

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

Location of Construction: 75 St John St		Owner: W H R D Lta Labity Co	Phone:	Permit No: 960189
Owner Address: Lessee:	Leasee/Buyer's Name: Cozy Harbor,	Phone: d	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED MAR 22 1996 CITY OF PORTLAND </div>
Contractor Name: Brown Construction Inc	Address: 253 Warren Ave- PTld ME 04101	Phone: 797-6152		
Past Use: wholesale/warehouse	Proposed Use: fish processing	COST OF WORK: \$ 859,400	PERMIT FEE: \$ 4315	Zone: CBL: 70-B-02 Zoning Approval:
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: 3A Signature: [Signature]	
Proposed Project Description: change/use with interior/exterior renovations of existing structure		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		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"/>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		
Permit Taken By: L Chase	Date Applied For: 3/4/96			

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules. * (??site plan for addition??) *
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..

(dumpster permit : 30 cy - 2-00115 - 5300)
 11-33-2209

PERMIT ISSUED WITH LETTER

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 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

Edward [Signature]

14 March 1996

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: 3/4/96
 [Signature]

CEO DISTRICT 3

COMMENTS.

6/19/96 See NOTEBOOK FOR JOB NOTES

Inspection Record

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

Applicant:

Date: 3/19/96

Address:

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

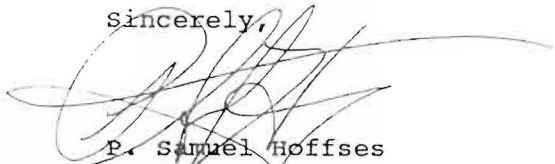
- Date - Existing
- Zone Location - Contract Zone approved for fish/seafood processing
- Interior or corner lot -
- Use - Seafood processing
- Sewage Disposal - city
- Rear Yards -
- Side Yards - } exists
- Front Yards -
- Projections -
- Height -
- Lot Area - 50,802 sq ft shown
- Building Area -
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking - office 1200 sq ft @ 1/400 sq ft = 3 SPC
mfg 33,790 sq ft @ 1/1000 sq ft = 34 SPC
- Loading Bays - 1 req. - 3 shown
37 req - 38 SPC shown
- Site Plan - major
- Shoreland Zoning - N/A
- Flood Plains - N/A

Separate permit needed for sewage

1. Again, using these code requirements, all plans and documents must bear the seal of the professional architectural and engineering service.
2. No changes to the approved plans can be made without the approval of the design professional and this office.
3. A list of all contractors with contact person and telephone number must be submitted to this office.
4. This project must have the State Fire Marshal's approval.
5. All soil, concrete, steel, and welding tests must be submitted to this office. *NEED REPRESENTATIVE TESTS FROM EACH.*
6. Temporary fire protection products shall conform to the requirements of OSHA 1910 and 1926.150.
7. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (a 24 hour notice is required prior to inspection).
8. Precaution must be taken to protect concrete from freezing.
9. A fire protective signaling system shall be installed and maintained in accordance with NFPA #72.
10. The sprinkler system shall be maintained in accordance with NFPA #13.
11. Guards & Handrails - A guardrail system is of building components located near the open side of an elevated walking surface 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 Groups A,B,H-4,I-1,I-2,M,R, public garages and open parking structures, open guards shall have balusters or be on solid materials 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 constructed as per Chapter 10 Section 1022 of the City's Building Code.
12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Sections and Subsections 1023 & 1024 of the City's building Code.
13. All required fire alarm systems shall have the capability of "Zone Disconnect" via switches or key pad program provided the method is approved by the Fire Department.
14. All remote annunciators shall have a visible "trouble" indicator along with the fire alarm "zone" indicators.
15. All Master Box connected to the Municipal Fire Alarm System shall have a supervised Municipal Disconnect Switch.
16. All Master Box locations are required to have a locked box (knoxbox).
17. A fire alarm acceptance report shall be submitted to the Portland Fire Department.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: J. Seymour, Acting Development Review Coordinator
M. Schmuckal, Asst. Chief of Inspection Services
LT Mc Dougall, Fire Prevention Bureau

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 21, 1996

Brown Construction, Inc.
253 Warren Ave
Portland, ME 04103

Re: 75 St John St

Dear Sir,

Your application for a change of use (from wholesale/warehouse to fish processing plant) has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

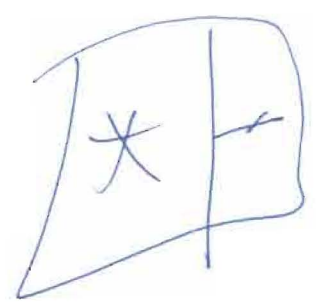
Use Group F1 - Site Plan Review Requirements - Type 2C

Development Review Coordinator - Approved - J. Seymour
Inspection Services - Separate permit required for signage - M. Schmuckal
Fire Department - Approved - LT Mc Dougall
Planning - Revised site plan to indicate use of granite curb along St John/Valley Sts instead of concrete. Sidewalk to be installed along "bullnose" within 36 months of approval (11-14-98). A revised lighting plan shall be submitted before work begins. Conditions in memo from K. Staples (11-14-95) to be included as part of approval.

Building & Fire Code Requirements

Under general notes (pages S-4 of the submitted plans) it states "structural design is based on the Massachusetts State Building Code 5th Edition." The City of Portland uses the 1993 BOCA National Building Code. Also the 1993 BOCA National Mechanical Code. All structural codes and criteria must be reviewed.

