___ LOI TOIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

his department.

ther

BU

PERMIT

his is to certify that MARDIGAN STEPHER Ibair Construction /Tim

as permission to Construct 3000 sq ft 2 st building r a call

PERMIT ISSUED

Permit Number: 081269

DEC 1 0 2000

CITY OF PORTLAND

T 745 FOREST AVE

provided that the person or persons, file or college on accepting this permit shall comply with all of the provisions of the Statutes of Mage and of the October of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in

CBL 130 k001001

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

tion of Noti spectio nust be nd writte ermissid give rocured befo his bui g or pa ereof is lathe or oth ed-in. 24 HOU NOTICE IS REQUIRED.

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

Director - Building & Inspection Services

OTHER REQUIRED APPROVALS

ire Dept. ealth Dept. ppeal Board

Department Name

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine	- Building or Use	Permit Application	Permit No:	Issue Date:	CBL:
389 Congress Street, 04101	•		08-1269		130 K001001
Location of Construction:	Owner Name:		Owner Address:		Phone:
745 FOREST AVE	MARDIGAN	STEPHEN	460 BAXTER BL	VD	
Business Name: Contractor Name:		: 0	Contractor Address:		Phone
	Albair Constru	ction /Tim	10 Alexander Driv	ve Cape Elizabeth	2078319338
Lessee/Buyer's Name	Phone:		Permit Type:		Zone:
			Commercial		1B-Z
Past Use:	Proposed Use:		Permit Fee:	Cost of Work:	CEO District:
Vacant Land	Commercial -	- Construct 3000 sq ft \$1,845.00 \$175,000.00 4		4	
	2 story buildin	g for a car lot	FIRE DEPT:		CTION:
			1	Denied Use G	roup: B Type: 523
	Ì			Demed	TBC, 2003
			See Conditi	1 = 1 =	TBC 7003
Proposed Project Description:			Conditi	3	$\sim 4 \Lambda$
Construct 3000 sq ft 2 story bu	uilding for a car lot	į:	Signature: ݕ 🖎	Signatu	ure:
		Į i	PEDESTRIAN ACTI	VITIES DISTRICT (P.A.DA
			Action: Approv	ed Approved w	/Conditions Denied
			Signature:		Date:
Permit Taken By:	Date Applied For:			Approval	Dute.
ldobson	10/08/2008		Zoning	Арргочаг	7
This permit application do	ses not preclude the	Special Zone or Review	s Zonin	ig Appeal	Historic Preservation
Applicant(s) from meeting Federal Rules.		Shoreland N	Variance		Not in District or Landmark
		/ / Wetland	Miscella	neous	Does Not Require Review
2. Building permits do not in septic or electrical work.	iciuae piumoing,	, westand	1) H	iiwus	E Does Not Require Review
3. Building permits are void	if work is not started	Flood Zone PAve	Conditio	onal Use	Requires Review
within six (6) months of the		Tare	X	TOPR	
False information may inv permit and stop all work	alidate a building	Subdivision /	Interpret	ation	Approved
permit and stop an work		discount	Approve	,	Approved w/Conditions
		Site Plan		"	Approved w/Conditions
PERMIT IS	SHED	# 2000 0045	Denied		Denied
1.2/(/////10	OOLD	Maj Minor MM	1.1 O /		Defiled
		a wy nunx	21/2	109	· · ·
DEC 10	2008	Date:	Date: 118		Date:
		1 '	109		
CITY OF DAT	TIME		ľ		
CITY OF POR	UNAU				
		CERTIFICATIO)N		
I hereby certify that I am the ov	vner of record of the na			authorized by the	owner of record and that

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

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-co	nstruction Meeting will take place upon receipt of	your building permit.
X	Footing/Building Location Inspection: Prior to precast piers	pouring concrete or setting
X	Framing/Rough Plumbing/Electrical: Prior to A	ny Insulating or drywalling
X	Underground electrical inspection prior to pour	ing concrete
<u>X</u>	The final report of Special Inspections shall be sinspection or the issuance of the Certificate of O	•
<u>X</u>	Final/Certificate of Occupancy: Prior to any occ NOTE: There is a \$75.00 fee per inspection at the	
	e of Occupancy is not required for certain projects. Sect requires a Certificate of Occupancy. All projects	•
-	the inspections do not occur, the project cannot g DLESS OF THE NOTICE OR CIRCUMSTANCE	
SPACE	CATE OF OCCUPANICES MUST BE ISSUED A NAY BE OCCUPIED. of Applicant/Designee	ND PAID FOR, BEFORE THE 12/12/08 Date
Signature	of Inspections Official	Date

•	ne - Building or Use Po 01 Tel: (207) 874-8703, 1	Δ0	Date Applied For 1269 10/08/2008	: CBL:
Location of Construction:	Owner Name:	Owner Addre		Phone:
745 FOREST AVE	MARDIGAN S'	TEPHEN 460 BAX7	TER BLVD	
Business Name:	Contractor Name:	Contractor A	ddress:	Phone
	Albair Construc	tion /Tim 10 Alexand	der Drive Cape Elizabet	h (207) 831-9338
Lessee/Buyer's Name	Phone:	Permit Type:		
		Commerc	ial	
Proposed Use:		Proposed Project Des	cription:	
Commercial - Construct 30	000 sq ft 2 story building for	a car lot Construct 3000 so	q ft 2 story building for a	a car lot
Dept: Zoning Note:	Status: Approved with Con		chmuckal Approv	al Date: 10/20/2008 Ok to Issue: ✓
1) Any use change shall r	equire a separate permit and	review PRIOR to that change.		
2) Separate permits shall	be required for any new sign	age.		
This permit is being ap work.	proved on the basis of plans	submitted. Any deviations shall	require a separate appro	val before starting that
Dept: Building Note:	Status: Approved with Con	nditions Reviewer: Tammy N	Munson Approva	al Date: 12/11/2008 Ok to Issue: ✓
	be submitted prior to issuance	this office for review within 48 here of a certificate of occupancy. T	•	-
3) All penetratios through or UL 1479, per IBC 2		otected by an approved firestop s	ystem installed in accord	dance with ASTM 814
 Permit approved based noted on plans. 	on the plans submitted and t	reviewed w/owner/contractor, wit	h additional information	as agreed on and as
5) Separate permits are re approval as a part of th		mbing, HVAC or exhaust systems	s. Separate plans may ne	eed to be submitted for
Dept: Fire Note:	Status: Approved with Cor	ditions Reviewer: Capt Gre	g Cass Approva	al Date: 10/24/2008 Ok to Issue: ✓
1) The batteries shall be d	isconnected from vehicles st	ored indoors.		
The stair enclosure req No details included in p	_			
Dept: Public Services Note:	Status: Pending	Reviewer:	Approva	Ok to Issue:
Dept: Zoning Note:	Status:	Reviewer: Marge Sc	hmuckal Approv a	al Date: Ok to Issue:
Dept: Parks	Status: Pending	Reviewer:	Approva	al Date:

Approval Date:

Location of Construction:	Owner Name:	Owner Address:	Phone:
745 FOREST AVE	MARDIGAN STEPHEN	460 BAXTER BLVD	
Business Name:	Contractor Name:	Contractor Address:	Phone
	Albair Construction /Tim	10 Alexander Drive Cape Elizabeth	(207) 831-9338
Lessee/Buyer's Name	Phone:	Permit Type:	
		Commercial	

Dept: Fire

Note:

Note:

Status: Approved

Reviewer: Capt Greg Cass

Approval Date:

04/22/2008

Ok to Issue:

Dept: DRC

Status: Approved with Conditions

Reviewer: Philip DiPierro

Approval Date:

11/13/2008

Ok to Issue:

Dept: Planning

Status: Approved

Reviewer: Molly Casto

Approval Date:

Ok to Issue:

Note:

1) No vehicles shall be parked so that they overhang into any portion of the City right of way.

- 2) The applicant shall submit final plans addressing review comments submitted by Dan Govette, Consulting Engineer to the Department of Public Services for review and approval by the Department of Public Services prior to the issuance of a building permit.
- 3) The applicant shall provide evidence of adequate sewer capacity prior to the issuance of a building permit.
- 4) The applicant shall submit final site plans to show a DERO Bike Hitch or equivalent installed three (3) feet from the building wall at the southwest corner of the building and shall include a detail drawing of the proposed bicycle rack for review and approval by the Planning Authority prior to the issuance of a building permit.
- 5) There shall be no use of the property across the street at 726 Forest Avenue (formerly the site of C.J. Thirsty's bar and Quizno's Restaurant) for any overflow parking, temporary or otherwise, or for the sale and/or display of any vehicles.
- 6) No vehicles shall be parked so that they overhang into any portion of the City right of way.
- 7) The final landscaping plan shall be reviewed and approved by the City Arborist prior to the issuance of a building permit. This review shall include a determination as to whether street trees can be incorporated into the proposal and, if they are to be incorporated, the quantity and species.
- 8) The applicant to provide a detail of the required curbing for review and approval by the Planning Authority and the City Transportation Engineer prior to the release of a building permit.
- 9) Prior to the issuance of a Certificate of Occupancy, the applicant shall contribute \$1,000.00 towards the study and implementation of future transportation improvements at the nearby Woodfords Corner intersection.
- 10 The applicant shall submit final plans with accurate dimensions for all proposed curb cuts and with curbing extending to the edge of all proposed driveways for review and approval by the Planning Authority and the City Transportation Engineer prior to the release of a building permit.

Comments:

10/16/2008-mes: I e-mailed Molly on the status of the site plan - can we issue the permit? I also called Timothy Albair about the permit that states the use is "To Be Determined". The site plan was approved for a car lot and that's the only use at this time I can approve. Tim A. agreed to change the permit to allow a car lot - any furture change of use would require a change of use permit.

10/20/2008-mes; Molly is still waiting for them to pay their performance guarantee. - I am passing on the permit to be processed and then it should WAIT FOR FINAL SIGN-OFF FROM PLANNING.

10/28/2008-tmm: hold - ne design certificate submitted, need geotechnical report, need accessibility certificate - emailed designer 'tmm - gave list to Archie to complete.

General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any

Location/Address of Construction:	757 Forest Ave		
Total Square Footage of Proposed S	ructure/Area Square Footage of L	ot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot 130 K \	# Applicant *must be owner, Lessee Name STEVE Marchigan Address 726 Forest Hoo City, State & Zip Portland, N	ř ¥	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant Name	W	ost Of ork: \$ <u>17.5,000.00</u>
	Address	C	of O Fee: \$
	City, State & Zip	To	otal Fee: \$
 			
If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? Project description:	If yes, please name	co th	
If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? Project description: Construct Contractor's name:	Building 2 story 300	co th	
If vacant, what was the previous use? Proposed Specific use: s property part of a subdivision? Project description: Construct Contractor's name: The Herande	Building 2 story 300	co th	TBD
f vacant, what was the previous use? Proposed Specific use: s property part of a subdivision? Project description: Contractor's name: Theothy Address: 10 Alexande City, State & Zip Copp Eliza	Building 2 story 300	CO th	TBD
If vacant, what was the previous use? Proposed Specific use: s property part of a subdivision? Project description: Construct Contractor's name: The Heade City, State & Zip Copp Flice	Building 2 story 300	CO th	TBD
If vacant, what was the previous use? Proposed Specific use: s property part of a subdivision? Project description: Construct Contractor's name: The Hexande City, State & Zip Coppe Flie Who should we contact when the periods	Building 2 story 300	CO th	TBD

In m 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: Date:

	Applicant: Machan Date: 15/08
	Address: 707 - 100 T NE C-B-L: 130- K-1
	Date - CHECK-LIST AGAINST ZONING ORDINANCE 9, 137-2-17 Zone Location - B. 7
	Date-
	Interior or corner lot - On (ot - Condition of the G Site Plan Proposed Use/Work - (Frences Bldg: let Demolished?) Ve Me is Servage Disposal - Cty
	Interior or corner lot - On (ot - Condition at 45e & Site / Lon
	Proposed Use Work - (Frences Bldg : 16) Demolished & VE This
	Servage Disposal - (+y
	Loi Street Frontage - 50 him - 373, 04
	Front Yard - Nove c) No more Than Averag - show (8.5) - (9.75)
	Rear Yard 10'mm - 10'00 Show
	Lot Street Frontage - 50 min - 373, 04 Front Yard - None of No more Than Average - show (8.5) (8.5) Rear Yard 10 mm - 10 lother show Side Yard - None of Not Adjustent to resident show Projections - Width of Lot - None reg:
	Projections - Nel Majacont to resident &
-	Width of Lot - None reg:
	Height - 45 max = 7 stones being shown well
, ,	Lot Area - 10 000 them, 10,13 4 given in Souvery stated on Their Statements Surface 2007 Lot Coverage Impervious Surface 207 MAX - and more Than 8007.2 2027 the Area per Family - All they have 2027 the Area per Family - All they have 2027 the Off-street Parking - N/A This is retail SALQ - 1,650 given Customers Park
1	Lor Coverage Impervious Surface 207 MAX - and more Than 8/01.2 -
	Area per Family - of perver 20% min = 2026.8 1 - Stated beyond ?
	Off-street Parking - N/A This is retail SALES-1,650 given customers park
ì	Loading Bays - W
	Site Plan - 7008 - 00451
2	Shoreland Zoning/Stream Protection - PM
F	Flood Plains-Panel 7 - Zone X

Performance Guarantee Released

Defect Guarantee Submitted

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

Zoning Copy

2008-0045
Application I. D. Number
4/14/2008
Application Date
Auto-Mart Automobile Dealership

Mardigan Stephen Applicant 460 Baxter Blvd , Portland , ME 04103 Applicant's Mailing Address		4/16/08	Application Date Auto-Mart Automobile Dealership Project Name/Description
		757 - 757 Forest Ave, Portland	d, Maine
Consultant/Agent		Address of Proposed Site	
	nt Fax:	130 K001001	
Applicant or Agent Daytime Telephone, F		Assessor's Reference: Chart-Blo	
Proposed Development (check all that ap	ply): 🔽 New Building 🗌	Building Addition Change Of Use	Residential Office Retail
Manufacturing Warehouse/Dist	ribution	Apt 0 Condo 0 Other (s	specify)
	10134	0	B-2
Proposed Building square Feet or # of Un	its Acreage of Site	Proposed Total Disturbed Area of the Sit	te Zoning
Check Review Required:			
✓ Site Plan (major/minor)	Zoning Conditional - PB	Subdivision # of lots	
Amendment to Plan - Board Review	Zoning Conditional - ZBA	Shoreland Historic Prese	rvation DEP Local Certification
☐ Amendment to Plan - Staff Review		☐ Zoning Variance ☐ Flood Hazard	☐ Site Location
After the Fact - Major			
After the Fact - Minor		PAD Review 14-403 Streets	s Review
Fees Paid: Site Plan \$500.00	Subdivision	Engineer Review	Date 4/15/2008
Zoning Approval Status:		Reviewer	
Approved	Approved w/Conditions See Attached	☐ Denied	
Approval Date	Approval Expiration	Extension to	Additional Sheets
Condition Compliance			Attached
	signature	date	
Performance Guarantee	Required*	Not Required	
* No building permit may be issued until a	performance guarantee has	been submitted as indicated below	
Performance Guarantee Accepted			
	date	amount	expiration date
Inspection Fee Paid	gradient de la companya de la compa		,
	date	amount	
Building Permit Issue			
	date	<u> </u>	
Performance Guarantee Reduced	44.0		
Tommance Guarantee Neudoed	date	remaining balance	signature
Temporary Certificate of Occupancy	date	-	Signature
	date	Conditions (See Attached)	expiration date
Final Inspection	uate		expiration date
i mai mspection	date	signature	
Cortificate Of Occurrence	uale	Signature	
Certificate Of Occupancy	date	-	
	uale		

signature

date

MEMORANDUM

To: FILE

From: Marge Schmuckal Dept: Zoning

Subject: Application ID: 2008-0045

Date: 4/17/2008

This property is located in the B-2 Business Zone. Automobile dealerships are allowed under a Conditional Use Appeal to the Planning Board. There used to be a building and automobile dealership on the site previously. However, the use and the building have been gone over a year and lost any legal nonconforming rights.

The latest proposal shows that all setbacks are being met. The maximum height is 45 feet and the submitted drawing shows an unscaled building of two stories. It appears to meet the maximum height limits. The impervious surface requirement of 80% is exactly being met. Future reiteration(s) of the plans shall not be allowed to increase the impervious surface.

Separate sign permits are required for all new signage.

Marge Schmuckal Zoning Administrator From:

Marge Schmuckal

To:

Molly Casto

Date:

10/16/2008 4:49:03 PM

Subject:

Re: 745 Forest Ave

Thanks, Marge

>>> Molly Casto 10/16/2008 4:24:15 PM >>>

Hi Marge:

They haven't paid their performance guarantee yet. As soon as that's in, we'll sign off and you can issue the permit. All other conditions have been met.

Thanks-Molly

Molly P. Casto, Senior Planner Portland Planning Division 389 Congress Street Portland, Maine 04101-3509 207-874-8901 MPC@portlandmaine.gov

>>> Marge Schmuckal 10/16 4:13 PM >>>

Molly,

I have a permit appliction for Mardigan's new 2 story building for car sales- what is the status of the site plan? You did give me a stamped approved plan on Sept 8th. Can the permit be issued? Marge

From:

Marge Schmuckal

To:

Molly Casto

Date:

10/16/2008 4:13:39 PM

Subject:

745 Forest Ave

Molly,

I have a permit appliction for Mardigan's new 2 story building for car sales- what is the status of the site plan? You did give me a stamped approved plan on Sept 8th. Can the permit be issued? Marge



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

Lee Urban-Director of Planning and Development Marge Schmuckal, Zoning Administrator

March 3, 2008

Stephen Mardigan 460 Baxter Blvd. Portland, ME 04103

RE: 745-757 Forest Avenue – 130-K-001 – B-2 Zone – Permit #08-0186

Dear Mr. Mardigan,

Your permit application to build a 2 story auto sales building is being denied because it is not meeting the underlying zoning requirements.

This property is located in a B-2 Zone. Automobile dealerships are a conditional use that must first be approved by the Planning Board. It is understood that you previously had an automobile dealership at this location. However, Section 14-474(f) of the Land Use Zoning Ordinance states, "...such permit shall automatically expire and cease to be of any force or effect if such use shall for any reason be discontinued for a period of twelve (12) consecutive months or more." The use was discontinued with the issuance of a requested demolition permit #06-1726 on 12/14/2006. The building was subsequently demolished very soon after the demolition issuance. Over twelve consecutive months have lapsed. You no longer have the automobile dealership use for this property and therefore must reapply under a conditional use to the Planning Board to be granted such a use.

Section #14-185(c)1 states that the minimum front yard setback in the B-2 zone shall not exceed the average depth of the front yards of the closest developed lots on either side of the lot. The given front setback of the building abutting the northerly side of this lot is 18.31 feet. There is no developed lot abutting the southerly side of this lot. Therefore 18.31 + 0 = 18.31 divided by 2 equals an average depth of 9.16 feet. Your building may not exceed the average depth of 9.16 feet from the front property line. The closest scaled point of your proposed building is 12.5 feet and in violation of the front yard setback.

