

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

Location of Construction: <i>337 Congress St</i>		Owner: <i>Portland Building Dept</i>		Phone:		Permit No 970307			
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:			
Contractor Name: <i>Gary</i>		Address: <i>337 Congress St</i>		Phone: <i>763-1111</i>		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: APR 16 1997 CITY OF PORTLAND </div>			
Past Use:		Proposed Use:		COST OF WORK: \$ <i>20,000</i> FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>				PERMIT FEE: \$ <i>1,500.00</i> INSPECTION: Use Group <i>A3</i> Type: <i>SB</i> <i>BOCA 96</i> Signature: <i>[Signature]</i>	
Proposed Project Description: <i>Remodeling 3,000 sq. ft.</i>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____				Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <i>[Signature]</i>		Date Applied For: <i>04 April 1997</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	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

[Signature] *04 April 1997*

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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

CEO DISTRICT



COMMENTS

5-1-97 - Old building demo started 4-28-97 - Modules being prepared
in progress / Approval per plans / will review again late PM Today

5-20-97 - Gas Water Heater (75gal. Natural gas) / Permit / Heating Plant. -
Roof top / Permit E.N. Hoffman

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to

Date of Issue

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. _____, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Limiting Conditions:

This certificate supersedes
certificate issued

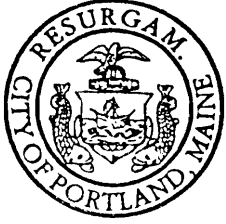
Approved:

.....
(Date)

.....
Inspector

.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: David Jordan, Code Enforcement
FROM: Kandice Talbot, Planner
DATE: May 27, 1997
RE: McDonald's, 332 St. John Street

The site work has been inspected for McDonalds at 332 St. John Street. I believe it would be acceptable to issue a permanent certificate of occupancy.

REVIEWED FOR
BARRIER FREE
COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
AUGUSTA
CONSTRUCTION PERMIT



Permit No 8497

PERMISSION IS HEREBY GIVEN TO:

MCDONALD'S CORPORATION
711 Jorie Blvd.
Oakbrook, IL 60521

Location of project:

337 St. John St.
Portland, ME

PROJECT TITLE:

McDonald's Restaurant
OCCUPANCY CLASSIFICATION:
Assembly Class "A"

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on October 22, 19 97.

This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 23rd day of April A.D. 19 97

FEE \$ 150/50

NOT SPRINKLED


Commissioner - Public Safety

BUILDING PERMIT REPORT

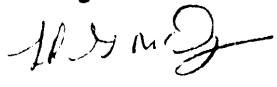
DATE: 4/16/97 ADDRESS: 332 S. Schuyler
REASON FOR PERMIT: construct building
BUILDING OWNER: McDonnell
CONTRACTOR: D/H/Insurance
PERMIT APPLICANT: George H. Smith APPROVAL: *P *7 *16 *19 *26 *27 *28 *29

CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
 2. 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)
 3. Precaution must be taken to protect concrete from freezing.
 4. 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.
 5. 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 1-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 means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
 6. 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) U.L. 103.
 7. Guardrail & 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.
 8. Headroom in habitable space is a minimum of 7'6".
 9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
 10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 11. 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.
 12. 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.
 13. 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.
 14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 15. 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 19, 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)

- 16. 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.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 21. 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".
- 22. 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 to the Division of Inspection Services.
- 23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 26. Food service equipment shall be installed in accordance w/ NFPA 96
- 27. Food service equipment shall be installed in a safe and approved manner.
- 28. Your Title Cover Sheet Shows your plans was designed under The 1990 BOCA Building, Mechanical, and NATH E.L. Code. The City of Portland has adopted The 1996 Codes.