Mac
Cory
Harbor



Cortega™ Minaboard® and Fire Guard Lay-in Ceilings

ARCHITECTURAL CEILINGS FROM ARMSTRONG

- Economical lay-in panels
- Good acoustical performance
- Variety of sizes available

PHYSICAL DATA

MATERIAL:	Wet-formed mineral fiber
SURFACE FINISH:	Factory-applied vinyl latex paint. Some designs available with scubbable vinyl-plastic coating.
COLOR:	White
LIGHT REFLECTANCE:	Minimum LR 0.80**
SIZE:	770 - 24" x 24" x 5/8", 769 - 24" x 48" x 5/8" 770M - 600 x 600 x 15mm, 769AM - 600 x 1200 x 15mm 772 - 24" x 60" x 5/8", 773 - 20" x 60" x 5/8" 761 - 24" x 48" x 5/8" (plastic coating), 747 - 24" x 48" x 5/8" 780 - 30" x 60" x 3/4" Fire Guard 823 - 24" x 48" x 5/8", 824 - 24" x 24" x 5/8" Fire Guard 823M - 600 x 1200 x 15mm, 824AM - 600 x 600 x 15mm
WEIGHT:	0.60 lbs/SF, 747 0.35 lbs/SF, Fire Guard 1.00 lbs/SF
EDGE DETAIL:	Square-cut lay-in
RECOMMENDED ARMSTRONG SUSPENSION SYSTEM:	Prelude® 15/16" Exposed Tee or Prelude Fire Guard 15/16" Exposed Tee grid
NRC:	0.55, 0.60 Fire Guard and item 747**
CAC:	Minimum 35 (Minimum 40 available), item 747 minimum 40**
SURFACE BURNING CHARACTERISTICS:	Class A (Flame Spread 25 or under)** UL Labeled
FIRE RESISTANCE RATING:	Cortega Fire Guard is a fire resistive ceiling when used in applicable UL fire resistive designs.
INSULATION VALUE:	Average R Factor (at 75° F) is 1.5.
ASTM E 1264 CLASSIFICATION:	Type III, Form 2, Pattern CD

**Indicates rating is expressed according to ASTM E 1264 requirements.

SUBMITTAL INFORMATION:
Use this sample for items 769, 770, 772, 773, 761, 747, 780, 823 and 824.
Call for more information: 1 800 448-1405.



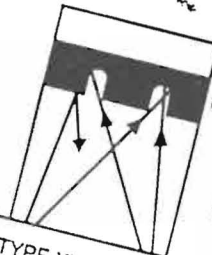
Spec says
but I don't see
it on here

Cortega™ Minaboard® and Fire Guard Lay-in Ceilings

ARCHITECTURAL CEILINGS FROM ARMSTRONG

Armstrong
CEILING
SYSTEMS

ARMSTRONG WORLD INDUSTRIES, INC.
LANCASTER, PA. 17604



Underwriters Laboratories Inc.®

R3407-TYPE XLD

CLASSIFIED

ACOUSTICAL MATERIAL

CONTENTS NOT OVER 100 SQ. FT. (FORM B)

Issue No. BP-5824

SURFACE BURNING CHARACTERISTICS*

FLAME SPREAD 25

SMOKE DEVELOPED 10

*ALSO CLASSIFIED AS TO SURFACE BURNING CHARACTERISTICS IN
ACCORDANCE WITH THE STANDARD CAN/ULC-S102M

LA5910 RL Rev. 0594

Printed in United States of America

Copy Harbor

MSDS

MAN-MADE MINERAL FIBER CEILING PANELS

Ⓢ WARNING

THIS PRODUCT CONTAINS MAN-MADE MINERAL

FIBERS AND FORMALDEHYDE. POSSIBLE CANCER AND RESPIRATORY TRACT HAZARDS CAN CAUSE TEMPORARY RESPIRATORY, SKIN AND EYE IRRITATION.

Precautionary Measures Install in well-ventilated areas and avoid breathing dust. If high dust level are anticipated during installation such as with the use of power tools, use appropriate NIOSH designated dust respirator. All power cutting tools must be equipped with dust collectors. Avoid contact with skin or eyes. Wear long-sleeve, loose fitting clothing, gloves and eye protection.

First Aid Measures If contact occurs flush eyes and skin irritation with plenty of water for at least 15 minutes and remove contaminated clothing. After installing material, wash with warm water and mild soap. Wash work clothes separately from other clothing. Rinse washer thoroughly.

Refer to Armstrong MSDS (which includes information on established occupational exposure limits) which are available from Armstrong or your employer.

Made in the United States by Armstrong World Industries, Inc., Lancaster, Pennsylvania 17604.

PLAFOND DE FIBRES MINÉRALES SYNTHÉTIQUES

Ⓢ AVERTISSEMENTS

CE PRODUIT CONTIENT DES FIBRES MINÉRALES SYNTHÉTIQUES ET DU

FORMALDÉHYDE. IL PEUT PRÉSENTER DES RISQUES DE CANCER ET DES RISQUES POUR LES VOIES RESPIRATOIRES. IL PEUT PROVOQUER DE IRRITATIONS TEMPORAIRES DE LA PEAU, DES YEUX OU DES VOIES RESPIRATOIRES.

Mesures de prévention Installer en s'assurant que le site est bien ventilé et éviter de respirer la poussière. Si l'on prévoit générer une grande quantité de poussières, comme lors de l'utilisation d'outils électriques, il faut porter l'appareil respiratoire (approuvé par la NIOSH) approprié. Tous les outils électriques de coupe doivent être munis de dépoussiéreurs. Éviter le contact avec la peau ou les yeux. Porter des vêtements amples, confortables et à manches longues, des gants et une protection oculaire adéquate.

Premiers soins En cas de contact avec les yeux ou la peau, rincer à grande eau pendant au moins 15 minutes et retirer les vêtements contaminés. Se laver les mains avec de l'eau chaude et un savon doux après avoir installé du matériel. Laver des vêtements de travail séparément des autres. Bien rincer la laveuse.

Prrière de se référer à la fiche signalétique de Armstrong (elle inclut des informations sur les limites d'exposition au travail) disponible chez Armstrong ou auprès de votre employeur.

Fait aux États-Unis d'Amérique par Les Industries Mondiales Armstrong Inc., Lancaster, Pennsylvania 17604.

PANELES PARA CIELOS RASOS DE LANA MINERAL ARTIFICIAL

Ⓢ ADVERTENCIA

ESTE PRODUCTO CONTIENE FIBRAS MINERALES ARTIFICIALES Y

FORMALDEHÍDO. PUEDE PROVOCAR CÁNCER Y PRESENTAR RIESGOS PARA EL SISTEMA RESPIRATORIO; PUEDE PROVOCAR IRRITACIÓN TEMPORARIA DEL SISTEMA RESPIRATORIO, LA PIEL Y LOS OJOS.

