

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**

**CITY OF PORTLAND**

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 030011

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that University Of Maine/Grange Northern, Inc.

has permission to Build Parking Garage and Classroom Building

AT 88 Bedford St

115 B009001

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

Apply to Public Works for street line and grade if nature of work requires such information.

Notification inspection must given and when permission procured before this building or part thereof is occupied or service is used-in. **NO OTHER NOTICES REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. [Signature]

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

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

Other \_\_\_\_\_

Department Name

[Signature] 3/27/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0011	Issue Date:	CBL: 115 B009001
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Location of Construction: 88 Bedford St <i>16 Falmer Rd</i>	Owner Name: University Of Maine	Owner Address: 107 Maine Ave	Phone: 207-228-8412
Business Name: n/a	Contractor Name: Granger Northern, Inc.	Contractor Address: 84 Middle St. Portland	Phone: 2077743500
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Commercial	Zone: <i>R-5</i>

Past Use: Parking Lot	Proposed Use: Parking Garage and <del>Class Room Building</del> <i>GARAGE ONLY</i>	Permit Fee: \$108,257.00	Cost of Work: \$15,462,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>52</i> Type: <i>2C</i> <i>3/6/03</i>	

Proposed Project Description: Build Parking Garage and <del>Class Room Building</del> <i>GARAGE ONLY</i>	Signature: <i>WMM</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 01/06/2003	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>PE</i> <i>#2002-0199</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>off with conditions</i> Date: <i>4/8/03</i>	<b>Zoning Appeal</b> <input checked="" type="checkbox"/> Variance <i>ZBA</i> <i>Approved 2/11/02</i> <input type="checkbox"/> Miscellaneous <i>front side setbacks</i> <input checked="" type="checkbox"/> Conditional Use <i>PB</i> <i>Institutional Use</i> <input type="checkbox"/> Interpretation <i>Expansion</i> <input checked="" type="checkbox"/> Approved <i>11/26/02</i> <i>[Signature]</i> Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>9</i>
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## CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 03-0011	<b>Date Applied For:</b> 01/06/2003	<b>CBL:</b> 115 B009001
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<b>Location of Construction:</b> 88 Bedford St	<b>Owner Name:</b> University Of Maine	<b>Owner Address:</b> 107 Maine Ave	<b>Phone:</b> 207-228-8412
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Granger Northern, Inc.	<b>Contractor Address:</b> 84 Middle St. Portland	<b>Phone</b> (207) 774-3500
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Commercial	

<b>Proposed Use:</b> Parking Garage	<b>Proposed Project Description:</b> Build Parking Garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/08/2003  
**Note:** 88 Bedford St      **Ok to Issue:** ☒

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 03/27/2003  
**Note:**      **Ok to Issue:** ☒

- 1) Guardrails shall have ballusters with openings less than 4 inches, John Upton notified that plans show 4 inches.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. McDougall      **Approval Date:** 01/08/2003  
**Note:**      **Ok to Issue:** ☒

- 1) Handrails must be returned ( P-A505 )
- 2) the fire alarm system and sprinkler system shall be tested to standard and the results shall be submitted to the Portland Fire Department
- 3) the fire alarm system shall be connected to the city of portland master box system. Call Ben Diaz 874-8489
- 4) the standpipe system shall be installed in accordance with NFPA 14 standards ( standpipe not shown in stairwell #1 P-F103)
- 5) the sprinkler system shall be installed in accordance with NFPA 13 standards
- 6) the fire alarm system shall be installed in accordance with NFPA 72 standards.

**Comments:**

01/07/2003-gg: Mike Nugent has original preliminary plans. Also call John Rasmussen for PDF file. /gg

01/09/2003-mjn: Need stamped drawings, statement of special inspections, Certification forms, Notified Owners's rep and designer

01/13/2003-mjn: Advised designer of % of opening questions, Length of exit access, again requested the above info. Spoke with Jon Upton, Left a message for Jon rassmussen.

01/31/2003-mjn: Foundation only (030070) issued this date. MJN

03/27/2003-mjn: Permit for the remainder of the Garage only issued, comunity building not a part of this permit

**City of Portland, Maine - Building or Use Permit**

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

Permit No:	Date Applied For:	CBL:
03-0011	01/06/2003	115 B009001

Location of Construction: 88 Bedford St	Owner Name: University Of Maine	Owner Address: 107 Maine Ave	Phone: 207-228-8412
Business Name: n/a	Contractor Name: Granger Northern, Inc.	Contractor Address: 84 Middle St. Portland	Phone (207) 774-3500
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Commercial	

Proposed Use: Parking Garage and Class Room Building	Proposed Project Description: Build Parking Garage and Classroom Building.
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NOTES: N.R. — Not required  
N.A. — Not applicable

PS001 - NOTE I - POA MONITORING

## ADMINISTRATION (Chapter 1)

Complete construction documents  
(107.5, 107.6, 107.7)

Signed/sealed construction documents  
(107.7, 114.1)

## BUILDING PLANNING (Chapters 3, 4, 5, 6)

### USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

Single Use Group

Specific occupancy areas (302.1.1)

Mixed Use Groups

Accessory areas (302.1.2)

### GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

#### AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area (Table 503)	100%
% Reduction for height (Table 506.4)	- 30%
% Increase for open perimeter (506.2)	+ 114%
% Increase for automatic sprinklers (506.3)	+ 0%
Total percentage factor	= 184%
Conversion factor	$\frac{196}{100}$
	(Total percentage factor/100%)

$$1.84 \times 50,000$$

Open perimeter (506.2)	45'	246'	270'	225'
	North	East	South	West
Open perim.	786	ft.	Perimeter	1130
% Open perimeter =	$\frac{69.5}{100} \times 100\%$			
% Tab. area increase = (506.2)	$\frac{114}{2 \times (\% \text{ Open perim.} - 25\%)} \times 100\%$			

#### CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area	77,766	ft. <sup>2</sup>	Actual building height	42	feet	4	stories
Adjusted floor area*	92,500	ft. <sup>2</sup>	Allowable building height	85	feet	8	stories

\*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction 2C - UP - Type of construction assumed for review (602.3) 2C

## STANDPIPE SYSTEMS

✓ Building height (915.2.1)  
✓ Building area (915.2.2)  
N/A Malls (915.2.3)  
N/A Stages (915.2.4)  
Signed By PFD Approved system (915.3, 915.3.1)  
✓ Piping design (915.4)  
✓ Water supply (915.5)  
✓ Control valves (915.6)  
✓ Hose connection (915.7)

## FIRE DEPARTMENT CONNECTIONS

✓ Required (916.1)  
✓ Connections (916.2)

## YARD HYDRANTS

✓ Fire hydrants (917.1)

## FIRE ALARM SYSTEMS

✓ Approval (918.3)  
✓ Assembly (A-4), Educational (E) (918.4.1)  
N/A Business (B) (918.4.2)  
N/A High-hazard (H) (918.4.3)  
N/A Institutional (I) (918.4.4)  
✓ Residential (R-1) (918.4.5)  
✓ Residential (R-2) (918.4.6)  
✓ Location/details (918.5)  
✓ Power supply/wiring (918.6, 918.7)  
✓ Alarm-notification appliances (918.8)  
✓ Voice/alarm signaling system (918.9)

## AUTOMATIC FIRE DETECTION SYSTEMS

✓ Approval (919.3)  
✓ Institutional (I) (919.4.1, 919.4.2, 919.4.3)  
✓ Residential (R-1) (919.4.4)  
✓ Sprinklered buildings exception (919.5)  
✓ Zones (919.6)

## SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

✓ Residential (R-1) (920.3.1)  
✓ Residential (R-2, R-3) (920.3.2)  
✓ Institutional (I-1) (920.3.3)  
✓ Interconnection (920.4)  
✓ Battery backup (920.5)

## FIRE EXTINGUISHERS

Signed By PFD Approval (921.1)  
Signed By PFD Required (921.2)

## SMOKE CONTROL SYSTEMS

✓ Passive system (922.2.1)  
✓ Mechanical system (922.2.2)  
✓ Smoke removal (922.3)  
✓ Activation (922.4)  
✓ Standby power (922.5)

## SMOKE AND HEAT VENTS

✓ Size and spacing (923.2)

## SUPERVISION

✓ Fire suppression systems (924.1)  
✓ Fire alarm systems (924.2)

## STEEL (Chapter 22)

_____	Structural steel design/construction standard specified (2203.1, 2203.2)	_____	Formed steel design/construction standard specified (2206.1)
_____	Shop drawing preparation specified (2203.4)	_____	Formed steel member identification (2206.6)
_____	Open-web steel joist design/construction standard specified (2205.1)		

## WOOD (Chapter 23)

_____	Installation inspections (2301.2)	_____	Seismic bracing (2305.8)
_____	Design/construction standard specified (2303.1)	_____	Foundation anchorage (2305.17)
_____	Grade mark specified (2303.1.1)	_____	Wood structural panels (2307.0)
HEAVY TIMBER CONSTRUCTION		_____	Particleboard (2308.0)
_____	Minimum dimensions (605.1, 2304.0)	_____	Fiberboard (2309.0)
_____	Design/construction standard specified (2304.1)	_____	Fire-retardant-treated wood (2310.0)
WOOD FRAME CONSTRUCTION		_____	Decay and termite protection (2311.0)
_____	Fastening and construction details (2305.0, Table 2305.2)	_____	Joist hangers (2312.0)
_____	Wind bracing design required (2305.7)	_____	Prefabricated components (2313.1, 2313.3.1)
		_____	Metal-plate-connected trusses (2313.3.1 2313.3.2)

## NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

### GLASS AND GLAZING (Chapter 24)

_____	Skylights (2404.0)	_____	Safety glazing (2405.0, 2406.0, 2407.0)
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### GYPSUM BOARD AND PLASTER (Chapter 25)

_____	Gypsum board materials (2503.0, Table 2503.2, Table 2503.3)	_____	Plaster (2504.0, 2505.0, 2506.0)
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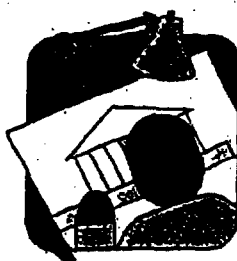
### PLASTIC (Chapter 26)

_____	Approved materials (2601.2)	_____	FOAM PLASTIC (2603.0)
_____	Identification (2601.4)	_____	Labeling (2603.2)
_____	Interior trim (2603.7)	_____	Surface-burning characteristics (2603.3)
_____	Alternative approval (2603.8)	_____	Thermal barrier (2603.4)
		_____	Exterior walls (2603.5, 2603.6)

## CORRECTION LIST (cont'd.)

No.	DESCRIPTION	Code Section
PAGE A 505 -	BALUSTRA SPACING JI -	
	" 4" MAX ALL LOCATIONS MUST	
	BE "LESS THAN 4"	
PS 001 -	NOTE I	
	WHAT DOES LABEL "1" MEAN	
	ON DOOR SCHEDULE	
	& WHAT IS THE SIZE OF THE WIRE	
	GLASS.	
	WHAT IS THE	
	RATING	
	STAIR	
	OF ENCLOSURES	
	INCLUDING	
	DOOR.	
	ELEVATION	
	ALSO	
	SHALL	





