

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that C-PORT CREDIT UNION

Located At 285 FOREST AVE

Job ID: 2011-10-2435-NEWCOM

CBL: 112-H-001-001

has permission to Build a new 2 story 3,815 sq ft structure for C-Port Credit Union

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 11/21/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 285 FOREST AVE

CBL: 112- H-001-001

Issued to: CPORT CREDIT UNION

Date Issued: 8/29/2012

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. 2011-10-2435-NEWCOM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP B
CREDIT UNION
TYPE 5-B
IBC 7009

Approved:
8-29-2012

(Date)


Inspector


Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that C-PORT CREDIT UNION

Located At 285 FOREST AVE

Job ID: 2011-10-2435-NEWCOM

CBL: 112- H-001-001

has permission to Build a new 2 story 3,815 sq ft structure for C-Port Credit Union provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

 11/21/11
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

Plans in Large plans file

SCANNED



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 285 FOREST AVE

CBL: 112- H-001-001

Issued to: BUTLER-FOREST INVESTORS LIMITED PARTNERSHIP

Date Issued: 7/10/2012

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. 2011-10-2435-NEWCOM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP B
CREDIT UNION
TYPE 5-B
IBC 2009

Limiting Conditions: This Temporary Certificate of Occupancy expires on, August 10 2012, pending Building, Fire, and Development Review approvals.

Approved:
7-10-2012
(Date)


Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2435-NEWCOM	Date Applied: 10/7/2011	CBL: 112- H-001-001	
Location of Construction: 285 FOREST AVE	Owner Name: C-Port Credit Union	Owner Address: 50 Riverside Industrial Pkwy, Portland, ME 04013	Phone: 253-4111
Business Name:	Contractor Name: Dennis Landry @French Connection	Contractor Address: 68 Mussey RD SCARBOROUGH MAINE 04074	Phone: (207) 730-5566
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2
Past Use: Demolished Arby's restaurant	Proposed Use: To build a drive-thru credit union on newly vacant lot	Cost of Work: \$1,200,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 5B IBC-2009 Signature: JMB
Proposed Project Description: New CPort Credit Union 3,815 sq ft		Pedestrian Activities District (P.A.D.) 11/21/11	
Permit Taken By: Lannie		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone <i>Panel 13 - zone C,</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan #20111-287</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK with conditions</i> <i>10/14/11</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
	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

1-10-12 DWM Amir 615-4987 under slab OK

4-6-12 DWM " Plumbing OK

4-13-12 DWM/BKED 754-8119 close-in OK

5-25-12 DWM/BKL Ed Above ceiling OK

7-9-12 DWM/BKL/John Martell Ed Final Provide DRC, SI,
Elec OK, Fire TCO OK

8-29-12 DWM (C) Issued



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2435-NEWCOM

Located At: 285 FOREST AVE

CBL: 112- H-001-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for any new signage.
3. This B-2 zone has maximum noise allowances. The City of Portland strictly enforces the level of sound generated on the property. Any verified noise violations shall require the owner to take mitigating measures to bring the property and the noise it generates into compliance. We will need dBA information with all HVAC permit applications.

Fire

1. All construction shall comply with City Code Chapter 10.
2. Application requires State Fire Marshal approval.
3. The street address shall be installed in large contracting letters and numbers on the front of the building or sign pedestal and viewable from Forest Avenue both approaches.
4. Second floor has single means of egress. Supervised, automatic sprinkler and fire alarm systems are required.
5. A separate Fire Alarm Permit is required.
6. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
7. Central Station monitoring for addressable fire alarm systems shall be by point.
8. No Master Box connection is allowed for this use.
9. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
10. The sprinkler system shall be installed in accordance with NFPA 13.
11. A separate Suppression System Permit is required.
12. Sprinkler supervision shall be provided in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*.
13. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
14. Fire department connection type and location shall be approved in writing by fire prevention bureau. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.

15. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
16. A model 4100 Knox Box is required.
17. Fire extinguishers are required per NFPA 10.
18. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
19. A single source supplier should be used for all through penetrations.
20. Any cutting and welding done will require a Hot Work Permit from Fire Department.
21. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.

DRC

See Planning Conditions of Approval.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
3. Special inspection reports shall be submitted to this office on a periodic basis. A final special inspection report must be submitted prior to issuance of a certificate of occupancy. This report must demonstrate any deficiencies and corrective measures that were taken.
4. The Mechanical system ComCheck Certificate of Compliance shall be submitted to this office with the HVAC permit application.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Periodic Foundation/Rebar

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



General 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.

Location/Address of Construction: <u>285 FOREST AVE</u>		
Total Square Footage of Proposed Structure/Area <u>3,815</u>		Square Footage of Lot <u>28,550</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>12 - H - 1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>C PORT CREDIT UNION</u> Address <u>50 RIVERSIDE INDUSTRIAL PARK</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>207.253.4111</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1,200,000</u> C of O Fee: \$ <u>75000</u> Total Fee: \$ <u>120020</u>
Current legal use (i.e. single family) <u>RESTAURANT - ARCH'S</u> If vacant, what was the previous use? <u>RESTAURANT</u> Proposed Specific use: <u>CREDIT UNION</u> Is property part of a subdivision? <u>No.</u> If yes, please name _____ Project description: <u>RAZE RESTAURANT. BUILD CREDIT UNION.</u> <u>under # 2011-10-2440</u>		
Contractor's name: <u>LANDRY FRENCH CONSTRUCTION COMPANY</u> Address: <u>68 MUSSEY RD,</u> City, State & Zip <u>SCARBOROUGH ME 04074</u> Telephone: <u>207.730.5566</u> Who should we contact when the permit is ready: <u>MASON ROWELL</u> Telephone: <u>207.730.5566</u> Mailing address: <u>SAME AS ABOVE.</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: [Signature] Date: 10.6.11

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

RECEIVED
01-11-2011
Department of Building Inspections
City of Portland Maine

Jeanie Bourke - 285 Forest Ave., cPort Credit Union

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 11/9/2011 11:34 AM
Subject: 285 Forest Ave., cPort Credit Union

Hi all, this project, site plan #2011-287, the cPort Credit Union located at 285 Forest Avenue, meets minimum DRC site plan requirements for the issuance of the Building Permit. Please see 1S for sign off.

Thanks.

Phil

Applicant: C Port Credit Union Date: 6/22/11
Address: 285 Forest Ave C-B-L: 112-H-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-2

Not Adjacent to a Abutting Residential Zone or USE

Interior or corner lot -

Proposed Use/Work -

To Demo Arby's Bldg & build new credit union with 2nd drive thru

Sewage Disposal -

Lot Street Frontage - 50' min - 124.82' shown

NO AV, SHOWN
Front Yard - None / shall not exceed front meters side

~ 23' - e-plan scale

Rear Yard - 10' min

~ 75' e-plan scale

Side Yard -

None req (not Abutting a Sidest) ~ 43' & 25'

Projections -

Width of Lot - None req

Height - 45' MAX

Lot Area - 10,000^{sq} min ~ 28,550^{sq} given

Lot Coverage/Impervious Surface - 80%

$$24853 \div 28550 = 87\%$$

Area per Family - N/A

Off-street Parking -

12 PKG req
4625^{sq} - per project on street
4800^{sq} ÷ 400 = 12 PKG = 12
22 PKG shown

Loading Bays - N/A

Site Plan -

2011-287 preliminary

Shoreland Zoning/Stream Protection -

N/A

Flood Plains -

Panel 13 - Zone C

Noise - HVAC

Sign

Comments Submitted

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 2011-287
CBL: 112-H-1
Project Name: cPort Credit Union
Address: 285 Forest Avenue

Application Date: 6/21/2011 12:00:00 AM

Project Description: Bank Branch
Zoning: B2
Other Reviews Required:
Review Type: Level II

Demo # 2011-10-24A

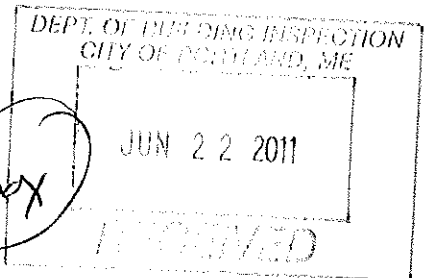
Distribution List:

<input type="checkbox"/> Planner	Erick Giles	<input type="checkbox"/> Parking	John Peverada
<input checked="" type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Stormwater	Dan Goyette	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Keith Gautreau	<input type="checkbox"/> Inspections	Tammy Munson
<input type="checkbox"/> City Arborist	Jeff Tarling	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> Outside Agency	
		<input type="checkbox"/> DRC Coordinator	Phil DiPierro

Preliminary Comments needed by: June 29, 2011

Final Comments needed by: July 6, 2011

7/21/11 - Jacob NE Civil Sol.
- Sign Question on setback -
where is it measured from? - please box



me

285 Forest Ave – Cport Credit Union – 112-H-1 – B-2 Zone - #2011-287

The proposal is to demolish the existing Arby's building and replace it with a credit union with 2 drive-thru lanes. This property is not adjacent to or abutting a residential zone or use. The use is an allowable use in the B-2 Zone in which it is located.

I have made my initial review. I did not see an attached completed zoning analysis. The B-2 zone has a maximum setback which cannot exceed the front setback of buildings on either side of the property. I did not see a sheet of plans showing the building directly across from the Hannaford's access road. I understand that there is nothing on the other abutting lot except 295. I cannot complete that setback review. The other side and rear setbacks are being met.

The B-2 zone has a maximum impervious surface allowance of 80%. This is a complete redevelopment of the site. Based upon the information given on the project data sheet, the new site will have an impervious surface of 87%. I found no other data concerning impervious surface within the application. The applicant should be able to meet the 80% impervious requirement.

I did not see a building elevation in the e-plans. I would imagine that this site can meet the maximum height of 45 feet. I would like to confirm that requirement.

When more data comes in concerning HVAC system and the audio systems for the drive-thrus, I would like to confirm that maximum noise levels are being met.

It is understood that the applicant will probably be requesting a waiver for signage. Sign permits are under a separate application and process for approvals and waivers.

Marge Schmuckal

Zoning Administrator



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

June 17, 2011

Ms. Barbara Barhydt, Development Review Manager
City of Portland
389 Congress Street
Portland, ME 04103

153 U.S. Route 1

Scarborough

Maine 04074

RE: Preliminary Site Plan Review – cPort Credit Union - 285 Forest Avenue

Dear Barbara,

tel

207.883.1000

800.882.2227

Northeast Civil Solutions (NCS), on behalf of cPort Credit Union, is pleased to submit an application and plans for Preliminary Site Plan Review. CPort Credit Union proposes to raze the existing Arby's Restaurant, located at 285 Forest Avenue, and construct a new 3,800 s.f. branch office with 2 drive through lanes and 22 parking spaces.

fax

207.883.1001

A copy of the existing deed to Butler-Forest Investors, LP is included as well as the proposed Purchase and Sale Agreement with cPort Credit Union.

A permit is not required from any State or Federal Agency. NCS understands that the only permit required for this project is City of Portland Planning Staff Approval.

The project site is located in the Business-2 (B2) Zoning District. Currently, the site is utilized as a restaurant, which is an acceptable use in the B2 zone. The existing parcel exceeds the 10,000 s.f. minimum lot area requirement with 28,550 s.f. The parcel is located at the intersection of Hannaford Drive and Forest Avenue. Since Hannaford Drive is private access road the parcel only obtains frontage from Forest Avenue. The 124.82 feet of frontage exceeds the 50 foot minimum required by zoning. The proposed use for the site is a credit union, which is an acceptable use in the B2 zone. The proposed site layout will continue to meet the existing zoning requirements in the B-2 Zone.

The only easement burdening the lot is an easement benefiting Central Maine Power (CMP). CMP has rights to a 15 ft easement on either side of all overhead utility lines. This easement runs along the eastern side of the lot, from Forest Avenue, running north along the I-295 exit ramp, and continues towards Hannaford to the North. The project proposes to add a utility pole in the southeastern corner that will move the overhead utility closer to the property line, and adjust the limits of the easement.