P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
 Marge Schmuckal


29. This MUST have STATE Fire Marshall's approval

McDonald's

McDonald's Corporation
McDonald's Plaza
Oak Brook, Illinois 60521
Direct Dial Number

630-623-3624

April 16, 1997

City of Portland, Maine

RE: 1997 - 1580 Modular Building
337 St. John St.
Cumberland County, Portland, MA
State Site Code: 018-0001

To Whom It May Concern:

Construction documents prepared for the above referenced location comply with 1996 BOCA Building and Mechanical Codes, Maine State Plumbing Code and 1996 National Electrical Code.

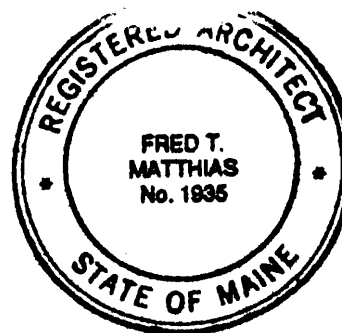
Sincerely,

McDONALD'S CORPORATION

Fred T. Matthias

Fred T. Matthias
AVP Architecture and Corporate Architect

cc: Dave Gearhart
Brian Willis, PFS



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330 Boston Road
Suite 4
Billerica, MA 01862
(508) 671-9501
Fax (508) 671-0139



Hazardous Waste Soil Testing
Environmental Site Assessment

October 7, 1996

Ms. Joan Berney
McDonald's Corporation
690 Canton Street
Westwood, MA 02090

**RE: Allowable Load Bearing Pressure for Soils
332 St. John Street, Portland, ME**

Dear Ms. Berney:

This correspondence provides information pertaining to load bearing capacities of soils and soil types at the above referenced property, herein referred to as the "Site".

On September 20, 1996, four soil borings (B-1 through B-4) were advanced at locations determined by McDonald's Corporation in preparation for the construction of a new McDonald's restaurant. See Attachment A, SITE PLAN, for boring locations. On-Site material consists of clay overlain by coarse to fine sand. Soil N-values ranged from 4 to 32, indicating soft to very stiff material. Borings were terminated at a maximum depth of 22 feet below ground surface (BGS).

The borings were conducted pursuant to ASTM D1586, "Penetration Test and Split Barrel Sampling of Soils." Undisturbed soil samples were collected by driving a 2 inch split spoon sampling assembly ahead of the augers. Standard Penetration Tests were performed with a 140 pound hammer which was dropped a distance of 30 inches. Presumptive loadbearing values for each sample of natural material were determined based on Table 1804.3 from the BOCA National Building Code (1993). The depth intervals and hammer blow counts are recorded on the boring logs provided as Attachment B.

B-1 was terminated at a depth of 22 feet BGS. The material from this boring consisted of clay, overlain by coarse to fine sandy fill to 9 feet BGS. Groundwater was encountered in this boring at a depth of 7 feet BGS. Soil samples S-3 (10 to 12 feet BGS), S-4 (15 to 17 feet BGS), and S-5 (20 to 22 feet BGS) have N-values of 4, 31, and 10 respectively, and presumptive loadbearing value of 2,000 pounds per square foot.



JAR HEADSPACE ANALYTICAL SCREENING PROCEDURE

The following are recommended procedures for conducting analytical screening of gasoline contaminated soils utilizing a portable Photoionization Detector (PID) or Flame Ionization Detector (FID):

- (1) Half-fill two clean glass jars with the sample to be analyzed. Quickly cover each open top with one or two sheets of clean aluminum foil and subsequently apply screw caps to tightly seal the jars. Sixteen ounce (16 oz.) (approx. 500 ml) soil or "mason" type jars are preferred: jars less than 8 oz. (approx. 250 ml) total capacity may not be used.
- (2) Allow headspace development for at least 10 minutes. Vigorously shake jars for 15 seconds both at the beginning and end of the headspace development period. Where ambient temperatures are below 32° F (0° C), headspace development should be within a heated vehicle or building.
- (3) Subsequent to headspace development, remove screw lid/expose foil seal. Quickly puncture foil seal with instrument sampling probe, to a point about one-half of the headspace depth. Exercise care to avoid uptake of water droplets or soil particulates.