Section 14-185(c) states that the minimum rear yard setback in the B-2 zone is ten (10) feet. The given rear setback for your proposed new building is 1.52 feet and in violation of the minimum 10 foot rear setback. I will remind you that on August 2, 2007 the Zoning Board of Appeals denied your request for a practical difficulty appeal concerning the required rear setback. Section 14-476 states, "whenever any application, appeal or other request filed pursuant to this article has been finally denied on its merits, a second

application, appeal or other request seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought within one (1) year of such denial...". At this time you have no rights to appeal the rear setback. The ten (10) foot rear setback remains in force.

It is also noted that a site plan exemption was previously denied on a prior permit on November 26, 2007. Therefore a site plan review application would be required for this proposal. I have seen no indication that a site plan application has been submitted at this time.

In conclusion, your permit has been denied and will not be reviewed any further. If you wish to have a refund of your application fee, please bring in your original receipt to our front desk. As stated on the receipt \$10.00 or 10%, which ever is greater will be withheld from that refund.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal Zoning Administrator

Cc: Barbara Barhydt, Planning Penny Littell, Corporation Counsel

File



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

Lee Urban- Director of Planning and Development Marge Schmuckal, Zoning Administrator

March 13, 2008

Steve Mardigan 726 Forest Avenue Portland, ME 04103

RE: 745 Forest Avenue – 130-K-001 – B-2 Business Zone

Dear Mr. Mardigan,

On March 12, 2009 I received a fax from presumably Dave Chase of Chase Excavating, Inc. It is an unsigned fax that states that the building located at 745 Forest Avenue was demolished some time in March 2007 and he had to wait until April, 2007 for finishing that work. I am not sure what this fax is trying to relate.

Please note that I have survey documentation received on February 9, 2007 that certifies that "The auto dealership building depicted heron as "former" was demolished during January of 2007. It was deemed unsafe and unusable as the result of traffic accident and therefore had to be demolished." This survey has a certification state that deems the survey and statements to be accurate. Because I was requested at that time to make a determination concerning setbacks for a future, proposed building, I also personally visited the site. The building was gone when I visited the site soon after February 9, 2007.

Therefore I do not consider the unsigned statement from Dave Chase to be accurate. My letter of March 3, 2008 is still in force.

Very truly yours,

Marge Schmuckal Zoning Administrator

Cc: file

From:

Marge Schmuckal

To:

Molly Casto

Date:

5/29/2008 2:33:29 PM

Subject:

Re: avenue auto parking question

I won't speak for the applicant. However, if their plans show office area, they are required by the parking section to show 1 parking spot for each 334 square feet of office area.

I hope this helps you, Marge

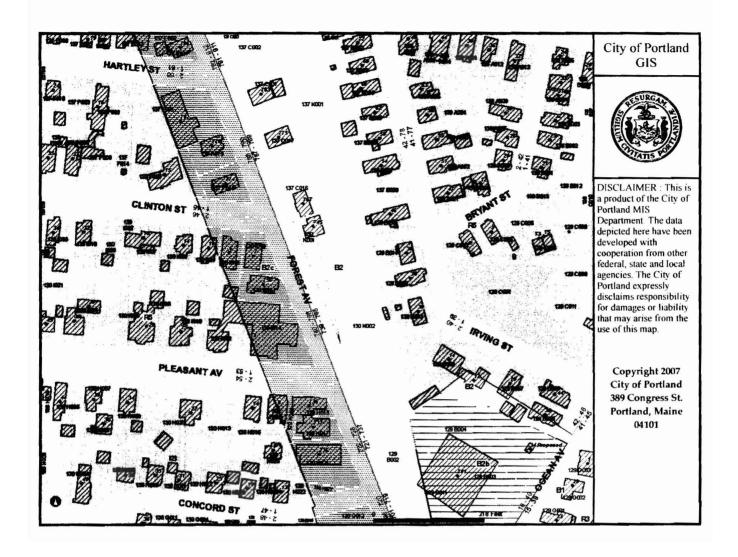
>>> Molly Casto 5/29/2008 1:46:59 PM >>>

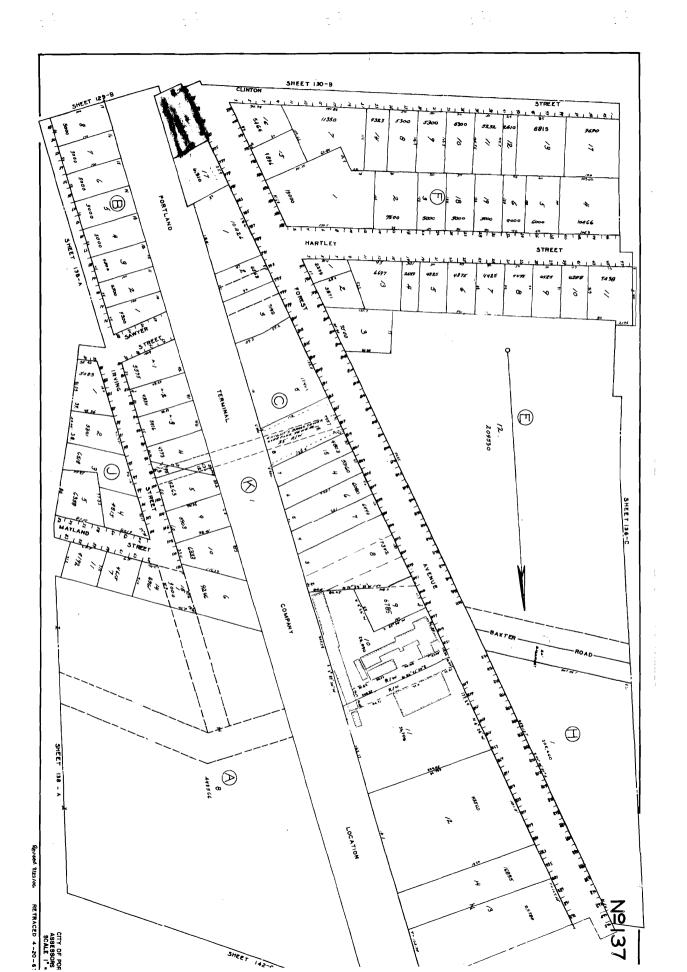
Hi Marge:

Quick question - I recall from Dev Review that Avenue Auto (757 Forest Ave - CBL: 130 K001001) had no minimum parking requirement. On their plans, they show 5 spaces and state that they are required to have 4. Where does the 4 space requirement come from? If it's based on the previous use, aerial images show what looks like a lot more than 4 parking spots.

Thanks-Molly

Molly Casto, Planner Portland Planning Division 389 Congress Street Portland, Maine 04101-3509 207-874-8901 MPC@portlandmaine.gov





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

Card Number 1 of 1 Parcel ID 130 K001001 745 FOREST AVE Location

Land Use RETAIL & PERSONAL SERVICE

MARDIGAN STEPHEN Owner Address

460 BAXTER BLVD PORTLAND ME 04103

Book/Page Legal 130-K-1 FOREST AVE 745-765 5293 SF Current Assessed Valuation Building Land Total \$99,400 \$11,250 \$110,650

Building Information

Bldg # Year Built # Units Identical Units Bldg Sq. Ft. 0

Total Acres Building Name Total Buildings Sq. Ft. Structure Type 0.122

Exterior/Interior Information

Section Size Use

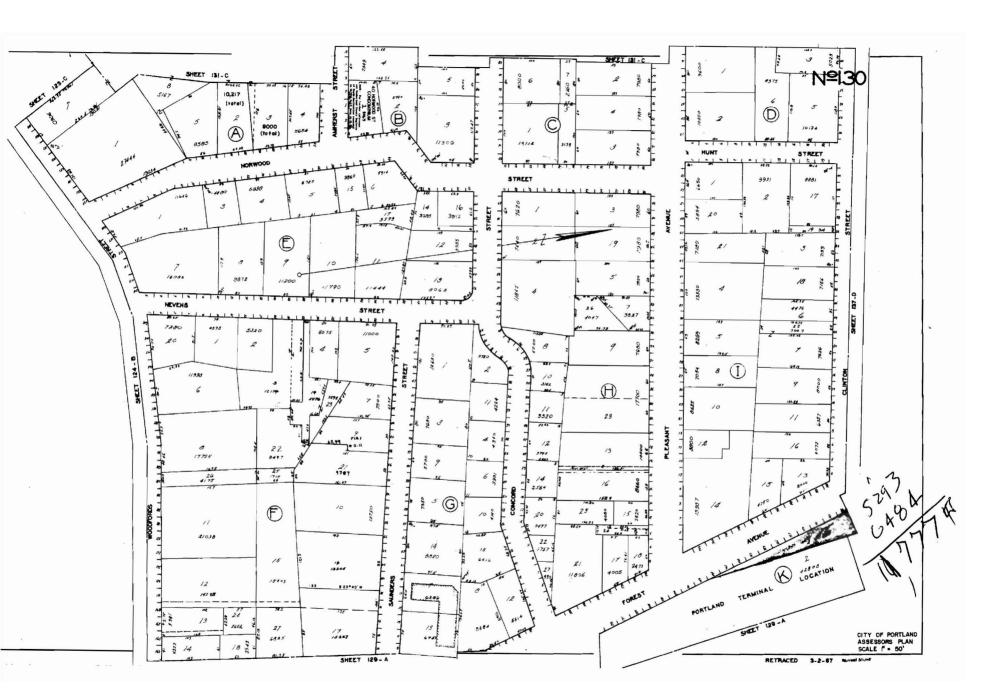
> Height Walls Heating A/C NONE NONE

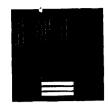
Building Other Features

Line Structure Type Identical Units

Yard Improvements

Year Built Structure Type NONE





DeLUCA-HOFFMAN ASSOCIATES, INC. CONSULTING ENGINEERS

778 MAIN STREET SUITE 8 SOUTH PORTLAND, MAINE 04106 TEL. 207 775 1121 FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- LANDSCAPE ARCHITECTURE

April 9, 2008

Ms. Barbara Barhydt
Development Review Services Manager
City of Portland Planning Authority
389 Congress Street
Portland, Maine 04101



Subjects

Application for Major Site Plan Review and Conditional Use Permit 757 Forest Avenue –Auto Mart Automobile Dealership Owner/Applicant – Stephen Mardigan

Dear Barbara:

Please find attached seven copies of the following information for the above referenced project:

- 1. Major Site Plans (Full size and 11" x 17")
- 2. Required Fees (\$700 Major Site Plan)
- 3. Parcel Deed (Book 10512, Page 236)
- 4. U.S.G.S. Map (Figure 1)
- 5. Medium Intensity Soils Map
- 6. Tax Map 130
- 7. Major Site Plan Application
- 8. Major Site Plan Checklist
- 9. Conditional Use Permit Application
- 10. Letter of Financial Capacity from Northeast Bank
- 11. Building Elevations
- 12. Building Floor Plans

DeLuca-Hoffman Associates, Inc. has prepared a submission package for a Major Site Plan Review on behalf of Stephen Mardigan, owner of 757 Forest Avenue, site of a temporarily discontinued automobile dealership. The proposed project will be located on the 0.23-acre parcel (Tax Map 130 Block K Lot 1) off Forest Avenue. The project site is located in the Community Business Zone (B-2). The applicant would again like to operate an automobile sales business on the site. Automobile dealerships are a conditional use within the B-2 zone. The applicant previously had an automobile dealership on the site, but according to Section 14-474(f), this permitted use has expired. Therefore, according to Section 14-522(g), this project is subject to a Major Site Plan review because it is a new business within the B-2 zone. The project includes the construction of a new building totaling 1,650 SF (the building that was demolished in December 2006 consisted of approximately 1289+ SF). The new building has been proposed with an 8 5-foot front setback thus meeting Section 14-185(c)(1) of the City Code. In fact, the

Ms. Barbara Barhydt April 9, 2008 Page 2

also intends to provide additional lawn area on site around the proposed building and increase the landscaped area in the southern portion of the site. Utility infrastructure including domestic water service, sanitary sewer service and underground power/telephone/cable as well as gas will be extended into the building from Forest Avenue. Location and resource maps contained in the application package depict the project location.

The site will continue to be accessed off Forest Avenue via one of three existing access drives and curb cuts located on the eastern side of Forest Avenue.

The existing site is paved except for a small planter located in the southern portion of the site, as The existing site contains mpentus 1.44% of the total parcel) of well as a gravel area where the old building was located. approximately 9,988 SF of existing impervious area and 146 SF (1.44% of the total parcel) of existing landscaped area. The proposed project results in approximately 8,107 SF of impervious area and 2,027 SF of landscaped area.) Therefore, the site as proposed actually contains less impervious area (1,881 SF) and more landscaped area (1,881 SF) than the existing site. The maximum impervious area allowed according to Section 14-185(f) of the City Code is 80% (80%) proposed).

Stormwater runoff from the site will remain unchanged since the overall impervious area onsite will be less than the existing condition. A portion of the runoff from the site will sheet off the site and into the existing closed drainage system in Forest Avenue, and the remainder of the runoff will flow to the existing railroad property to the east. The site will contain less than 20 vehicles at any time; therefore, no additional water quality treatment measures are warranted.

Erosion and sediment control measures will be modest. The project will include a small amount of excavation and new foundation construction. Erosion control measures will principally consist of silt fence and temporary stabilization measures to minimize mud and tracking of dirt onto Forest Avenue.

The project will include new lighting and landscaping as proposed on the attached Site Plan to improve the aesthetics of the site.

The project will generate fewer than 50 peak hour trip ends; therefore, no additional traffic permitting is necessary.

The following statements are provided in accordance with Section 14-525 (c):

- The proposed use will be for an automobile dealership. The proposed building will consist (1) of 1,650 SF.
- The project parcel is 10,134 SF in size (0.23 acre). The proposed building (1,650 SF) (2) would occupy approximately 16.28% of the parcel.

Ms. Barbara Barhydt April 9, 2008 Page 3

- (4) The project will generate a small amount of construction debris that will be disposed of at the Riverside Street disposal facility. After completion, the building operations are expected to generate only a small amount of solid waste that will be disposed of as common household waste by the owner.
- (5) Public water, sewer, power and gas, all of which are currently servicing the site from Forest Avenue, will continue to serve the project site. An existing 16" water main and an 18" sewer main in Forest Avenue will provide ample capacity to this project. The building plans include a single restroom in the new building.
- (6) The project will maintain the existing drainage patterns that currently exist on site. A closed drainage system on Forest Avenue collects portions of the site, and the rear portion of the site drains to the railroad bed to the east and infiltrates into the stone rail bed.
- (7) The project includes new building construction and utility construction. The work is anticipated to begin in the summer and be completed in the fall of 2008.
- (8) The project is subject to a Major Site Plan review by the Portland Planning Authority and a Building Permit by the Code Enforcement Office. The building may require review by the State Fire Marshal. The project contractor will be handling the Fire Marshal review separately, if necessary. No other permits are required.
- (9) A copy of a letter from Northeast Bank demonstrating financial capacity for this project can be found in the attached application package.
- (10) A copy of the property deed is contained in the application package supporting the applicant's ownership of the property.
- (11) The site contains no unusual natural areas, wildlife or fisheries habitats or archaeological sites.
- (12) DeLuca-Hoffman Associates, Inc. can provide CADD.DXF files to the City upon final approval of the plan.
- (13) The proposed project will generate only a modest amount of recyclable materials. Paper and cardboard will be collected and containerized for removal by area paper and cardboard recyclers such as W.M. Goodman & Sons. This material will likely be collected inside the building in plastic containers supplied by the collection vendors. The materials will be collected on a regular basis and removed from the site by a selected vendor.

We trust these statements and the supporting application plans and materials satisfy the City's requirements and we look forward to Planning Authority review and approval of the project. The owner is seeking an initial workshop hearing with the Planning Board in order to hear staff

Ms. Barbara Barhydt April 9, 2008 Page 4

Board workshop agenda at your earliest convenience. Please contact this office with any staff questions and concerns.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Stephen R. Bushey, PE

Senior Engineer

SRB/sq/JN2804.03/Barhydt-4-9-08

Enclosures: Major Site Plans (Full size and 11" x 17")

Required Fees (\$700 Major Site Plan) Parcel Deed (Book 10512, Page 236)

U.S.G.S. Map (Figure 1) Medium Intensity Soils Map

Tax Map 130

Major Site Plan Application Major Site Plan Checklist

Conditional Use Permit Application

Letter of Financial Capacity from Northeast Bank

Building Elevations Building Floor Plans

c: Stephen Mardigan

RELEASE DEED

PORTLAND TERMINAL COMPANY, a corporation duly organized and existing under the laws of the State of Maine, with offices at Iron Horse Park, North Billerica, Middlesex County, Massachusetts (the "Grantor") in consideration of Fifty-Eight Thousand Two Hundred Seventy and 50/100-----(\$ 58,270.50---) Dollars paid to it by STEPHEN E. MARDIGAN----a mailing address of 757 Forest Avenue, Portland, Maine 04103---------(the "Grantee") hereby grants to the Grantee all the Grantor's right, title and interest, without any warranties or covenants of title whatsoever, in a certain parcel of land, and the buildings, bridges, structures, crossings, fixtures and improvements thereon, if any, situated in Portland, County of Cumberland, State of Maine (the "Premises") described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

This conveyance is subject to the following reservations, conditions, covenants and agreements:

- This conveyance is made without granting any right of way, either by necessity or otherwise, over any remaining land or location of the Grantor.
- The Crantor hereby reserves a permanent, exclusive right of way and easement in, on, over, under, across and or through the Premises for the purpose of accessing, constructing, installing, operating, maintaining, modifying, repairing, replacing, relocating and removing a telecommunications system or other system for transmission of intelligence or information by any means, whether now existing or hereafter devised, including such poles, pipes, wires, fibers, fiberoptic cables, repeater stations, attachments, appurtenances, structures or other equipment and property of any description necessary or useful for the same (the "Telecommunications Easement"). The Grantor further reserves the right to freely lease, license, mortgage, assign, pledge and otherwise alienate the Telecommunications Easement. The Grantee hereby covenants with the Grantor to recognize Telecommunications Easement and, without the payment of any further consideration, to execute, acknowledge and deliver such instruments suitable for recording with the registry of deeds as the Grantor may reasonably require to acknowledge title to the Telecommunications Easement in the Grantor. The Grantor covenants to reasonably repair and restore the surface of the easement area after any work.

- The Grantor excepts from this conveyance any and all railroad tracks, railroad track materials (including, but not limited to, ties, connections, switches and ballast) and/or related equipment of any description located in whole or in part within the Premises (the "Trackage") and this conveyance is subject to the right of the Grantor to enter the Premises from time to time and at any and all times within the ninety (90) day period commencing with and subsequent to the date of delivery of this deed, with such men, equipment and materials as, in the reasonable opinion of the Principal Engineering Officer of the GM Grantor, are necessary for the removal of the Trackage. Days during the months of December, January, February and March shall not be included in the aforesaid ninety (90) day period. If the Trackage is not removed from the Premises by the expiration of said ninety (90) day period the Trackage shall be deemed abandoned by the Grantor and shall then become the property of the Grantee.
- 4. The Grantor excepts from this conveyance any and all advertising signs and/or billboards located upon the Premises which are not owned by the Grantor. Of Furthermore, this conveyance is subject to the right of the owners of said signs and/or billboards to go upon the Premises and remove them within ninety (90) days from the date of delivery of this deed.
- 5. By the acceptance of this deed and as part consideration therefor, the Grantee hereby assumes any and all agreements, covenants, obligations and liabilities of the Grantor in respect to any underground facilities, drainage culverts, walls, crossings and/or other structures of any nature and description located in whole or in part within the Premises.
- By the acceptance of this deed and as part consideration therefor, the Grantee agrees to indemnify, defend and hold harmless the Grantor (including its officers, agents, directors, employees, shareholders affiliates) from and against any and all loss, liability, damage, cost and expense (including reasonable attorneys' fees) occasioned by or associated with any claims, suits and/or enforcement actions (including any administrative or judicial proceedings and any remedial, removal or response actions) ever asserted, threatened, instituted or requested by any person and/or governmental agency on (a) any release of oil or hazardous account of: materials or substances of any description on, upon or into the Premises in contravention of any ordinance, law or statute (including, but not limited to, the

Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. Section 9601, et seq., as amended); and (b) any and all damage to real or personal property, natural resources and/or harm or injury to persons alleged to have resulted from such release of oil or hazardous materials or substances.