**CITY OF PORTLAND MAINE**

**389 Congress St., Rm 315**

Portland, ME 04101

**Tel. - 207-874-8704**

**Fax - 207-874-8716**

**TO:** Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

**FROM DESIGNER:** Einhorn Yaffee Prescott, Architecture &  
Engineering, P.C.

DATE: January 10, 2003

Job Name: University of Southern Maine Parking Garage

Address of Construction: 85 Bedford Street Portland, Maine

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year BOCA, 1999 Use Group Classification(s) S-2

Type of Construction 2C Bldg. Height 42 Feet Avg. Bldg. Sq. Footage 388,830 SF  
(Unprotected, non-combustible) (on five levels)

Seismic Zone Hazard Exposure Group Class Performance Category C  
Group I

Roof Snow Load Per Sq. Ft. 60 P.S.F. Dead Load Per Sq. Ft. 90 P.S.F.

Basic Wind Speed (mph) 90 M.P.H. Effective Velocity Pressure Per Sq. Ft. 30.6 P.S.F.

Floor Live Load Per Sq. Ft. 50 P.S.F.

\* See documents for description of fire protection system

Structure has full sprinkler system? Yes \*  No   Alarm System? Yes X  No

Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No X See life safety plan, sheet P-L5102 for area modification

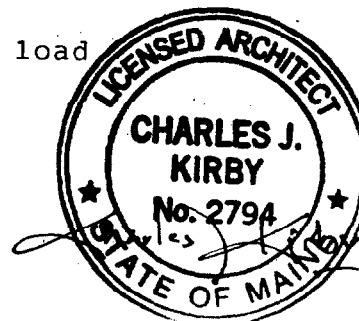
If mixed use, what subsection of 313 is being considered.

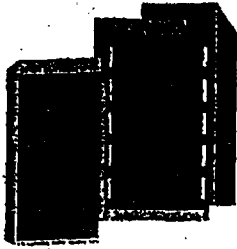
List Occupant loading for each room or space, designed into this Project.

See life safety plan, sheet P-LS102, for occupant load

(Designers Stamp & Signature)

PSH 6/07/2K





**CITY OF PORTLAND  
BUILDING CODE CERTIFICATE**  
389 Congress St., Rm 315  
Portland, ME 04101

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

**FROM:** Einhorn Yaffee Prescott, Architecture &  
Engineering, P.C.

**RE:** Certificate of Design

**DATE:** January 10, 2003

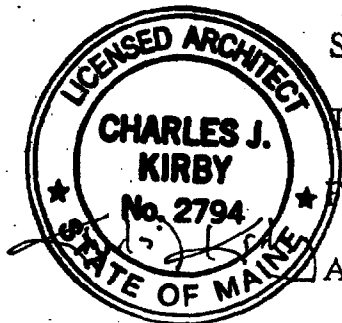
These plans and/or specifications covering construction work on:

University of Southern Maine Parking Garage

85 Bedford Street, Portland, Maine

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.

(SEAL)



Signature

Charles Kirby

Title

MANAGING PRINCIPAL, BOSTON

Firm

EINHORN YAFFEE PRESCOTT

Address

24 SCHOOL ST.

BOSTON, MA 02108

As per Maine State Law:

\$50,000.00 or more in new construction; repair,  
expansion, addition, or modification for Building or  
Construction shall be prepared by a registered design



**CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE**

**Designer:** Einhorn Yaffee Prescott, Architecture & Engineering, P.C.

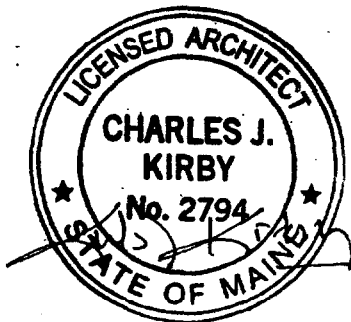
**Address of Project** 85 Bedford Street, Portland, Maine

**Nature of Project** University of Southern Maine Parking Garage

**Date** January 10, 2003

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.

(SEAL)



**Signature** Charles J. Kirby

**Title** MANAGING PRINCIPAL, BOSTON

**Firm** EINHORN YAFFEE PRESCOTT

**Address** 24 SCHOOL ST.  
BOSTON, MA 02108

**Telephone** (617) 305-9811

**FACSIMILE MEMORANDUM****SPECIAL INSPECTION STATEMENT**
**WALKER**  
 PARKING CONSULTANTS

PAGE 1

 WALKER PARKING CONSULTANTS  
 20 Park Plaza, Suite 1111  
 Boston, MA 02116

DATE: January 28, 2003

TO: Mr. Michael Nugent FAX #: 207.874.8716

COMPANY: City of Portland Inspectional Services

ADDRESS: 389 Congress Street

CITY/STATE: Portland ME 04101

 Voice 617.350.5040  
 Fax 617.350.5048  
 www.walkerparking.com

COPIES TO: John Upton/EYP FAX # 617.305.9888

HARD COPY TO FOLLOW: No

TOTAL # OF PAGES:

FROM: Art Stadig, PE

PROJECT NAME: University of Southern Maine

PROJECT NUMBER: 16-1450.00

SUBJECT: Special Inspections

The following outlines the special inspections for compliance with BOCA 1705.1.1. Where applicable, the specification paragraph(s) addressing these topics has been identified. As of this date the following firms are to be involved in the inspections programs:

Engineer of Record: Walker Parking Consultants  
 Geotechnical Engineer: Haley & Aldrich Inc. \*  
 Owner's Testing Agency: R.W. Gillespie Associates  
 Contractor's Testing Agency: TBD

\*Haley & Aldrich is the firm that was retained by the owner to perform the soils investigation upon which the design of foundations has been based.