As an alternative, syringe withdrawal of a headspace sample with subsequent injection to instrument probe or septum-fitted inlet is acceptable contingent upon verification of methodology accuracy using a test gas standard.
- (4) Following probe insertion through foil seal and/or sample injection to probe, record highest meter response as the jar headspace concentration. Using foil seal/probe insertion method, maximum response should occur between 2 and 5 seconds. Erratic meter response may occur at high organic vapor concentrations or conditions of elevated headspace moisture, in which case headspace data should be discounted.
- (5) The headspace screening data from both jar samples should be recorded and compared: generally, replicate values should be consistent to plus or minus 20%.
- (6) PID and FID field instruments shall be operated and calibrated to yield "total organic vapors" in ppm (v/v) as benzene. PID instruments must be operated with a 10.0 eV

21E_{INC.}



(+/-) lamp source. Operation, maintenance, and calibration shall be performed in accordance with the manufacturer's specifications. For jar headspace analysis, instrument calibration shall be checked/adjusted no less than once every 30 analyses, or daily, whichever is greater.

- (7) Instrumentation with digital (LED/LCD) displays may not be able to discern maximum headspace response unless equipped with a "maximum hold" feature or strip-chart recorder.

Deviations, departures and/or additions to the above procedures will be considered on a case-by-case basis by the DEP on-scene coordinator or project manager. In such cases, compelling technical justification must be presented and documented by the methodology proponent.

21E Inc.
Soil Boring Log

Client: McDonalds Corp. Site: 332 St. John St. Job No: 96-0804 Surveyed Elevation : Ground: --

Date Drilled: 09/20/96 Well No. B-4 Boring Co.: Great Works Top of Casing: -- Screen Length: --

Total Depth: 22' Boring Method Used: hollow stem auger Well Size & Type: ---

Field Geologist: HLP Organic Vapor Instrument Used: HNU Water Table Depth: 8'

Deep (feet)	Sample No.	Blows per 6" 140 lbs	Sample Interval	Adv./Recov.	Org. Vap. PPM	N-Value	Sample Description	Strata Change
	S-1	TFF	0-2'	--	ND	--	Sand: cf sand, ±7% non-plastic fines, brown, dry (SW)	fill
5								
	S-2	10-10-8-6	5-7'	24/4	ND	18	Sand: same material as S-1, med, dense, moist (SW)	
10								
	S-3	7-5-2-3	10-12'	24/8	ND	7	Sand: same materials as S-2, loose, wet (SW)	
15								
	S-4	3-8-9-3	15-17'	24/18	ND	17	Clay: gray clay, 7-10% non-plastic fines, some organic material, very stiff, wet (OL-OH)	clay
20								
	S-5	30-14-17-23	20-22'	24/24	ND	31	Clay: gray clay, ±7% non-plastic fines, very stiff, wet (OL-OH)	
25								
30								
35								

Remarks:

21E Inc.
Soil Boring Log

Client: McDonalds Corp. Site: 332 St. John St. Job No: 96-0804 Surveyed Elevation: Ground: --

Date Drilled: 09/20/96 Well No. B-3 Boring Co.: Great Works Top of Casing: -- Screen Length: --

Total Depth: 22' Boring Method Used: hollow stem auger Well Size & Type: ---

Field Geologist: HLP Organic Vapor Instrument Used: HNu Water Table Depth: 6'