- By the acceptance of this deed and as part consideration therefor, the Grantee hereby agrees to build and forever maintain fences (together with any necessary gates), suitable to the Principal Engineering Officer of the Grantor, along the boundaries of the Premises which are common to remaining land or location of the Grantor (the "Fences"), if Fences are ever required in the sole and reasonable opinion of said Principal Engineering Officer. If the Grantee fails to install, maintain, repair or replace the Fences within sixty (60) days after having been requested or ordered to do so by the said Principal Engineering Officer of the Grantor, then the Grantor shall have the right to so install, maintain, repair or replace the Fences. The Grantee further covenants and agrees that, upon the rendering of a bill for the expense of such installation, maintenance, repair or replacement of the Fences, the Grantee shall pay said bill in full within thirty (30) days from the date of receiving it. The Grantee further covenants and agrees that if said bill is not paid within thirty (30) days, it shall become subject to a finance charge computed at a periodic rate of 1.5% per month applied to the previous balance after deducting any current payment. If said finance charge is not lawful, then the finance charge shall then be the highest lawful amount which does not exceed said 1.5% per month charge. If the Grantee, for any reason whatsoever, fails to pay said bill (and finance charges, if applicable) the Grantee shall pay all Grantor's costs of collection, including reasonable attorneys' fees and expenses.
- 8. This conveyance is subject to the following restriction for the benefit of other land or location of the Grantor, to wit: that from the date of delivery of this deed, the Grantor shall not be liable to the Grantee or any lessee or user of the Premises (or any part thereof) for any damage to any buildings or property upon them caused by fire, whether communicated directly or indirectly by or from locomotive engines of any description upon the railroad operated by the Grantor, or otherwise.

- 9. By the acceptance of this deed and as part consideration therefor, the Grantee hereby agrees to make no use of the Premises which, in the sole and reasonable opinion of the Principal Engineering Officer of the Grantor, adversely affects, increases or decreases drainage to, from, upon or in any remaining land or location of the Grantor. The Grantee agrees to indemnify and save the Grantor harmless from and against any and all loss, cost, damage or expense including, but not limited to, the cost of defending all claims and/or suits for property damage, personal injury or death arising out of or in any way attributable to any breach of the foregoing covenants.
- 10. The Grantor excepts from this conveyance any and all overhead, surface or underground signal and communication line facilities of the Grantor located within the limits of the Premises and this conveyance is subject to the Grantor's use of any such facilities in their present locations and entry upon the Premises from time to time to maintain, repair, replace, renew, relay or remove such facilities.
- 11. Whenever used in this deed, the term "Grantor" shall not only refer to the PORTLAND TERMINAL COMPANY, but also its successors, assigns and affiliates and the term "Grantee" shall not only refer to the above-named Grantee, but also the Grantee's successors, assigns and grantees, as the case may be.
- 12. The several exceptions, reservations, conditions, covenants and agreements contained in this deed shall be deemed to run with the land and be binding upon the Grantee forever. In addition to the acceptance and recording of this deed, the Grantee hereby signifies assent to the said several exceptions, reservations, conditions, covenants and agreements, by joining in its execution.
- 13. By acceptance of this deed and as part consideration therefor, the Grantee hereby agrees that no structure or fence shall be expanded or built within twenty (20) feet of the centerline of the nearest abutting railroad track of the Grantor as shown on the deed plan recorded herewith, which plan is referenced in Exhibit A; except that the Grantor and Grantee agree that the present building as shown on said plan may remain and may be repaired and/or replaced from time to time, however the foundation and walls of the building shall not be extended any closer to the easterly boundary line as presently shown on said plan.

5,1

IN WITNESS WHEREOF, the said PORTLAND TERMINAL COMPANY has caused this release deed to be executed in its name and its corporate seal to be hereto affixed by David A. Fink, its President, thereunto duly authorized this 7th day of JANUARY, 1993.

GRANTOR: PORTLAND TERMINAL COMPANY

Marsia Staff Byens

By: David A. Fink, President

GRANTEE:

Witness limit.

Stephen E. Mardigan

Witness

- 6 -

STATE OF NEW HAMPSHIRE

Hillsborough, ss.

aniny 7 , 1993

Then personally appeared the above-named David A. Fink, the President of the PORTLAND TERMINAL COMPANY and acknowledged the foregoing release deed to be his free act and dead and the free act and deed of said PORTLAND TERMINAL COMPANY, before me.

Notary Public

My Commission Expires:

SEAL

STATE OF MAINE

Cumberland, ss.

January 7, 1993

Then personally appeared Stephen E. Mardigan the --

deed to be his/her free act and deed and the free act and deed of before me.

Notary Public:

My Commission Expires:

MICHELLE J. DUNHAM MOTARY PUBLIC, MAINE BY TOMMISSION EXPIRES JANUARY 23, 1998 SFAL

EXHIBIT "A" PORTLAND TERMINAL COMPANY TO

STEPHEN E. MARDIGAN
CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE

A certain lot or parcel of land situated on the easterly side of Forest Avenue in the City of Portland, County of Cumberland, State of Maine bounded and described as follows:

Beginning at a point on the easterly side of the property herein described, said point being distant 33.60 feet on a bearing of N 89° 40′ 10" W from a railroad monument on the main line of the Portland Terminal Company right-of-way at station 82+10.83;

Thence, S 00° 19′ 50° W parallel to and 33.60 feet distant from the centerline of said main line tracks a distance of 190.23 feet to a 5/8 inch iron rod set at the most southerly point of the property and Forest Avenue;

Thence, N 08° 00′ 20" W along said easterly side of Forest Avenue a distance of 373.04 feet to a 5/8 inch iron rod set;

Thence, N 85° 34' 15° E along land of Lee a distance of 53.70 feet;

Thence, S 02° 54′ 30" E along remaining land of the Grantor a distance of 44.12 feet;

Thence, S 87° 05' 30" W along remaining land of said Grantor a distance of 1.92 feet;

Thence, S 00° 19' 50" W along remaining land of said Grantor a distance of 139.16 feet to the point of beginning.

All said measurements being more or less, however bounded or described and all bearings being magnetic 1992. Said parcel containing an area of about 10,134 square feet and shown on a plan entitled: "Standard Boundary Survey, Portland Terminal Company to Stephen Mardigan, 684 Baxter Blvd., Portland, Maine" Date: December 31, 1992, Scale: 1"=40', prepared by Owen Haskell, Inc., to be recorded herewith.

Recorded
Cumberland Counts
Resistry of Deeds
01/13/93 03:41:00PM
John B. O'Brien
Resister

RELEASE

The STATE OF MAINE, acting by and through its Department of Transportation, with an address of State House Station Number 16, Augusta, Maine 04333, hereby releases all rights of first refusal and options to lease or purchase the herein-described property of the PORTLAND TERMINAL COMPANY. This release applies both to rights created by an agreement between the State of Maine and Guilford Transportation Industries, Inc., dated June 12, 1987, and those arising pursuant to 23 M.R.S.A. Section 7105. This release applies solely to the property described herein and shall not constitute a release or waiver of the rights of the State of Maine with respect to any other property or interest.

The property subject to this waiver is located in Portland, Maine, contains approximately 9,490± square feet of land and is more particularly described on a certain plan attached to this Release entitled: "Portland Terminal Co., Office of the Vice President, Engineering, Portland, ME, Land Sale Plan, Line:
________, V. S. 1A, Map 2, Mile Post: 3.10, Scale: 1"=100', Date: 1/5/90". The said plan is an excerpt from Federal Valuation Plans, Valuation Section 1A, Map 2, such plan being on file with both the State of Maine and said PORTLAND TERMINAL COMPANY.

IN WITNESS WHEREOF, the said STATE OF MAINE, acting by and through its Department of Transportation, has caused this instrument to be executed by Dana F, Connors, thereunto duly authorized, this 24/1 day of 1992.

SIGNED and SEALED IN THE PRESENCE OF:

DEPARTMENT OF TRANSPORTATION

Ву

Dana F. Coppe Commissioner

STATE OF MAINE COUNTY OF KENNEBEC, ss.

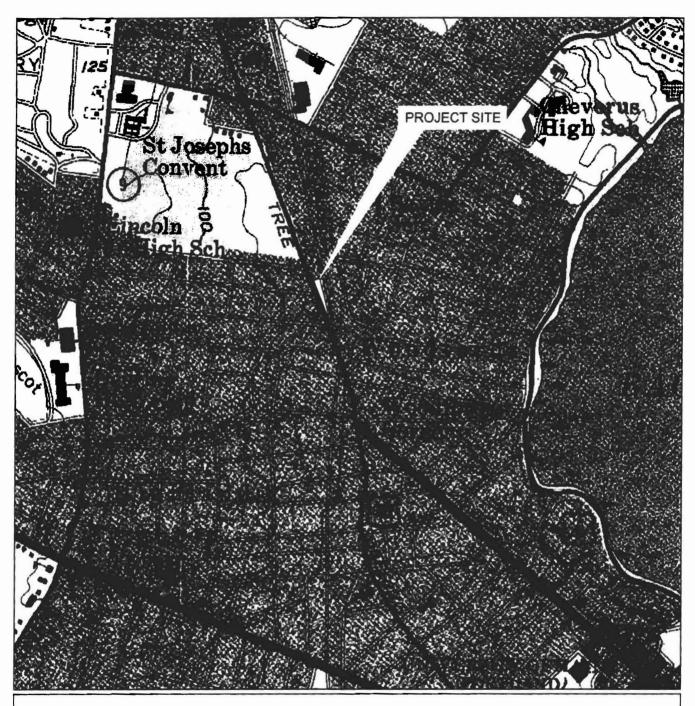
Nov. 24, 1992

Personally appeared the above-named Dana F. Connors, Commissioner, Department of Transportation, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the State of Maine.

Before me,

Notary Public
My Commission

Expires: 7-30-95





USGS LOCATION MAP 745 - 757 Forest Avenue Portland, Maine

SOURCE: USGS 7.5 MINUTE PORTLAND WEST QUADRANGLE

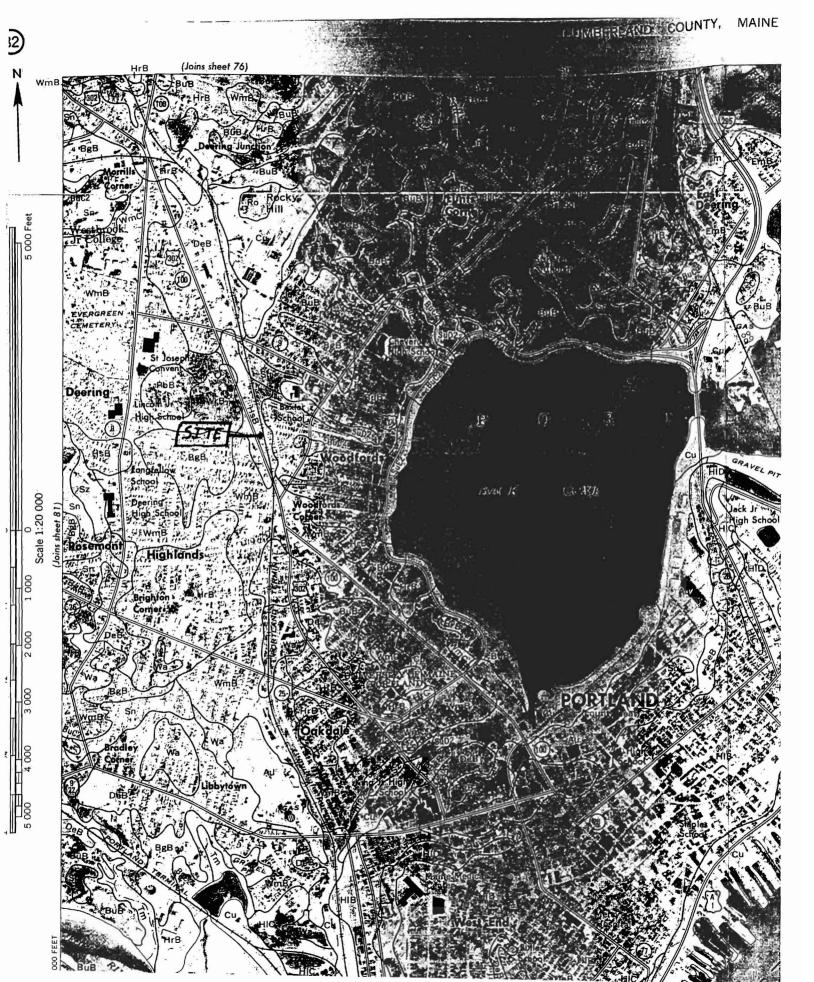
DeLuca-Hoffman Associates, Inc. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207 775 1121 DRAWN:

DED SRB

CHECKED: DATE: FILENAME:

APRIL 2008 2804.03-COV **FIGURE**

1





Development Review Application Portland, Maine

Department of Planning and Development, Planning Division and Planning Board

Address of Proposed Development: 757 Forest Avenue, Portland, Maine					
Address of Proposed Development. 737 Potest Avenue, Pottand, Maine					
Zone: B-2					
Project Name: Auto-Mart Automobile Dealership					
Existing Building Size: 0 sq. ft. Proposed Building Size: 1,650 +/- sq. ft. (1,289 +/- SF building raised in Dec 2006)					
Existing Acreage of Site: 10,134 sq. ft. Proposed Acreage		of Site: 10,134 sq. ft.			
Proposed Total Disturbed Area of the S		q. ft. *			
* If the proposed disturbance is greater Permit (MCGP) or Chapter 500, Stormw Protection (DEP).					
Tax Assessor's Chart, Block & Lot:	Property Owners N Mailing address:	ame/	Telephone #: 207-772-5555		
Chart # 130	Stephen Mardigan		Cell Phone #: N/A		
Block # K	460 Baxter Bouleva	rd	·		
Lot# 1	Portland, ME 0410	3			
Consultant/Agent Name, Mailing Address, Telephone, Fax, Cell #:	Applicant's Name/ Mailing Address:		Telephone #: 207-772-5555		
DeLuca-Hoffman Associates, Inc. Attn: Stephen R. Bushey, P.E.	Stephen Mardigan		Cell Phone #: N/A		
778 Main Street, Suite 8, So Portland, ME 04106 sbushey@delucahoffman.com	460 Baxter Bouleva				
Phone 207-775-1121, Fax 207-879-0896	Portland, ME 04103	3			
Fee for Service Deposit (all applications) X (\$200.00) Proposed Development (check all that apply)					
X New Building Building Addition Change of Use Residential Office Retail Manufacturing Warehouse/Distribution Parking lot Subdivision (\$500.00) + amount of lots (\$25.00 per lot) \$ + major site plan fee if applicable Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot) Traffic Movement (\$1,000.00) Storm water Quality (\$250.00) Section 14-403 Review (\$400.00 + \$25.00 per lot)					
Oiner	Other ~ Please see next page ~				

Major Development (more than 10,000 sq. ft.)
X Under 50,000 sq. ft. (\$500.00)
50,000 - 100,000 sq. ft. (\$1,000.00)
Parking Lots over 100 spaces (\$1,000.00)
100,000 - 200,000 sq. ft. (\$2,000.00)
200,000 - 300,000 sq. ft. (\$3,000.00)
Over 300,000 sq. ft. (\$5,000.00)
After-the-fact Review (\$1,000.00 + applicable application fee)
Minor Site Plan Review
Less than 10,000 sq. ft. (\$400.00)
After-the-fact Review (\$1,000.00 + applicable application fee)
Plan Amendments
Planning Staff Review (\$250.00)
Planning Board Review (\$500.00)
Billing Address: (name, address and contact information)
Stephen Mardigan
460 Baxter Boulevard
Portland, ME 04103

Submittals shall include seven (7) folded packets containing of the following materials:

- A. Copy of the application.
- B. Cover letter stating the nature of the project.
- C. Written Submittal (Sec. 14-525 2. (c), including evidence of right, title and interest.
- D. A standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
- E. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
- E. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
- F. In addition to the seven (7) sets of documents listed above, one (1) set of the site plans reduced to 11 x 17 must be submitted.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement'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.