Medidas de precaución Instálelos en zonas bien ventiladas y evite respirar el polvo. Si se prevé que durante la instalación se generarán altas concentraciones de polvo, tales como con el uso de herramientas eléctricas, utilice respiradores de polvo apropiados aprobados por NIOSH. Todas las herramientas eléctricas de corte deben estar equipadas con recolectores de polvo. Evite el contacto con la piel y los ojos. Utilice vestimenta cómoda, con mangas largas, guantes y protección de los ojos.

Medidas de primeros auxilios Si se produce un contacto con el material, enjuague los ojos y la piel irritada con abundante agua durante por lo menos 15 minutos, y quítese la vestimenta contaminada. Después de instalar el material, lávese con agua tibia y jabón suave. Lave la vestimenta de trabajo separada de otra vestimenta. Enjuague el lavarropas minuciosamente.

Consulte las MSDS-planillas de datos de seguridad de los materiales de Armstrong, (que incluyen información relacionada con los límites de exposición laboral establecidos) y están disponibles a través de Armstrong o de su empleador.

Fabricados en los Estados Unidos por Armstrong World Industries, Inc., Lancaster, Pennsylvania 17604.

Do not store or install under conditions where relative humidity exceeds 70%. (Except RH90 and RH100). Ne pas ranger ni poser le produit aux endroits où l'humidité relative dépasse 70%. (Exception RH90 et RH100). No guarder o instalar en condiciones donde la humedad relativa exceda el 70%. (Excepción RH90 y RH100).
Class A per ASTM E 1264. Classe A selon la et ASTM E 1264. Clase A por la ASTM E 1264.



STATE OF MAINE
OFFICE OF STATE FIRE MARSHAL
18 MEADOW ROAD
52 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0052

ANGUS S. KING, JR.
GOVERNOR

LADD G. ALCOTT
FIRE MARSHAL(ACTING)

April 22, 1996

Mr. John Norton
P.O. Box 389
Portland, ME 0412

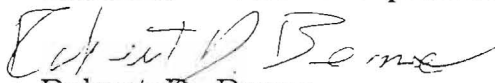
RE: **Cozy Harbor**

Dear Mr. Norton:

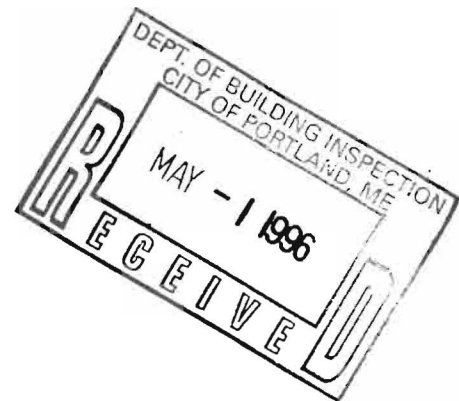
This is to inform you that your plans for the above-named project have been approved by this department.

Approval of these plans is granted after examination under the requirements of the State of Maine Life Safety Code without regard to adequacy of design or workmanship. The completed structure is subject to periodic inspections for operational use. No approval of Codes not within the jurisdiction of this department is implied or intended.

Yours for better fire protection,


Robert D. Beane
Fire Protection Specialist

RDB/psn



PRINTED ON RECYCLED PAPER

Section 35. Direct Buried Cable**350. General**

- A. Section 33 shall apply to direct buried supply cable.
- B. Cables operating above 600 V to ground shall have a continuous metallic shield, sheath, or concentric neutral which is effectively grounded.
EXCEPTION: At a splice or joint, the current path of the metallic shield, sheath, or neutral shall be made continuous but need not be concentric.
- C. Cables of the same circuit operating below 600 V to ground and without an effectively grounded shield or sheath shall be placed in close proximity (no intentional separation) to each other.
- D. Communications cables containing special circuits supplying power solely to communications equipment shall comply with the requirements of Rules 344A1 through 344A5.
- E. Bonding should be provided between all above ground metallic power and communications apparatus (pedestals, terminals, apparatus cases, transformer cases, etc) that are separated by a distance of 6 ft (1.80 m) or less.

351. Location and Routing**A. General**

- 1. Cables should be located so as to be subject to the least disturbance practical. Cables to be installed parallel to other subsurface structures should not be located directly over or under other subsurface structure, but if this is not practical, the rules on separations in Rule 352 should be followed.
- 2. Cables should be installed in as straight and direct a line as practical. Where bends are required, the bending radius shall be sufficiently large to prevent damage to the cable being installed.
- 3. Cable systems should be routed so as to allow safe access for construction, inspection, and maintenance.
- 4. The location of structures in the path of the projected cable route shall, as far as practical, be determined prior to trenching, plowing, or boring operation.

B. Natural Hazards

Routes through unstable soil such as mud, shifting soils, corrosive soils, or other natural hazards, should be avoided. If burying is required through areas with natural hazards, the cables shall be constructed and installed in such a manner

as to protect them from damage. Such protective measures should be compatible with other installations in the area.

C. Other Conditions**1. Swimming Pools**

Supply cable should not be installed within 5 ft (1.50 m) of a swimming pool or its auxiliary equipment. If 5 ft (1.50 m) is not attainable, supplemental mechanical protection shall be provided.

2. Buildings and Other Structures

Cable should not be installed directly under building or storage tank foundations. Where a cable must be installed under such a structure, the structure shall be suitably supported to prevent transfer of a harmful load onto the cable.

3. Railroad Tracks

- a. The installation of cable longitudinally under the ballast section for railroad tracks should be avoided. Where cable must be installed longitudinally under the ballast section of a railroad, it should be located at a depth of not less than 50 in (1.27 m) below the top of the rail.

EXCEPTION: Where this is impractical, or for other reasons, this clearance may be reduced by agreement between the parties concerned.

NOTE: Where unusual conditions exist or where proposed construction would interfere with existing installations, a greater depth than specified above would be required.

- b. Where a cable crosses under railroad tracks, the same clearances indicated in Rule 320A5 shall apply.

4. Highways and Streets

The installation of cable longitudinally under traveled surfaces of highways and streets should be avoided. When cable must be installed longitudinally under the roadway, it should be installed in the shoulder or, if this is not practical, within the limits of one lane of traffic to the extent practical.

5. Submarine Crossings

Submarine crossings should be routed, installed, or both, so they will be protected from erosion by tidal action or currents. They should not be located where ships normally anchor.