Deep (feet)	Sample No.	Blows per 6" 140 lbs	Sample Interval	Adv./Recov.	Org. Vap. PPM	N-Value	Sample Description	Strata Change
	S-1	TFF	0-2'	--	ND	--	Sand: cf sand, ±7% non-plastic fines, 7-10% subround gravel to 1/8" max., brown, dry (SW)	fill
5	S-2	6-4-7-8	5-7'	24/8	ND	11	Sand: same material as S-1, med dense, moist (SW)	
10	S-3	3-5-3-4	10-12'	24/12	ND	8	Sand: same material as S-2, loose, wet (SP)	
15	S-4	3-5-7-11	15-17'	24/24	ND	12	Clay: blue gray clay, 7-10% non-plastic fines, stiff, wet (OL-OH)	clay
20	S-5	5-9-17-17	20-22'	24/24	ND	26	Clay: gray clay, ±7% non-plastic fines, very stiff, wet (OL-OH)	
25								
30								
35								

Remarks:

21E Inc.
Soil Boring Log

Client: McDonalds Corp. Site: 332 St. John St. Job No: 96-0804 Surveyed Elevation : Ground: --
 Date Drilled: 09/20/96 Well No. B-2 Boring Co.: Great Works Top of Casing: -- Screen Length: --
 Total Depth: 17' Boring Method Used: hollow stem auger Well Size & Type: ---
 Field Geologist: HLP Organic Vapor Instrument Used: HNu Water Table Depth: 5'

Deep (feet)	Sample No.	Blows per 6" 140 lbs	Sample Interval	Adv./ Recov.	Org. Vap. PPM	N- Value	Sample Description	Strata Change
5	S-1	TFF	1-3'	--	ND	--	Clay: blue gray clay, 10-15% non-plastic fines, dry (OL)	fill clay
	S-2	3-3-2-2	5-7'	24/12	ND	5	Clay: same material as S-1, med, stiff, wet (OL)	
10	S-3	3-6-5-4	10-12'	24/24	ND	11	Clay: gray clay, 7-10% non-plastic fines, wood frags. & plant matter, stiff, wet (OL-OH)	
15	S-4	11-14-18-20	15-17'	24/24	ND	32	Clay: same material as S-3, very stiff, wet (OL-OH)	
20								
25								
30								
35								

Remarks:

21E Inc.

Soil Boring Log

Client: McDonalds Corp. Site: 332 St. John St. Job No: 96-0804 Surveyed Elevation: Ground: --

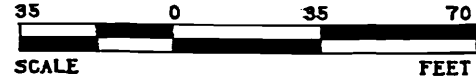
Date Drilled: 09/20/96 Well No. B-1 Boring Co.: Great Works Top of Casing: -- Screen Length: --