The development of this project will not require any waivers of Site Plan or Technical Standards.

A Traffic Assessment has been completed by Bill Bray and concludes that the number of trips generated by the proposed credit union is less than the number of trips generated by the existing Arby's Restaurant. Additionally, the proposed consolidated driveway location meets sight distance requirements as shown on the enclosed Site Plan.

The site layout of the project has taken the existing Master Plan and on-going Forest Avenue Corridor Study into account when designing and laying out the proposed building, parking areas and sidewalks. The building has been moved as close as possible to Route 1, and a new sidewalk is proposed along Forest Avenue providing a 8 foot grass esplanade between the curb and new 5 foot bituminous sidewalk. As part of the design review process please understand that Hannaford Brothers also has design review over the project by deeded right.

If you have any questions or comments regarding this submission please do not hesitate to contact me at any time.

Sincerely,
Northeast Civil Solutions, Inc.



Lee Allen, P.E.
Vice President

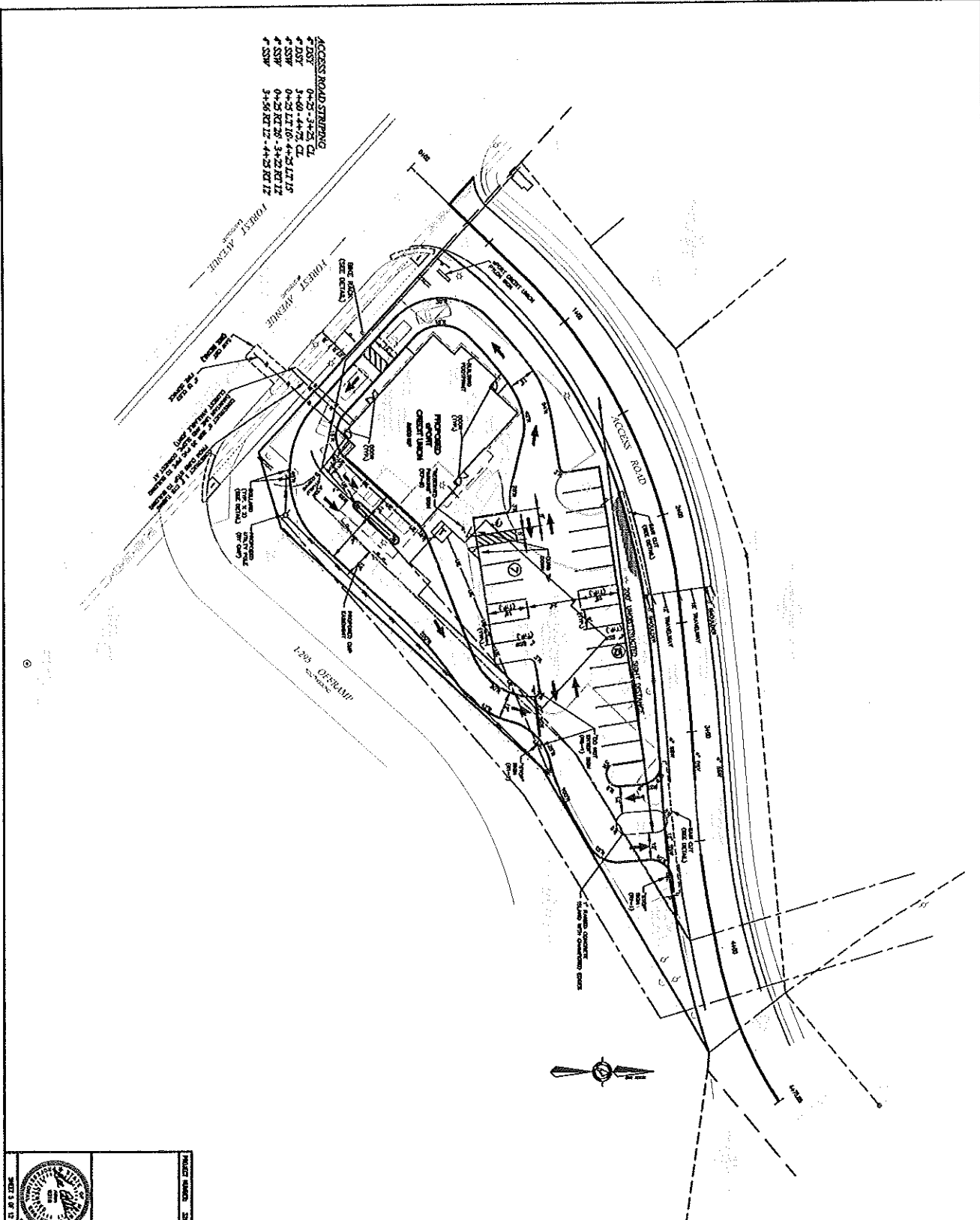
Cc: Gene Ardito, President, cPort Credit Union
Deidre Pio, AIA, Gawron Turgeon Architects
Rachel Sunnell, RLA, Gawron Turgeon Architects

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	28,550	sq. ft.
Proposed Total Disturbed Area of the Site	28,550	sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)		
IMPERVIOUS SURFACE AREA		
• Proposed Total Paved Area	19,750	sq. ft.
• Existing Total Impervious Area	26,657	sq. ft.
• Proposed Total Impervious Area	24,853	sq. ft.
• Proposed Total Impervious Area	24,853	sq. ft.
• Proposed Impervious Net Change	-1,804	sq. ft.
BUILDING AREA		
• Proposed Building Footprint	3,800	sq. ft.
• Proposed Building Footprint Net change	-15	sq. ft.
• Existing Total Building Floor Area	3,815	sq. ft.
• Proposed Total Building Floor Area	4,625	sq. ft.
• Proposed Building Floor Area Net Change	+810	sq. ft.
• New Building	Yes	(yes or no)
ZONING		
• Existing	B-2	
• Proposed, if applicable		
LAND USE		
• Existing	Restaurant	
• Proposed	Credit Union	
RESIDENTIAL, IF APPLICABLE		
• Proposed Number of Affordable Housing Units		
• Proposed Number of Residential Units to be Demolished		
• Existing Number of Residential Units		
• Proposed Number of Residential Units		
• Subdivision, Proposed Number of Lots		
PARKING SPACES		
• Existing Number of Parking Spaces	37	
• Proposed Number of Parking Spaces	21	
• Number of Handicapped Parking Spaces	1	
• Proposed Total Parking Spaces	22	
BICYCLE PARKING SPACES		
• Existing Number of Bicycle Parking Spaces	0	
• Existing Number of Bicycle Parking Spaces	0	
• Proposed Number of Bicycle Parking Spaces	2	
• Total Bicycle Parking Spaces	2	
ESTIMATED COST OF PROJECT	\$1,200,000	

ACCESS ROAD STRIPING
 4' DWT 0+25.4+25.42
 4' DWT 0+25.4+25.42
 4' SSW 0+25.47.65-4+25.47.15
 4' SSW 0+25.47.65-3+22.87.12
 4' SSW 3+22.87.12-4+25.47.12



From E-Plan

LEGEND

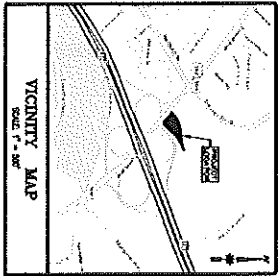
- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ASPHALT
- GRAVEL
- EXISTING CONTOUR
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS UTILITY TRUNK LINE
- EXISTING LIGHT POLE
- EXISTING SIGN MAST/POLE
- EXISTING SIGN LINE
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING WATER LINE
- EXISTING WATER DATE VALVE
- EXISTING HYDRANT
- EXISTING CATCH BASIN

NOTES

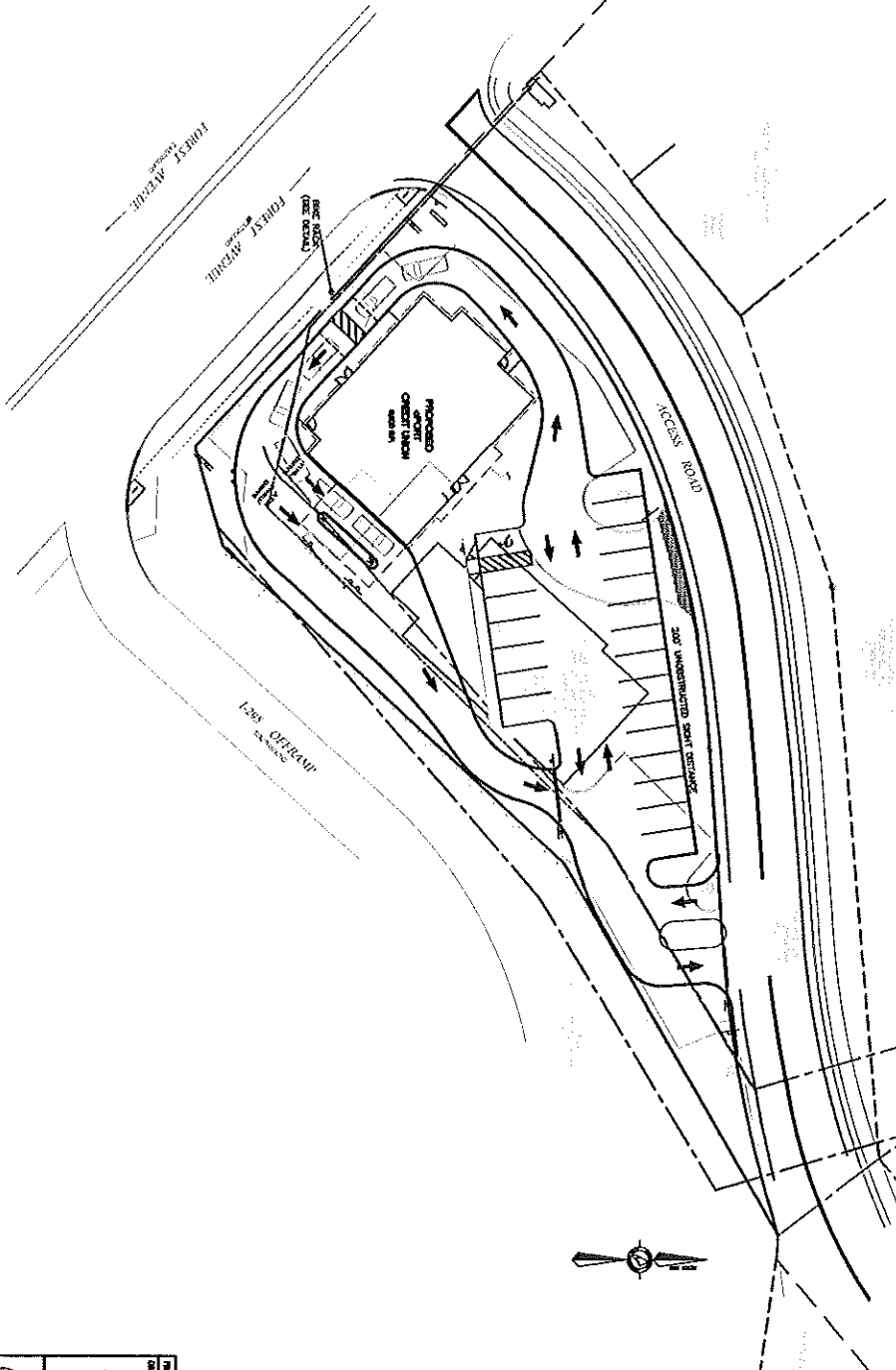
1. THE STRIPING SHOWN ON THIS PLAN SHALL BE MAINTAINED ANNUALLY TO DISCREPANCY SHORT DISTANCE.
2. NO LANDSCAPING OR PLANTING SHALL BE PLACED WITHIN THE RIGHT-OF-WAY UNLESS AS SHOWN ON THIS PLAN TO DISCREPANCY SHORT DISTANCE.