This application is for site review <u>only</u>; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant:	Date:
Slighter Tury agent	4/9/08



Site Plan Checklist Portland, Maine

Department of Planning and Development, Planning Division and Planning Board

757 Forest Avenue - Stephen Mardigan Auto-Mart Automobile Dealership

	
Project Name, Address of Project	Application Number

The form is to be completed by the Applicant or Designated Representative:

Check Submitted	Site Plan Item	Required Information Section 14-525 (kg),c)
X	_ (1)	Standard boundary survey (stamped by a registered surveyor, at a	1
		scale of not less than 1 inch to 100 feet and including:	
X	_ (2)	Name and address of applicant and name of proposed development	a
X	_ (3)	Scale and north points	b
X	_ (4)	Boundaries of the site	С
X	_ (5)	Total land area of site	d
X	_ (6)	Topography - existing and proposed (2 feet intervals or less)	e
X	_ (7)	Plans based on the boundary survey including:	2
X	_ (8)	Existing soil conditions	a
N/A	_ (9)	Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	Ь
X	_ (10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	С
X	(11)	Approx location of buildings or other structures on parcels abutting the site	d
	- (/	and a zoning summary of applicable dimensional standards (example page 9 of pack	
X	(12)	Location of on-site waste receptacles	é
X	(13)	Public utilities	e
X	(14)	Water and sewer mains	e
X	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
X	(16)	Location and dimensions, and ownership of easements, public or private	f
	-	rights-of-way, both existing and proposed	
X	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
X	(18)	Parking areas	g
N/A	(19)	Loading facilities	g
X	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
X	(21)	Curb and sidewalks	g
X	(22)	Landscape plan showing:	h
X	(23)	Location of existing vegetation and proposed vegetation	h
X	(24)	Type of vegetation	h
X	(25)	Quantity of plantings	h
X	(26)	Size of proposed landscaping	h
X	(27)	Existing areas to be preserved	h
X	. (28)	Preservation measures to be employed	h
X	. (29)	Details of planting and preservation specifications	h
X	(30)	Location and dimensions of all fencing and screening	i
X	(31)	Location and intensity of outdoor lighting system	j
X	(32)	Location of fire hydrants, existing and proposed (refer to Fire Department checklist)	k
X	(33)	Written statements to include:	С
X	(34)	Description of proposed uses to be located on site	cl
X	(35)	Quantity and type of residential, if any	cl
X	(36)	Total land area of the site	c2
X	(37)	Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
N/A	(38)	General summary of existing and proposed easements or other burdens	c3
X	(39)	Type, quantity and method of handling solid waste disposal	c4
X	(40)	Applicant's evaluation or evidence of availability of off-site public facilities,	c5
	` ,	including sewer, water and streets	
X	(41)	Description of existing surface drainage and a proposed stormwater management	c 6
		plan or description of measures to control surface runoff.	с6

X X	(42) (43)	An estimate of the time period required for completion of the development A list of all state and federal regulatory approvals to which the development may be subject to. Include the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.					
X	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating reviewed the planned development and would seriously consider financing it approved.					
X	(48)	Evidence of applicant's rig other documentation.	Evidence of applicant's right title or interest, including deeds, leases, purchase options other documentation.				
N/A	(49)	A description of any unusu sites located on or near the	al natural areas, wildlife and fisheries habitats, or archaeologi site.	ical			
X	(50)	A jpeg or pdf of the propo	sed site plan, if available.				
X	(51)		plans shall be submitted digitally to the Planning Division, o format (*,dwg), release AutoCAD 2005 or greater.	n a			
Note: Depending on the information, including (b		te proposed development, the Pla	nning Board or Planning Authority may request additional				
- drainage patterns ar			- an environmental impact study				
 erosion and sedime a parking and/or treemissions a wind impact analy 	affic study	e used during construction	 a sun shadow study a study of particulates and any other noxious a noise study 				
Other comments:							



Conditional Use Application Department of Planning and Development Portland Planning Board

1.	Applicant Information:	2.	Subject Property:
	Stephen Mardigan		757 Forest Avenue
	Name		Address
	460 Baxter Boulevard		Portland, ME 04103
	Address		
	Portland, ME 04103		Map 130, BLock K, Lot 1
	207-772-5555 N/A		Assessor's Reference (Chart-Block-Lot)
	Phone Fax		
3.	Property Owner: X Applicant Other	4.	Current Zoning Designation(s):
	Same as above		B-2
	Name		
	Address		
	Phone Fax		
5.	Right, Title, or Interest: Please identify the status	of the applica	ant's right, title, or interest in the subject property:
	Owner (see attached deed - Book 10512,	Page 236)	
	Provide documentary evidence, attached to this appliproperty. (For example, a deed, option or contract to		
6.	Vicinity Map: Attach a map showing the subject pause. (Applicant may utilize the City Zoning Map or I	arcel and abut Parcel Map as	ting parcels, labeled as to ownership and/or current a source.)
7.	Existing Use:		
	Describe the existing use of the subject property:	mporarily dis	scontinued Auto-Mart automobile dealership
8.	Type of Conditional Use Proposed:		
	New building for automobile dealership in	B-2 zone	

- 9. Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)
- 10. Conditional Use Authorized by: Section 14- 183 (a)(5)
- 11. Standards Criteria for Conditional Use Appeal

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.
- 12. Application Fee: A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

X	Fee for Service Deposit (\$200.00)
	(Required for all applications in addition to the applicable application fee listed below)

X Conditional Use \$100.00

Legal Advertisements percent of total bill

Notices .55 cents each

(workshop and public hearing)

NOTE: Legal notices placed in the newspaper for the public hearing meeting are required by State Statue and local ordinance. The cost of any and all Newspaper advertisements, legal advertisements and Planning Board notices will be billed directly to the applicant.

13. Signature: The above information is true and accurate to the best of my knowledge.

Date of Filing

Signature of Applicant

Further Information: Please contact the Planning Division for further information regarding the conditional use process. Applicants are encouraged to make an appointment to discuss their conditional use before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the conditional use application which can provide additional background or contextual information, and describe the proposed conditional use and reasons for the request in a manner that best suits the situation.

Portland Planning Board, Portland, Maine- Effective: July 6, 1998



April 1, 2008

City of Portland Planning Department Portland, ME 04101

RE: Stephen Mardigan

To Whom It May Concern:

We have in file extensive financial information on Mr. Mardigan's personal and commercial holdings. Given the size and scope of the project currently under consideration on Forest Avenue, we are confident that he has ample resources to complete the required improvements to the property.

If you should have any questions or need further credit information, we would be happy to assist you in anyway we can. My direct telephone number is 207-698-6004.

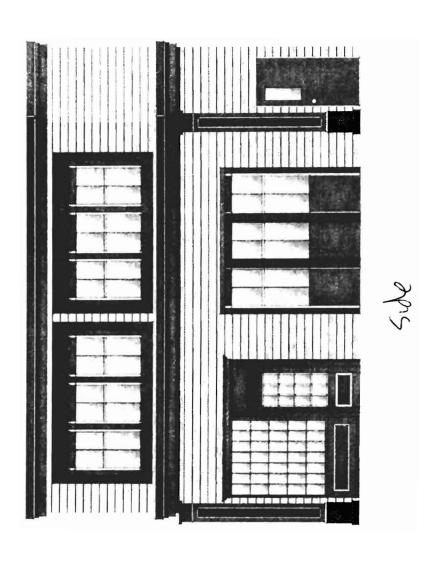
Sincercly,

Timothy F. Dargan Regional Vice President

Northeast Bank

/tfd

to the





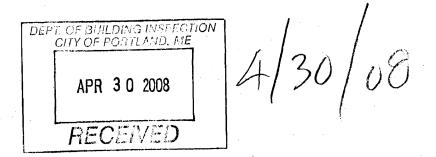
DeLUCA-HOFFMAN ASSOCIATES, INC. CONSULTING ENGINEERS

778 MAIN STREET SUITE 8 SOUTH PORTLAND, MAINE 04106 TEL. 207 775 1121 FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- LANDSCAPE ARCHITECTURE

April 30, 2008

Ms. Molly Casto, Planner City of Portland Planning Authority 389 Congress Street Portland, Maine 04101



Subject: Application for Major Site Plan Review and Conditional Use Permit 757 Forest Avenue – Avenue Auto Co. Automobile Dealership Owner/Applicant – Stephen Mardigan

Dear Molly:

Per our telephone discussion on Monday April 28th, we have made some minor modifications to the proposed site plan for 745-757 Forest Avenue. We would also like to note that the name of the proposed project is Avenue Auto Company. As suggested by Penny Littel, we offer the following information regarding the applicant's ability to obtain a State auto dealers license. Title 29-250 Chapter 103 Rules for Vehicle Dealers, Auctions, Transporters and Loaners outlines the following requirements for licensing dealer facilities.

Section	Requirements	Status at 745 Forest Ave.
29-250 Chap 103 Part I.A.1	The established place of	Applicant is proposing a new
	business shall be in a	permanent structure.
	permanent, enclosed	
	building.	
Part I.A.2	The display area shall	As indicated on the site plan the
	contain not less than 5,000	proposed site contains
	SF used exclusively for the	approximately 5,100 SF of
	display of vehicles offered	display area.
	for sale.	
Part I.A.3	The established place of	An office area is provided on the
	business shall have an	second floor of the proposed
	office, not less than 64 SF	building. The size is greater than
	in size.	100 SF in size.
Part I.A.4	Have reasonable business	Operating hours are proposed to
	hours.	be between 8:00 a.m. and 6:00
<u> </u>	<u></u>	p.m.

Ms. Molly Casto April 30, 2008 Page 2

Part I.A.5 and 6	Have a repair facility.	The proposed building contains two large entry doors to allow vehicles into the building where they may be displayed or repaired as necessary. The applicant does not intend to routinely provide repair services at this location; however, repair activities will not be precluded and all necessary equipment as required under Part I.A.6 will be available.
Part I.A.7	Display the license.	The applicant will comply with this requirement once the building is constructed.
Part I.A.8	Provide required signage.	The applicant proposes to install signage as depicted on the attached cut sheets.
Part I.A.9	Provide required record keeping.	The applicant intends to fully comply with this requirement.

The following additional information is also provided to address your comments relayed to our office over the phone.

- 1. An enclosed trash receptacle area has been added to the site plan between the parking area and the building. A detail for the wooden fence enclosure has been added to the detail sheet.
- 2. The current site plan relies on maintenance of the existing curb openings along Forest Avenue. The middle opening is proposed as the primary entrance into the site. A second opening is located on the south end of the site and will be used to allow ease of access in/out of the vehicle display area. A third opening is currently located at the north end of the site, in front of what will be the building space. Given the nature of the existing concrete sidewalk and street conditions, the applicant proposes no immediate changes to the curb/sidewalk at this location.
- 3. The applicant proposes site and building-mounted lighting. The site plan depicts the lighting locations. We will forward catalog cuts of the lights with their locations and photometrics when we receive them from the project electrician.
- 4. The site plan has been modified to clarify that a new wooden fence will be installed within the property boundary along the shared line with the railroad.

Ms. Molly Casto April 30, 2008 Page 3

- 5. We have discussed the installation of a timber guiderail along the street frontage with the applicant and concluded that a timber rail is not desirable from the applicant's perspective for it may conflict with the display of vehicles.
- 6. DeLuca-Hoffman Associates, Inc. has contacted the Portland Water District and the Portland Public Works Department regarding their ability to provide water and sewer service to the property. The site currently has service pipes for both water and sewer that previously connected to the former structure. These will be reconnected for the proposed structure. The water and sewer needs for the proposed building will be limited to domestic use only.

We trust this additional information satisfies your current informational needs and we look forward to placement on the Planning Board workshop agenda at your earliest convenience. Please contact this office with any staff questions and concerns.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Stephen R. Bushey,

Senior Engineer

SRB/sq/cmd/JN2804.03/Casto-4-29-08

Enc: Revised Site Plan

Capacity Request Letters to Portland Water District and Portland Public Works

c: Stephen Mardigan



ONLINE CERTIFICATIONS DIRECTORY

BXUV.U303 Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product
 manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each
 product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate
 methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - ANSI/UL 263

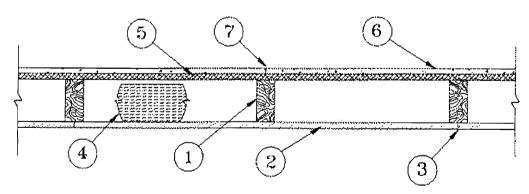
Design No. U303

July 23, 2008

Bearing Wall Rating - 1 Hr

Load Restricted for Canadian Applications — See Guide BXUV7





- 1. Wood Studs Nom 2 by 4 in. spaced 16 in. OC, effectively cross-braced.
- 2. **Gypsum Board*** 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints need not be backed by framing. Fastened to studs and plates with 1-7/8 in. long 6d cement coated nails spaced 7 in. OC or with 1-7/8 in. long Type S screws spaced 8 in. OC, or 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last srcrew 1 in. from edge of board. 54 in. widths applied horizontally.

CANADIAN GYPSUM COMPANY — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, WRC, WRX.

USG MEXICO S A DE C V — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, WRC or WRX.

- 3. **Joints** When tapered edge gypsum board is used, joints covered with joint compound and paper tape. As an alternate, gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced. When square-edge gypsum board is used, treatment of joints is optional.
- 4. Batts and Blankets* Min 3 in. thick mineral wool batts, friction fit between studs.

THERMAFIBER INC - Type SAFB

- 5. **Sheathing** Min 15/32 in. thick, 4 ft wide, wood structural panels, min grade "sheathing" applied vertically, with vertical joints centered over studs. Attached to studs with 10d galv nails 6 in. OC at the perimeter and 12 in. OC in the field. Sheathing fully covered with a weather resistive barrier.
- 6. **Cementitious Backer Units*** 1/2 or 5/8 in. thick, installed vertically or horizontally over the sheathing with vertical joints centered over studs. All joints offset min 12 in. from underlying sheathing joints. Fastened to studs and plates with corrosion resistant 2-1/4 in. long chamfered, ribbed wafer head screws with a minimum head diameter of .400 inches or 2-1/4 in. hot-dipped galvanized roofing nails spaced 8 in. OC.

UNITED STATES GYPSUM CO - Type DCB, DUROCK Exterior Cement Board or DUROCK Brand Cement Board.

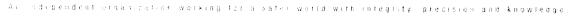
- 7. Joints Cement board joints need not be treated.
- 8. Vapor Retarder, Water Barrier or Weather Resistive Barrier (Optional, not shown) As required

*Bearing the UL Classification Mark

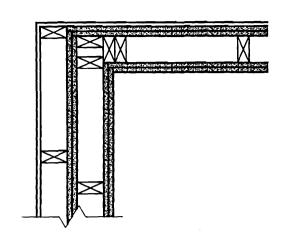
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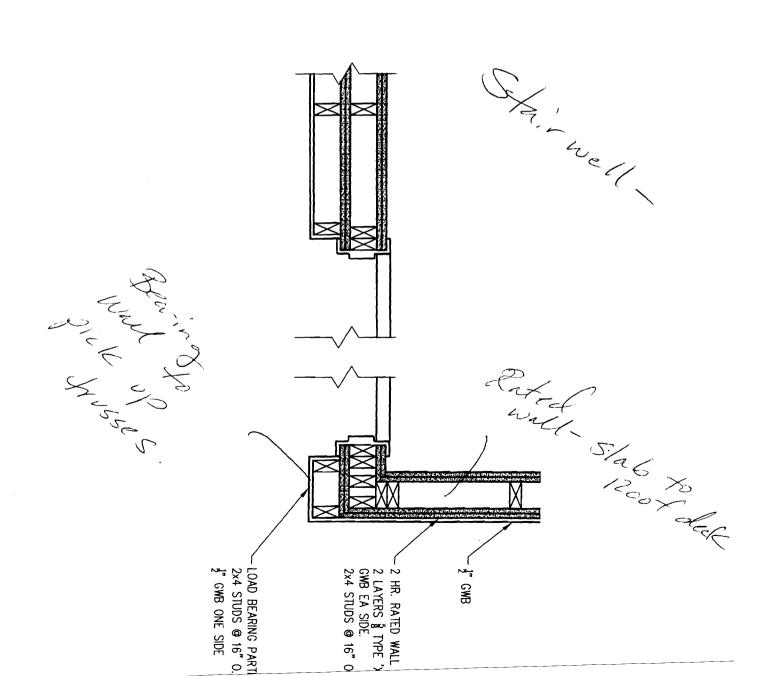
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From: To: Date: Subject:	"John Ossie" <jossie@cad-de-tech.com> <tmm@portlandmaine.gov> 12/3/2008 11:29:48 AM 745-757 Forest Ave.</tmm@portlandmaine.gov></jossie@cad-de-tech.com>
Hi Tammy,	
I got your messa	ges. Thanks
I have attached to	wo details.
One is the UL as:	sembly for the rated exterior wall (UL U303)
	ows the new bearing wall adjacent the rated stair wall.
·	ow if this will do the trick.
Thanks again.	
Regards, John Ossie	
Bus_cards 3	
_	

90.1 (2004) Standard

Section 1: Project Information

Project Type: New Construction

Project Title: Auto Mart

Construction Site: 745 Forest Avenue Portland, ME 04102 Owner/Agent: Steve Mardigan 726 Forest Avenue Portland, ME 04102

207-

Designer/Contractor:

John Ossie Cad-de-tech, LLC.

235 Riverside Industrial Parkway

Portland, ME 04074 207-329-6499

jossie@cad-de-tech.com

Section 2: General Information

Building Location (for weather data):

Portland, Maine

Climate Zone:

6a 7378

Heating Degree Days (base 50 degrees F):

7378 1943

Cooling Degree Days (base 50 degrees F): Building Type for Envelope Requirements:

Non-Residential

Vertical Glazing / Wall Area Pct.:

10%

DEC - 1

Activity Type(s)
Retail:Sales Area

Floor Area 3087

Section 3: Requirements Checklist

Envelope PASSES. Design 4% better than code

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Exterior Wall 1: Wood-Framed, 16" o.c.	3150	19.0	0.0	0.067	0.089
Window 1: Wood Frame:Double Pane, Clear, Fixed, SHGC 0.50	729			0.500	0.570
Door 1: Glass (> 50% glazing), Clear, SHGC 0.50	42			0.500	0.570
Exterior Wall 2: Wood-Framed, 16" o.c.	875	19.0	0.0	0.067	0.089
Floor 1: Slab-On-Grade:Unheated, Vertical 1 ft.	175		8.0		
Floor 2: Wood-Framed	1660	19.0	0.0	0.051	0.033
Roof 1: Other	1660			0.034	0.027

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

Insulation:

_ 1	. Open-blown o	r poured loose-	fill insulation has	s not been used	I in attic roof s	spaces with	ceiling slope g	reater than 3 in	12.

- ☐ 2. Wherever vents occur, they are baffled to deflect incoming air above the insulation.
- 3. Recessed lights, equipment and ducts are not affecting insulation thickness.
- ☐ 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. All exterior insulation is covered with protective material.
- 6. Cargo and loading dock doors are equipped with weather seals.

Fenestration and Doors:

┌┐ 7.	7. Windows and skylights are labeled and certified by the manufac	cturer for U-factor and SHGC.	
8.	3. Fixed windows and skylights unlabeled by the manufacturer ha	ve been site labeled using the default U-	factor and SHGC.
9.	 Other unlabeled vertical fenestration, operable and fixed, that a default U-factor and SHGC. No credit has been given for metal insulating spacers. 		=
A	Air Leakage and Component Certification:		
<u> </u>	10. All joints and penetrations are caulked, gasketed, weather-strip	ped, or otherwise sealed.	
11	11. Windows, doors, and skylights certified as meeting leakage req	uirements.	
□ 12	12.Component R-values & U-factors labeled as certified.		
<u> </u>	13. Building entrance doors have a vestibule equipped with self-clo less than 7 ft apart. Exceptions:	sing devices. Interior and exterior doors	in the closed position are no
	Buildings less than four stories above grade.		
	Building entrances with revolving doors.		
	Doors not intended to be used as a building entrance.		
	Doors that open directly from a space less than 3000 sq. ft.	in area.	
	Doors used primarily to facilitate vehicular movement or ma	terials handling and adjacent personnel o	doors.
☐ ¹⁴	14. Insulation installed according to manufacturer's instructions, in achieves the rated R-value without compressing the insulation.	•	g insulated, and in a manner that
Sec	ction 4: Compliance Statement		
other	inpliance Statement: The proposed envelope design represented iter calculations submitted with this permit application. The proposed uirements in COMcheck Version 3.6.0 and to comply with the man-	d envelope system has been designed to	meet the 90.1 (2004) Standard
•	,		
Johr			
Nam	me - Title Sigr	nature	Date

From:

"John Ossie" <jossie@cad-de-tech.com>

To:

<tmm@portlandmaine.gov>
11/24/2008 11:14:59 AM

Date: Subject:

745-757 Forest Ave,

Good Morning Tammy,

The attached PDF shows a portion of the relationship of the New and adjacent existing building.

The entire wall minus about 18-inches must be rated.

The rating should be 1-hour based on table 602, for Type V construction between 5 and 10 feet in use group B.

The maximum unprotected opening can be 10% of the exterior wall in accordance with table 704.8. The adjacent wall of the new building is about 728 SF which would allow us an opening of about 72 SF.

Please review and advise.