Total Depth: 22' Boring Method Used: hollow stem auger Well Size & Type: ---

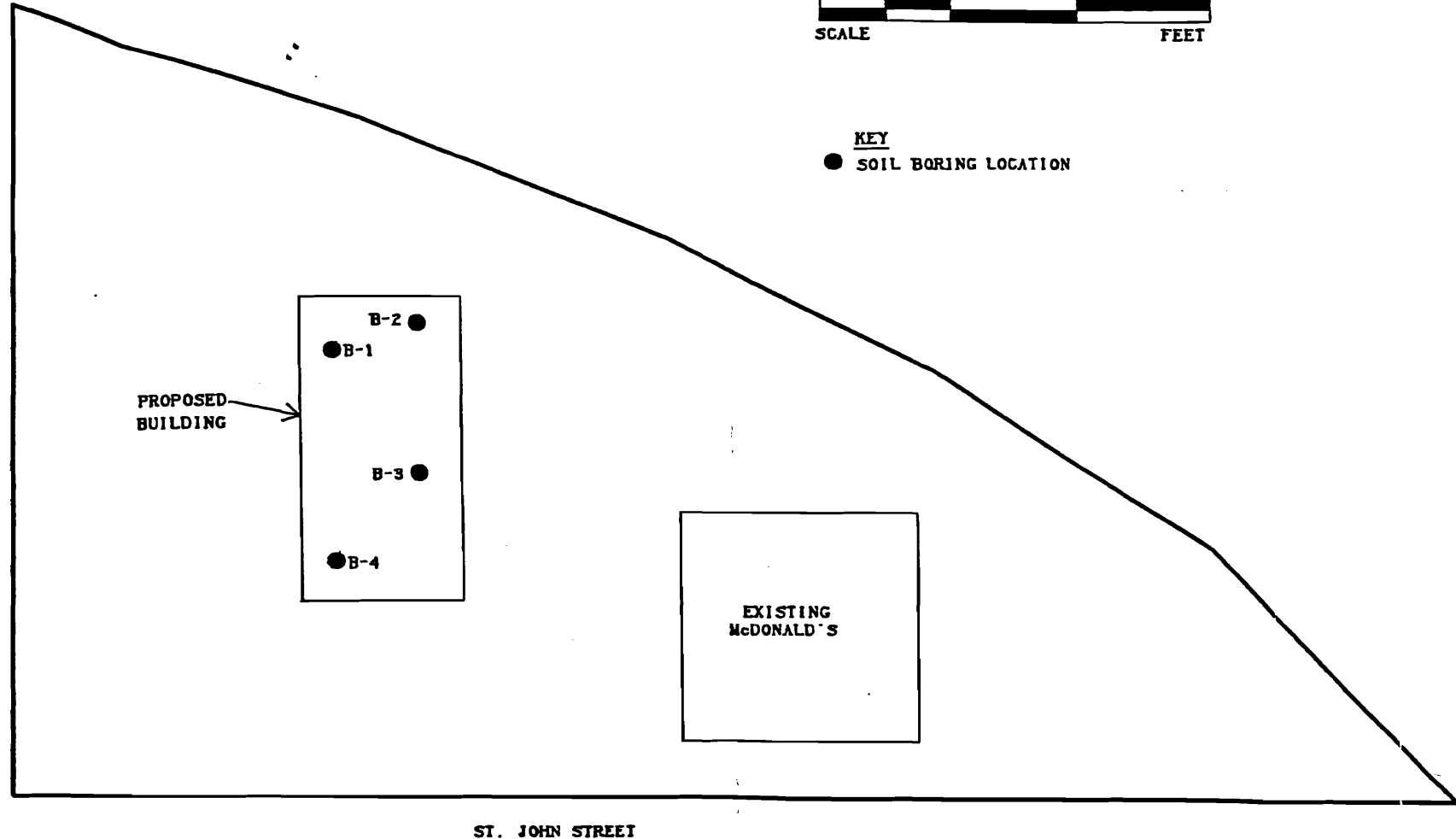
Field Geologist: HLP Organic Vapor Instrument Used: HNu Water Table Depth: 7'


Deep (feet)	Sample No.	Blows per 6" 140 lbs	Sample Interval	Adv./ Recov.	Org. Vap. PPM	N- Value	Sample Description	Strata Change
	S-1	TFF	0-2'	--	ND	--	Sand: cf sand, ±7% non-plastic fines, 15-20% sub-round pebbles to ½" max., brown, dry (SW)	fill
5								
	S-2	4-9-7-8	5-7'	24/18	ND	16	Sand: same material as S-1, medium dense, moist (SW)	
10								
	S-3	2-2-2-2	10-12'	24/6	ND	4	Clay: blue gray clay, 10-15% non-plastic fines, 7-10% angular pebbles to 1/8" max., soft, wet (OL)	clay
15								
	S-4	6-13-18-24	15-17'	24/18	ND	31	Clay: gray clay, 10% non-plastic fines, very stiff, wet (OL-OH)	
20								
	S-5	4-4-6-9	20-22'	24/24	ND	10	Clay: gray clay, ±7% non-plastic fines, stiff, wet (OL-OH)	
25								
30								
35								

Remarks:



KEY
● SOIL BORING LOCATION



SITE PLAN	
332 St. John Street Portland, ME	
Scale: As shown	Prepared by: 21E INC. 
Date: 10/04/96	
Project Number: 96-0804	
Drafted by: HLP	
Consulting Geologists, Hydrogeologists, Environmental Chemists	