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING.

PROJECT NUMBER: 2002	DATE: 12/10/02	SCALE: 1" = 40'	SHEET: 10 OF 20
SITE, LAYOUT & UTILITY PLAN			
G-PORT CREDIT UNION			
GAYLOR-TYLERSON ARCHITECTS			
2000 10th Street, Suite 100, Fort Worth, TX 76102			



cPORT CREDIT UNION 285 FOREST AVE, PORTLAND, ME



- ### INDEX
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 3. CONCEPT PLAN
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 19. PRELIMINARY SITE PLAN
 20. PRELIMINARY SITE PLAN

ABUTTERS

NO.	NAME	ADDRESS
1	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
2	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
3	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
4	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
5	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
6	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
7	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
8	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
9	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
10	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
11	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
12	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
13	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
14	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
15	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
16	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
17	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
18	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
19	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103
20	WALTON & BROWN	1000 FOREST AVE, PORTLAND, ME 04103

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING.

<p>PROJECT NUMBER: 2012</p> <p>DRAWING STATUS:</p> <p><input type="checkbox"/> OTHER SHEET</p> <p><input checked="" type="checkbox"/> OTHER SHEET</p> <p><input type="checkbox"/> REVISION SHEET</p> <p><input type="checkbox"/> NO SET</p> <p><input type="checkbox"/> CORRECT DRAWING</p> <p><input type="checkbox"/> CORRECTION</p> <p>DATE: 07-11</p>	<p>SCALE: 1" = 20'</p> <p>DATE: 08-17-2011</p> <p>PROJECT NAME: cPORT CREDIT UNION</p> <p>OWNER: cPORT CREDIT UNION</p> <p>DESIGNER: CARLTON - TIRRESON ARCHITECTS</p> <p>25 BUCKINGHAM ROAD, PORTLAND, ME 04103</p>
--	--

Carl T. Tirreton
Professional Engineer
No. 10236
State of Maine

Northeast Civil Solutions, Inc.
140 US ROUTE 1, PORTLAND, MAINE 04103
TEL: 207.761.1100
WWW.NECSOLUTIONS.COM

from E-Plan



PORTLAND MAINE

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Penny St. Louis, Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Meeting Information

DATE: 6/1/11 ZONE: B-2

LOCATION: 285 Forest Ave

PEOPLE PRESENT: Jim Cloutier - Alex - Barbara - Molly - Marge -^{LATE} DAVID M-P - Tom Errico - Lee Allen - Mr. Ardito

DISCUSSION: C Port Drive - Thru - 3,430 #
2nd floor break room
Discussed parking - has more than enough - ~21 pkgs show
Discussed the free standing sign → 5-6 pkgs for employees at Hannaford
has moved the building forward quite a bit.
Talked about street trees - Street-SCAPE - sidewalk conditions
Hannaford access Road -
Forest Ave Study in process.

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

Marge Schmućkal - Fwd: RE: cPort Credit Union-285 Forest Ave

From: Marge Schmućkal
To: Alex Jaegerman; Barbara Barhydt; David Margolis-Pineo; Molly Casto; ...
Date: 5/31/2011 9:42 AM
Subject: Fwd: RE: cPort Credit Union-285 Forest Ave

I can be there at 9:00 - I sat in on the past meeting regarding this project - signage seems to be their biggest concern with me. I am thinking they will want a waiver for their signage.
Marge

>>> Barbara Barhydt 5/27/2011 11:55 AM >>>
Hi:

I am confirming this meeting on June 1 at 8:30. Marge, I forgot to include in the first round. Could you or Ann sit in on this meeting?

Thanks.

Barbara

>>> "Lee Allen" <lee.allen@northeastcivilsolutions.com> Friday, May 27, 2011 9:23 AM >>>
Hi Barbara,
8:30am on June 1 would work for me. I will make sure everyone else can attend. Thanks.

Lee Allen, P.E., Vice President

*Northeast Civil Solutions, Inc.
153 US Route 1
Scarborough, ME 04074*

*Phone: (207) 883-1000
Fax: (207) 883-1001
Toll Free: (800) 882-2227*

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

From: Barbara Barhydt [mailto:BAR@portlandmaine.gov]
Sent: Friday, May 27, 2011 9:08 AM
To: Lee Allen
Cc: Eugene G. Ardito
Subject: Re: cPort Credit Union-285 Forest Ave

Hi Lee:

I just heard back from Tom and 11:30 does not work for him. I am now asking if 8:30 on June 1st works. Would that be a possibility for you?

Barbara

>>> Barbara Barhydt Friday, May 27, 2011 8:32 AM >>>
Hi Lee:



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Penny St. Louis, Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Meeting Information

DATE: 4/5/11 ZONE: B-2

LOCATION: 205 Forest Ave -

PEOPLE PRESENT: Rachel - Henry Cloutier - Alex - Barbara - Eugene Arditis

DAVID M-P - Marge - Molly - Lee Allen - Bill Bray -

DISCUSSION: C-Port Credit Union - redeveloping the lot

Shared parking for employees on Hannaford's lot
2-lane drive-thru with A by PASS
~ 3400 sq ft Bldg - 23 parking spaces
Design standards of the B-2 zone -
Bring the bldg closer to Forest Ave
CMF easement causes design complications
Discussed "average" setbacks for front yard setback
Canopy currently impedes the CMF
Bill B → will do the traffic study - He thinks TMP would not be req
Marge mentioned the restrictions on sign age - 6
~ 12.5' along Forest Ave; Free standing sign = 100' max - 18' high max
Bldg signs; 2x linear foot - 1 per building + 1 additional
ST setback

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

Marge Schmuckal - RE: 285 Forest Ave

112-11-1

From: "Lee Allen" <lee.allen@northeastcivilsolutions.com>
To: "Barbara Barhydt" <BAB@portlandmaine.gov>
Date: 3/30/2011 12:35 PM
Subject: RE: 285 Forest Ave
CC: "Alex Jaegerman" <AQJ@portlandmaine.gov>, "Marge Schmuckal" <MES@portlan...>

Barbara,

That sounds perfect, I think it would be helpful to have Dave at the meeting. I walked the site yesterday and could not find any stormwater infrastructure. Thanks for prompt reply.

Lee Allen, P.E., Vice President

Northeast Civil Solutions, Inc.
 153 US Route 1
 Scarborough, ME 04074

Phone: (207) 883-1000
Fax: (207) 883-1001
Toll Free: (800) 882-2227

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

From: Barbara Barhydt [mailto:BAB@portlandmaine.gov]
Sent: Wednesday, March 30, 2011 12:09 PM
To: Lee Allen
Cc: Alex Jaegerman; Marge Schmuckal; Molly Casto; Thomas Errico
Subject: Re: 285 Forest Ave

Hi Lee:

Tom Errico and I can meet at 11 a.m. on Tuesday, April 5th in the fourth floor conference room. I am inviting Marge to join us. I am also including either Alex or Molly since they are involved in the Forest Avenue study, which is in progress. Do you have any stormwater or public infrastructure questions that need to be addressed by Public Services? If so, I will invite David Margolis-Pineo.

Thanks.

Barbara

Barbara Barhydt
 Development Review Services Manager
 Planning Division
 389 Congress Street 4th Floor

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

<p>Services</p> <p>Applications</p> <p>Doing Business</p> <p>Maps</p> <p>Tax Relief</p> <p>Tax Roll</p> <p>Q & A</p>	<p>CBL 112 H001001</p> <p>Land Use Type RETAIL & PERSONAL SERVICE</p> <p>Property Location 285 FOREST AVE</p> <p>Owner Information BUTLER-FOREST INVESTORS LIMITED PARTNERSHIP 16375 NE 18 AVE STE 206 MIAMI FL 33162</p> <p>Book and Page 14443/198</p> <p>Legal Description 112-H-1 FOREST AVE 289-297</p> <p>Acres 28984 SF 0.665</p>
---	---

Current Assessed Valuation:

<p>browse city services a-z</p> <p>browse facts and links a-z</p>	<p>TAX ACCT NO. 16018 OWNER OF RECORD AS OF APRIL 2010 BUTLER-FOREST INVESTORS LIMITED PARTNERSHIP 16375 NE 18 AVE STE 206 MIAMI FL 33162</p> <p>LAND VALUE \$380,100.00</p> <p>BUILDING VALUE \$656,000.00</p> <p>NET TAXABLE - REAL ESTATE \$1,036,100.00</p> <p>TAX AMOUNT \$18,566.92</p>
---	---

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 600x600, with Internet Explorer

Building Information:

Card 1 of 1

Year Built	1985
Style/Structure Type	FAST FOOD
# Units	1
Building Num/Name	1 - ARBY'S
Square Feet	3888

[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

Card 1

Levels	01/01
Size	3888
Use	FAST FOOD
Height	14
Walls	BRK/CONC BLK
Heating	HEAT PUMP
A/C	CENTRAL

Other Features:

Card 1

Structure	COOLER CHILLER
Size	8X8

Card 1

Structure	COOLER FREEZE
Size	8X8

Card 1

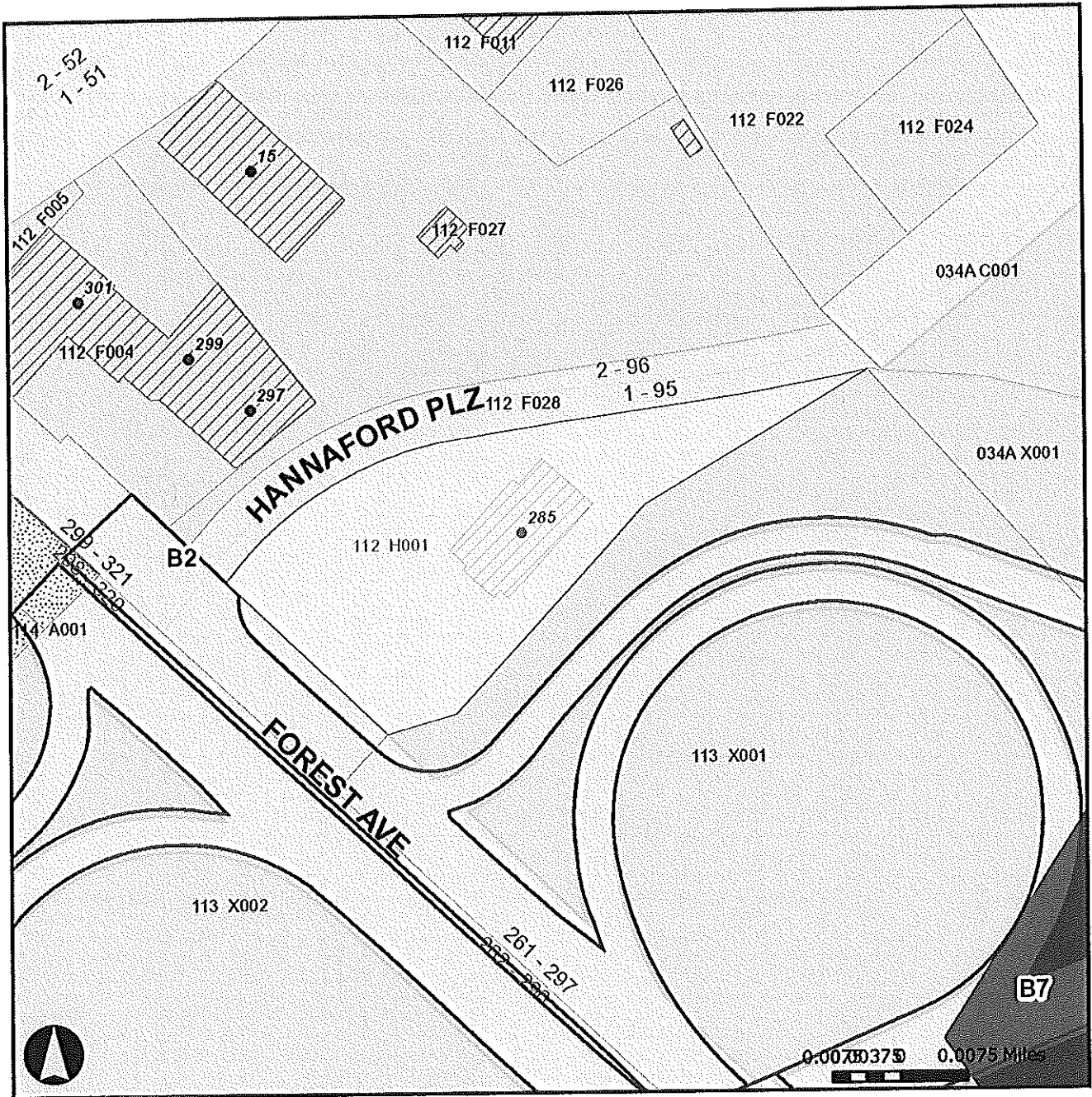
Structure	COOLER CHILLER
Size	8X8

Outbuildings/Yard Improvements:

Card 1

Year Built	1985
Structure	ASPHALT PARKING
Size	15000
Units	1
Grade	C

Map



Parcels

- Parcels
- Parcels
- Parcels
- Parcels
- Interstate
- Interstate

Shoreland Overlay Zone

- Stream Overlay Zone
- Stream_protection
- Island Zoning**
- C43
- I-B
- I-TS

Zoning (continued)

- R1 Residential
- R2 Residential
- R3 Residential
- R4 Residential
- R5 Residential
- R6 Residential
- ROS Recreation Open

Zoning (continued)

- C25
- C26
- C27
- C28
- C29
- C30
- C31

Marge Schmuckal - 285 Forest Ave

From: Marge Schmuckal
To: eardito@cportcu.org
Date: 4/5/2011 12:35 PM
Subject: 285 Forest Ave

Hello Mr. Ardito,

It was a pleasure meeting with you this morning. At the meeting I did mention the sign requirements. I will also document those requirements here.

B-2 Zone:

Freestanding sign for a single tenant lot: 100 sq ft maximum - 18' height maximum = 5' setbacks from property lines

Building signage: Allowable sq ft of signage is based upon the tenant frontage. You can have 2 times the linear tenant frontage for the square foot of your signage. For example, If you had 20' of linear tenant frontage, you can have 40 square foot of signage. You are limited to 1 building sign plus one additional.

I hope this helps you.

Marge Schmuckal
Zoning Administrator

Marge Schmuckal - Re: 285 Forest Avenue

From: Marge Schmuckal
To: peter@neokraft.com
Date: 4/8/2011 2:38 PM
Subject: Re: 285 Forest Avenue
CC: eardito@cportcu.org

Peter,

Lee Allen just e-mailed me a copy of the existing site plan. Apparently I had misread the overlay plan that was shown to us at our recent meeting. This property does not have at least 200' of street frontage, which was allowing the larger free-standing sign area. I apologize for that error.

Since the street frontage is less than 200', the correct maximum amount of signage for a free-standing sign is 65 sq ft, a maximum of 18' high with a 5' setback.

Sorry,
Marge

>>> "Peter Murphy" <peter@neokraft.com> 4/6/2011 7:59 PM >>>
Hi Marge. We had a meeting today with cPort Credit Union, and we'll be putting together some sign ideas for their consideration. I want to verify the maximum allowable size for their free-standing sign; I'm told that you'll allow a 100 s.f. sign because you'll take into consideration the frontage on the private road entering the Hannaford property. Correct?
Thanks for your help with this.

Peter Murphy
Neokraft Signs Inc.
686 Main Street
Lewiston, ME USA 04240
207-782-9654
Cell 207-650-7632
<http://www.neokraft.com>



Certificate of Design

Date: 10.6.11

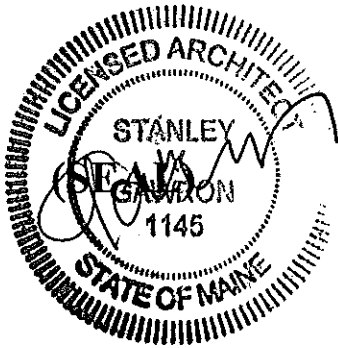
From: Gawron Turgeon Architects

These plans and / or specifications covering construction work on:

Port Credit Union

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Dept. of Building Inspections
City of Portland Maine

Have been designed and drawn up by the undersigned, a Maine registered Architect/Engineer according to the *2009 International Building Code* and local amendments.



Signature: Stan Gawron

Title: President

Firm: Gawron Turgeon Architects

Address: 29 Black Point rd.
Scarborough, me 04074

Phone: 883-6307

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Accessibility Building Code Certificate

Designer: Gawron Turgeon Architects
 Address of Project: 285 Forest Avenue, Portland
 Nature of Project: Credit Union, New Construction

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: Stan Gawron
 Title: President
 Firm: Gawron Turgeon Architects
 Address: 29 Black Point rd.
Scarborough, Me 04074
 Phone: 883-6307

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design Application

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Dept. of Building Inspections
City of Portland, Maine

From Designer: Gawron Torquon Architects
 Date: 10.6.11
 Job Name: Port Credit Union
 Address of Construction: 285 Forest Avenue, Portland

2009 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year: 2009 NFPA 2009 IBC Use Group Classification (s): Business
 Type of Construction: Type V not protected
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC: yes
 Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) Refer to specifications

Structural Design Calculations

No Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Floor Area Use	Loads Shown
LOBBIES & 1 ST FLR. CORR.	100 PSF 2000#
OFFICES	50 PSF 2000#
CORRIDORS ABOVE 1 ST FLR.	80 PSF 2000#
LIGHT STORAGE	125 PSF

15 PSF PART.

Wind loads (1603.1.4, 1609)

SIMPLIFIED Design option utilized (1609.1.1, 1609.6)
100 MPH Basic wind speed (1809.3)
1.0 Building category and wind importance Factor, K_d (table 1604.5, 1609.5)
C Wind exposure category (1609.4)
+1.0 - 0.85 Internal pressure coefficient (ASCE 7)
21 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)
 Main force wind pressures (1603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Design option utilized (1614.1) _____
II Seismic use group ("Category")
S_s = 0.352 / S₁ = 0.106 Spectral response coefficients, S_s & S₁ (1615.1)
D Site class (1615.1.5)

Live load reduction _____
20 PSF Roof live loads (1603.1.2, 1607.11)
P_s = 46.2 PSF Roof snow loads (1603.7.3, 1608)
60 PSF Ground snow load, P_g (1608.2)
 If P_g > 10 psf, flat-roof snow load, P_f _____
 If P_g > 10 psf, snow exposure factor, C_e _____
 If P_g > 10 psf, snow load importance factor, I_s _____
1.1 Roof thermal factor, C_t (1608.4)
N/A Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
CM Basic seismic force resisting system (1617.6.2)
3.5 Response modification coefficient, R_d and deflection amplification factor, C_d (1617.6.2)
?

ENVIV. LAT. FORCE Analysis procedure (1616.6, 1617.5)
0.102 W Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)
< 30' Elevation of structure

Other loads

SEE DES. LOADS Concentrated loads (1607.4)
15 PSF Partition loads (1607.5)
 Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review. *design/build*
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17". *-CD*
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of $\geq 1" = 20'$ on paper $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

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Lannie Dobson - 285 Forest Av (Arbys) - Unitil Notice

From: Mason Rowell <mrowell@landryfrenchconstruction.com>
To: "ldobson@portlandmaine.gov" <ldobson@portlandmaine.gov>
Date: 10/7/2011 3:15 PM
Subject: 285 Forest Av (Arbys) - Unitil Notice

Lannie, thanks for your help this afternoon in receiving our building permit application for the cPort Federal Credit Union (going in at 285 Forest Ave).

As discussed, please find Unitil's notice below regarding the retirement of their service.

Once I have CMPs notice I will forward that to you as well.

Thanks.

Mason

Mason Rowell

Landry|French Construction Company

p. 207.730.5566
f. 207.730.5567
c. 207.400.9043
e. mrowell@landryfrenchconstruction.com

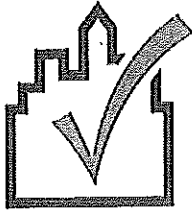
From: Bellemare, Richard [mailto:bellemare@unitil.com]
Sent: Friday, September 30, 2011 3:14 PM
To: Mason Rowell
Subject: 285 Forest Av (Arbys)

Mason

This service has been retired at the location we looked at. We have a yellow pipeline marker at the location

Call with questions

Rick Bellemare
Distribution Supervisor
Unitil/Northern Utilities
207-541-2504
Cell # 207-252-0488
bellemare@unitil.com



COMcheck Software Version 3.9.0
Envelope Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: New Construction
Project Title : cPort - Portland Forest Ave

Construction Site:
285 Forwesat Ave
Portland , ME 04101

Owner/Agent:
Gene Ardito
Cport Federal Credit Union
50 Riverside Industrial Parkway
PO Box 777
Portland, Me, ME 04104

Designer/Contractor:
Stan Gawron
29 Black Point Rd
Scarborough, Me , ME 04101
883-6397

Section 2: General Information

Building Location (for weather data): Portland, Maine
Climate Zone: 6a
Building Type for Envelope Requirements: Non-Residential
Vertical Glazing / Wall Area Pct.: 28%

Activity Type(s)	Floor Area
Retail Bank (Retail)	3711
Office Space (Office)	912

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City of Portland Maine

Section 3: Requirements Checklist

Envelope PASSES Design 22% better than code.

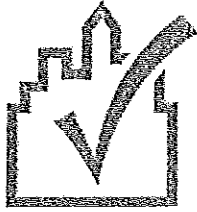
Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavly R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Flat roof over heated space: Insulation Entirely Above Deck	3865	---	20.0	0.048	0.048
Exterior Wall 1: Steel-Framed, 16" o.c.	5866	0.0	21.0	0.042	0.064
Windows: Metal Frame Curtain Wall/Storefront:Double Pane with Low-E, Tinted, SHGC 0.38	1645	---	---	0.280	0.450
Doors: Insulated Metal, Swinging	131	---	---	0.310	0.700
Radiant Floor Perimeter: Slab-On-Grade:Heated, Horizontal with vertical 4 ft.	3711	---	10.0	---	---

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

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. 'Other' components have supporting documentation for proposed U-Factors.
- 6. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.



COMcheck Software Version 3.9.0
Interior Lighting Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: New Construction
 Project Title : cPort - Portland Forest Ave

Construction Site:
 285 Forwesat Ave
 Portland , ME 04101

Owner/Agent:
 Gene Ardito
 Cport Federal Credit Union
 50 Riverside Industrial Parkway
 PO Box 777
 Portland, Me, ME 04104

Designer/Contractor:
 Stan Gawron
 29 Black Point Rd
 Scarborough, Me , ME 04101
 883-6397

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 Dept. of Building Inspections
 City of Portland Maine

Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B x C)
Retail Bank (Retail)	3711	1.5	5567
Office Space (Office)	912	1	912
Total Allowed Watts =			6479

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Retail Bank (Retail 3711 sq.ft.)				
Compact Fluorescent 1: Quad 2-pin 26W / Electronic	1	43	26	1118
2x2 LED: Other / Electronic	1	41	34	1394
2x4 LED: Other / Electronic	1	5	64	320
Office Space (Office 912 sq.ft.)				
2x4 LED: Other / Electronic	1	9	64	576
Downlights: Quad 2-pin 26W / Electronic	1	12	26	312
High ceiling area: 48" T8 32W / Electronic	2	8	64	512
Mechanical: 48" T8 32W / Electronic	2	3	64	192
Decorative Pendants: Quad 2-pin 13W / Electronic	1	18	13	234
Total Proposed Watts =			4658	

Section 4: Requirements Checklist

Lighting Wattage:

1. Total proposed watts must be less than or equal to total allowed watts.

Allowed Watts	Proposed Watts	Complies
6479	4658	YES

Controls, Switching, and Wiring:

2. Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from daylight zones adjacent to vertical fenestration.
3. Daylight zones have individual lighting controls independent from that of the general area lighting.