Thanks

Regards,

John Ossie

Bus_cards 3

New section

From:

Tammy Munson

To:

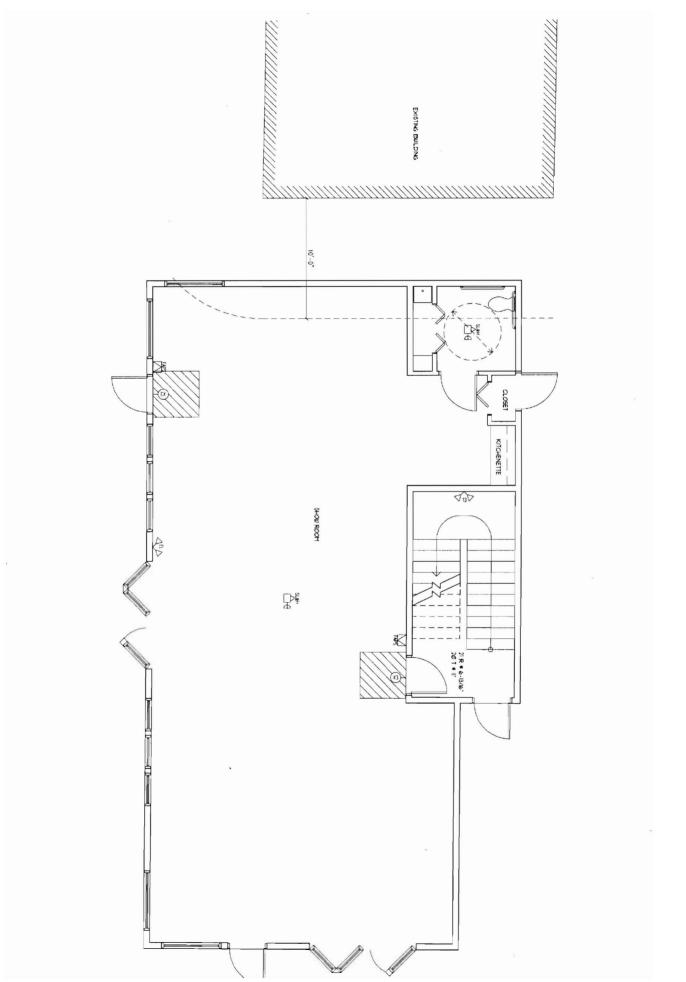
repo@fmccadd.com 10/28/2008 10:43:05 AM

Date: Subject:

745-757 Forest

I cannot begin a review on this plan until I receive a Certificate of Design and an Accessability Certificate. Please foward. Thank you.

Tammy Munson
Code Enforcement Officer/Plan Reviewer
City of Portland
Inspections Division
389 Congress Street Rm 315
Portland, Maine 04101
Office: (207)874-8706
tmm@portlandmaine.gov



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2003 INTERNATIONAL BUILDING CODE®

Plan Review # _					
Date:				13: 3	
			**	48.0	
Valuation:	8.8	e - E	2 ,200	- 000	(6)
			- N	5. v	

City, County, Township, etc.) BUILDING LOCATION: (Street address): BUILDING DESCRIPTION: SEVIAWED BY: Remarks to the period Laborate problem of the description of the problem of the period of t	
BUILDING LOCATION: (Street, address) BUILDING DESCRIPTION: REVIEWED BY	is in consulting
REWEWS ISY	Estrecionale
A BLEWEWEIN IGH	Enclosed
allongen halderedge out de gregories genomente en transmission de groupe de gregories de groupe de gregories d There are not service, or all de alle de alle de and transmission de groupe de gregories	in it consider
· · · · · · · · · · · · · · · · · · ·	<u>्वक्रिक्त</u>
CORRECTION LIST	Code
No. DESCRIPTION :	Section
745 Forest Ave	8
Allend A. II have a property to the second second	
DV Veted stire blocking - over 1000 SF- openwebt	
3) I hour vated wall- 705.5.1 + 704.5 474.8	
DY Com check for Insolution	
(5) Tempered glazing	
(Need rated doors on string	
De Hud separate blaving wall in vated springell	



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	CORRECTION LIST (cont'd.)				
No.	DESCRIPTION	Code Section			
•					
		-			

NOTES: N.R. — Not required N.A. — Not applicable

_
1/

ADMINISTRATION (Chapter 1)

Complete construction documents (106.1, 106.2)

Signed/sealed construction documents (106.1, State laws vary)

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

OCCUPANCY CLASSIFICATION (302.0-312.0)

for review (602.1.1)

Single Occupancy (302.1)

Mixed Occupancy (302.3)



Incidental use areas (302.1.1)

Accessory use areas (302.2)

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 occupancy or nonseparated mixed occupancies. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed occupancies.

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area, At (Table 503)	100%	
% Increase for frontage, If (506.2)	+%_	Frontage (506.2) — — — — — — — — — — — — — — — — — — —
% Increase for automatic sprinklers, I_s (506.3)	+%	Total Frontage (F)ft. Perimeter (P)ft.
Total percentage factor	= %	Width of open space (W) =
Conversion factorTotal percentage factor	÷ 100%	% Frontage increase (I _f) = $I_f = 100 \left[\frac{F}{P} - 0.25 \right] \frac{W}{30}$

CASE 1 — SINGLE OCCUPANCY OR NONSEPARATED USES (302.3.1)

Using Table 503, identify the allowable height and area of the single occupancy or the most restrictive of the nonseparated mixed occupancies. Construction types that provide an allowable tabular area equal to or greater than the adjusted building area and allowable heights (as modified by Section 504) equal to or greater than the actual building height are permitted.

DETERMINE CONSTRUCTION TYPE	CHECK ALLOWABLE AREA (506.4)
Actual building area <u>3528</u> ft ²	Allowable area per floor (Aa)
Adjusted building areaft ²	conversion factor x = ft ² = ft ²
Actual building height 23 feet 2 stories	Total floor area (all stories)ft ²
Allowable building height 40 feet 2 stories	Allowable floor area (all stories)
Permitted types of construction <u>5B</u>	$\frac{1}{\text{Allowable area per floor}} \times \frac{1}{\text{number of stories}} = \frac{1}{\text{ft}^2}$
Type of construction assumed 55	Allowable area per floor number of stories (A_a) (maximum 3)

CASE 2 — MIXED OCCUPANCY SEPARATED USES (302.3.2)

Using Table 503, identify the allowable height and area of each of the separated uses within the building. Construction types that provide, for each story of the building, tabular areas (as modified by Section 506) which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504) equal to or greater than the actual height of the use are permitted

mitted. Story	Group	Actual floor area	Adjusted floor area*		ctual eight	Allowabl height	е
		ft ²	ft ²		ft stories _	ft	storie:
		ft ²	ft ²			ft	
		-tt ²	ft ²			ft	
	14	$ tt^2$	ft ²			ft	
	/ / ·	π ft ²	π ft ²	1 1		ft ft	
							_
- Adj	usted floor ar						_
Allow. tal	b. area, <i>A, (T</i>	able 503)				=	≤ 1.0
*Adjusted floor	area = actual flo	or area ÷ conversion f	actor				
CH	HECK ALLOW	/ABLE AREA (506	6.4)				
Allowable ar	ea per floor (/	A_a)					
	x	=	ft ²	Permitted typ	es of construction		
conversion fa	actor tabular a	= rea <i>(Table 503)</i>		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Total floor ar	ea (all stories)	ft ²		truction assumed		
Allowable flo	or area (all st	ories)		for review ((602.1.1)		
	×	, =	ft ²	Compliance v	verified (Mixed Occ. Se	enarated)	
Allowable area (A _a)		umber of stories (maximum 3)		oompilarioo .	ionnica (minea coo. co		
. (^ 'a/		(maximam o)	MEフラANII	NES (505)			
λ / λ	Area lim	itation <i>(505.2)</i>	MEZZAM	1 / /	Openness <i>(505.4</i>))	
MA		, ,		7) / 12			
- 	Egress (,		10 [1	Equipment platfor	ms (505.5)	•
		UN	LIMITED AREA	BUILDINGS (507)	•	
	Unsprink	dered, one story (507.1)		High-hazard use g	groups <i>(507.6)</i>	
/	Sprinkler	ed, one story <i>(50)</i>	7.2)	_ / (Aircraft paint hang	uar <i>(507 7</i>)	
	,	ı (507.3)	,	1. / 1	· · · · · · · · · · · · · · · · · · ·	, ,	
	<u>.</u>	_ 		- N	Group E buildings		
1	Reduced	open space (507.	4)		Motion picture thea	aters <i>(507.9)</i>	
<u> </u>	Group A-	3 buildings <i>(507.5</i>)				
			SPECIAL PROV	'ISIONS (508)			
	Special co	ondition applicable	(508.1)		Compliance verified	d	
SPECIA	L DETAILE	D REQUIREM	ENTS BASE	D ON USE	AND OCCUPANC	Y (Chapter	4)
	ALL BUILDING				Standpipe system	•	,
	Egress (40	02.4, 402.11)			Smoke control (40)		
+:	Mall width	(402.5)		X	Kiosk requirements	,	
11/	Unlimited a	area <i>(402.6)</i>		N	Emergency voice/a	, ,	
J '	Fire separa	ations <i>(402.7)</i>			(402.12, 402.13)		
		sprinkler system (4	402 R) -		Plastic signs (402.7	14)	
	, wonate	Spinimor Dyoteill (*	.02.0)		.		

Fire department access (402.15)

HIGH-RISE B	UILDINGS (403)	OTHER SPEC	IAL USE AND OCCUPANCY
	Automatic sprinkler system (403.2)		Underground structures (405)
	Fire-resistance rating reduction (403.3)	. / \	Motor vehicle related occupancies
	Automatic fire detection (403.5)		(406, 508)
- N/ F	Emergency voice/alarm systems (403.6)		Group I-2 (407)
	Fire department communication (403.7)		Group I-3 (408)
	Fire command center (403.8)		Motion picture projection rooms (409)
	Elevators (403.9)		Stages and platforms (410)
	Standby power (403.10)		Special amusement buildings (411)
	Emergency power (403.11)		·
	Stairway doors (403.12)		Aircraft-related occupancies (412)
	Smokeproof exit (403.13)		Combustible storage (413)
ATRIUMS (40	4)		Hazardous materials (307.9, 414)
	Atrium use (404.2)		Groups H-1, H-2, H-3, H-4, and H-5
11/2	Automatic sprinkler system (404.3)		(415)
<u>N</u>	Smoke control (404.4)		Application of flammable finishes (416)
	Enclosure (404.5)		Drying rooms (417)
	Standby power (404.6)	4	Organic coatings manufacturing (418)
	Interior finish (404.7)		organio ocalingo mananacia mig (170)
	Travel distance (404.8)	·	
FIRE	FIRE PROTECTION E-RESISTANCE-RATED CONSTRUC	•	• • •
		·	MENTS (Table 601)
	indicates required rating in hours. NC ombustible construction required.	BOILDING ELE	MENTS (Table 601)
- Z			Structural frame (714)
COMBUSTIBIL	Construction classification (602) ITY (602.2, 602.3, 602.4, 602.5, 603)		Interior bearing walls
,	Exterior walls		Interior nonbearing walls
	Interior elements		Floor construction (711)
	Roof		Roof construction (711)
FIRE-RESISTAI	NCE RATINGS AND FIRE TESTS (703)	EXTERIOR WAL	LS (507, Table 602, 704, 706.6)
Ratings / Combustibility (703.2, 7		Fire	North East South West
	Alternative methods (703.3, 718, 720, 721)	separation distance	·
	, , , ,, ,,	Bearing	

EXTERIOR	WALLS (continued)	OTHER FIRE RESISTANT CONSTRUCTION
	Opening protection (704.8, 704.12, 704.14)	Fire walls (705)
	Vertical fire spread protection (704.9, 704.10)	Fire partitions (708)
	Parapets (704.11)	Smoke barriers (709)
FIRE BARR	IERS (706)	Smoke partitions (710)
	Shaft enclosures (706.3.1)	Penetrations (712)
	Exit enclosures (706.3.2, 706.3.3)	Fire resistant joint systems (713)
	Horizontal exits (706.3.4)	Opening protectives (715)
	Incidental use areas (706.3.5)	Dampers (716)
	Mixed occupancy and fire area separations (706.3.6, 706.3.7)	Concealed spaces (717)
SHAFTS (70	07)	Thermal and sound-insulating materials (719)
- N-1	Exceptions (707.2)	(,,,,,,
	Construction (707.3 - 707.14)	
	INTERIOR FINI	SHES (Chapter 8)
	Smoke development (803.1)	Floor finish (804)
	Flame spread (803.1)	Decorations and trim (805)
	Non-textile finish (803.2)	
	FIRE PROTEC	TION (Chapter 9)
AUTOMATIC (Where require	SPRINKLER SYSTEMS (903) ed)	Additional required systems (Table 903.2.13)
- i 	Assembly (A-1, A-2, A-3, A-4, A-5) (903.2.1)	International Fire Code (IFC 903.2.13)
NX	Educational (E) (903.2.2)	AUTOMATIC SPRINKLER SYSTEMS* (903) (Design)
<u> </u>	Factory/Industrial (F-1) (903.2.3)	Shop drawings (106.1.1.1)
	High-hazard (H-1, H-2, H-3, H-4, H-5) (903.2.4)	NFPA 13 system (903.3.1.1)
	Institutional (I-1, I-2, I-3, I-4)	NFPA 13R system (903.3.1.2)
	(407.5, 903.2.5)	NFPA 13D system (903.3.1.3)
	Mercantile (M) (903.2.6)	Quick-response and residential heads
	Residential (R) (903.2.7)	(903.3.2)
	Storage/Repair garage (S-1) (903.2.8)	Actuation (903.3.4)
	Parking garages (903.2.9)	Water suply (903.3.5)
	Windowless story (903.2.10.1)	Hose connections (903.3.6, 903.3.7)
	Rubbish and linen chutes (903.2.10.2)	Sprinkler monitoring and alarms (903.4, 907.13)
	Buildings over 55 ft. high (903.2.10.3)	* Also see Fire Code Sprinkler Plan Review Record

Incidental use areas (302 1 1)

ALTERNAT SYSTEMS	IVE AUTOMATIC FIRE-EXTINGUISHING (904)		Single/multiple station smoke alarms (907.2.10)
	Installation (904.3)	-	High rise buildings (907.2.12)
	Wet-chemical systems (904.5)		Atriums (907.2.13)
	Dry-chemical systems (904.6)		Other buildings/areas
/h	Foam systems (904.7)		(907.2.11, 907.2.14 - 907.2.23)
1/1	Carbon dioxide systems (904.8)		A AND DETECTION SYSTEMS (907)
1 / F	Halon systems (904.9)		Residential smoke alarm power source
01	Clean-agent systems (904.10)		(907.2.10.2)
	Commercial cooking systems (904.2.1, 904.11)		Residential smoke alarm interconnection (907.2.10.3)
STANDPIPE	SYSTEMS (905)	-1/A	Location/Power supply/Wiring (907.3 - 907.5)
	Installation standards (905.2)		Activation/Presignal/Zones
	Building height (905.3.1)		(907.6 - 907.8)
	Group A <i>(905.3.2)</i>		Alarm notification appliances (907.9)
	Covered malls (905.3.3)		Detectors (907.10 - 907.12)
	Stages (905.3.4)		Monitoring (907.14)
	Underground buildings (905.3.5)	EMERGENCY	ALARM SYSTEMS (908)
-\	Helistops/heliports (905.3.6)		Detection system applicable
	Hose connections and locations (905.1, 905.4, 905.5, 905.6)	SMOKE CON	(908.1 - 908.6) FROL SYSTEMS (909)
	Cabinets (905.7)		Where required (402.9, 404.4, 405.5,
	Dry standpipes (905.8)	,	408.8, 410.3.7.2, 1019.1.8, 1024.6.2.1)
	Valve supervision (905.9)		Design requirements (909.1 - 909.4)
PORTABLE FI	RE EXTINGUISHERS (906)	1	/ Smoke barriers (909.5)
	Required locations - IFC (906.1)		Pressurization method (909.6)
	AND DETECTION SYSTEMS (907)		Airflow method (909.7)
(Where require	d) 967.2.2 Not (1907.11) Construction documents (907.1.1)		Exhaust method (909.8)
	Assembly (A-1, A-2, A-3, A-4, A-5)		,
1	(907.2.1)		Equipment/Power (909.10, 909.11)
	Business (B) (907.2.2)		Detection and control (909.12 - 909.18)
1	Educational (E) (907.2.3)		Smokeproof enclosures (909.20)
1	Factory (F-1, F-2) (907.2.4)		Underground buildings (909.21)
1	High-hazard (H-1, H-2, H-3, H-4, H-5) (907.2.5)	SMOKE AND HE	EAT VENTS (910)
11/	Institutional (I-1, I-2, I-3, I-4) (907.2.6)		Requirements (910.1 - 910.3)
	Mercantile (M) (907.2.7)		Mechanical alternative (910.4)
	Residential (R-1, R-2) (907.2.8, 907.2.9)	FIRE COMMAND	CENTER (911)
	(111,112) (007.2.0, 007.2.3)	_	Features (911.1)

Features (911.1)

OCCUPANT NEEDS (Chapters 10, 11, 12)

MEANS OF EGRESS (Chapter 10)

OCCUPA	NT LOAE	O (1004.1.2	2 and Table	1004.1.2)		CAPACITY OF EGRESS COMPONENTS (1005.1 and Table 1005.1)
Location	Floor Area	Sq.ft./ ÷ person	Occt. = load	Other occt. loads	Total	Egress width (inch/occupant)
	Alea	person	1044	10443		Stairways
						Other egress components
						CAPACITY
						Other egress Location Stairways components
						
		<u> </u>				
						
						NUMBER OF EXITS (1018.1, 1018.2)
						Location Required Shown
			-			
					-	
			•			
						

MEANS OF EGRESS (continued)

GENERAL MEANS OF EGRESS

Design requirements	Door landings/Thresholds/Arrangement (1008.1.4 -1008.1.7)
Means of egress illumination (1006)	Door hardware (1008.1.8, 1008.1.9)
Exit signs (1011)	Stairways (1009)
Accessible means of egress (1007)	Handrails (1009.11)
Means of egress doors	
(1008.1-1008.1.2)	Roof access (1009.12)
Special doors/Gates/Turnstiles (1008.1.3, 1008.2, 1008.3)	Ramps (1010)
	Guards (1012)
EXIT ACCESS	
Door number and arrangement (1013.2, 1014.1, 1014.2)	Egress balconies (1013.5, 1015.3)
Exit access travel distance	Corridors (1016)
(1013.3, 1015.1) Aisles (1013.4)	Air movement in corridors (1016.4)
	DOF
EXITS / EXIT DISCHA	HGE
Exits/Exit doors (1017, 1018)	Horizontal exits (1021)
Interior exit stairways (1019)	Exterior exit ramps/stairways (1022)
Exit passageways (1020)	Exit discharge (1023)
OTHER MEANS OF EGI	RESS
Miscellaneous egress requirements (1014.3 - 1014.6)	Assembly aisles & features (1024.6 -1024.15)
Bleachers (1024.1.1)	Emergency escape and rescue (1025)
Assembly exits & egress (1024.2 - 1024.5)	
ACCESSIBILITY* (Chapt	er 11)
Scoping requirements (1103)	_ Dwelling units and sleeping units (1107)
Accessible route (1104)	Special occupancies (1108)
Accessible entrances (1105)	Features and facilities (1109)
Parking and passenger loading (1106)	Signage (1110)

^{*}Also see Accessibility Plan Review Record

INTERIOR ENVIRONMENT (Chapter 12)