352. Separations from Other Underground Structures

(sewers, water lines, fuel lines, building foundations,

steam lines, other supply or communication conductors not in random separation, etc)

A. Horizontal Separation

The horizontal separation between direct buried cable and other underground structures should be not less than 12 in (300 mm) to permit access to and maintenance of either facility without damage to the other. Installations with less than 12 in (300 mm) horizontal separation shall conform with requirements of Rule 352C, Rule 354, or both.

B. Crossings

1. Where a cable crosses under another underground structure, the structure shall be suitably supported to prevent transfer of a harmful load onto the cable system.
2. Where a cable crosses over another underground structure, the cable shall be suitably supported to prevent transfer of a harmful load onto the structure.
3. Adequate support may be provided by installing the facilities with sufficient vertical separation.
4. Adequate vertical separation shall be maintained to permit access to and maintenance of either facility without damage to the other. A vertical separation of 12 in (300 mm) is, in general, considered adequate but the parties involved may agree to a lesser separation.

C. Parallel Facilities

If conditions require a cable system to be installed with less than 12 in (300 mm) horizontal separation or directly over and parallel to another underground structure (or another underground structure installed directly over and parallel to a cable), it may be done providing all parties are in agreement as to the method. Adequate vertical separation shall be maintained to permit access to and maintenance of either facility without damage to the other.

D. Thermal Protection

Cable should be installed with sufficient separation from other underground structures, such as steam or cryogenic lines, to avoid thermal damage to the cable. Where it is not practical to provide adequate clearance, a suitable thermal barrier shall be placed between the two facilities.

353. Installation

A. Trenching

The bottom of the trench receiving direct buried cable should be relatively smooth undisturbed earth, well tamped earth, or sand. When excavation is in rock or rocky soils, the cable

should be laid on a protective layer of well tamped backfill. Backfill within 4 in (100 mm) of the cable should be free of materials that may damage the cable. Backfill should be adequately compacted. Machine compaction should not be used within 6 in (150 mm) of the cable.

B. Plowing

1. Plowing in of cable in soil containing rock or other solid material should be done in such a manner that the solid material will not damage the cable, either during the plowing operation or afterward.
2. The design of cable plowing equipment and the plowing-in operation should be such that the cable will not be damaged by bending, side-wall pressure, or excessive cable tension.

C. Boring

Where a cable system is to be installed by boring and the soil and surface loading conditions are such that solid material in the region may damage the cable, the cable shall be adequately protected.

D. Depth of Burial

1. The distance between the top of a cable and the surface under which it is installed (depth of burial) shall be sufficient to protect the cable from damage imposed by expected surface usage.
2. Burial depths as indicated in 353D2a are considered adequate, except as noted in b, c, or d following:
 - a. Supply cables or conductors
 - b. In areas where frost conditions could damage cables, greater burial depths than indicated above may be desirable.
 - c. Lesser depths than indicated above may be used where supplemental protection is provided. The supplemental protection should be sufficient to protect the cable from damage imposed by expected surface usage.
 - d. Where the surface is not to final grade, under which a cable is to be installed, the cable should be placed so as to meet or exceed the requirements indicated above, both at the time of installation and subsequent thereto.



COZY HARBOR SEAFOOD
75 St. John Street, Portland, ME

SUBCONTRACTORS & MAJOR SUPPLIERS

SITE WORK

White Brothers, Inc.
95 Warren Ave.
Westbrook, ME 04092
(207)854-9173
Contact: Mike White

FENCING

Main Line Fence Co., Inc.
P.O. Box 27A
Cumberland, ME 04021
(207)829-5549
Contact: Brett Asherman

LANDSCAPING

Sabra Property Care, Inc.
4 Philips Street
Cumberland, ME 04021
(207)874-4774
Contact: Peter Monro

CONCRETE SUPPLIER

F. R. Carroll, Inc.
P.O. Box 9
Limerick, ME 04048
(207)793-8615
Contact: Mike Carroll

CONCRETE FINISHING

Quality Concrete Flooring, Inc.
RR#1, Box 319A
New Gloucester, ME 04062
(207)926-3531
Contact: Don Leavitt

STAMPED CONCRETE

SIDEWALKS

Preble Concrete
26 N. Raymond Road
Gray, ME
(207)657-4239
Contact: Jeff Preble

REINFORCING STEEL

MacFarlane Steel Corporation
P.O. Box 142
Fryeburg, ME 04037
(207)935-3531
Contact: Pat Maillot

MASONRY

Ben & Andy Libby
P.O. Box 22
Bar Mills, ME 04004
(207)929-4343
Contact: Andy Libby

STRUCTURAL & MISC. STEEL

Dinsmore Steel Erecting, Inc.
45 Grand Street
South Portland, ME 04106
(207)799-1495
Contact: Frank Dinsmore

ROOFING

SMR, Inc.
P.O. Box 10308
Portland, ME 04104
(207)883-1247
Contact: Steve McBrady



**ALUMINUM, STORE FRONT,
GLASS & GLAZING**

Cumberland County Glass
88 Second Street
South Portland, ME 04106
(207)767-7550
Contact: Ken Bouchard

**STEEL DOORS, FRAMES &
HARDWARE**

HCI/Craftsmen
P.O. Box 2532
161 John Roberts Road
South Portland, ME 04116-2532
(207)775-3191
Contact: Charles Tartre

VCT FLOORING

Paul G. White Tile Co., Inc.
50 Allen Ave.
Portland, ME 04103
(207)797-4657
Contact: Richard Gadbois

PAINTING

Theodore Logan & Son, Inc.
P.O. Box 1629
Portland, ME 04104
(207)774-6321
Contact: John Logan

MATERIAL LIFT

Coastal Equipment Corporation
P.O. Box 118
142 Presumpscot Street
Portland, ME 04104
(207)775-1100
Contact: Mark Goldstein

PLUMBING & HVAC

James J. Kelley Associates, Inc.
P.O. Box 1310
Westbrook, ME 04098-1310
(207)854-1167
Contact: Larry Guidi

**OVERHEAD DOORS &
TRAFFIC DOORS**

Overhead Door Company of Portland,
533 Riverside Industrial Parkway
Portland, ME 04103
(207)797-6734
Contact: Mike True