**SPECIAL INSPECTIONS PROGRAM**

<b>Spec. Para.</b>	<b>Description:</b>	<b>Responsible Party:</b>
02458 Para. 3.3.B	Test pile to be installed for: Axial Compressive Static Load Test: ASTM D 1143. Lateral Load Test: ASTM D 3966. Or alternate test per Note 1 on PGS001	Geotechnical Engineer: Haley and Aldrich shall have a qualified representative on site during all pile driving activities and tests.
02458 Para. 3.5.B	High-strain dynamic monitoring shall be performed and reported according to ASTM D 4945 during initial driving and during restriking on 15 percent of piles.	Owner Employed Testing Agency

**FACSIMILE MEMORANDUM****SPECIAL INSPECTION STATEMENT**
**WALKER**  
 PARKING CONSULTANTS

PAGE 2

02458 Para 3.4.G	Pile Driving Records	Pile installer responsible for generating records. Haley & Aldrich will be present to observe installation and record keeping.
03300 Paras: 1.5.I & 3.15.B	Inspection of reinforcing size, location and placement with respect to construction documents and ACI 318.	Owner Employed Testing Agency
03300 Para. 3.1.A	Contractor shall employ a registered engineer to design forms and shoring required for construction. Design shall meet requirements of ACI 301.	Owner Employed Testing Agency
03300 Para. 3.15. D & F	Verification of mix properties: <ol style="list-style-type: none"> <li>1. Samples obtained per ASTM C 172, "Method of Sampling Freshly Mixed Concrete."</li> <li>2. Air Content per either of the following:               <ul style="list-style-type: none"> <li>• ASTM C 173, "Test Method for Air Content of Freshly Mixed Concrete by the Volumetric Method."</li> <li>• ASTM C 231, "Test Method for Air Content of Freshly Mixed Concrete by the Pressure Method."</li> </ul> </li> <li>3. Slump per ASTM C 143, "Test Method for Slump of Portland Cement Concrete."</li> </ol>	Owner Employed Testing Agency
03300 Para 3.15.E	Verification of concrete strength. Concrete strength shall be verified the following: ASTM C39 "Test Method for Compressive Strength of Cylindrical Concrete Specimens" ASTM C31 "Method of Making and Curing Concrete Test Specimens in the Field" ASTM C172 "Method of Sampling Freshly Mixed Concrete"	Owner Employed Testing Agency
03300 Para. 1.5.L.9	Verification of use of proper mix proportions.	Owner Employed Testing Agency
	Verification of the application techniques and maintenance of curing temperature and techniques.	Owner Employed Testing Agency
03410 Para. 1.5.F & L	Fabrication Quality Control procedures per: PCI MNL 116 "Manual for Quality Control from Plants and Production of Precast Prestressed Concrete Products" with the revisions noted in spec. 03410 para. 1.5.L.	Precaster In-House Testing Personnel with optional supervision by Owner's Testing Agency.
03410 Para. 3.2.E	Erection tolerances shall meet the requirements of PCI MNL 127 "Recommended Practice for Erection of Precast Concrete."	Contractor employed registered Land Surveyor.
03410 Para. 3.3.E	Welds and high-strength bolt connections are subject to inspection and testing by Testing Agency. As minimum, following testing shall be performed. Welds: Visually inspect all welds. <ul style="list-style-type: none"> <li>• Double tee flange-to-flange connections: Test 5% of</li> </ul>	Owner Employed Testing Agency

**FACSIMILE MEMORANDUM****SPECIAL INSPECTION STATEMENT****WALKER**  
PARKING CONSULTANTS

PAGE 3

	<p>welds, if at discretion of Inspector, visual inspection inconclusive.</p> <ul style="list-style-type: none"><li>• All other welds: Test 25% of all field fillet welds and 5% of all shop welds.</li><li>• Testing: Penetrating dye or magnetic particle at Inspector discretion.</li><li>• One spot test per partial penetration weld using magnetic or ultrasonic testing.</li></ul> <p>Bolted Connections: Visual inspection of all connections. Check proper torque with calibrated torque wrench at minimum of 2 bolts of every connection.</p>	
--	--	--

Certification of material performance of materials used in the fabrication of structural elements (i.e. concrete aggregates, reinforcing steel, admixtures) shall be provided showing acceptable test results for the reference code standards in chapter 35 of BOCA and cited within the construction documents.

Owner's testing agency shall be accredited by AASHTO under ASTM C1077. Testing laboratory shall submit documented proof of ability to perform required tests. Personnel conducting field tests for concrete construction shall be qualified as ACI Concrete Field Testing Technician, Grade 1, according to ACI CP-1 or an equivalent certification program.

Design professionals hired by contractor or subcontractors shall be registered in the State of Maine.