Exceptions:

- Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.
- Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.

X 4. Independent controls for each space (switch/occupancy sensor).

Exceptions:

- Areas designated as security or emergency areas that must be continuously illuminated.
- Lighting in stairways or corridors that are elements of the means of egress.

NA 5. Master switch at entry to hotel/motel guest room.

NA 6. Individual dwelling units separately metered.

7. Medical task lighting or art/history display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.

X 8. Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either controlling all luminaires, dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or switching each luminaire or each lamp.

Exceptions:

- Only one luminaire in space.
- An occupant-sensing device controls the area.
- The area is a corridor, storeroom, restroom, public lobby or sleeping unit.
- Areas that use less than 0.6 Watts/sq.ft.

NA 9. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

Exceptions:

- Sleeping units, patient care areas; and spaces where automatic shutoff would endanger safety or security.

X 10. Photocell/astronomical time switch on exterior lights.

Exceptions:

- Lighting intended for 24 hour use.

NA 11. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

Exceptions:

- Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair.

Interior Lighting PASSES - Design 20% (interior)

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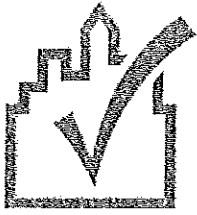
Section 5: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 3.9.0 and to comply with the mandatory requirements in the Requirements Checklist.

WILLIAM BURNETT
Name - Title

WJ
Signature

11/14/11
Date



COMcheck Software Version 3.9.0
**Exterior Lighting Compliance
 Certificate**

2009 IECC

Section 1: Project Information

Project Type: New Construction
 Project Title : cPort - Portland Forest Ave
 Exterior Lighting Zone: 4 (High activity metropolitan commercial district)

Construction Site:
 285 Forwesat Ave
 Portland , ME 04101

Owner/Agent:
 Gene Ardito
 Cport Federal Credit Union
 50 Riverside Industrial Parkway
 PO Box 777
 Portland, Me, ME 04104

Designer/Contractor:
 Stan Gawron
 29 Black Point Rd
 Scarborough, Me , ME 04101
 883-6397

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Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Drive-up windows/doors	1 windows or doors	400	No	400	1050
Parking area	13000 ft2	0.13	Yes	1690	1600
Main entry	7 ft of door width	30	Yes	210	150
Other door (not main entry)	7 ft of door width	20	Yes	140	450
Total Tradable Watts* =				2040	2200
Total Allowed Watts =				2440	
Total Allowed Supplemental Watts** =				1300	

* Wattage tradeoffs are only allowed between tradable areas/surfaces.

** A supplemental allowance equal to 1300 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Drive-up windows/doors (1 windows or doors): Non-tradable Wattage				
HID 1: Metal Halide 70W / Standard	1	15	70	1050
Parking area (13000 ft2): Tradable Wattage				
HID 2: Ceramic Metal Halide 150W / Pulse start	1	4	150	600
HID 3: Metal Halide 250W / Pulse start	1	4	250	1000
Main entry (7 ft of door width): Tradable Wattage				
HID 4: Metal Halide 50W / Standard	1	3	50	150
Other door (not main entry) (7 ft of door width): Tradable Wattage				
HID 5: Metal Halide 50W / Standard	1	9	50	450
Total Tradable Proposed Watts =				2200

Section 4: Requirements Checklist

Lighting Wattage:

- 1. Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.

Compliance: Passes using supplemental allowance watts

Controls, Switching, and Wiring:

- 2. All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.
- 3. Lighting not designated for dusk-to-dawn operation is controlled by either a photosensor (with time switch), or an astronomical time switch.
- 4. Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.
- 5. All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

Exterior Lighting Efficacy:

- 6. All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.

Exceptions:

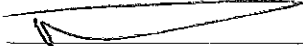
- Lighting that has been claimed as exempt and is identified as such in Section 3 table above.
- Lighting that is specifically designated as required by a health or life safety statute, ordinance, or regulation.
- Emergency lighting that is automatically off during normal building operation.
- Lighting that is controlled by motion sensor.

Exterior Lighting PASSES - Design 18% better than code

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 3.9.0 and to comply with the mandatory requirements in the Requirements Checklist.

WILLIAM M BENNETT
Name - Title


Signature

11/14/11
Date

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Jeanie Bourke - RE: cPort Building Permit

From: Mason Rowell <mrowell@landryfrenchconstruction.com>
To: Jeanie Bourke <JMB@portlandmaine.gov>, Kevin French <kfrench@landryfrench...>
Date: 11/14/2011 10:04 AM
Subject: RE: cPort Building Permit

Jeanie, I spoke with the architect this morning and they are working on the other areas of the ComCheck now. This will be sent to you directly from Bennett Engineering. As for the Mechanical portion of the ComCheck, we will have to submit that to you once we have a finalized design, from our design-build contractor.

As for the Statement of Special Inspections, do you need a separate letter outlining the requirements? Currently the applicable specification sections outline what inspections are required. Does this meet your intent/requirements?

Finally, the fall protection guard height will be 42".

Thank you.

Mason

Mason Rowell
Landry|French Construction Company

p. 207.730.5566
f. 207.730.5567
c. 207.400.9043
e. mrowell@landryfrenchconstruction.com

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Monday, November 14, 2011 9:57 AM
To: Kevin French; Mason Rowell
Subject: RE: cPort Building Permit

Yes, did we get the statement of special inspection yet?
Jeanie

>>> Kevin French <kfrench@landryfrenchconstruction.com> 11/11/2011 8:46 AM >>>
Jeanie, I hand delivered a copy of the stamped electrical drawings, and also a spec book with requirements. Architect is working on the ComCheck but I am not sure if that can be complete without the mechanical design being complete.

Is this an item that we could furnish a later date in order not to delay the building permit any longer?

Kevin French
Landry/French Construction Company
68 Mussey Road
Scarborough, ME 04074

Project: C-Port Credit Union
Date Prepared: November 16, 2011

Structural Statement of Special Inspections

Project: C-Port Credit Union
Location: Forest Avenue, Portland, ME
Owner: City of Portland

This *Statement of Special Inspections* encompass the following discipline: **Structural**

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Structural Special Inspection Coordinator (SSIC) and the identity of other approved agencies to be retained for conducting these inspections and tests.

The Structural Special Inspection Coordinator shall keep records of all Structural inspections and shall furnish inspection reports to the Building Code Official (BCO) and the Structural Registered Design Professional in Responsible Charge (SRDP). Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Structural Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Structural Registered Design Professional in Responsible Charge at an interval determined by the SSIC and the BCO.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted to the BCO prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: Upon request of Building Official _____ or per attached schedule.

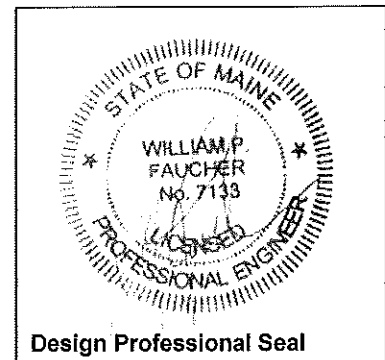
Prepared by:

William P. Faucher, P.E.

(type or print name of the Structural Registered Design Professional in Responsible Charge)

Signature

11/16/11
Date



Owner's Authorization:

Building Code Official's Acceptance:

Signature

Date

Signature

Date

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City of Portland Maine

Project: C-Port Credit Union
 Date Prepared: November 16, 2011

Structural Statement of Special Inspections (Continued)

List of Agents

Project: C-Port Credit Union
 Location: Forest Avenue, Portland, ME
 Owner: City of Portland

This Statement of Special Inspections encompass the following discipline: Structural

(Note: Statement of Special Inspections for other disciplines may be included under a separate cover)

This Statement of Special Inspections / Quality Assurance Plan include the following building systems:

- Soils and Foundations
- Cast-in-Place Concrete
- Precast Concrete System
- Masonry Systems
- Structural Steel
- Wood Construction
- Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. STRUCTURAL Special Inspections Coordinator (SSIC)	Allied Engineering, Inc. William P. Faucher, P.E.	160 Veranda Street Portland, ME 04103 207.221.2260 Ext 107
2. Special Inspector (SI 1)	TBD	
3. Special Inspector (SI 2)		
4. Testing Agency (TA 1)		
5. Testing Agency (TA 2)	TBD	
6. Other (O1)		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Structural Schedule of Special Inspections

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided to the Special Inspector for their records. *NOTE VERIFICATION THAT QUALIFIED INDIVIDUALS ARE AVAILABLE TO PERFORM STIPULATED TESTING AND/OR INSPECTION SHOULD BE PROVIDED PRIOR TO SUBMITTING STATEMENT. AGENT QUALIFICATIONS IN SCHEDULE ARE SUGGESTIONS ONLY; FINAL QUALIFICATIONS ARE SUBJECT TO THE DISCRETION OF THE REGISTERED DESIGN PROFESSIONAL PREPARING THE SCHEDULE.*

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge or Special Inspector of Record deems it appropriate that the individual performing a stipulated test or inspection have a specific certification, license or experience as indicated below, such requirement shall be listed below and shall be clearly identified within the schedule under the Agent Qualification Designation.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

Experienced Testing Technician

ETT	Experienced Testing Technician – An Experienced Testing Technician with a minimum 5 years experience with the stipulated test or inspection
-----	---

American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III.
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International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

Other

Project: C-Port Credit Union

Date Prepared: November 16, 2011

Structural Schedule of Special Inspections

SOILS & FOUNDATION CONSTRUCTION

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
IBC Section 1704.7, 1704.8, 1704.9						
1. Verify existing soil conditions, fill placement and load bearing requirements						
a. Prior to placement of prepared fill, determine that the site has been prepared in accordance with the approved soils report.		P	IBC 1704.7.1		PE/GE, EIT or ETT	
b. During placement and compaction of fill material, verify material being used and maximum lift thickness comply with the approved soils report.		P	IBC 1704.7.2		PE/GE, EIT or ETT	
c. Test in-place dry density of compacted fill complies with the approved soils report.		p	IBC 1704.7.2		PE/GE, EIT or ETT	
2. Pile foundations:						
a. Observe and record procedures for static load testing of piles.		C	IBC 1704.8		PE/GE, EIT or ETT	
b. Observe and record procedures for dynamic load testing of piles.		C			PE/GE, EIT or ETT	
c. Record installation of each pile and results of load test. Include cutoff and tip elevations of each pile relative to permanent reference.		C			PE/GE, EIT or ETT	
d. Test welded splices of steel piles		C	AWS D1.1		AWS CWI	
3. Pier foundations: Verify installation of pier foundations for buildings assigned to Seismic Design Category C, D, E or F.		C	IBC 1704.9		PE/GE, EIT or ETT	
a. Verify pier diameter and length		C			PE/GE, EIT or ETT	
b. Verify pier embedment (socket) into bedrock		P			PE/GE, EIT or ETT	
c. Verify suitability of end bearing strata		P			PE/GE, EIT or ETT	