DRYWALL

Dirigo Drywall Associates, Inc.
225 Riverside Street
Portland, ME 04103
(207)773-3741
Contact: Larry Dahms

SUSPENDED CEILING

Landry & Sons Acoustics, Inc.
P.O. Box 976
Lewiston, ME 04243
(207)783-1269
Contact: Gerry Landry

**TOILET PARTITIONS &
ACCESSORIES**

HCI/Craftsmen
P.O. Box 2532
161 John Roberts Road
South Portland, ME 04116-2532
(207)775-3191
Contact: Charles Tartre

SPRINKLER SYSTEMS

Eastern Fire Protection
P.O. Box 1390
Auburn, ME 04210
(207)784-1507
Contact: Bub Beauchesne

ELECTRICAL

Eastern Electrical Corp.
P.O. Box 346
Portland, ME 04112
(207)772-6762
Contact: Dave Bradbury

BROWN CONSTRUCTION INC.
GENERAL CONTRACTORS

P. O. BOX 1217
 PORTLAND, MAINE 04104

TRANSMITTAL LETTER

TO: INSPECTION SERVICES
CITY OF PORTLAND
389 CONGRESS ST.
PORTLAND, ME. 04101

CONTRACT COZY HARBOR SEAFOOD
75 ST. JOHN STREET
 DATE 5-17-96
 REPLY TO: TOM ANUSZEWSKI

GENTLEMEN: P. SAMUEL HOFFSES, Chief

WE ARE SENDING YOU: HEREWITH UNDER SEPARATE COVER

SHOP DRAWINGS COLOR SAMPLES SPECIFICATIONS PLANS

NO. OF COPIES	DRWG. NOS.	DATE	DESCRIPTION
1	-	-	LIST OF CONTRACTORS + MAJOR SUPPLIERS

SENT TO YOU FOR THE FOLLOWING: APPROVAL FILE OR DISTRIBUTION
 APPROVED FINAL APPROVAL INFORMATION
 APPROVED AS NOTED REVISE RESUBMIT _____ COPIES

NOTES: RE: BUILDING PERMIT # 960189, ISSUED 3-22-96.
ATTACHED LIST OF CONTRACTORS IS SUBMITTED AS
REQUIRED BY LETTER OF 3-21-96, ISSUED WITH PERMIT.
IF THERE ARE ANY QUESTIONS, PLEASE GIVE ME A CALL.

SENT BY
 MESSENGER
 MAIL

C. C. TO
JOHN NORTON,
COZY HARBOR SEAFOOD

Very truly yours,
 BROWN CONSTRUCTION INC.
 Per THANKS,
[Signature]



Rec'd 3/4/96

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 28, 1996

John Norton
Cozy Harbor
P.O. Box 389
Portland, ME 04112

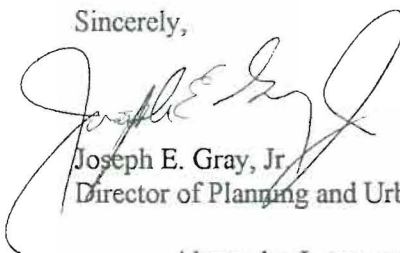
RE: Cozy Harbor Revisions

Dear Mr. Norton:

This letter is to confirm the revision to the approved site plan of the Cozy Harbor project located on St. John Street. The approved revision includes relocation of catchbasin #1, pavement treatment, and relocation of entries. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8300, extension 8720.

Sincerely,



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

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
✓ P. Samuel Hoffses, Chief of Building Inspections
Jeff Tarling, City Arborist
Lt. Gaylen McDougall, Fire Prevention
Natalie Burns, Associate Corporation Counsel
Mary Gresik, Building Permit Secretary
James Seymour, Acting Development Review Coordinator
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File

CITY OF PORTLAND, MAINE

PLANNING BOARD

Kenneth M. Cole III, C
Cyrus Hagge, Vice Chair
Joseph R. DeCoursey
John H. Carroll
Donna Williams
Jaimey Caron
Kevin McQuinn

November 15, 1995

John Norton
Cozy Harbor Seafood
P.O. Box 389
Portland, ME 04112

RE: 75 St. John Street

Dear Mr. Norton:

On November 14, 1995, the Portland Planning Board voted unanimously (6-0; DeCoursey absent) to deny your request for a waiver of the installation of sidewalk and the resetting of curb around the bullnose between St. John and Valley streets.

The Board also voted (5-1; Williams opposed; DeCoursey absent) to approve the site plan for the renovation of and addition to 75 St. John Street. The approval was granted for the project with the following conditions:

- i. That the applicant revise the site plan to indicate the installation of granite curbing along St. John Street and Valley Streets instead of concrete curbing.
- ii. That a sidewalk be installed and existing curb be reset around the "bullnose" within 36 months of site plan approval.
- iii. That the applicant submit a revised lighting plan showing "cut-off" lighting fixtures on the building and in the parking area prior to issuance of a building permit.
- iv. That the conditions included in a memo from the City Engineer dated November 14, 1995 be included as part of the approval.

The approval is based on the submitted site plan and the findings related to the site plan review standards as contained in Planning Report #57 -95, which is attached.

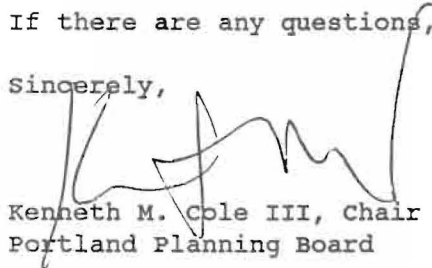
Please note the following provisions and requirements for all site plan approval:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Works, representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the Planning Staff.

Sincerely,



Kenneth M. Cole III, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples PE, City Engineer
James Seymour, Acting Development Review Coordinator
Mary Conroy, Principal Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File

Project Name: Cozy Harbor
 Project Address: 75 St. John St.