# CITY OF PORTLAND, MAINE

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## PLANNING BOARD

December 2, 2002

Jaimey Caron, Chair  
Deborah Krichels, Vice Chair  
Mark Malone  
Orlando E. Delogu  
Sarah Luck  
Kevin Beal  
Lee Lowry III

Mr. John Rasmussen  
University of Southern Maine  
96 Falmouth Street  
Portland, ME 04103

Re: Community Education Facility and Parking Garage  
(Application #2002-0199, CBL 114-B-1001)

Dear Mr. Rasmussen:

At a public hearing held on November 26, 2002, the Planning Board voted unanimously 5-0 (Delogu recused) that

- i. the plan is in conformance with the Site Plan Standards of the Land Use Code with the following conditions of approval:
  1. *-that the applicant obtains an air rights lease from the City of Portland and the State of Maine for the proposed skywalk over Bedford Street.*
  2. *-that the landscape plan be augmented per the comments contained in the 11-21-2002 memo from City Arborist, Jeff Tarling.*
  3. *-that the USM Parking Plan be reviewed for its effectiveness one year after the completion of the Parking Garage and annually thereafter for three years, by the Planning Authority.*
  4. *-that Lt. MacDougal review and approved the University's plan for the use of the I-295 emergency access lane as a temporary snow dump and storage area.*
- ii. the plan is in conformance with the Conditional Use Standards of the Land Use Code.
- iii. the plan is in conformance with the standards for Site Location of Development review.
- iv. the project is granted a MDOT Traffic Movement Permit under Delegated Authority.
- v. the Planning Board recommends the discontinuance of a portion of Surrenden Street, a portion of Winslow Street and Grand Street to the City Council.
- vi. the Planning Board extends the Sunset Provision of the approval of the Alumni House Temporary Parking Expansion to the Certificate of Occupancy for the Parking Garage.

✓ Marge Schmuckal, Zoning Administrator  
Jodine Adams, Inspections  
Larry Ash, Traffic Engineer  
Tony Lombardo, Project Engineer  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File  
Correspondence File



03 0011

# All Purpose 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: 88 Bedford		
Total Square Footage of Proposed Structure 408,000 #	Square Footage of Lot 161,080 #	
Tax Assessor's Chart, Block & Lot Chart# 115 Block# B Lot# 009	Owner: UNIVERSITY OF SOUTHERN MAINE	Telephone: 228-8412
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: USM 96 PALMOUTH ST PORTLAND ME 04104 228-8412	Cost Of Work: \$15,462,000 Fee: \$108,257
Current use: PARKING LOT		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: PARKING GARAGE AND CLASSROOM BUILDING		
Project description: _____		
Contractor's name, address & telephone: CRANGER NORTHERN, INC 84 MIDDLE ST. PORTLAND ME 04101 774-3500		
Who should we contact when the permit is ready: JOHN RASMUSSEN		
Mailing address: P.O. Box 9300 PORTLAND, ME 04104		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 228-8412		

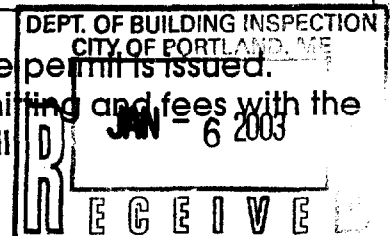
will bring  
in PDF  
1/1/02 file

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: John Rasmussen	Date: 12/23/02
--	----------------

This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Elizabeth Bordowitz, Chair  
Catherine Decker, Secretary  
William Hall  
Julie Brady  
Nan Sawyer  
Joseph Lewis  
Patric Santerre

July 5, 2002

University of Maine  
96 Falmouth Street  
Portland, Maine 04103

RE: 96 Falmouth Street/86 Winslow Street  
CBL: 114-B-001  
ZONE: R-5 Zone

Dear Mr. Rasmussen;

As you know, at its August 1, 2002 meeting, **the Board of Appeals voted 5-0 to grant** the Practical Difficulty Appeal in accordance to plans submitted the Zoning Board.

Enclosed please find the billing for the Zoning Board of Appeals legal ad and abutters notification along with a copy of the Boards decision.

I have been notified that your Chris Vaniotis of Burnstein & Shur will be recording the proper documents at the Registry of Deeds.

Should you have any questions I may be reached at 207-874-8701.

Sincerely,

Jodine Adams  
Office Manager

Cc: Chris Vanitois, Esq  
Barry Sheff, P.E.

see attached  
revised  
8/10/02  
Book 17960 p 26

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: August 2, 2002

RE: Action taken by the Zoning Board of Appeals on August 1, 2002.

The meeting came to order at 7:00

Roll Call as follows:

Members Present: Elizabeth Bordowitz, Julie Brady, Joseph Lewis, William Hall and Nan Sawyer

Members Absent: Catherine Decker and Patric Santerre

### APPEAL AGENDA

The Board of Appeals held a public hearing on Thursday, August 1, 2002 at 7:00 p.m. on the second floor in Room 209 at the Portland City Hall 389 Congress Street, Portland, Maine to hear the following appeal:

1. **Unfinished Business:** There was no unfinished business
2. **New Business:**

#### A. Practical Difficulty Variance

University of Southern Maine Portland Campus, 96 Falmouth Street, Tax Map #114, Block B, Lot 001, Tax Map 114, Block B, Lot 002, Tax Map 114, Block A, Lot 004, Tax Map 114, Block A, Lot 012 in the R-5 Zone is requesting a Practical Difficulty Appeal under section 14-120 (dimensional requirements in regards to front, side setbacks, lot coverage and structural height) of the Portland Zoning Ordinance. This would be for the purpose of building 1,200 car parking garage, 450 +/- lecture hall, and 15,000 square foot educational center. This project will also go before the Planning Board at a later date. Woodard & Curran will be representing the University. Mr. Chris Vaniotis and Dave Early represented the applicant. The Board voted 5-0 to grant the Practical Difficulty Appeal.

3. **Other Business:** There was no other business
4. **Adjournment:** The meeting adjourned at 9:05 p.m.