Project: C-Port Credit Union
 Date Prepared: November 16, 2011

Structural Schedule of Special Inspections CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
IBC Section 1704.4						
1. Inspection of reinforcing steel, including pre-stressing tendons, and placement		P	ACI 318: 3.5, 7.1-7.7		PE/SE or EIT	N/A
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5B			Welding of Reinf Not Allowed		AWS-CWI	
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased		C	IBC 1912.5		PE/SE or EIT	N/A
4. Verifying use of required design mix		P	ACI 318: Ch 4, 5.2-5.4		PE/SE or EIT	
5. At time fresh concrete is sampled to fabricate specimens for strength test, perform slump and air content test and temperature		C	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8		ACI-CFTT or ACI-STT	
6. Inspection of concrete and shotcrete placement for proper application techniques		C	ACI 318: 5.9, 5.10		PE/SE or EIT	
7. Inspection for maintenance of specified curing temperature and techniques		P	ACI 318: 5.11-5.13		PE/SE or EIT	
8. Inspection of Prestressed Concrete						
a. Application of prestressing force.		C	ACI 318: 18.20		PE/SE or EIT	
b. Grouting of bonded prestressing tendons in seismic force-resisting system		C	ACI 318: 18.18.4		PE/SE or EIT	
9. Erection of precast concrete members		P	ACI 318: Ch 16		PE/SE or EIT	
10. Verification of in situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms beams and structural slabs		P	ACI 318: 6.2		ACI-STT	

Project: C-Port Credit Union
 Date Prepared: November 16, 2011

Structural Schedule of Special Inspections

MASONRY CONSTRUCTION – LEVEL 1 (NON-ESSENTIAL FACILITY) – Not Applicable

VERIFICATION AND INSPECTION IBC Section 1704.5	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. As masonry construction begins, the following shall be verified to ensure compliance:						
a. Proportions of site prepared mortar.		P	ACI530.1, 2.6A		PE/SE or EIT	
b. Construction of mortar joints.		P	ACI530.1, 3.3B		PE/SE or EIT	
c. Location of reinforcement and connectors.		P	ACI530.1, 3.4, 3.6A		PE/SE or EIT	
d. Prestressing technique.		P	ACI530.1, 3.6B		PE/SE or EIT	
e. Grade and size of prestressing tendons and anchorages.		P	ACI530.1, 2.4B; 2.4H		PE/SE or EIT	
2. The inspection program shall verify:						
a. Size and location of structural elements.		P	ACI530.1, 3.3G		PE/SE or EIT	
b. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.		P	ACI530, 1.2.2(e); 2.1.4, 3.1.6		PE/SE or EIT	
c. Specified size, grade and type of reinforcement.		P	ACI530, 1.12, ACI530.1, 2.4, 3.4		PE/SE or EIT	
d. Welding of reinforcing bars.		G	ACI530, 2.1.10.6.2, 3.2.4 (b)		AWS CWI	
e. Protection of masonry during cold weather (temperature below 40°F) or hot weather (temperature above 90°F).		P	IBC 2104.3, 2104.4; ACI530.1, 1.8C, 1.8D		PE/SE or EIT	
f. Application and measurement of prestressing force.		P	ACI530.1, 3.6B		PE/SE or EIT	
3. Prior to grouting, the following shall be verified to ensure compliance:						
a. Grout space is clean.		P	ACI530.1, 3.2D		PE/SE or EIT	
b. Placement of reinforcement and connectors and prestressing tendons and anchorages.		P	ACI530, 1.12, ACI530.1, 3.4		PE/SE or EIT	
c. Proportions of site prepared grout and prestressing grout for bonded tendons.		P	ACI530.1, 2.6B		PE/SE or EIT	
d. Construction of mortar joints.		P	ACI530.1, 3.3B		PE/SE or EIT	
4. Grout placement shall be verified to ensure compliance with code and construction document provisions:		G	ACI530.1, 3.5		PE/SE or EIT	
a. Grouting of prestressing bonded tendons.		G	ACI530.1, 3.6C		PE/SE or EIT	
5. Preparation of any required grout specimens, mortar specimens and/or prisms shall be observed.		G	IBC 2105.2.2, 2105.3; ACI530.1, 1.4		PE/SE or EIT	
6. Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified.		P	ACI530.1, 1.5		PE/SE or EIT	

Project: C-Port Credit Union
 Date Prepared: November 16, 2011

Structural Schedule of Special Inspections

MASONRY CONSTRUCTION — LEVEL 2 (ESSENTIAL FACILITY) — Not Applicable

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
IBC Section 1704.5						
1. From the beginning of masonry construction, the following shall be verified to ensure compliance:						
a. Proportions of site mixed mortar, grout and prestressing grout for bonded tendons.		P	ACI530.1, 2.6A		PE/SE or EIT	
b. Placement of masonry units and construction of mortar joints.		P	ACI530.1, 3.3B		PE/SE or EIT	
c. Placement of reinforcement, connectors and prestressing tendons and anchorages.		P	ACI530, 1.12; ACI530.1, 3.4, 3.6 A		PE/SE or EIT	
d. Grout space prior to grouting.		C	ACI530.1, 3.2D		PE/SE or EIT	
e. Placement of grout.		C	ACI530.1, 3.5		PE/SE or EIT	
f. Placement of prestressing grout.		C	ACI530.1, 3.6C		PE/SE or EIT	
2. The inspection program shall verify:						
a. Size and location of structural elements.		P	ACI530.1, 3.3G		PE/SE or EIT	
b. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.		C	ACI530, 1.2.2(e); 2.1.4, 3.1.6		PE/SE or EIT	
c. Specified size, grade and type of reinforcement.		P	ACI530, 1.12; ACI530.1, 2.4, 3.4		PE/SE or EIT	
d. Welding of reinforcement.		C	ACI530, 2.1.10.6.2; 3.2.3.4(b);		PE/SE or EIT	
e. Protection of masonry during cold weather and (temperature below 40°F) or hot weather (temperature above 90°F).		P	IBC 2104.3, 2104.4; ACI530.1, 1.8C, 1.8D		PE/SE or EIT	
f. Application and measurement of prestressing force.		C	ACI530.1, 3.6B		PE/SE or EIT	
3. Preparation of any required grout specimens, mortar specimens and/or prisms shall be observed.		C	IBC 2105.2.2, 2105.3; ACI 530.1, 1.4		PE/SE or EIT	
4. Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified.		P	ACI530.1, 1.5		PE/SE or EIT	

Project: C-Port Credit Union

Date Prepared: November 16, 2011

Structural Schedule of Special Inspections - STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
IBC Section 1704.3						
1. Material verification of high-strength bolts, nuts and washers:						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.		S	Applicable ASTM material specifications; AISC 335, Section A3.4; AISC LRFD, Section A3.3		PE/SE or EIT	
b. Manufacturer's certificate of compliance required.		S			PE/SE or EIT	
2. Inspection of high-strength bolting						
a. Bearing-type connections.		P	AISC LRFD Section M2.5		AWS/AISC-SSI	
b. Slip-critical connections.		C or P (method dependent)	IBC Sect 1704.3.3		AWS/AISC-SSI	
3. Material verification of structural steel (IBC Sect 1708.4):						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.		S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4		PE/SE or EIT	
b. Manufacturers' certified mill test reports.		S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4		PE/SE or EIT	
4. Material verification of weld filler materials:						
a. Identification markings to conform to AWS specification in the approved construction documents.		S	AISC, ASD, Section A3.6; AISC LRFD, Section A3.5		PE/SE or EIT	
b. Manufacturer's certificate of compliance required.		S			PE/SE or EIT	
5. Submit current AWS D1.1 welder certificate for all field welders who will be welding on this project.		S	AWS D1.1		PE/SE or EIT	
6. Inspection of welding (IBC 1704.3.1):						
a. Structural steel:						
1) Complete and partial penetration groove welds.		C	AWS D1.1		AWS-CWI	
2) Multipass fillet welds.		C			AWS-CWI	
3) Single-pass fillet welds > 5/16"		C			AWS-CWI	
4) Single-pass fillet welds < 5/16"		P			AWS-CWI	
5) Floor and deck welds.		P	AWS D1.3		AWS-CWI	
b. Reinforcing steel (IBC Sect 1903.5.2):						
1) Verification of weldability of reinforcing steel other than ASTM A706.		C	AWS D1.4 ACI 318-3.5.2			
2) Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special reinforced concrete shear walls and shear reinforcement.		C			AWS-CWI	
3) Shear reinforcement.		C			AWS-CWI	
4) Other reinforcing steel.		P			AWS-CWI	
7. Inspection of steel frame joint details for compliance (IBC Sect 1704.3.2) with approved construction documents:						
a. Details such as bracing and stiffening.		P			PE/SE or EIT	
b. Member locations.		P			PE/SE or EIT	
c. Application of joint details at each connection.		P			PE/SE or EIT	

Project: C-Port Credit Union
 Date Prepared: November 16, 2011

Structural Schedule of Special Inspection Services
FABRICATION AND IMPLEMENTATION PROCEDURES – STRUCTURAL STEEL

VERIFICATION AND INSPECTION IBC Section 1704.2	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Fabrications Procedures: Review of fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At the completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents. -OR- 2. AISC Certification		S	Fabricator shall submit one of the two qualifications		PE/SE or EIT	
3. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents.		S	IBC 1704.2.2		PE/SE or EIT	

Project: C-Port Credit Union
 Date Prepared: November 16, 2011

Structural Schedule of Special Inspection Services
FABRICATION AND IMPLEMENTATION PROCEDURES – WOOD TRUSSES

VERIFICATION AND INSPECTION IBC Section 1704.2	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Fabrications Procedures: Review of fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At the completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents. -OR- 2. TPI Inspection Program: Fabricator shall participate in the TPI Quality Assurance Inspection Program, and maintain a copy of the Quality Assurance Procedures Manual, QAP 90. Submit copy of certificate. All trusses shall bear the TPI Registered Mark.		S	Fabricator shall submit one of the two qualifications		PE/SE or EIT	
3. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents		S	IBC 1704.2.2		PE/SE or EIT	

Structural Schedule of Special Inspections
WOOD CONSTRUCTION

VERIFICATION AND INSPECTION IBC Section 1704.6	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Fabrication of high load diaphragms						
a. Verify wood structural panel sheathing for grade and thickness		P	IBC 1704.6		PE/SE or EIT	
b. Verify the nominal size of framing members at adjoining panel edges		P	IBC 1704.6		PE/SE or EIT	
b. Verify the nail or staple diameter and length		P	IBC 1704.6		PE/SE or EIT	
b. Verify the number of fastener lines		P	IBC 1704.6		PE/SE or EIT	
b. Verify the spacing between fasteners in each line and at edge margins		P	IBC 1704.6		PE/SE or EIT	
2. Load Tests for Joist Hangers: Provide evidence of manufacturer's load test in accordance with ASTM D1761 including the vertical load-bearing capacity, torsional moment capacity, and deflection characteristics when there is no calculated procedure recognized by the code.		S	IBC 1715 {submit ICBO reports}		PE/SE or EIT	

Structural Schedule of Special Inspections
SEISMIC RESISTANCE—STRUCTURAL

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETE D
IBC Section 1707						
1. Special inspections for seismic resistance. Special inspection as specified in this section is required for the following:			Seismic Design Category: B			
a. The seismic force resisting systems in structures assigned to Seismic Design Category C, D, E or F		P	IBC 1707.1		PE/SE or EIT	
2. Structural steel: Continuous special inspection for structural welding in accordance with AISC 341.		P	IBC 1702.2		AWS CWI	
3. Structural wood:						
a. Continuous special inspection during field gluing operations of elements of the seismic force resisting system.		C	IBC 1702.3		PE/SE or EIT	
b. Periodic special inspections for nailing, bolting, anchoring and other fastening of components within the seismic force resisting system, including drag struts, braces and hold-downs		P	IBC 1702.3		PE/SE or EIT	
4. Cold-formed steel framing: Periodic special inspections during welding operations of elements of the seismic force resisting system. Periodic special inspections for screw attachment, bolting, anchoring and other fastening of components within the seismic force resisting system, including struts, braces, and hold-downs		N				
4. Seismic isolation system. Provide periodic special inspection during the fabrication and installation of isolator units and energy dissipation devices if used as part of the seismic isolation system		N	IBC 1707.8			

Project: C-Port Credit Union
 Date Prepared: November 16, 2011

Quality Assurance Plan – Seismic and Wind

QUALITY ASSURANCE FOR SEISMIC RESISTANCE CHECK LIST [IBC 1705]

Seismic Design Category B

FOR SEISMIC DESIGN CATEGORY C OR HIGHER:

Structural:

The seismic-force-resisting systems

Steel Braced Frames and associated connections/anchorage

Steel Moment Frames and associated connections

Shear walls: CMU Wood Concrete Diaphragms: Floor Roof

Other:

QUALITY ASSURANCE FOR WIND RESISTANCE CHECK LIST [IBC 1706]

Wind Exposure Category B

REQUIRED	NOT REQUIRED	NOT APPLICABLE	QUALITY ASSURANCE PLAN REQUIREMENTS (A Quality Assurance Plan is required where indicated below)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In wind exposure Categories A and B, where the 3-second-gust basic wind speed is 120 miles per hour (mph) (52.8 m/sec) or greater.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In wind exposure Categories C and D, where the 3-second-gust basic wind speed is 110 mph (49 m/sec) or greater.