Page 1A
 Supplemental Sheet

Inspection Date	Type of Inspection	Remarks - prints - page #
3.31.96	Progress Plumbing & general	Have installed 12" sewer pipe @ CB#3 backfilled - Have not capped anything yet. Saw cutting for 4" x 6" FD drains @ Bathroom area. Have also installed 6" and 8" Domestic and Waste (Process) lines @ St. John St. side.
3.25.96	Need Amendment to Site Plan	Need to submit amendment to Site Plan - re: stair and service location change on St. John Street side.
5.27.96	PLUMBING TEST FDI & WATER SANITARY	OK.
3.28.96	PLUMBING TEST OK	
4.3.96	PLUMBING TEST - OK TO BACKFILL W/ SAND TAMPING AND GOING TO POUR SLAB ON NEXT WEEK. HAVE RAISED THE ELEV. 1'0" OF SUMP PIT #1 AND DROPPED THE ELEVATION OF SUMP PIT #2 BY 2'0" USED 3000 PSI MIX AND #4 REBAR. HAVE POURED CONC. AROUND COLUMNS. OK TO BACKFILL.	SEE PG P-1 FOR SUMP ELEV.
4.9.96	TEST LINES OK TO BACKFILL. HAVE REQUESTED DMIC. DO AN INSPECTION PRIOR TO THEM BACKFILLING CONDUIT IN TRENCH. 4x4x6 WWM IN PLACE TO POUR SLABS @ COLUMN LINE - 8" @ WALLS 6" @ DRAINS. BRICKING IN OLD OPENINGS.	12" Conduit 12" Waste
4.17.96	Plumbing Inspection of Floor drains in the fish processing area. Also contractor has installed all 4" perforated pipe and gravel @ freezer area. Sump drains installed in kitchen also.	

SECTION 15430
PLUMBING SPECIALTIES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Floor drains, Hub drains, and Trench drains.
- B. Cleanouts.
- C. Washdown Hose bibbs.
- D. Backflow preventers.

1.02 PRODUCTS FURNISHED BUT NOT INSTALLED UNDER THIS SECTION

- A. Toilet room accessories.

1.03 PRODUCTS INSTALLED BUT NOT FURNISHED UNDER THIS SECTION

- A. Section 01010 - Summary of Work: Owner furnished kitchen equipment.

1.04 RELATED SECTIONS

- A. Section 15410 - Plumbing Piping.
- B. Section 15440 - Plumbing Fixtures.
- C. Section 15450 - Plumbing Equipment.

1.05 REFERENCES

- A. ANSI/ASSE 1011 - Hose Connection Vacuum Breakers.
- B. ANSI/ASSE 1012 - Backflow Preventers with Immediate Atmospheric Vent.
- C. ANSI/ASSE 1013 - Backflow Preventers, Reduced Pressure Principle.
- D. ANSI A112.21.1 - Floor Drains.
- E. AWWA C506 - Backflow Prevention Devices - Reduced Pressure Principle and Double Check Valve Types.

1.06 SUBMITTALS

- A. Submit under provisions of Division 1.

- B. Shop Drawings: Indicate dimensions, weights, and placement of openings and holes.
- C. Product Data: Provide component sizes, rough-in requirements, service sizes, and finishes.
- D. Manufacturer's Installation Instructions: Indicate assembly and support requirements.
- E. Approved applications and permits for cross connection control and backflow devices.

1.07 PROJECT RECORD DOCUMENTS

- A. Submit under provisions of Division 1.
- B. Record actual locations of equipment, cleanouts, and backflow preventers.

1.08 OPERATION AND MAINTENANCE DATA

- A. Submit under provisions of Division 1.
- B. Maintenance Data: Include installation instructions, spare parts lists, exploded assembly views.

1.09 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, protect and handle products to site under provisions of Division 1.
- B. Accept specialties on site in original factory packaging. Inspect for damage.

1.10 EXTRA MATERIALS

- A. Furnish under provisions of Division 1.
- B. Provide two sets of loose keys for wall hydrants and hose end vacuum breakers.

PART 2 PRODUCTS

2.01 FLOOR DRAINS

- A. FD-1: Cast-iron rectangular floor drain with double drainage flange, bottom outlet inside caulk connection, 12-7/8" top, heavy-duty hinged grate, removable sediment bucket. With 4-1/4" diameter holes drilled in bottom of bucket.
Size: 6" → 4" ④
Josam No. 36620
Smith No. 2473
Wade No. W-1740
Or approved equal.

- B. FD-2: Cast-iron floor drain complete with bottom outlet inside caulk connection, 7" round top, and adjustable polished nikaloy strainer and funnel.
Size: ~~4"~~ 3" (39)
Josam No. 30000-E2
Smith No. 3510-F-11
Wade No. 1100-EF
Or approved equal.
- C. HD: Cast-iron body and flashing flange with nickel bronze strainer. Provide J.R. Smith 3580 funnel. Model J.R. Smith 2010-A, or approved equal.
Size: 4".

2.02 TRENCH DRAINS

- A. Cast iron multiple section drain with inside caulk outlet, flange and special duty (over 10,000 lbs.) ductile iron loose set grates. 24 foot total drain length. Pitch drain to 6" train outlet. Provide (12) 2 foot sections of total trench length. Model 2920 manufactured by WADE (or approved equal).

2.03 CLEANOUTS

- A. Interior Finished Floor Areas: Lacquered cast iron, two piece body with double drainage flange, weep holes, reversible clamping collar, and adjustable nickel-bronze strainer, round with flush cover in service areas and round with depressed cover to accept floor finish in finished floor areas; Model 4020 for tile floor areas. Model 4100 for areas subject to for truck and dolly traffic. Approved for substitutions.

2.04 WASHDOWN HOSE BIBBS

- A. Interior: Chrome plated brass with integral mounting flange, replaceable hexagonal disc, hose thread spout, chrome plated where exposed with handwheel integral vacuum breaker in conformance with ANSI/ASSE 1011; Model 952 manufactured by Chicago Faucet Co.

2.05 BACKFLOW PREVENTERS

- A. Reduced Pressure Backflow Preventers: ANSI/ASSE 1013 and AWWA C506; bronze body with bronze and plastic internal parts and stainless steel springs; two independently operating, spring loaded check valves; diaphragm type differential pressure relief valve located between check valves; third check valve which opens under back pressure in case of diaphragm failure; non-threaded vent outlet; assembled with two gate valves, strainer, and four test cocks; Model 825 as manufactured by FEBCO.

PART 3 EXECUTION

3.01 PREPARATION

- A. Coordinate cutting and forming of floor construction to receive drains to required invert elevations.