Ventilation openings (1203)	Sound transmission (1207)
Temperature control (1204)	Interior space dimensions (1208)
Lighting (1205)	Access to unoccupied spaces (1209)
Yards or courts (1206)	Surrounding materials (1210, 2509)
	PE (Chapters 13*, 14, 15) ion Code Plan Review Record
EXTERIOR WA	ALLS (Chapter 14)
Performance requirements (1403)	Exterior wall coverings/MCM's (1405, 1407)
Materials (1404)	Combustible material restrictions (1406)
ROOF ASSEMBLIES AND ROC	OFTOP STRUCTURES (Chapter 15)
Weather protection (1503)	Materials (1506)
Flashing (1503.2, 1507.2.9, 1507.3.9,	Roof coverings (1507)
1507.5.6, 1507.7.6, 1507.8.7, 1507.9.8)	Roof insulation (1508)
Performance requirements (1504)	Rooftop structures (1509)
Fire classification (1505)	Reroofing (1510)
STRUCTURAL SYSTE	MS (Chapters 16, 17, 18)
STRUCTURAL D	ESIGN (Chapter 16)
STRUCTURAL DESIGN CALCULATIONS	Live load reduction
Submitted for all structural members (106.1, 106.1.1)	(1603.1.1, 1607.9, 1607.10) Roof live loads (1603.1.2, 1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS	Roof snow loads (1603.1.3, 1608)
(1603)	Ground snow load, <i>Pg (1608.2)</i>
Uniformly distributed floor live loads (1603.1.1, 1607) Floor Area Use Loads Shown	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
Flour Alea Ose Loads Shown	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
	If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
	Roof thermal factor, Ct (Table 1608.3.2)

Sloped roof snowload, Ps (1608.4)

DESIGN LOADS (continued)	Seismic design category (1616.3)
Wind loads (1603.1.4, 1609)	Basic seismic-force-resisting system (Table 1617.6.2)
Design option utilized (1609.1.1, 1609.6)	Response modification coefficient, R,
Basic wind speed (1609.3)	and deflection amplification factor, C_d (Table 1617.6.2)
Building category and wind importance factor, I _w (Table 1604.5, 1609.5)	Analysis procedure (1616.6, 1617.5)
Wind exposure category (1609.4)	Design base shear (1617.4, 1617.5.1)
Internal pressure coefficient (ASCE 7)	Flood loads (1603.1.6, 1612)
Component and cladding pressures (1609.1.1, 1609.6.2.2)	Flood hazard area (1612.3)
Main force wind pressures (1609.1.1,	Elevation of structure
1609.6.2.1)	Other loads
Earthquake design data <i>(1603.1.5, 1614 - 1623)</i>	Concentrated loads (1607.4)
Design option utilized (1614.1)	Partition loads (1607.5)
Seismic use group ("Category")	Impact loads (1607.8)
Spectral response coefficients, S_{DS} & S_{D1} (1615.1)	Misc. loads (<i>Table 1607.6</i> , <i>1607.6.1</i> , 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)
Site class (1615.1.5)	
QUALITY ASSURAN	ICE (Chapter 17)
 Approvals/Research report(s) <i>(1703,</i> 	Wall panels and veneers/EIFS (1704.10, 1704.12)
Owner's special inspection program specified (1704.1.1)	Sprayed fire-resistant materials (1704.11)
Prefabricated items (1704.2)	Quality assurance plan - Seismic/Wind (1705, 1706)
Steel construction (1704.3)	,
Concrete construction (1704.4)	Seismic resistance (1707)
Masonry construction (1704.5)	Structural testing/Observations (seismic) (1708, 1709)
Wood construction (1704.6)	Testing (other) (1710 - 1715)
Prepared fill and foundations (1704.7, 1704.8, 1704.9)	
SOILS AND FOUNDATION	ONS (Chapter 18)
Soils investigations/Reports	Footings and foundations (1805)
Soil classification (1802.3)	Retaining walls (1806)
Excavation, grading and fill (1803)	Dampproofing and waterproofing (1807)
Load-bearing values (1804)	Foundations (other types) (1808 - 1812)

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

Plain and reinforced concrete design/construction standard specified (1901.2, 1908)	Hot weather and cold weather curing specified (1905.12,1905.13)
Construction documents (1901.4)	Seismic design (1910)
Minimum concrete strength (Table 1904.2.2[2])	Slab provisions (1911)
MASONRY	(Chapter 21)
Design method, construction standard specified (2101.2)	Cold weather and hot weather construction specified (2104.3, 2104.4)
Construction documents (2101.3)	Seismic design (2106)
Construction materials (2103)	Glass unit masonry (2110)
Mortar type (2103.7)	Fireplaces/Heaters/Chimneys (2111, 2112, 2113)
STEEL (C	Chapter 22)
Structural steel design/construction standard specified (2205)	Cold-formed steel design/construction standard specified (2209)
Open-web steel joist design/construction standard specified (2206)	Light framed cold-formed steel design/ construction standard specified (2210)
Steel cable structures (2207)	Wind/seismic design of light-framed,
Steel storage racks (2208)	cold-formed steel shear walls (2211)
WOOD (C	Chapter 23)
Design method option used (2301.2)	Heavy timber construction (2304.10)
MATERIAL STANDARDS / CONSTRUCTION REQUIREMENTS (2303 - 2306)	Shear walls and diaphragms (2305, 2306)
Lumber (2303.1.1)	CONVENTIONAL LIGHT-FRAME CONSTRUCTION
Wood I-joists (2303.1.2)	(2308)
Glue laminated timbers (2303.1.3)	Limitations satisfied (2308.2)
Wood structural panels (2303.1.4, 2304.6, 2304.7)	Wind/Seismic requirements (2308.2.1, 2308.2.2, 2308.11, 2308.12)
Fiber-, hard-, & particle-, boards	Braced walls (2308.3, 2308.9.3)
(2303.1.5 - 2303.1.7) Decay and termite protection	Foundation anchorage (2308.3.3, 2308.6)
(2303.1.8, 2304.11)	Floor joists (Tables 2308.8[1], 2308.8[2])
Structural composite lumber (2303.1.9)	Wall studs (Table 2308.9.1)
Fire-retardant-treated wood (2303.2)	Girders (Tables 2308.9.5, 2308.9.6)
Hardwood plywood (2303.3)	Ceiling joists (Tables 2308.10.2[1],
Metal plate connected trusses (2303.4)	2308.10.2[2])
Joist hangers and connectors (2303.5)	Roof rafters (Tables 2308.10.3.[1] - 2308.10.3[6])
Fasteners and fastening	L 1/

NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

GLASS AND GLAZING (Chapter 24)

Sloped glazing and skylights (2405)	Safety glazing (2406, 2407, 2408, 2409)
GYPSUM BOARD	AND PLASTER (Chapter 25)
Gypsum board materials (2506, Table 2506.2)	Plaster (2507, 2508, 2510 - 2513)
PLAST	TIC (Chapter 26)
FOAM PLASTIC INSULATION (2603)	Special approval (2603.8)
Labeling (2603.2, 2603.5.6)	MISCELLANEOUS PLASTICS
Surface-burning characteristics (2603.3, 2603.5.4)	Interior finish and trim(2604)
Thermal barrier (2603.4)	Plastic veneer (2605)
Exterior walls/Roofs (2603.5, 2603.6)	Light-transmitting plastics (2606 - 2611)
BUILDING SERVICES	S* (Chapters 27, 28, 29, 30)
ELEVATORS AND CON	VEYING SYSTEMS (Chapter 30)
Construction standard specified (300)	·
Hoistway enclosures (3002)	Conveying systems (3005)
Opening protectives (3002.1.1)	Machine rooms (3006)
Emergency operations (3003)	
Also see Electrical (Ch.27), Mechanical (Ch.28) and P	lumbing (Ch 29) Plan Review Records
	CONDITIONS (Chapters 31, 34) RUCTION (Chapter 31) PEDESTRIAN WALKWAYS AND TUNNELS (3104)
Awnings and canopies/Marquees	Construction and use (3104.3, 3104.4)
(3105, 3106)	Separation (3104.5, 3104.10)
Signs <i>(3107)</i>	Public way (3104.6)
Radio and television towers (3108)	Egress/Ventilation
Swimming pool enclosures (3109)	(3104.7 - 3104.9, 3104.11)
EXISTING STRUC	TURES (Chapter 34)
Additions, alterations, repairs (3403)	Accessibility (3409)
Fire escapes <i>(3404)</i>	Compliance alternatives (3410)
Change of occupancy (3406)	

BUILDING EVALUATION SUMMARY (Table 3410.7)

Existing occupancy			Proposed occupancy	ı	
Year building was constructed _					nt in feet
Type of construction			A	*	
Percentage of frontage		_	Corridor wall rating		
Completely suppressed:	Yes	No			
Compartmentation:	Yes	No			
Fireresistance rating of vertical of	pening enclosure				
Type of HVAC system		,	serving number of floors		
Automatic fire detection:	Yes		type and location		
Fire alarm system:	Yes	No,	type		
Smoke control:	Yes	No,			
Adequate exit routes:	Yes	No	Dead ends:	Yes	
Maximum exit access travel dista		<u> </u>	Elevator controls:	Yes	No
Means of egress emergency ligh	ıting: Yes	No	Mixed occupancies:	Yes	
Safety	,	Fire	Means		General
parameters		safety (FS)	of egress (I	VIE)	safety (GS)
3410.6.1 Building height					•
3410.6.2 Building area					
3410.6.3 Compartmentation			· .		
3410.6.4 Tenant and dwelling un	it separations				
3410.6.5 Corridor walls					
3410.6.6 Vertical openings					
3410.6.7 HVAC systems					
3410.6.8 Automatic fire detection	1		•		
3410.6.9 Fire alarm system					
3410.6.10 Smoke control		* * * *			
3410.6.11 Means of egress		* * * *			
3410.12 Dead ends		* * * *			
3410.13 Max. exit access travel of	distance	* * * *			
3410.6.14 Elevator control					
3410.6.15 Means of egress emer	rgency lighting	* * * *			
3410.6.16 Mixed occupancies			* * * *		
3410.6.17 Automatic sprinklers			÷ 2=		
3410.6.18 Incidental use area pro	otection				
Building score — total value		_			
* * * * No applicable value to be in	nserted.				
1,					
	BUILDING SAI	FETY EVALUAT	TION SCORE (Table 3410	7. <i>9)</i> 	
Formula Table 341	0.7	Table 3410.8	Score	Pass	Fail
FS-MFS ≥ 0	(FS) —	<u> </u>	(MFS) =		
ME-MME ≥ 0	(ME)	-	(MME) =	-	
	(GS) —	-	(MGS) =		
GS-MGS ≥ 0					
GS-MGS ≥ 0 FS = Fire Safety		MES	= Mandatory Fire Safety	V	
FS = Fire Safety		MFS MMF	Mandatory Fire SafetyMandatory Means of		
		MFS MME MGS	Mandatory Fire SafetyMandatory Means ofMandatory General S	Egress	

Compliance verified

Appendices adopted (101.2.1)

Statement of Special Inspections

Project:	Avenue Auto Co. Annex		
Location:	745-757 Forest Ave. Portland, Maine	e	
Owner:	Steve Mardigan		
Design Pro	ofessional in Responsible Charge:	Bruce W. MacLeod, PE	
Special Insp Inspection s the identity	nent of Special Inspections is submitted pection and Structural Testing requirements applicable to this project as we of other approved agencies to be rest of Special Inspections encompass the form Structural Architectural	ents of the Building Code. ell as the name of the Sp tained for conducting the	It includes a schedule of Special pecial Inspection Coordinator and ese inspections and tests. This
the Building discrepancie discrepancie the Register	Inspection Coordinator shall keep recog Official and the Registered Designes shall be brought to the immediates are not corrected, the discrepancies red Design Professional in Responsible tor of his or her responsibilities.	gn Professional in Res te attention of the Con shall be brought to the att	ponsible Charge. Discovered tractor for correction. If such tention of the Building Official and
Interim repo Responsible	orts shall be submitted to the Build e Charge.	ing Official and the Re	gistered Design Professional in
	ort of Special Inspections documenting fany discrepancies noted in the inspectopancy.		
Job site safe	ety and means and methods of construc	ction are solely the respon	sibility of the Contractor.
Interim Repo	ort Frequency: 1		or \square per attached schedule.
Prepared by Bruce W. M.	acLeod, PE		BRUCE W. *
Signature	M.)	11/5/08 Date	MACLEOD No. 5422 CENSE SSIONAL Design Professional Seal
Owner's Aut	horization:	Building Official's Acc	ceptance:
Signature	Date	Signature	Date
	· · · · · · · · · · · · · · · · · · ·	- 10	540

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of

Schedule of Inspection and Testing Agencies

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

Soils and Foundations Cast-in-Place Concrete Precast Concrete Masonry Structural Steel Cold Formed Steel Framing	Spray Fire Resistant Material Wood Construction Exterior Insulation and Finish System Mechanical & Electrical Systems Architectural Systems
Cold-Formed Steel Framing	Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
Special Inspection Coordinator Bruce W. MacLeod	MacLeod Structural Engineers, PA	404 Main Street Gorham, Maine bruce@macleodengineers.com
2. Inspector Crase Constedig Matt	S.W. Cole	Aubuen, Me. Gray ME
3. Inspector		
4. Testing Agency Mall	S.W. Cole	Auboray Mes. Gray ME
5. Testing Agency		
6. Other		

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.

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Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category

1

Quality Assurance Plan Required (Y/N)

no

Description of seismic force resisting system and designated seismic systems:

Light wood framed load bearing shear walls

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust)

100

Wind Exposure Category

В

Quality Assurance Plan Required (Y/N)

No

Description of wind force resisting system and designated wind resisting components:

Light wood framed load bearing shear walls

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

NA

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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 if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the *Agency Number* on the Schedule.

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

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.

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

Exterior Design Institute (EDI) Certification

EDI-EIFS EIFS Third Party Inspector

Other

Soils and Foundations

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations S.W. Cole	PE/GE	Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report. Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill
2. Controlled Structural Fill S. W. Cole	PE/GE	Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material. Inspect placement, lift thickness and compaction of controlled fill. Test density of each lift of fill by nuclear methods (ASTM D2922) Verify extent and slope of fill placement.
3. Deep Foundations	PE/GE	Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria. Inspect piles for damage from driving and plumbness. Verify pile size, length and accessories. Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.
4. Load Testing		
4. Other:		

Cast-in-Place Concrete

Item	Agency # (Qualif.)	Scope
1. Mix Design	ACI-CCI ICC-RCSI	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.
2. Material Certification		
3. Reinforcement Installation	ACI-CCI ICC-RCSI	Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters
4. Post-Tensioning Operations	ICC-PCSI	Inspect placement, stressing, grouting and protection of post- tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations.
5. Welding of Reinforcing	AWS-CWI	Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required.
6. Anchor Rods		Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.
7. Concrete Placement	ACI-CCI ICC-RCSI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
8. Sampling and Testing of Concrete	ACI-CFTT ACI-STT	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).
9. Curing and Protection	ACI-CCI ICC-RCSI	Inspect curing, cold weather protection and hot weather protection procedures.
10. Other:		

Wood Construction

Item	Agency # (Qualif.)	Scope
Fabricator Certification/ Quality Control Procedures Fabricator Exempt		Inspect shop fabrication and quality control procedures for wood truss plant.
2. Material Grading		
3. Connections Bruce Machead	PE	
4. Framing and Details		
5. Diaphragms and Shearwalls		Inspect size, configuration, blocking and fastening of shearwalls and diaphragms. Verify panel grade and thickness.
6. Prefabricated Wood Trusses		Inspect the fabrication of wood trusses.
7. Permanent Truss Bracing		
8. Other:		

Instructions - Preparation of the Statement of Special Inspections

1. Who Prepares the Form:

The program of inspection and testing for a project should be prepared by the Registered Design Professional (RDP) that is in responsible charge of the building system requiring inspections and testing. The Structural Engineer of Record (SER) should prepare the sections required for the structural elements such as foundations, concrete, structural steel, etc. The Architect and MEP Engineer of Record should prepare the corresponding sections of the SSI for the building systems that they are responsible for. For further explanation, please refer to the "Guide to Special Inspections and Quality Assurance".

2. The Front Page:

- 2-1. At the top of the page indicate the project name and location as they appear on the Contract Documents, provide the Owner's name (individual, private company, municipality, government agency, etc.), and indicate the Design Professional In Responsible Charge. This should be the RDP in responsible charge of the building systems for which this Statement of Special Inspections is being prepared. See explanation in item 1 above.
- 2-2. Next, read the first paragraph and check the box below indicating the discipline(s) that this SSI will encompass (Structural, Architectural, Mechanical/Electrical/Plumbing, or Other).
- 2-3. After reading the remaining paragraphs, the RDP must indicate the frequency of "Interim Reports" required from the Special Inspection Coordinator for the project. This can be indicated directly on the page, i.e. "weekly", or the adjacent box can be checked to attach a more specific schedule.
- 2-4. Near the bottom of the page, the RDP must print, sign, and date the form, and stamp the form with their professional seal in the box provided.
- 2-5. The Owner or Owner's agent must sign and date the front page after the SSI has been completed by the RDP.
- 2-6. The Building Official must sign and date the form upon acceptance.

3. Page 2 – Schedule of Inspection and Testing Agencies:

- 3-1. The top of the page lists all of the categories of building systems with a box next to each. The RDP must check the boxes for <u>only</u> the building systems that are going to be covered in this SSI. A completed inspection program page must be attached for each building system that is checked off. (See instruction #5 below.)
- 3-2. The chart below is where the members of the Special Inspection Program are listed. Their names, addresses, telephone numbers, and emails should be filled out in the appropriate boxes. If the Inspectors and Testing Agencies have not been determined yet, the RDP can fill in the boxes with "To Be Determined".

4. Page 3 – Quality Assurance Plan:

- 4-1. The RDP must review sections 1705 and 1706 in Chapter 17 of the IBC to determine if the project requires a Quality Assurance Plan for the seismic force and wind force resisting systems and components.
- 4-2. The RDP must indicate whether or not a Quality Assurance Plan is required by filling in the information requested on the page. It is only necessary to provide descriptions

of the seismic and wind force resisting systems if it is determined that a Quality Assurance Plan is required.

- 5. Inspection Program Pages For Each Building System:
 - 5-1. There is a page attached for each building system where the RDP identifies the inspection requirements of each system. Fill out the pages for only the building systems included in this SSI. <u>Do not</u> include blank pages for building systems not covered under this SSI.
 - 5-2. Indicate the inspection or testing firm (Agency #) that will perform each inspection task. The Agency # is the number listed next to the Inspector or Testing Laboratory on the chart on page 2 of the SSI.
 - 5-3. Indicate the required qualifications of the Inspector for each inspection. A list of qualifications of Inspectors and testing technicians is provided on page 4 of the SSI for reference. The RDP may require additional qualifications beyond the ones listed if they feel it is appropriate. Suggested qualifications have been included for consideration. The RDP must determine what qualifications are appropriate for the particular project and confirm that the selected agency employs individuals with the specified qualifications.
 - 5-4. The scope of each inspection must be filled in by the RDP. The editable text provided in italics reflects the code mandated minimum inspection requirements designated in section 1704 of IBC Chapter 17. The editable text does <u>not</u> include the inspections requirements for seismic and wind resisting systems listed in sections 1705 through 1708. The RDP must determine if the project falls under the requirements of sections 1705 to 1708 and add the required inspections to the building systems. The final scope of the inspections required for the project must be determined by the RDP.
 - 5-5. Descriptions of all inspections must include the required frequency of each inspection or test.