Enclosure:      Agenda of August 1, 2002  
                     Copy of Board's Decisions  
                     1 standard size tapes

CC:                Joseph Gray, City Manager  
                     Mark Adelson, Housing & Community Services  
                     Alex Jaegerman, Planning Department  
                     Lee Urban, Planning & Development Director

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

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3. Other Business:

4. Adjournment:

## PRACTICAL DIFFICULTY VARIANCE

### DECISION

Name and address of applicant: UNIVERSITY OF MAINE SYSTEM

120 & 126 BEDFORD STREET

Location of property under appeal: 96 FALMOUTH STREET PORTLAND ME 04103

#### Appearances.

Names and addresses of witnesses (proponents, opponents and others):

PUBLIC MEMBERS IN SUPPORT OF APPLICANT:

• DAVE EARLY, JR. OF SO, ME

• PAUL OVLETTE OF 83 NOYES STREET

• JUDY RYAN

• JULIE OPPERMAN OF WOODMONT STREET

• SAM ANDREWS, CEO

• PETER MANNING OF FALMOUTH STREET

• JOHN RASMUSSEN

• SARA HOWES OF PORTLAND

DAVE EARLY

• JOHN MOSLEY OF DEBOW/PER ST

#### Exhibits.

• BARRY STAFF SHEFF

• JULIE ELLIS OF PORTLAND

• BRENT BRIDGES

• NEIL MARTIN

• CHRIS BRENNAN

• CHRIS VANDEKAS (SP), ESQ

#### CERTIFICATION BY ZONING ADMINISTRATOR

The Zoning Administrator hereby certifies that:

a. The Practical Difficulty variance applied for is permitted under §14-473(c)(3)(b)(1) (dimensional standards); and is not barred by the exceptions set forth in sections 14-473(c)(3)(a)(6) (shoreland and flood hazard areas); nor §14-473(c)(4) (relief limited to minimum variance required); nor §14-473(c)(3)(c) (specific variances prohibited); nor §14-473(c)(3)(d) (no relief for volume, floor area, nor setting of single-component manufactured homes).

b. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. §435, nor within a shoreland zone or flood hazard zone as defined in this article.

The Zoning Administrator has certified/has not certified that the application comports with each of the above requirements.

Secretary Julia A. B. S.

ORDINANCE CRITERIA

Findings of Fact:

Notwithstanding the provisions of §14-473(c)(1) and (2) of this section, the Board of Appeals may grant a variance from the dimensional standards of this article when strict application of the provisions of the ordinance would create a practical difficulty, as defined herein, and when all the following conditions are found to exist:

1. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood:

IT IS S IT IS NOT \_\_\_\_\_ (deny application)

Comment: \_\_\_\_\_

2. The granting of the variance will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties:

IT WILL NOT S IT WILL \_\_\_\_\_ (deny application)

Comment: \_\_\_\_\_

3. The Practical Difficulty is not the result of action taken by the applicant:

IT IS NOT 4 IT IS \_\_\_\_\_ (deny application)

Comment: A abstention

4. No other feasible alternative is available to the applicant, except a variance:  
IT IS NOT 4 IT IS \_\_\_\_\_ (deny application)

Comment: 1 abstention

5. The granting of a variance will not have an unreasonably adverse effect on the natural environment:  
IT WILL NOT 5 IT WILL \_\_\_\_\_ (deny application)

Comment: \_\_\_\_\_

6. Strict application of the dimensional standards of the ordinance to the subject property will preclude a use which is permitted in the zone in which the property is located.  
IT WILL 4 IT WILL NOT \_\_\_\_\_ (deny application)

Comment: 2 abstentions

7. Strict application of the dimensional standards of the ordinance to the subject property will result in economic injury to the applicant.  
IT WILL 5 IT WILL NOT \_\_\_\_\_ (deny application)

Comment: \_\_\_\_\_

If the appeal is granted, does the Board wish to impose conditions which will further the intent and purpose of this Ordinance?

YES \_\_\_\_\_

NO ✓

Specific Conditions: \_\_\_\_\_

Reasons: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Motion: \_\_\_\_\_

(including conditions and findings of fact) \_\_\_\_\_

Votes in favor

*S. Julie B.*  
*Le D. H. H.*  
*Elizabeth J. H.*  
*W. C.*

Votes Opposed

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**City of Portland Building Permit Application  
Description of Project**

**Project:** Joel and Linda Abromson Community Education Center and Parking Garage  
**Applicant Name:** University of Southern Maine  
**Date:** December 12, 2002

Project site is bounded by Surrenden St., Bedford St., Winslow St. and Conant St. The current use of the site is a parking lot. Two small wooden office buildings will be demolished (demolition permit already received). The site of the first building, at 86 Winslow St., was cleared this past August. The second building site will be cleared the first week of January.

There are two components to this project for which the University is seeking a building permit. The first component is the construction of an 1,150 space, 5 level pre-cast concrete parking garage. It is rectangular in shape with 75,200 square feet per level, 376,000 square feet total. There will be a new 50 space surface lot adjacent to the Garage. The foundation of the garage requires approximately 250 steel "H" piles. Construction is scheduled to begin January 2003 (we hope to have a construction fence in place before students return from the holiday break on January 13) and be complete by mid January 2004.

The second component is the construction of the Joel and Linda Abromson Community Education Center -a 31,000 square foot, steel frame, two-story building, with partial basement. This facility includes a 500 seat lecture hall, classrooms and office space. The building will be attached to the Parking Garage with a shared elevator and utility core. The scope of the project includes provision for pedestrian circulation from the 4<sup>th</sup> level of the parking garage through the second level of Community Education Center over a new 110 foot pedestrian skywalk spanning Bedford Street, and landing between Masterton Hall and Luther Bonney Hall. Construction of the Center and skywalk is scheduled to begin immediately following beneficial occupancy of at least two decks of the Parking Garage.