3.02 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Extend cleanouts to finished floor or wall surface. Lubricate threaded cleanout plugs with mixture of graphite and linseed oil. Ensure clearance at cleanout for rodding of drainage system.
- C. Cross Connection Protection
 - 1. Backflow preventer type, application and installation shall comply with state requirements.
 - 2. Mount backflow preventers horizontally at heights and with clearances as required by State regulations.
 - a. Reduced pressure backflow preventers shall be installed between 36" to 48" above the floor with a minimum of 6" clear space all around.
 - 3. All backflow devices use for fire protection service shall also be UL/FM approved.
 - 4. Provide indirect waste piping with funnel to receive discharge from reduced pressure backflow preventer atmospheric vents and spill through air gap into floor drain.

END OF SECTION

TOM ANUSZEWSKI

- Copy Harbor

3/21/96

Preliminary Spec. Review Notes

- * Fire extinguisher w/in 10' of welding and patching 20 lb ABC.
- * Fire hose ^{@ supply} pressure, pipe and material as req'd or accepted by spec.
- * Ground Fault protected.

Domestic Waste Water Line 8"

Process Waste }
Domestic Waste } 8"

Write Bros. certified w/city?

Street Opng Permit - all work in low.

Sealed Drain Permit - plugging of ^{sewer and} storm drain ^{service}

FD-2 FD-1

Floor Drains 4" & 6"

24" o trough

Holding. Distribution Boxes.

3/21/96 4" and 8" DW and 12" RCP class TV @
storm drain CB3, plumbed. Not capped
existing yet. Back filled w/ material.
Saw cutting floor to accomodate new 6"
and 4" floor drains in bathrooms.

Plumbing - Kelly Associates
Electrical - Eastern Electric
Roofing - ?
~~Ground~~ - White Bros.

5/25/96 4" trunk 3" FN - 3" FD

6/12/96: Preliminary C of O Inspection

- 1.) Fire Penetrations thru-out ✓
- 2.) ANSI CERTIFICATION ON GLASS WINDOW
- 3.) Fire Rated Ceiling Tiles ✓
- 4.) KEWT ASSOC. → Boiler installation (future)
- 5.) Handrail @ EXTERIOR REAR STEPS ✓

exam
Tables

~~6.)~~ ALL TEST REPORTS: STEEL - WELDER'S CERT.
CONC. - REP. BATCH
SILS - WHATEVER

? 7.) JIM SLYMOND WAS ON SITE - HAS HIS ISSUES?

8.) Lt. Mac needs proper reports/ACCEPTANCE

9.) Master box Tie in - not yet. Phone lines

? 10.) VERTICAL LIFT TEST REPORT ~~✗~~



Jim / Tie in
TH 430 / Knox Box

6/19/96 Final: C of O Inspection

Signage Permit ?

Met Lauri A. Mordene - Seafood
Inspection Officer - he's very
confident that Cozy Harker
has a good operation.
All penetrations ok.

The balance of items to be submitted:

1.) All test reports : steel test.
: Conc. (representatives)
: soils

2.) H. Mac : Tie Ln
: Knox box

3.) Vertical ~~Conveyor~~ Conveyor ~~Test~~
Load Test



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

I. D. Number

Cozy Harbor Seafood, Inc.

24 October 1995

Applicant P.O. Box 389 Portland, ME 04112

Application Date

Applicant's Mailing Address
DeLuca-Hoffman Assoc

Project Name/Description

Consultant/Agent
AI - 775-2121 Fax: 879-0896

75 St John St
Address of Proposed Site

070-B-001/2/5/6/7

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

34,590 sq ft

1.17 Acres

Contract Zone
Approval for fish/seal
Zoning

Proposed Building Square Feet or # of Units

Acres of Site

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # 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 Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer James R. Segnon

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 3/14/96 Approval Expiration 11/14/95 Extension to _____ date date

Additional Sheets Attached

Condition Compliance James R. Segnon 3/14/96
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>3/11/96</u> date	<u>\$28290.00</u> amount	<u>10/30/95</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>3/13/96</u> date	<u>\$ 841.00</u> amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: 75 St John St



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

I. D. Number _____

Applicant Cozy Harbor Seafood, Inc.

24 October 1995
Application Date

Applicant's Mailing Address P.O. Box 389 Portland, ME 04112

Project Name/Description _____

Consultant/Agent DeLuca-Hoffman Assoc

75 St John St
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax AI - 775-1121 Fax: 879-0896

070-B-001/2/5/6/7
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

34,590 sq ft 1.17 Acres
Proposed Building Square Feet or # of Units Acreage of Site

*Contract Zone
Zoning
Approval for fish/seal*

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # 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 Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Marge Schmeckel

- Approved Approved w/Conditions listed below Denied

- separate permit required for signage
- _____
- _____
- _____

Approval Date 3/19/96 Approval Expiration _____ date Extension to _____ date 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: /5 St John St



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

I. D. Number _____

Cozy Harbor Seafood, Inc.

24 October 1995

Applicant P.O. Box 389 Portland, ME 04112

Application Date _____

Applicant's Mailing Address DeLuca-Hoffman Assoc

Project Name/Description _____

Consultant/Agent AL - 775-2121 Fax: 879-0896

75 St John St
Address of Proposed Site

070-B-001/2/5/6/7

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

34,590 sq ft

1.17 Acres

Proposed Building Square Feet or # of Units _____

Acreage of Site _____

Contract Zone
Zoning
Approval for fish/sea food

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # 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 Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer A. H. [Signature]

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 10/24/95 Approval Expiration _____ date Extension to _____ date 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 _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

Address: 75 St John St



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

I. D. Number _____

Applicant Cox's Market Incised, Inc.
P.O. Box 389 Portland, ME 04117

24 October 1995
Application Date

Applicant's Mailing Address
Deluca-Hoffman Assoc

Project Name/Description
75 St John St

Consultant/Agent
775-2111 Fax: 579-0896

Address of Proposed Site
070-B-001/2/3/6/7

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

Proposed Building Square Feet or # of Units 34,290 sq ft Acreage of Site 1.17 Acres Zoning Contract Zone

Check Review Required:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # 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 Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status: _____ Reviewer Sarah Hopkins

- Approved Approved w/Conditions listed below Denied
- install stw, granite curb along total frontage *use of granite curb along St John/Valley St*
 - sidewalk be installed along "bullnose" w/ 36 mos of approval (11-14-98) *instead of concrete*
 - that a revised lighting plan be submitted prior to issuance of a building permit
 - conditions in memo from K. Staples (11/14/95) be included as part of approval.