Prepared by:



11/16/11

Signature

Date

Building Code Official's Acceptance:

Signature

Date

Project: C-Port Credit Union
Date Prepared: November 16, 2011

Contractor's Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. The Statement of Responsibility is required for Seismic Design Category C or higher. Make additional copies of this form as required.

Project:

Contractor's Name:

Address:

License No.:

Description of designated building systems and components included in the Statement of Responsibility:

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

Signature

Date

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.



PO Box 2551
2257 West Broadway
South Portland, ME 04106

1.800.370.3473
fax 207.879.0540

www.norrisinc.com

July 9, 2012

Seabee Electric
Gene Rochow
84 Pleasant Hill Rd
Scarborough, ME 04074

Subject: cPort Credit Union

Dear Gene,

As requested, I am writing to confirm the fire alarm system for the above mentioned subject, was inspected and tested and at the time of inspection the system was found to be operational and to the best of our knowledge, met or exceeded all of the requirements as established by the plans and specifications for the project and all applicable local codes including NFPA 72.

It was a pleasure working with you on this project. Should you have any questions or need additional information please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'D W Driesen'.

Douglas W. Driesen
Service Manager

FIRE ALARM SYSTEM RECORD OF COMPLETION

To be completed by the system installation contractor at the time of system acceptance and approval.

1. Protected Property Information

Name of property: C-Port Credit Union

Address: 285 Forest Ave Portland ME

Description of property: Credit Union

Occupancy type: Commercial

Name of property representative: C-Port Credit Union

Address: 285 Forest Ave

Phone:

Fax:

E-mail:

Authority having jurisdiction over this property: Portland Fire Department

Phone: 878-8578

Fax:

E-mail:

2. Fire Alarm System Installation, Service, and Testing Information

Installation contractor for this equipment: Seabee Electric

Address: Scarborough Maine

Phone: 838-6301

Fax:

E-mail:

Service organization for this equipment: Norris Inc

Address: 2257 West Broadway South Portland

Phone: 207-883-3473

Fax:

E-mail:

Location of as-built drawings:

Location of Historical Test Reports:

Location of system operation and maintenance manuals: At Fire Panel

A contract for test and inspection in accordance with NFPA standards is in effect as of N/A

Contracted testing company: N/A

Address: N/A

Phone: N/A

Fax: N/A

E-mail: N/A

Contract expires: N/A

Contract number: N/A

Frequency of routine inspections: N/A

3. Type of Fire Alarm System or Service

NFPA 72[®], Chapter Reference of System Type:

Name of organization receiving alarm signals with phone numbers (if applicable):

Alarm: Maine Security

Phone: 1-800-992-8090

Supervisory: Maine Security

Phone: 1-800-992-8090

Trouble: Maine Security

Phone: 1-800-992-8090

Entity to which alarms are retransmitted: N/A

Phone: N/A

Method of retransmission of alarms to that organization or location: N/A

If Chapter 8, note the means of transmission from the protected premises to the central station:

Digital alarm communicator McCulloh Multiplex 2-way radio 1-way radio N/A

If Chapter 9, note the type of connection: Local energy Shunt N/A

3.1 System Software

Operating system (executive) software revision level: 5.1

Site-specific software revision date: N/A Revision completed by: N/A

4. Signaling Line Circuits

Characteristics of signaling line circuits connected to this system (see NFPA 72^B, Table 6.6.1):

Quantity: 1 Style: 4 Class: B

5. Alarm-Initiating Devices and Circuits

Characteristics of initiating device circuits connected to this system (see NFPA 72^B, Table 6.5):

Quantity: N/A Style: N/A Class: N/A

5.1 Manual Initiating Devices

5.1.1 Manual Pull Stations Number of manual pull stations: 3

Type of devices: Addressable Conventional Coded Transmitter N/A

5.2 Automatic Initiating Devices

5.2.1 Area Smoke Detectors Number of smoke detectors: 4

Type of coverage: Complete area Partial area Nonrequired partial area N/A

Type of devices: Addressable Conventional Coded Transmitter N/A

Type of smoke detector sensing technology: Ionization Photoelectric

5.2.2 Duct Smoke Detectors Number of duct smoke detectors: 0

Type of coverage: N/A

Type of devices: Addressable Conventional Coded Transmitter N/A

Type of smoke detector sensing technology: Ionization Photoelectric

5.2.3 Heat Detectors Number of heat detectors: 4

Type of coverage: Complete area Partial area Nonrequired partial area N/A

Type of devices: Addressable Conventional Coded Transmitter N/A

5.2.4 Sprinkler Waterflow Detectors Number of waterflow detectors: 1

Type of devices: Addressable Conventional Coded Transmitter N/A

5.2.5 Alarm Verification Number of devices subject to alarm verification: N/A

Alarm verification on this system is: Enabled Disabled Set for _____ seconds

6. Supervisory Signal-Initiating Devices and Circuits

6.1 Sprinkler System Number of valve supervisory switches: 2

Type of devices: Addressable Conventional Coded Transmitter N/A

6.2 Fire Pump

Type of fire pump: Electric Diesel

Type of fire pump supervisory devices: Addressable Conventional Coded Transmitter N/A

Fire Pump Functions Supervised

Fire pump power Fire pump running Fire pump phase reversal Selector switch not in auto

Engine or control panel trouble Low fuel

Other: N/A

6.3 Engine-Driven Generator

Type of generator supervisory devices: Addressable Conventional Coded Transmitter N/A

Engine or control panel trouble Generator running Selector switch not in auto Low fuel

Other: N/A

7. Annunciators

7.1 Annunciator 1 Local Remote

Type: Addressable Directory Graphic N/A Location: N/A

7.2 Annunciator 2 Local Remote

Type: Addressable Directory Graphic N/A Location: N/A

7.3 Annunciator 3 Local Remote

Type: Addressable Directory Graphic N/A Location: N/A

8. Alarm Notification Devices and Circuits

8.1 Emergency Voice Alarm Service

Number of single voice alarm channels: N/A

Number of multiple voice alarm channels: N/A

Number of speakers: N/A

Number of speaker zones: N/A

8.2 Telephone Jacks

Number of telephone jacks installed: N/A

Number of telephone handsets stored on site: N/A

Type of telephone system installed: Electrically powered Sound powered N/A

8.3 Nonvoice Audible System

Characteristics of notification device circuits connected to this system (see NFPA 72^B, Table 6.5):

Quantity: 2

Style: 4

Class: B

8.4 Types and Quantities of Nonvoice Notification Appliances Installed

Bells: N/A

With visual device: N/A

Horns: N/A

With visual device: 8

Chimes: N/A

With visual device: N/A

Bells: N/A

With visual device: N/A

Visual devices without audible devices: 15

Other (describe): N/A

9. Emergency Control Functions Activated

- Hold-open door releasing devices
- Smoke management or smoke control
- Door unlocking
- Elevator recall
- Other

10. System Power Supply

10.1 Primary Power

Nominal voltage: 110 VAC Amps: _____
 Overcurrent protection: Type: Breaker Amps: _____
 Location (of primary supply panelboard): MP-15
 Disconnecting means location: Main Electrical Rm

10.2 Secondary Power

Location: At Panel Type: Battery Nominal voltage: 24vdc Current rating: _____
 Number of standby batteries: 2 Amp hour rating: 7
 Location of emergency generator: N/A
 Location of fuel storage: N/A
 Calculated capacity of secondary power to drive the system
 In standby mode: 60 Hours In alarm mode: _____


11. Record of System Installation

Fill out after all installation is complete and wiring has been checked for opens, shorts, ground faults, and improper branching, but before conducting operational acceptance tests.

The system has been installed in accordance with the following NFPA standards: (Note any or all that apply.)

- NFPA 72[®]
- NFPA 70[®], Article 760
- Manufacturer's published instructions
- Other (please specify): _____

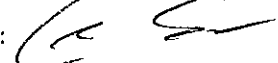
System deviations from referenced NFPA standards:

Signed:  Printed name: Kevin Date: 7-9-12
 Organization: Seabee Electric Title: Foreman Phone: 838-6301

12. Record of System Operation

All operational features and functions of this system were tested by or in the presence of the signer shown below, on the date shown below, and were found to be operating properly in accordance with the requirements of:


- NFPA 72[®]
- NFPA 70[®], Article 760
- Manufacturer's published instructions
- Other (please specify): _____
- Documentation in accordance with Inspection and Testing Form (Figure 10.6.2.3 of NFPA 72[®]) is attached

Signed:  Printed name: Craig Elkanich Date: 7-9-12
 Organization: Norris Inc Title: Field Supervisor Phone: 883-3473

13. Certifications and Approvals

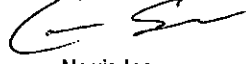
13.1 System Installation Contractor

This system as specified herein has been installed and tested according to all NFPA standards cited herein.

Signed:  Printed name: Kevin Date: 7-9-12
Organization: Seabee Electric Title: Foreman Phone: 838-6301

13.2 System Service Contractor

This system as specified herein has been installed and tested according to all NFPA standards cited herein.

Signed:  Printed name: Craig Elkanich Date: 7-9-12
Organization: Norris Inc Title: Field Supervisor Phone: 883-3473

13.3 Central Station

This system as specified herein will be monitored according to all NFPA standards cited herein.

Signed: N/A Printed name: _____ Date: _____
Organization: _____ Title: _____ Phone: _____

13.4 Property Representative

I accept this system as having been installed and tested to its specifications and all NFPA standards cited herein.

Signed: _____ Printed name: _____ Date: _____
Organization: _____ Title: _____ Phone: _____

13.5 Authority Having Jurisdiction

I have witnessed a satisfactory acceptance test of this system and find it to be installed and operating properly in accordance with its approved plans and specifications, its approved sequence of operations, and with all NFPA standards cited herein.

Signed: _____ Printed name: _____ Date: _____
Organization: South Portland FD Title: _____ Phone: _____

Final Report of Special Inspections

Project: *C-Port Credit Union*
Location: *Forest Avenue, Portland, ME*
Owner: *C-Port Credit Union*
Owner's Address:

Architect of Record: *Gawron-Turgeon Architects*
Structural Engineer of Record: *Allied Engineering, Inc.*
160 Veranda St., Portland, ME 04103

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved other than the following:

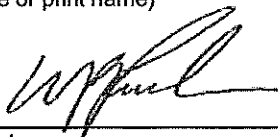
Comments: *None*

(Attach continuation sheets if required to complete the description of corrections.)

