetrations are caulked, gasketed, weather-stripped, or otherwise sealed. |
| [ 3 ] | 2. Windows, doors, and skylights certified as meeting leakage requirements.                  |
| [ ]   | 3. Component R-values & U-factors labeled as certified.                                      |

## Climate-Specific Requirements

<u>Component Name/Description</u>	Gross				
	<u>Area or Perimeter</u>	<u>Cavity R-value</u>	<u>Cont. R-value</u>	<u>Proposed U-Factor</u>	<u>Budget U-Factor</u>
Roof 1: All-Wood Joist/Rafter/Truss	9365	0.0	49.0	0.020	0.053
Exterior Wall 1: Wood Frame, Any Spacing	19302	19.0	0.0	0.068	0.075
Window 1: Wood Frame: Double Pane with Low-E Clear, SHGC 0.64	4002	---	---	0.420	0.526
Door 1: Solid	105	---	---	0.330	0.122
Floor 1: Concrete Floor (over unconditioned space)	9071	---	30.0	0.030	0.043


(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

**Envelope PASSES:** Design 21% better than code

## Section 4: Compliance Statement

The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system **has been** designed to meet the 2001 IECC, Chapter 8, requirements in COMcheck-EZ Version 3.0 Release 2b and to comply **with** the mandatory requirements **in** the Requirements Checklist.

ALBERT MILAUSKIS Principal Envelope Designer-Name  
[Signature] Signature  
9/22/05 Date





People Helping People Build a Safer World™

Los Angeles District Office

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Toll Free: +1-888-ICC-SAFE (422-7233)

www.iccsafe.org

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FRANK P. HODGE, JR., C.R.D., M.S.P.

Director of Building and

Fire Codes

Midway Hand Island, South Carolina

VICE PRESIDENT

HENRY L. GREEN

Executive Director

Bureau of Construction Codes & Fire Safety  
Michigan Dept. of Labor & Economic Growth  
Lansing, Michigan

SECRETARY/TREASURER

WALLY BAILEY, C.R.D.

Director, Development

and Construction

P.O. Smith, Arkansas

IMMEDIATE PAST PRESIDENT

ADRIAN E. WOODWELL, C.R.D.

Chief Building Official

Murray, Utah

EDWIN M. BERNER, C.F.I.

Fire Marshal

Mobile Fire Protection District

St. Louis, Missouri

JAMES L. BROTHERS

Building Director

Dothan, Alabama

TERENCE L. COBB, C.R.D.

Director, Dept. of Codes Administration

Memphis/DeSoto County, Tennessee

JOHN BARNHALL, C.R.D.

Assistant Director of

Development Services

Tamworth, Washington

WILLIAM L. DUNK, JR., C.R.D.

Director, Dept. of

Inspections and Code

Columbus, Georgia

WILLIAM R. DOPPLER

Building Official

Chesapeake, Virginia

GERALD R. GIBBS, C.R.D.

Chief Building Official

Boulder County, Colorado

JOHN JOHNSON

Building Inspector

Salem, Oregon

JOHN T. LATONIA

Building & Inspection Manager

Redwood City, California

BRADLEY L. LYNN

Building Official

Clark County, Nevada

JAMES T. RYAN, C.R.D.

Codes Administrator

Ovenden Park, Kansas

KEVIN B. SCOTT

Fire Marshal

Kern County Fire Department

Bakersfield, California

STEVEN L. SHAPIRO, C.R.D.

Director of Codes Compliance

Hampton, Virginia

ADOLF A. ZUMA

Fire Chief

Las Cruces, New Mexico

CHIEF EXECUTIVE OFFICER

JAMES L. WITT

From: Karl Dege, Staff Engineer

To: Bill Hopkins, Architect

Subject: 400B IRL

6-7-2005

Section 502.4, 504.2, 504.4-Ex. 2

FAX

207-792-4456

Project: Proposed 4 story w/ <sup>R2</sup> ~~unreinforced~~ masonry, IRL/R2  
Apartment House over a Type I, 1st story S2  
Parking Garage - ATTACHE (2pp) Email letter  
of 6-1-2005

Code & Analysis:

- 3 story, IRL/R2 - OK - Table 503
- 4th story OK w/ NFPA 13R sprinkler - Section 504.2 and 503.3.1.2
- 4 story w/ <sup>R2</sup> ~~masonry~~ - IRL over 1st story, Type I/S2  
parking garage - OK w/ 4 story w/ <sup>R2</sup> ~~masonry~~ taken  
from lid of garage - Sec. 502.4, and height - max.  
60 ft. taken from grade - Sec. 504.2
- Need 2 hr. separation betw. S2 and R2  
per Table 601 for Type I
- Area - Treat as separate buildings per Sec. 502.4  
rather than mixed occupancy per Sec. 502.3.2, as  
that is my reading of intent of Sec. 502.4  
in specifying different types of construction.