### City of Portland Building Permit Fee Calculation

\$	9,419,000	Base Bid for Parking Garage from Granger Northern
\$	43,000	Alternate #1 from Granger Northern
\$	9,462,000	Garage Total
\$	6,000,000	CEC + Bridge estimate
\$	15,462,000	Total for Permit Fee Calculation

\$	30	1st \$1000
\$	7	per \$1000 thereafter

(15461 x \$7.00) + \$30.00 =

<b>\$ 108,257 Permit FEE</b>
------------------------------

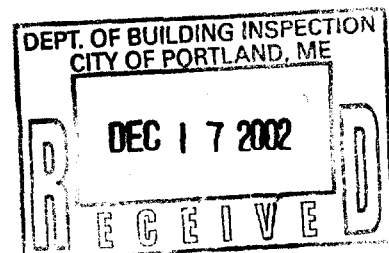
**City of Portland Building Permit Application  
Description of Project**

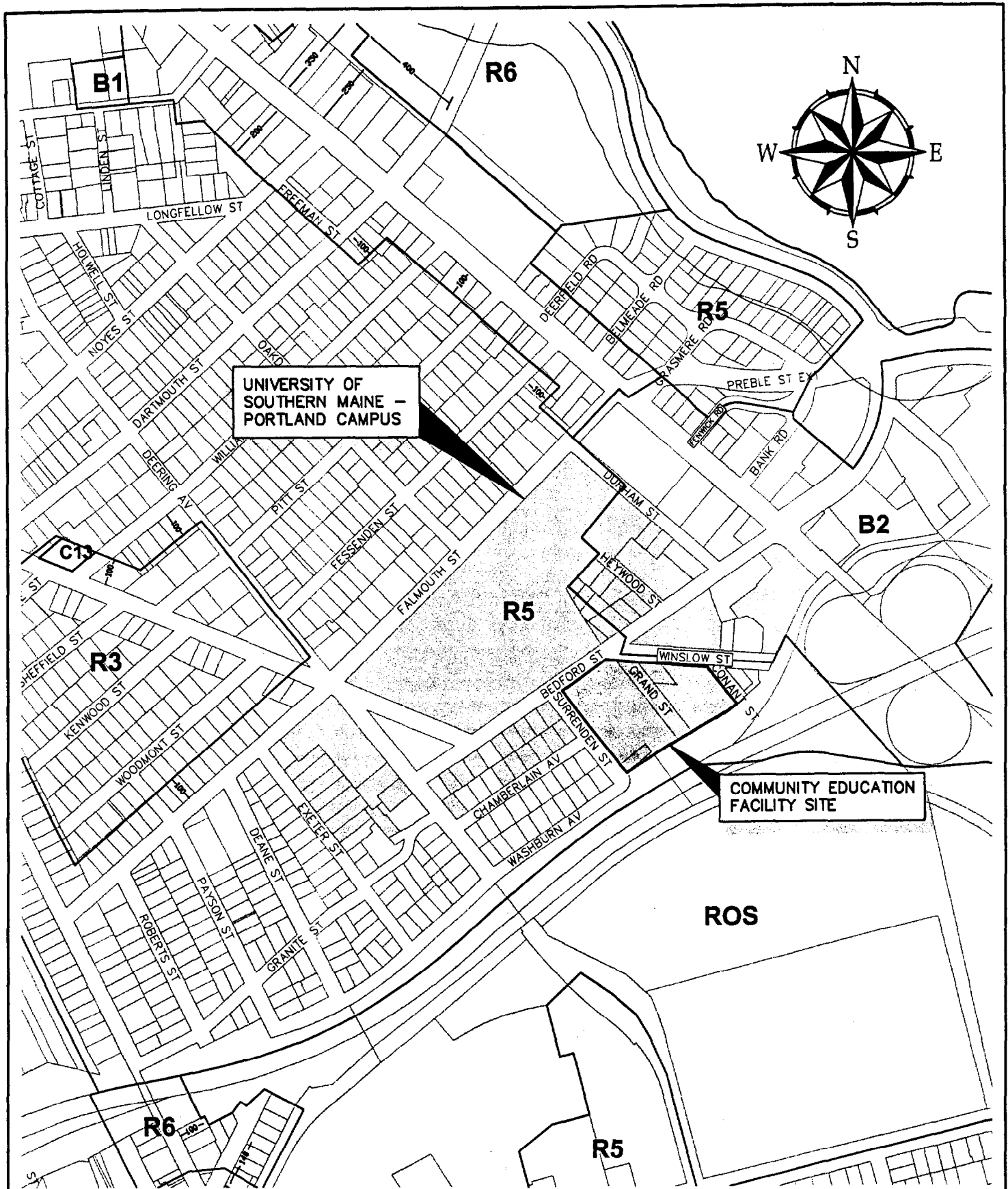
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**NOTE:**

SOURCE: CITY OF PORTLAND - DEPARTMENT  
OF PUBLIC WORKS



**WOODARD & CURRAN**  
Engineering • Science • Operations

PORTLAND, MAINE

800-426-4282

**ZONING MAP**

DESIGNED BY: JBC  
DRAWN BY: JBC

CHECKED BY: BSS  
FILE: 20339401-UD11.1-SLOD

UNIVERSITY OF SOUTHERN MAINE  
PORTLAND, MAINE

COMMUNITY EDUCATION FACILITY

JOB NO: 203394.01  
DATE: JULY 2002  
SCALE: 1" = 500'

Figure 11.1



**WOODARD & CURRAN**  
Engineering • Science • Operations

*Original copy*  
CORPORATE OFFICES: Maine, Massachusetts,  
New Hampshire, Connecticut, Illinois, Florida  
Operational offices throughout the U.S.