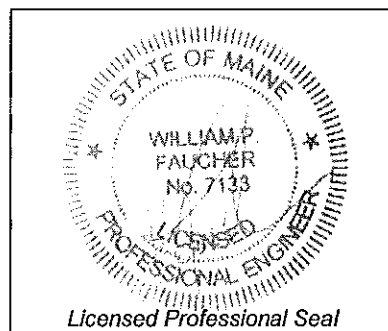
Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector

William P. Faucher P.E.
(Type or print name)


Signature

7/9/12
Date

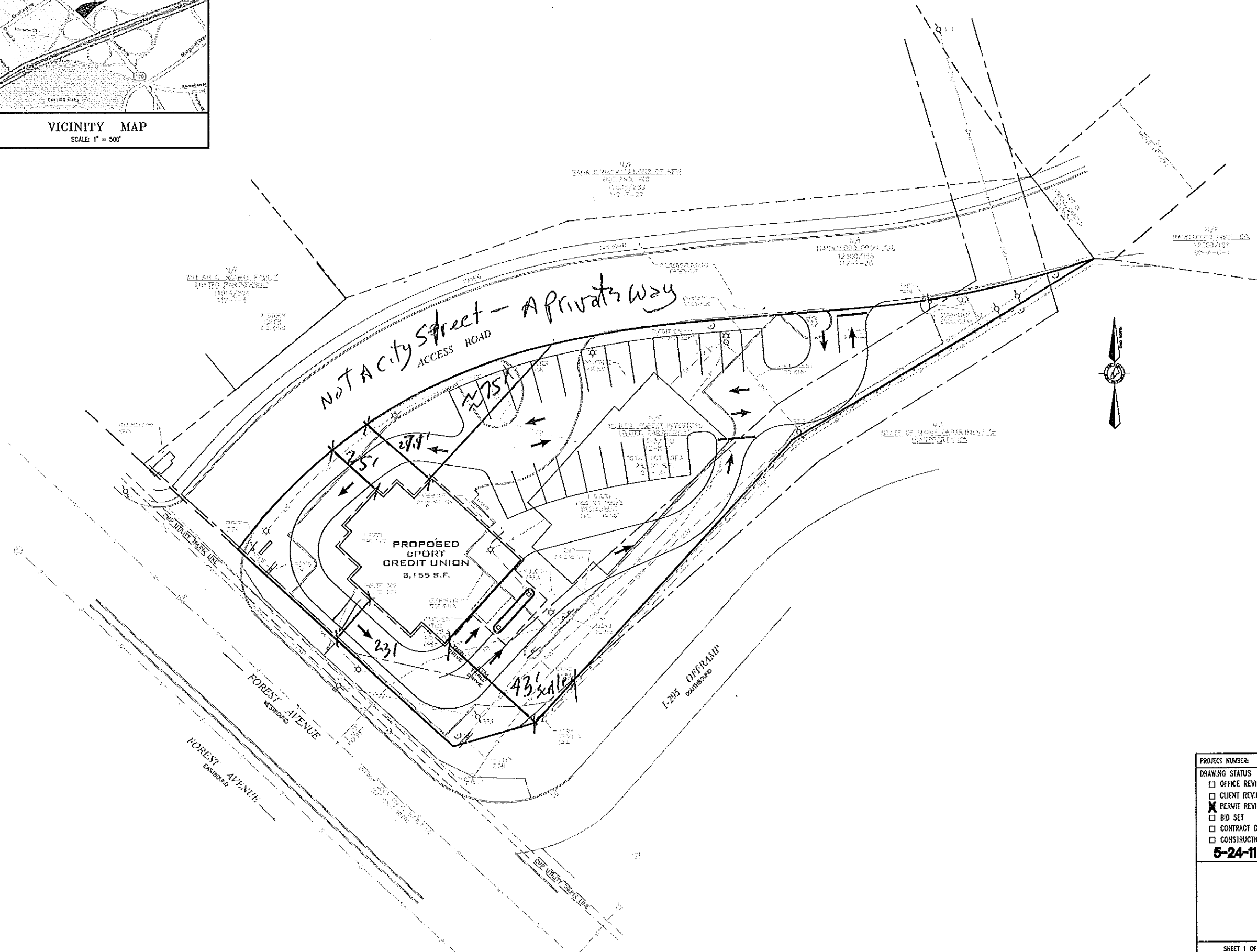
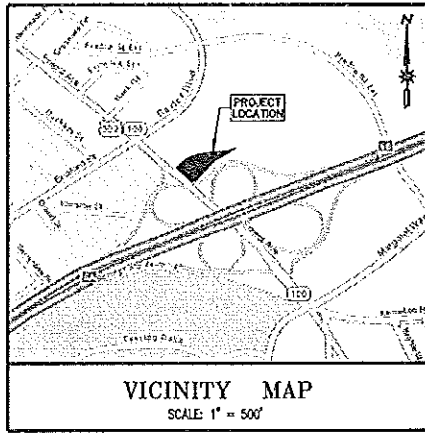


cPORT CREDIT UNION

285 FOREST AVE, PORTLAND, ME

B-2 Zone

22 Pkg Sp



THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Issue	By	Date	Change

PROJECT NUMBER: 32612 ACAD FILE: 32612-CONCEPT 5-24-11.DWG SCALE: 1" = 20' DATE: MAY 24, 2011

DRAWING STATUS:
 OFFICE REVIEW
 CLIENT REVIEW
 PERMIT REVIEW
 BID SET
 CONTRACT DRAWING
 CONSTRUCTION
5-24-11

Drawing Name:
CONCEPTUAL SITE PLAN

Project Name:
cPORT CREDIT UNION
285 FOREST AVE, PORTLAND, ME 04101

Drawn/Checked:
GAWRON-TURGEON ARCHITECTS
29 BLACK POINT ROAD, SCARBOROUGH, ME 04074

6/1/11

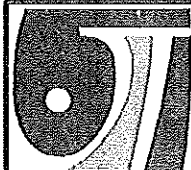
SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED
 163 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel: 207.883.1000 fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com
 800.882.2217

5-24-11

SHEET 1 OF 1

D:\LAND PROJECTS\32612-CONCEPT-PORT-CREDIT-UNION\32612-CONCEPT 5-24-11.DWG



Gawron
Turgeon

ARCHITECTS

29 Black Point Road
Saxborough Place 04374
www.gawronturgeon.com
707-553-4307 or 707-553-2361 fax

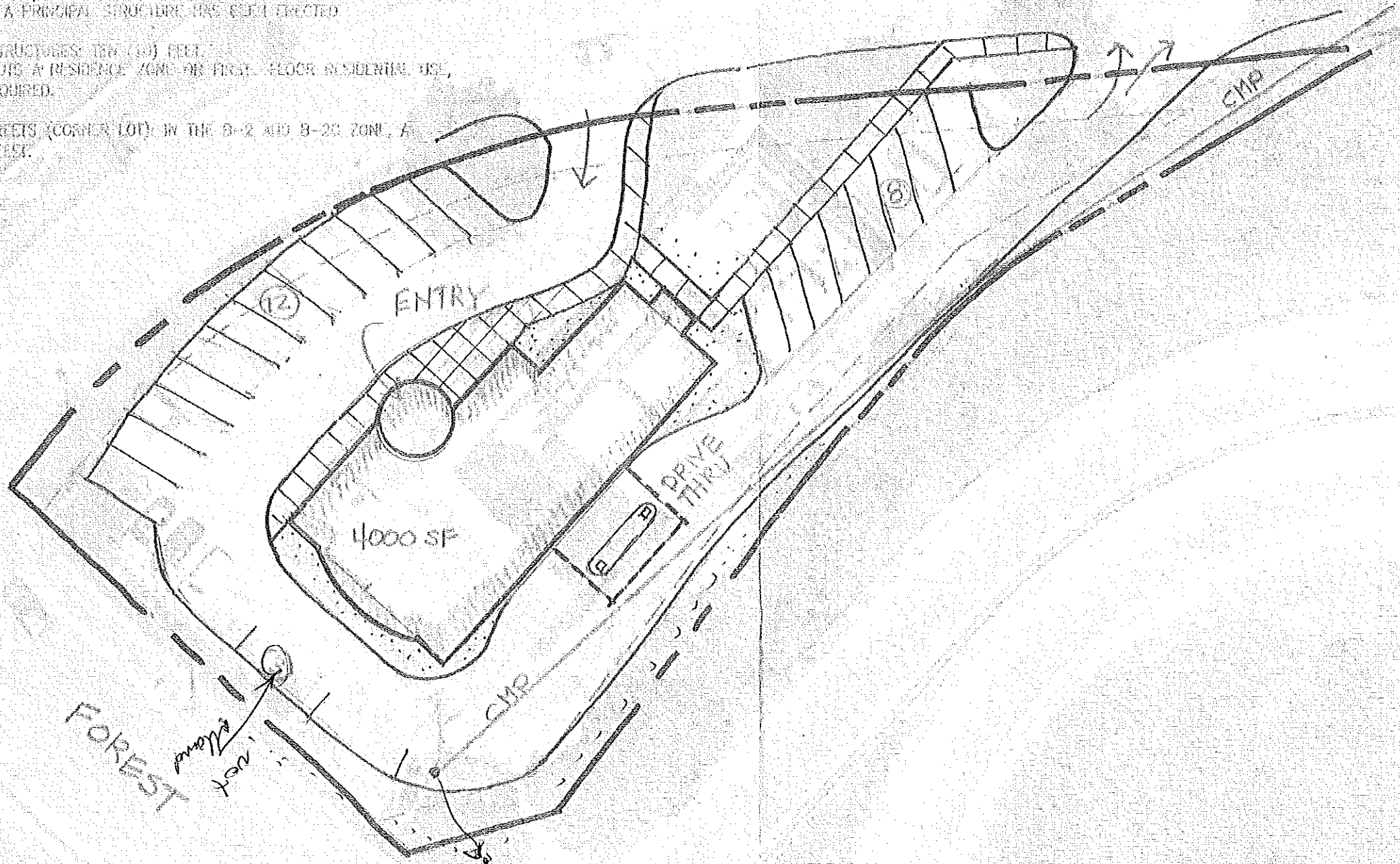
FIGURE 12

MINIMUM FRONT YARD IN B-2, B-20 AND B-21 ZONE: NONE

MAXIMUM FRONT YARD IN THE B-2 AND B-21 ZONES: THE MAXIMUM FRONT YARD SETBACK SHALL NOT EXCEED THE AVERAGE DEPTH OF THE FRONT YARD OF THE CLOSEST DEVELOPED LOTS ON EITHER SIDE OF THE LOT IN QUESTION UNLESS THE PLANNING BOARD OR PLANNING AUTHORITY APPROVES A MODIFIED SETBACK PURSUANT TO SECTION 14-226(A)(27)(C). FOR PURPOSES OF THIS SECTION A DEVELOPED LOT MEANS A LOT ON WHICH A PRINCIPAL STRUCTURE HAS BEEN ERECTED.

REAR YARD: PRINCIPAL STRUCTURES: TEN (10) FEET
WHERE A REAR YARD ADJACENT TO A RESIDENCE ZONE OR FIRST FLOOR RESIDENTIAL USE, SETBACK (20) FEET IS REQUIRED.

SIDE YARDS ON SIDE STREETS (CORNER LOT) IN THE B-2 AND B-20 ZONE: A MINIMUM OF TEN (10) FEET.



REVISIONS

#	DATE	DESCRIPTION

DATE:	DATE:
PROJECT#:	032000
DRAWN BY:	ABC
CHECKED BY:	ABC
DRAWING SCALE:	1" = 30'

SHEET TITLE

A101

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Document: C:\Users\user\Documents\Projects\A101\A101.dwg, 11/11/2003, 10:23:00 AM

Donald McPherson - Re: 285 Forest CPort Credit Union

From: John Martell
To: Donald McPherson
Date: 8/29/2012 8:08 AM
Subject: Re: 285 Forest CPort Credit Union

We are all set with Don.

John Martell
Portland Fire Department
Fire Prevention Bureau
874-8400
>>> Donald McPherson 8/27/2012 12:54 PM >>>
Hi Team,
Are you ready for a CO on this one? I issued a TCO on 7/10.
Don

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: August 27, 2012

RE: C. of O. for # 285 Forest Avenue, c-Port Credit Union
(Id#2011-287) (CBL 112 H 001001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager
File: 1 Solution