Approval Date 11/14/95 Approval Expiration _____ date Extension to _____ date

Additional Sheets Attached
1) approval letter
2) letter from K. Staples

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 _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

Address: _____

John Norton COZY HARBOR
Al Palmer DeLuca Hoffman

**CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
OPERATIONS/ENGINEERING - INSPECTIONS
M E M O R A N D U M**

TO: Sarah Hopkins, Sr. Planner
FROM: Katherine A. Staples, City Engineer *KS*
DATE: 14 November 1995
SUBJECT: Cozy Harbor Seafood Site Plan Application

2-11 61c
1, 12 for waiver
needed

Public Works Engineering staff has reviewed the application package received 10/24/95. The following comments summarize our findings to date based on those plans.

1. Public Works requires that applicant install sidewalk with access ramps around entire perimeter of site, and reset curb between Valley & St. John Streets. (NOTE: All broken curb shall be replaced). In addition, an existing catch basin close to St. John Street shall be rehabilitated.
2. Only granite curb shall be installed in Public R.O.W.; plans shall be revised to eliminate concrete curb as shown in Detail B-4.
3. All connections to storm drain and sewer mains must be permitted and approved by Public Works. Contact Street Openings Clerk for permit requirements.
4. St. John Street is as classified "moratorium" street until September 1996. All proposed excavations & repair methods must be first approved by Deputy Director of Public Works.
5. Plans indicate that existing sewer lateral will be plugged 10' from building. Note that a "sealed drain" permit must be obtained from Public Works, and that the lateral shall be sealed at the main.
6. Curb installation detail shall be revised to indicate "industrial street" pavement requirements (4 inch total thickness) as a minimum, and aggregate base Type "A".
7. All pavement repairs shall match existing thicknesses, or meet the City's industrial street requirements, whichever is most stringent.

8. Sidewalk ramp detail shall be revised to show that A.D.A. requirements will be met. Six (6) foot (minimum) tipdowns shall be installed, and the proposed material shall be confirmed.
9. Existing property markers and street line monuments shall be properly protected and shall not be disturbed. If disturbed, they shall be replaced by a licensed surveyor.
10. Typical trench section shall be revised to meet current city specifications. Backfill material, pipe bedding, and pavement thicknesses as depicted on Sheet 5 are insufficient.
11. Manhole detail shall be revised to meet or exceed City specifications. Aluminum steps shall not be allowed, precast sections shall be sealed appropriately, and 3 to 8 courses of brick shall be utilized to bring frame to grade. (Include detail on manhole frame and cover as depicted in City specifications.)
12. Catch basin detail shall be revised to depict headstone installation per City specifications.

KAS:jw

pc: Nadeen M. Daniels, Assistant City Manager/Director of Public Works
William J. Bray, P.E., Deputy Director
Bruce A. Bell, Operations Manager
Joseph Gray, Director of Planning & Urban Development

CITY OF PORTLAND, MAINE

PLANNING BOARD

Kenneth M. Cole III, Chair
Cyrus Hagge, Vice Chair
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John H. Carroll
Donna Williams
Jaimey Caron
Kevin McQuinn

November 15, 1995

John Norton
Cozy Harbor Seafood
P.O. Box 389
Portland, ME 04112

RE: 75 St. John Street

Dear Mr. Norton:

On November 14, 1995, the Portland Planning Board voted unanimously (6-0; DeCoursey absent) to deny your request for a waiver of the installation of sidewalk and the resetting of curb around the bullnose between St. John and Valley streets.

The Board also voted (5-1; Williams opposed; DeCoursey absent) to approve the site plan for the renovation of and addition to 75 St. John Street. The approval was granted for the project with the following conditions:

- i. That the applicant revise the site plan to indicate the installation of granite curbing along St. John Street and Valley Streets instead of concrete curbing.
- ii. That a sidewalk be installed and existing curb be reset around the "bullnose" within 36 months of site plan approval.
- iii. That the applicant submit a revised lighting plan showing "cut-off" lighting fixtures on the building and in the parking area prior to issuance of a building permit.
- iv. That the conditions included in a memo from the City Engineer dated November 14, 1995 be included as part of the approval.

The approval is based on the submitted site plan and the findings related to the site plan review standards as contained in Planning Report #57 -95, which is attached.

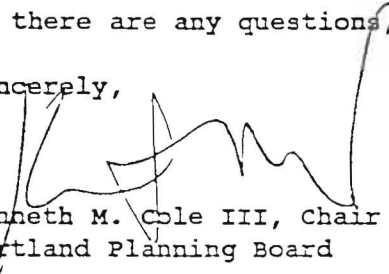
Please note the following provisions and requirements for all site plan approval:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Works, representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the Planning Staff.

Sincerely,



Kenneth M. Cole III, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples PE, City Engineer
James Seymour, Acting Development Review Coordinator
Mary Conroy, Principal Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File



CITY OF PORTLAND

February 28, 1996

John Norton
Cozy Harbor
P.O. Box 389
Portland, ME 04112

RE: Cozy Harbor Revisions

Dear Mr. Norton:

This letter is to confirm the revision to the approved site plan of the Cozy Harbor project located on St. John Street. The approved revision includes relocation of catchbasin #1, pavement treatment, and relocation of entries. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8300, extension 8720.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joseph E. Gray, Jr.", written over a printed name and title.

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

- cc:
- Alexander Jaegerman, Chief Planner
 - Sarah Hopkins, Senior Planner
 - P. Samuel Hoffses, Chief of Building Inspections
 - Jeff Tarling, City Arborist
 - Lt. Gaylen McDougall, Fire Prevention
 - Natalie Burns, Associate Corporation Counsel
 - ✓ Mary Gresik, Building Permit Secretary
 - James Seymour, Acting Development Review Coordinator
 - Kathleen Brown, Assistant Director of Economic Development
 - Approval Letter File



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 75 St John St

Issued to Cozy Harbor Seafood

Date of Issue 21 June 1996

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. 960189, 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

Entire

Fish Processing

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.