# 236

July 15, 2002

Zoning Board of Appeals  
City of Portland  
389 Congress Street  
Portland, Maine 04101

RE: Practical Difficulty Variance Application  
Community Education Center and Parking Garage  
University of Southern Maine Portland Campus

Dear Members of the Zoning Board of Appeals:

On behalf of the applicant, University of Maine System, we respectfully submit the \$100.00 application fee and eleven (11) sets of the Zoning Board of Appeals Practical Difficulty Variance Application with supporting documentation for the Board's consideration. This application includes the Preliminary Site Plan and Elevations; a copy of Tax Map 114; photographs of the property; deeds showing the University's right, title, and interest to the property; and Applicant's Agent Memorandum.

This submittal is made in accordance with Division 28 of Section 14-473, Variances, of the Code of Ordinances of the City of Portland, Maine. In this application, we are requesting a variance from the following dimensional standards in Article III, Zoning, Division 6. R-5 Residential Zone:

- Section 14-120(4)a-Minimum Yard Dimension (Setback of Structures): Front Yard—Twenty (20) feet
  - Project is three (3) feet from the property line (18 feet from the curb) on Winslow Street
- Section 14-120(4)d-Minimum Yard Dimension: Side Yard on Side Street – Fifteen (15) feet
  - Project is two (2) feet from the property line (16 feet from the curb) on Surrenden Street. (We intend to petition the City of Portland to discontinue Surrenden Street, in which case this variance will be unnecessary)
- Section 14-120(5)-Maximum Lot Coverage – Forty (40) Percent of Lot Area (structure)
  - Proposed lot coverage on this site is 55%. (Total lot coverage campus-wide is 29%)
- Section 14-120(7)-Maximum Structure Height: Principal Attached Structure – Thirty-five (35) feet
  - Project structure height (averaged from each of the corners) forty-four (44) feet

*All approved 8/1/02*

The proposed Community Education Center and Parking Garage Project will be submitted to the City later this summer for review under Site Location of Development (SLOD) Permit and Major Site Plan Application. On December 19, 2001, Woodard & Curran and the University met with City of Portland Planning Staff and the Zoning Administrator to discuss the Project and the requirements of the SLOD and Major Site Plan Application. The University hopes to start construction on the Community Education Center and Parking Garage Project in the winter of 2003 with construction being completed in 2004. The Community Education Center and Parking Garage Project includes a 450± seat lecture hall, 15,000 square foot educational Center, 1,200 car parking garage, limited surface parking spaces and associated open space.

The proposed Community Education Center and Parking Garage Project requires Site Plan Approval under Article V of Chapter 14, Land Use, of the Code of Ordinances of the City of Portland, Maine. In accordance

100 Middle Street, West Tower, P.O. Box 9729, Portland, Maine 04104-5029  
207-774-1200 Fax 207-774-1127  
Internet: bssn.com

Christopher L. Vaniotis  
E-mail: cvaniotis@bssn.com

August 16, 2002

received 8/21/02

Charles A. Lane, Esquire  
Associate Corporation Counsel  
City of Portland  
389 Congress Street  
Portland, Maine 04101-3529

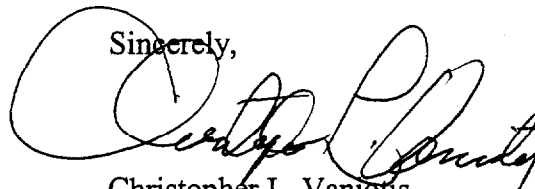
**Re: University of Southern Maine Variance Certificate**

Dear Charlie:

This is to let you know that the variance certificate for the USM parking garage was recorded in the Cumberland County Registry of Deeds on August 16, 2002 at Book 17960, Page 26.

Thank you again for your help in arranging to get the certificate executed.

Sincerely,



Christopher L. Vaniotis

CLV/lc

cc: Marge Schmuckal, Zoning Administrator, City of Portland  
Dave Early, Executive Director, Department of Facilities Management, USM  
Barry Sheff, P.E., Woodard & Curran

Carpenter/CLV/USM/BedfordSt/LaneLtr081602

Applicant: University of ME System Date: 11/1/03  
Address: Bedford St/Winslow/Sunnen C-B-L: ~~115-B-009~~

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - Construct new parking garage

Sewage Disposal - City

Lot Street Frontage - 50' - 100' + shown

Front Yard - 20' - ZBA variance approval 8/1/02

Rear Yard - 20' req - 20' + shown

Side Yard - ZBA variance approval 8/1/02

Projections -

Width of Lot - 90' req - 200' + shown

Height - 35' - ZBA variance approval 8/1/02

Lot Area - 169,403 sq ft given

Lot Coverage - 20% max - ZBA variance approval 8/1/02

Lot Coverage/Impervious Surface -

Area per Family - N/A

Off-street Parking - over 50,000 sq ft - determined by P.B. 11/26/2002 OK

Loading Bays - N/A

Site Plan - major/conditional use P.B. → OK 11/26/2002  
# 2002-0199

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel B Zone C

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

2002-0199

Application I. D. Number

09/10/2002

Application Date

University Of Maine System

Applicant

96 Falmouth St, Portland, ME 04103

Applicant's Mailing Address

Community Education Ctr. & Parking G

Project Name/Description

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Winslow/Surrenden Sts., Portland, Maine

Address of Proposed Site

114 B001001

Assessor's Reference: Chart-Block-Lot

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

76,000 s. f.

Proposed Building square Feet or # of Units

Acreage of Site

R5

Zoning

**Check Review Required:**

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

Fees Paid: Site Plan \$500.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 09/17/2002

**Insp Approval Status:**

Reviewer \_\_\_\_\_

- ☐ Approved ☐ Approved w/Conditions  
See Attached ☐ Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_ ☐ Additional Sheets  
Attached

☐ Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee ☐ Required\* ☐ Not Required

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

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