• Area outlined for 4 story w/ <sup>R2</sup> ~~masonry~~ =  $4 \times 52,000 = 208,000$  sq. ft.

$> 4 \times 52,000 \text{ min} = 34,000 + 11,700 \times 3 \text{ story} = 68,100$  - OK - Section 502.4-Ex. 2  
and 502.3.2  
and 4th floor A =  $68,100 + 11,700 = 79,800 < 120,000$  - OK - 30 ft. 92

Headquarters: 5203 Leesburg Pike, Suite 600 • Falls Church, VA 22041-3405 U.S.A.

Tel: +1 (703) 931-4533 • Fax: +1 (703) 379-1546

Toll Free: +1-888-ICC-SAFE (422-7233)

Note: This is not opinion, I accept it. and the Code Official

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

**2004-0213**

Application I. D. Number

**10/7/2004**

Application Date

**Walker Terrace**

Project Name/Description

**Maine Workforce Housing**

Applicant

**One Longfellow Square, Portland, ME 04101**

Applicant's Mailing Address

Consultant/Agent

**Applicant Ph: (207) 871-9811      Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

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

**43,800 s.f.**

Proposed Building square Feet or # of Units

Acreage of Site

**R6**

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid:      Site Pla **\$500.00**      Subdivision \_\_\_\_\_      Engineer Review \_\_\_\_\_      Date **1011412004**

**Zoning Approval Status:**

Reviewer

*Marge S. - Inspection*

- ☐ 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

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



REAL ESTATE DEVELOPMENT & CONSULTING

One Longfellow Square  
Portland, ME 04101  
Nathan Szanton: (207) 871-9811  
Genie Nakell: (207) 828-9435  
Administration: (207) 871-1661  
Fax: (207) 761-0155

September 30, 2004

Ethan Boxer-Macomber, Planner  
Planning and Urban Development  
City of Portland  
389 Congress St.  
Portland, ME 04101

Re: Walker Terrace / 730 Congress Street - Application for site plan review

Dear **Ethan**:

Please find enclosed Maine Workforce Housing's site plan review application for Walker Terrace / 730 Congress Street, with application fee. Should you have questions or need additional information, please don't hesitate to call.

David Lloyd and I look **forward** to working with you on this project.

Sincerely,

**Nathan S. Szanton**  
Managing Member  
Maine Workforce Housing, LLC

cc: David Lloyd, Archetype



printed on recycled paper





Total Square Footage of Proposed Structure: 43,800		Square Footage of Lot: 17,632	
Tax Assessor's Chart, Block & Lot:  Chart# 055      Block# C      Lot# 7		Property owner's mailing address:  Canal Street LLC 1220 Lisbon St. Lewiston, ME 04240	
Telephone #:  207-783-9915			
Consultant/Agent, mailing address, phone # & contact person:		Applicant's name, mailing address, telephone #/Fax#/Pager#:  Nathan Szanton Maine Workforce Housing One Longfellow Square Portland, ME 04101 Tel: (207) 871-9811 Fax: (207) 761-0155	
		Project name:  Walker Terrace	
<p>Proposed Development (check all that apply)</p> <p><input checked="" type="checkbox"/> New Building    <input type="checkbox"/> Building Addition    <input type="checkbox"/> Change of Use    <input checked="" type="checkbox"/> Residential    <input type="checkbox"/> Office    <input type="checkbox"/> Retail    <input type="checkbox"/> Manufacturing</p> <p><input type="checkbox"/> Warehouse/Distribution    <input type="checkbox"/> Parking lot</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00)    <input type="checkbox"/> Stormwater Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p> <p>Major Development (more than 10,000 sq. ft.)</p> <p><input checked="" type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p>Minor Site Plan Review</p> <p><input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p>Plan Amendments</p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> <p style="text-align: right;">- Please see next page -</p>			

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

Nathan Szanton  
Maine Workforce Housing  
One Longfellow Square  
Portland, ME 04101  
Tel: (207) 871-9811

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](http://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:

*Nathan Szanton*  
Managing Member  
Maine Workforce Housing, LLC

Date: 9/30/04

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

## 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: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

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

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an Engineering Review Fee. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water 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 a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A Performance Guarantee 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 drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An Inspection Fee must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 20% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public works inspects work within the City right-of-way and Planning inspects work within the site 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.)

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.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 8748719 or 874-8721.