Accessibility Building Code Certificate

Bruce Willackerod, Pt. 745-757 Forest AVE
New Building for
USED CAR SALES OPPICES
covering the proposed construction work as described above have b

en conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

(SEAL)

Title:

MocLead Structural Engineers, PA

Garham, Me 04038

NOV

207-839-0980



Certificate of Design Application

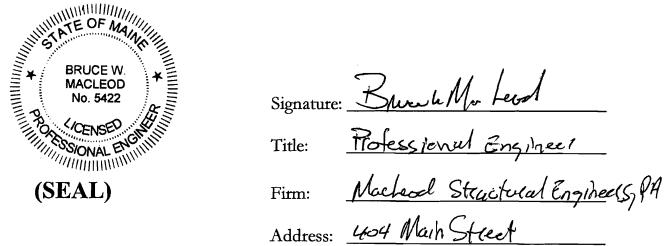
From Designer:	Bruce W. Man	clearles	
•		2 1000 J.L.	
Date:	11/5/08		
Job Name:	AVENUE AUTO	CO. ANNEX	
Address of Construction:	745-757 FC	REST AVE	
	2003 Internation	al Building Code	
Cons	struction project was designed to	the building code criter	ia listed below:
Building Code & Year 200	3 IBC Use Group Classificat	tion (s)	
Type of Construction	unprotected		
Will the Structure have a Fire s	appression system in Accordance wi	th Section 903.3.1 of the 2	2003 IRC NO
Is the Structure mixed use?	If yes, separated or non	separated or non separated	d (section 302.3)
	Geotechnical/Soils repo		
		1	
Structural Design Calculation	ns		_ Live load reduction
Submitted for a	ıll structural members (106.1 – 106.11)		_ Roof live loads (1603.1.2, 1607.11)
Desire I and an Comaton of	D	-42psR	_ Roof snow loads (1603.7.3, 1608)
Design Loads on Construction Uniformly distributed floor live los			_ Ground snow load, Pg (1608.2)
	Loads Shown DOS + 1200SF PAIRT.	_ 42pst	_ If $P_g > 10$ psf, flat-roof snow load P_f
<u> </u>	300 12751 1	10	_ If $P_g > 10$ psf, snow exposure factor, G
		1 ()	_ If $P_g > 10$ psf, snow load importance factor, I_f
			_ Roof thermal factor, $_{G}$ (1608.4)
		42 psf	Sloped roof snowload, _{P3} (1608.4)
Wind loads (1603.1.4, 1609)			_ Seismic design category (1616.3)
	ilized (1609.1.1, 1609.6)	Shearwalls	Basic seismic force resisting system (1617.6.2)
Basic wind speed	,	7/4.5	Response modification coefficient, R and
	and wind importance Factor, table 1604.5, 1609.5)		deflection amplification factor $_{Gl}$ (1617.6.2)
Wind exposure co	,	Simplified	_ Analysis procedure (1616.6, 1617.5)
to.16 Internal pressure co	efficient (ASCE 7) dding pressures (1609.1.1, 1609.6.2.2)	0.047	_ Design base shear (1617.4, 16175.5.1)
	essures (7603.1.1, 1609.6.2.1)	Flood loads (18	803.1.6, 1612)
Earth design data (1603.1.5, 1	,		_ Flood Hazard area (1612.3)
Simplified 1617 Besign option uti			_ Elevation of structure
F C Seismic use group		Other loads	
3.5.4	coefficients, SDs & SD1 (1615.1)		_ Concentrated loads (1607.4)
Site class (1615.1.5)		Partition loads (1607.5)
			_ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404



Certificate of Design

Date:	<u>u/5/08</u>	
From:	Bruce W. Macheod, 80	
	or specifications covering construction work on: -757 Forest AUE, Portland, Me	
	,	

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



Address: 404 Wash Steet

Gorhan Me.

Phone: 207-839-0980

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

Memorandum **Department of Planning and Development Planning Division**



To:

Assessors Office

Leslie Kaynor- Department of Public Services

Phil DiPierro- Planning

David Margolis-Pineo- Department of Public Services

Todd Merkle- Department of Public Services Jeff Tarling- Department of Public Services

Marge Schmuckal- Zoning

From: Molly Casto, Planning Division

Date:

September 8, 2008

Re:

Avenue Auto Automobile Dealership- 745-757 Forest Avenue

Major site plan

Distribution of approved plans Application #: 2008-0045

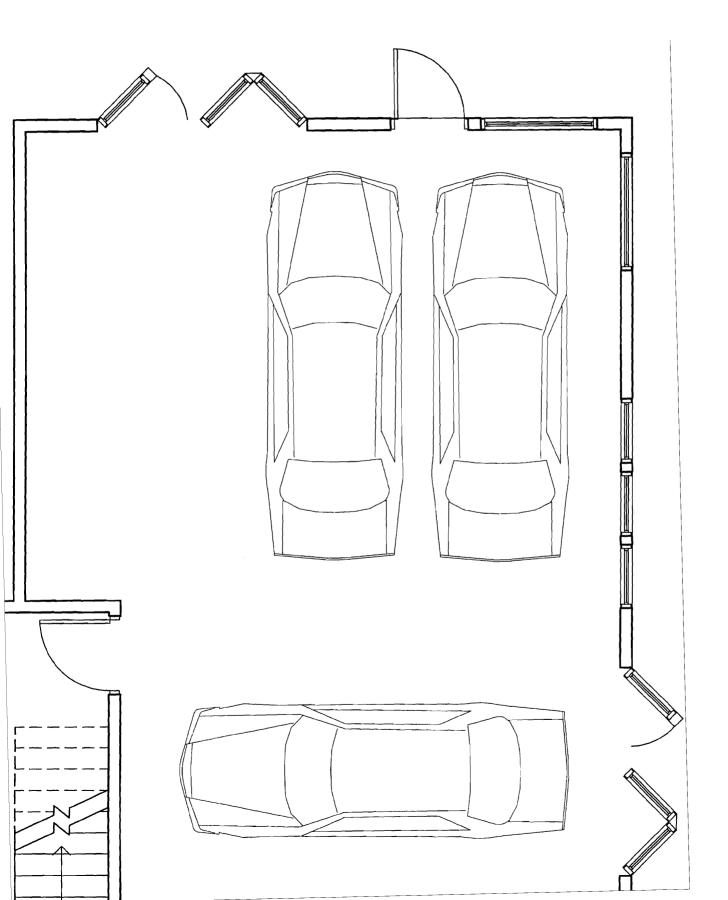
CBL: 130-K-1

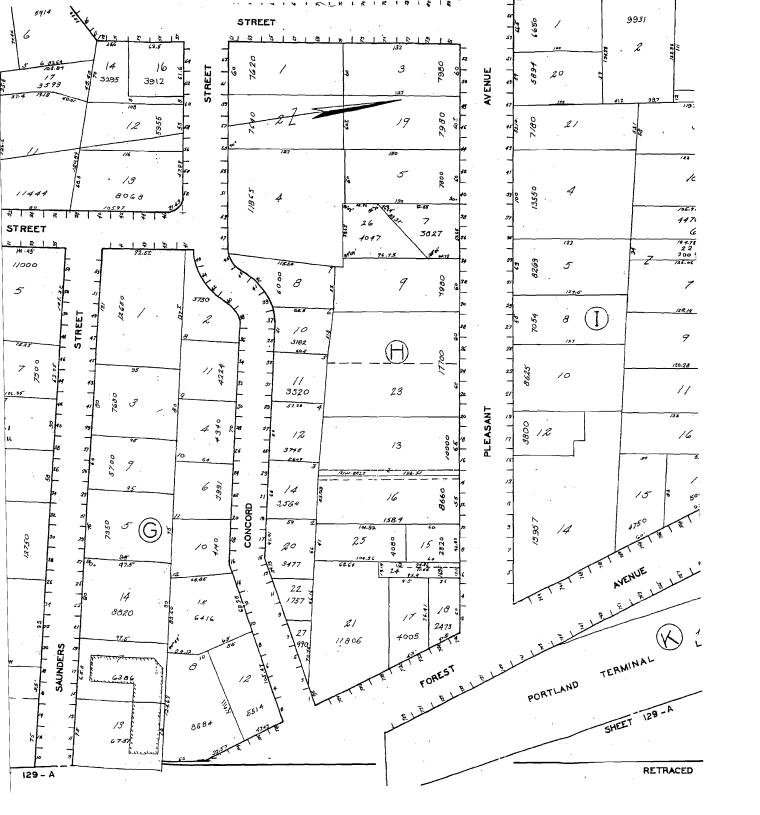
DEPT. OF EMPLOYING PERFECTION CITY OF POSTLAND, ME 8 2008

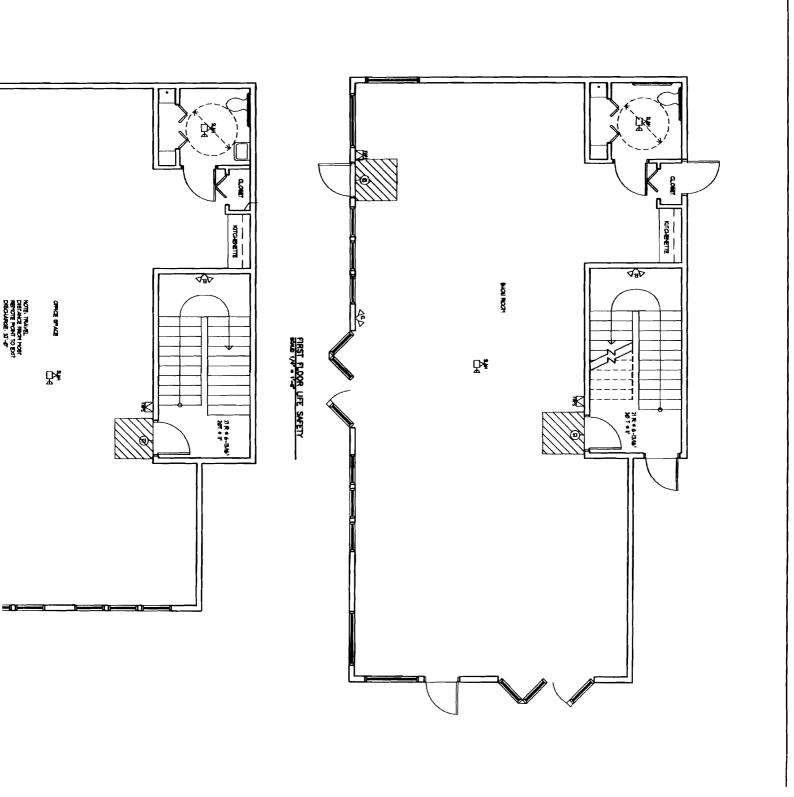
Attached are the approved site plans for Avenue Auto- 745-757 Forest Avenue. The proposal includes the development of an auto dealership. The site formerly included a 1,289 +/- s.f. automobile dealership that was demolished in December, 2006. The applicant proposes to construct a 1,650 s.f., two story building and to make associated site infrastructure and landscaping improvements.

The Planning Board approved the site plan on July 8, 2008.

Feel free to contact me if you have any questions.

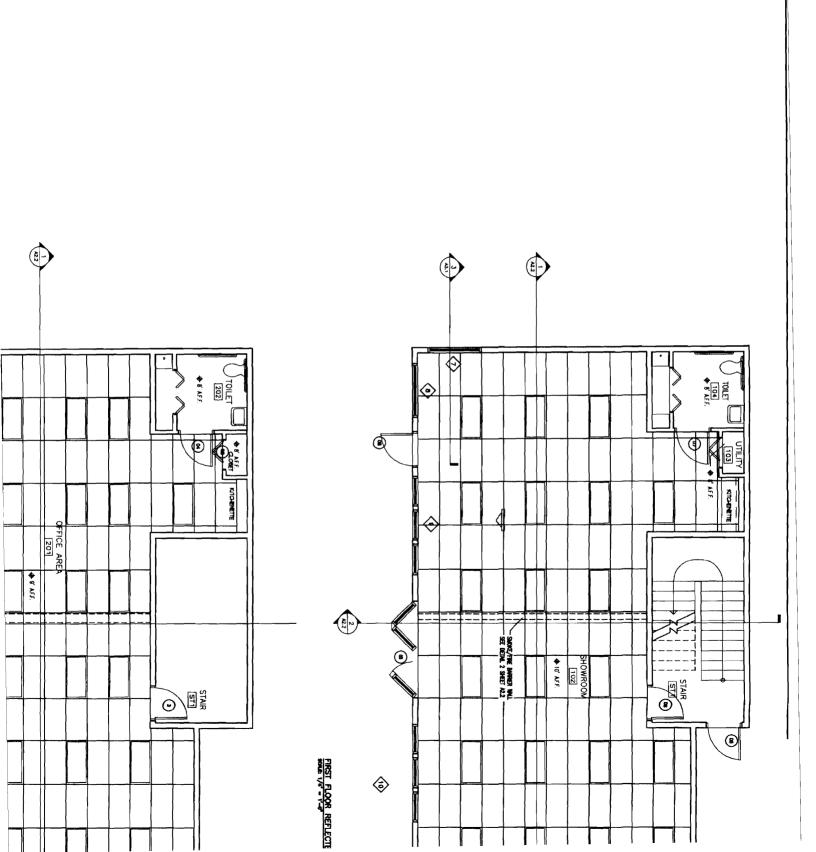


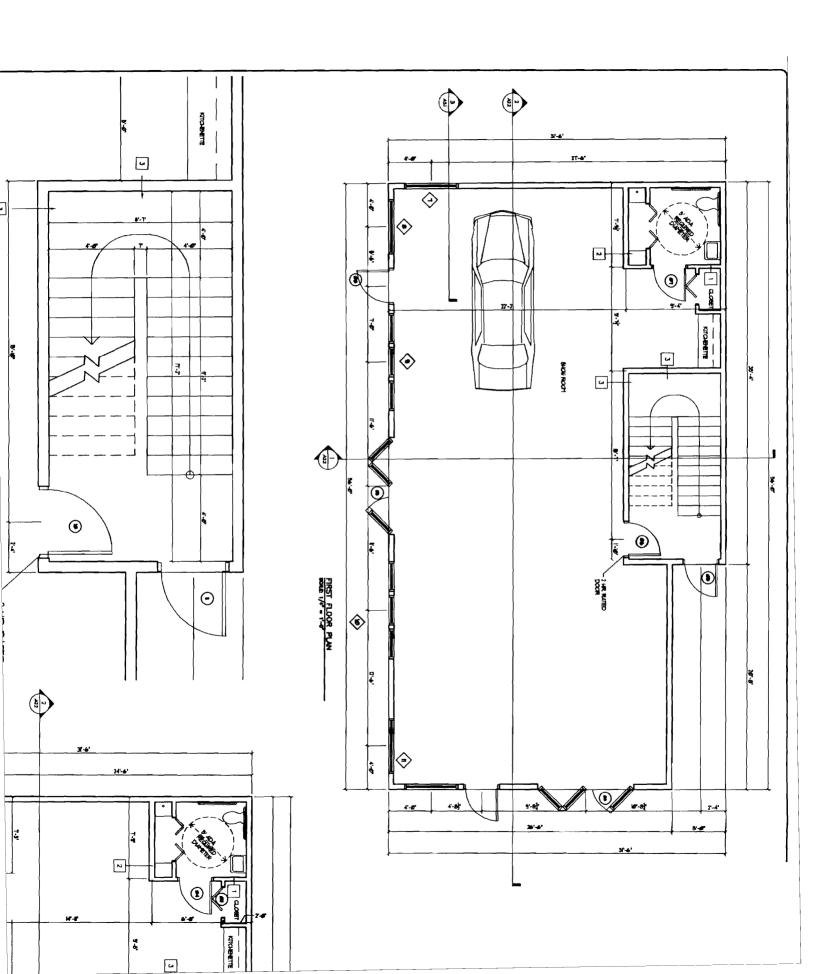


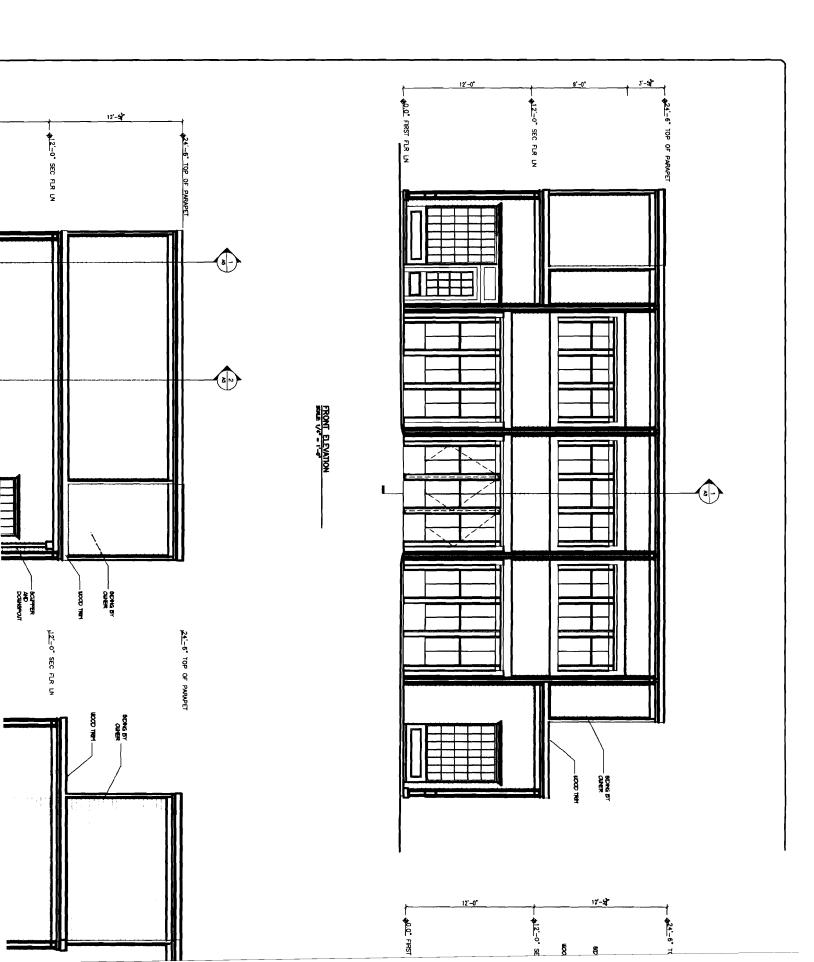


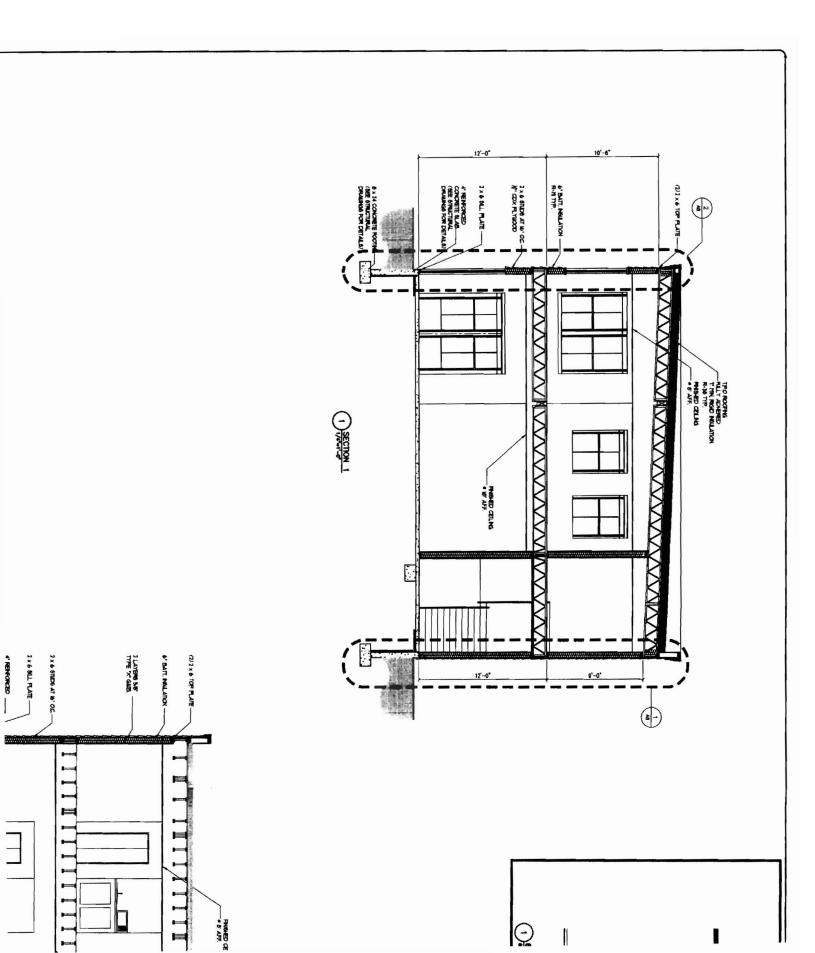
2X4 WOOD 97UD —

NON-









ORTLAND, MAINE

APPROVAL

CCUPANCY

GOVERNING BODY DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT CITY OF PORTLAND PLANNING AUTHORITY CITY HALL CONGRESS STREET PORTLAND, MAINE 04101 (207)879-330 ATTN: BARBARA BARHYDT

BUILDINGS AND CODE ENFORCEMENT OFFICE CITY OF PORTLAND, CITY HALL CONGRESS STREET (207)874-8300

STATUS SUBMITTED BY ENGINEER ON BEHALF

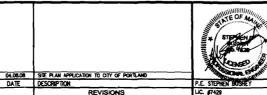
TO BE SUBMITTED BY OWNER/GENERAL CONTRACTOR

GEND

SURVEY CONTROL POINT

EXISTING PROPOSED PROPERTY BOUNDARY CONTOUR LINE EDGE OF PAVEMENT MONUMENT FOUND SILT FENCE NOW OR FORMERLY UTILITY POLE UTILITY LINE BUILDING TELEPHONE MANHOLE dian SEWED MANHOLE BOLL ARD DRAIN MANHOLF CATCH RASIN INLET SEDIMENT BARRIER CURR STORM DRAIN MANHOLE WATER VALVE STORM DRAIN LINE TREELINE EXISTING TREE TO BE REMOVED LIGHT POLE (UNLESS NOTED) EXISTING TREE TO REMAIN EXISTING BUILDING GRANITE CURB CATCH BASIN RITLIMINOUS CURR **EXISTING CONTOUR** UNDERGROUND TELEPHONE LINE SEWER LINE STORM DRAIN LINE WATER LINE GAS LINE EDGE OF PAVEMENT

- ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERRIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING SHALL BE
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE PROJECT SPECIFICATIONS, AND THE CITY OF PORTLAND TECHNICAL STANDARDS.
- 8. TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM CITY OF PORTLAND AERIAL SURVEY, ELECTRONIC DATA PROVIDED BY CITY OF PORTLAND GIS DEPARTMENT AND SURVEY DATA PROVIDED BY BACK BAY BOUNDARY SURVEYING AND OWEN HASKELL, INC.
- 9. BOUNDARY SURVEY INFORMATION TAKEN FROM A PLAN PREPARED BY OWEN HASKELL, INC. TITLED "STANDARD BOUNDARY SURVEY 757 FOREST AVENUE, PORTLAND, MAINE PORTLAND TERMINAL COMPANY TO
- 10. FEMA MAP COMMUNITY PANEL NUMBER 2300510007B
- 11. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED IN THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL THE PROPERTY WHICH APPEARS IN THE RECORD OF THE PLANNING BOARD PROCEEDINGS ARE CONDITIONS OF THE APPROVAL NO CHANGE FROM THE CONDITIONS OF APPROVALS IS PERMITTED UNLESS AN AMENICED PLAN IS TREST SUBMITTED TO AND
- 12. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCO).
- 13. ALL PARKING STALLS SHALL BE MARKED OFF BY 4° SOLID YELLOW LINES EXCEPT AS SHOWN ON THE
- 14. ALL CURB SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS HOTED ON THE PLANS: GRANTE AND BTUMINOUS CONGRETE CURB SHALL MEET THE REQUIREMENTS OF MANE OPPARTMENT OF TRANSPORTATION SPECIFICATIONS SOCIAL SHALL DOLD A AND CITY OF PORTLAND TECHNICAL STANDARDS.
- 15. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.
- 16. BUILDING SUMMARY: PROPOSED 1.650 S.F.
- 17. THE FACILITY IS SERVICED BY PUBLIC WATER, SEWER AND OVERHEAD UTILITIES.
- 18. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC WORKS INSPECTION SEMICES DIVISION (674-8300 EXT. 8888), CODE DIFFORCEMENT OFFICE AND DEVELOPMENT REVIEW COORDINATOR IN WITHOUT THREE (3) DAYS PRIOR TO THE ESCANDING OF CONSTRUCTION SHOULD THE MEMORYMENTS BE OF SIGNIFICANT CONCERNO OR IN A SENSITIVE AREA, A PRECONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY OR DEVELOPMENT REVIEW COORDINATOR.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING
- 20. WARNING SICHS, MARKERS, BARRICADES OR FLAGMEN MUST BE EMPLOYED ON ADJACENT STREETS AS
- 21. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
- 22. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
- 23. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR RECISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
- 24. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
- A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.



REV DATE DESCRIPTION

ROJECT AUTO-MART AUTOMOBILE DEALERSHIP NEW BUILDING CONSTRUCTION PORTLAND, MAINE

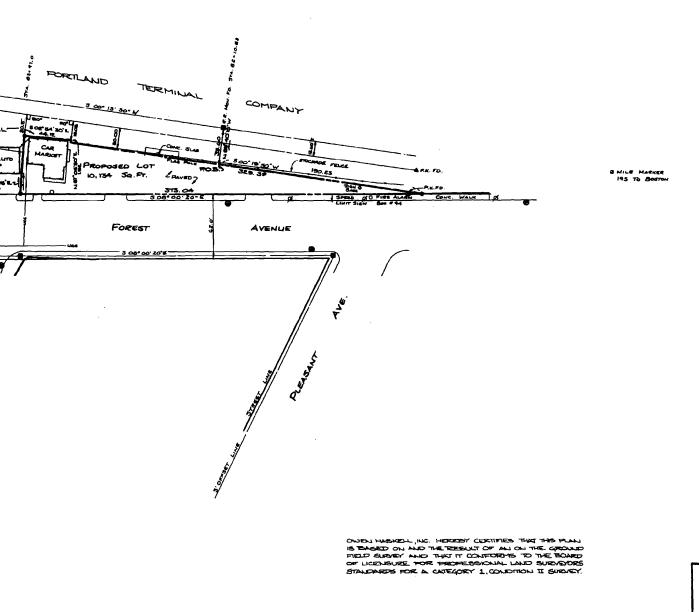
COVER SHEET, GENERAL **NOTES AND LEGEND**

> STEVE MARDIGAN 460 BAXTER BOULEVARD PORTLAND, MAINE 04103



DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04108 17.775.1121 WW.DELUCAHOFFMAN.COM

DRAWN:	DED	DATE:	APRIL 2008
DESIGNED:	SRB	SCALE:	AS NOTED
CHECKED:	SRB	JOB NO.	2804.03
FILE NAME:	2804.03-COV		
CHECK	4		



12 - 31 - 92

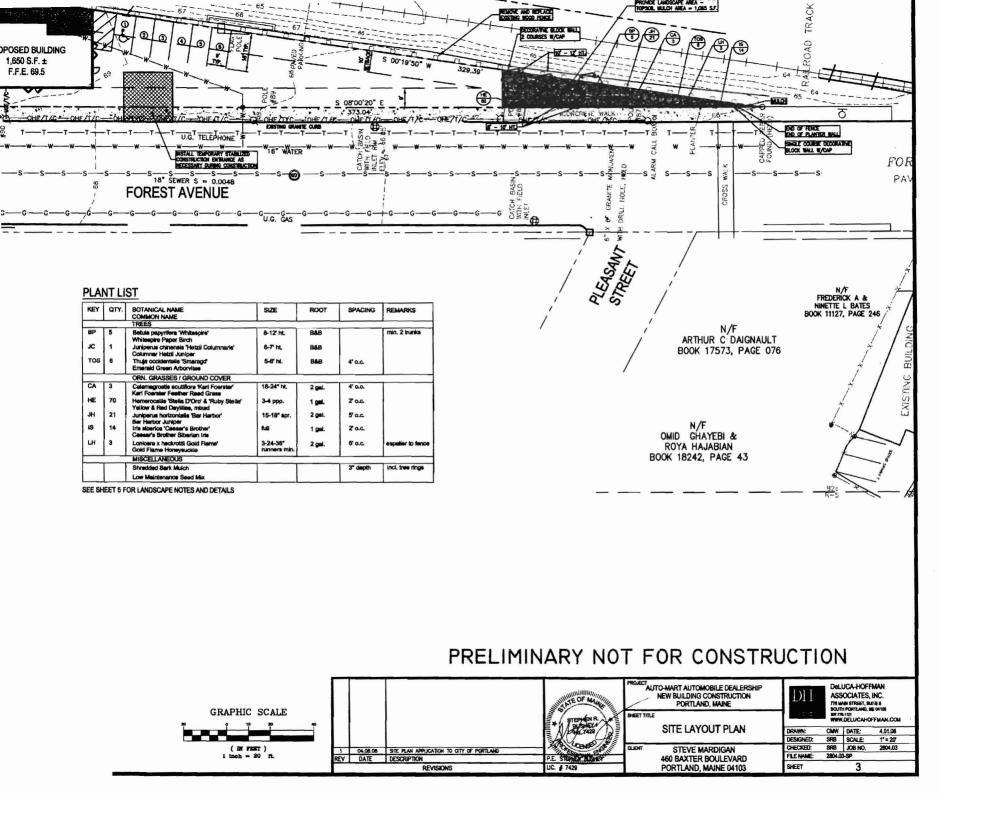
STANDARD BOUNDARY SURVEY 757 FOREST AVE, PORTLAND, ME PORTLAND TERMINAL COMPANY

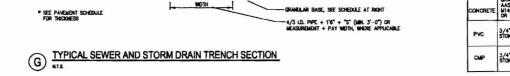
TO STEPHEN MARDIGAN 757 FOREST AVENUE., PORTLAND, ME

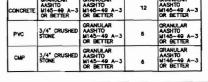
Owen Haskell, Inc.
Civil Engineers (207) 799-5694
South Portlend, Malne

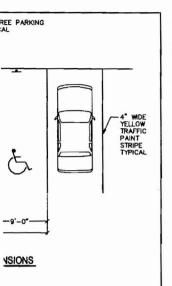
PROPESSIONAL LAND SURVEYOR

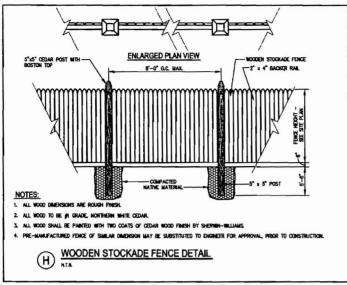
GRAPHIC SCALE 1'=40'

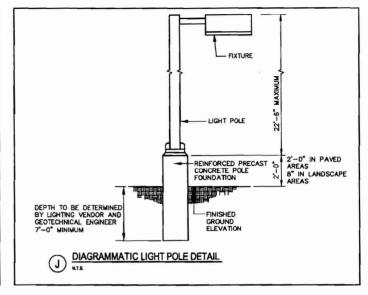


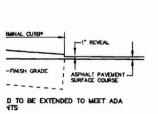


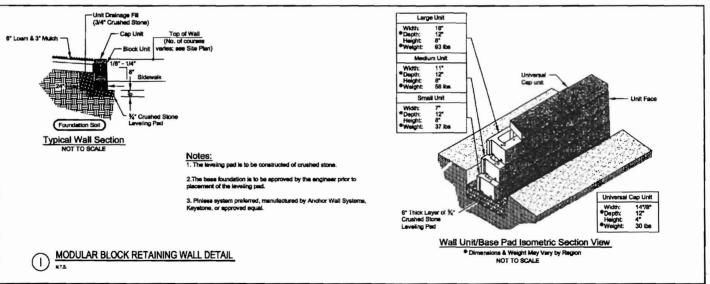


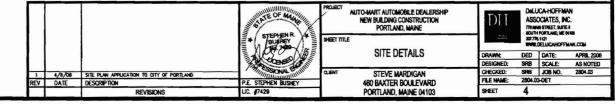


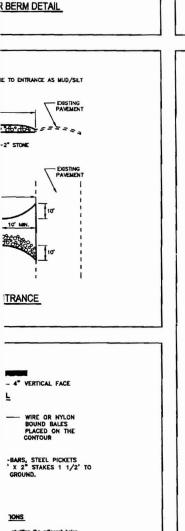












E EARTH CAN BE SEEN BELOW. WETLAND AREAS.

IS, INSTALLATION AND MAINTENANCE REQUIREMENTS.



SECTION A-A





LANDSCAPE NOTES

- In new or renovalted landscape areas, edeting pervenent, base material, planter edges, plant material and existing grass not indicated to remain shall be removed. In areas of existing pervenent, all compacted appropriat and pervenent materials shall be removed. The subbase shall be located to restore cost touture and permetability suitable for planting. The exceedant data shall be backflead with clear, sandy form, topdressed with a refinitum of of of speak, compacted and prepared for planting. Aveas indicated to be second shall be bareaft in accordance with applicable details and research and shall remain any discount of the compact of the com
- 2. Planting shall not occur until all grading, paying, and other construction are completed in the area
- All plants shall have a normal habit of growth for the species and shall be sound, healthy, free of disease and insects, and tree of dead or dying branches, branch tips or bank wounds. They shall conform to the measurements on the Plant List and shall conform to ANSI Z80.1 - Nursery Stock, latest revision.
- The planting period shall be April 15 to October 15 and shall only be performed when weather and soil conditions are sultable. The seeding periods shall be in the spring (April 15 to June 15) and in the fall (September 15 to
- The Contractor shall provide water for imigation if not available on sits. Antidesacant, Wit-Pruf, or approved equal, shall be applied as necessary to protect against excessive moisture loss from needles or leaves.
- All plants shall have all non-biodegradable and biodegradable materials (wire, burlap, string, rope, pots, etc.) removed at the time of planting. Chicking roots or roots that would later girdle the plant shall be shall
- 7. Backfill mix for all plant material, except trees, shall be composed of two parts existing soil amended with one part composit or toped), or with one part sendy fill if heavy soils. The pile shall be backfilled with existing soil. Planting pile shall be accurated to two tile disameter and to the series depth of the plant root ball. Backfill Zof depth of pile at a time and composit. See most the plantings are acceptable, with appropriets parting methods demonstrated and approved by the Landincape Architect. Refer to fertificer relate and install abov release furtilized after the backfill.
- 8. All becktill mixes shall be supplemented with slow release fertilizer tablets. Tablets shall be Agriform 21 gram 20-10-5 lablets or an approved equal. Application rate: personnials 1 labletylard, woody shrubs to 3-0° 2 labletylard, shrube and ferees 3-0° to 6"-2". Sabletylard and three 6"-0" and above 4 labletylard. After plants are installed, figuid feed all plants with Roots or an approved equal. Mix according to manufacturers instructions. Application rate: personnials -2 optiparis, woody shrubs to 4-0" 1.5 galiptars; these and without 4-0" to 10"-0" 3-0".
- All shade trees require a minimum of three 2 x 2 x 8 pt statue and polyties or galvanized wire or cable, deadman, and nubber hose places, per the Installation details as provided. Everyment reas may be statud as nacessary to maintain vertical position. The stateting metacular shall be removed by the Landscape Continuor will determine your analysis.
- 10. All plant bods and watering rings shall be free of weeds or grass prior to installation of mulch and shall be maintained free of weeds until Final Acceptance of the landscaping. If vegetation solets, or germinates in of work, break with herbitchic use of a pre-emergent herbitchie is recommended in plant bed.
- All shrub plantings shall be contained in mulched beds. Mulch shall be medium shredded bark, 3" depth. All plantings not in beds or islands shall have mulched water rings in accordance with the plant installation details.
- All plants shall have their locations staked and approved by the Landscape Architect or Owner prior to plant installation. All plants shall be oriented for best appearance.
- 13. All areas not identified with other surface treatments shall be seeded and straw mulched with seed mixes as noted and as described in the specifications:
 - Prior to seeding, apply fertilizer and lime in accordance with soil test recommendations.

 Low maintenance areas: 35% Tail Fescue, 30% Creeping Red Fescue, 20% Perennial Ryagrass, 15% Annual Ryegrass Rate: 5 lbs/1000 sf.
- 14. Plant species substitutions will not be allowed unises first approved by the Landscape Architect or Cemer. Any devision from the landscape plant, including plant to cactions, species, sizes, quartily, or condition, shall be reviewed and approved by the Cemer and Landscape Architect (and municipal authority if applicable) prior to installation. Any schedules or lets accompanying the plans shall be used as a guide only. In the case of discrepancies between plans and seuh schedules or tests, the work ace author for on the plant shall be lab procedured.
- 15. The Contractor shall be responsible for leavn maintenance. Maintenance shall commence at the time of planting and continue until grass is full and setablished. Maintenance shall include, but not be firmled for watering, moving, resecting, second infatticing, initrat, applications of broadles harbitidists, post-citided sendor insections as necessary to maintain a healthy stand of grass. The Owner shall become responsible for lawn maintenance after grass is deemed established by the Engineeric Andicace Architect.
- 16. The Contractor shall maintain plant material until completion of the punch list items. Following completion of the punch list items, and Final Acceptance of landscaping, maintenance of the plant material shall become the responsibility of the Owner, or its designated representative.
- 17. All plants shall be guaranteed for a period of not less than one year after the Date of Substantial Completion Acceptance by the Owner and Landscape Architect. Dead plants and plants not in a vigorous, thriving condition, as determined by the Landscape Architect during and at the end of the guarantee period, shall be replaced without cost to the Owner, as soon as weather conditions permit and within the specified planting period. Replacements shall match the original plant specifies and size specified. Upon acceptance of the replacement material, the full guarantee period shall commence for each plant replaced. The Contractor shall repair any damage incurred in the course of ment work at no cost to the Owner.

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TREE PIT 3X DIA. OF ROOTBALL NOTE: STAKING METHOD FOR TREES UNDER 10' MAY BE SUBSTITUTED FOR GUY WIRE

ROOTBALL SET ON UNDISTURBED OR COMPACTED SUBGRADE. NOTIFY LA IMMEDIATELY PRIOR TO PLANTING IF EXISTING SOIL IS POORLY DRAINED OR UNSUITABLE FOR PLANTING. WIRE, BURLAP, ROPES AND TIES SHALL BE TOTALLY REMOVED.

MULTI-TRUNKED TREE INSTALLATION DETAIL

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