



Administrative Authorization Application

Portland, Maine
Planning and Urban Development Department, Planning Division

PROJECT NAME: Egress for Unit B - 2 Egress Doors / 2 steps & Rails
 PROJECT ADDRESS: 135 Walton Street CHART/BLOCK/LOT: 142-I-1
 APPLICATION FEE: 50 (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)
See Attached Plan

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Rickie Hall
 Address: 45 Some View Drive
Sweden, ME 04640
 Work #: _____
 Cell #: 207-890-9199
 Fax #: _____
 Home #: _____
 E-mail: rickie@dakotabearproperties.com

CONSULTANT/AGENT/contractor

Name: Jesse Hersey
 Address: 131 Rabbit R
Durham, ME 04222
 Work #: _____
 Cell #: 207-522-9377
 Fax #: _____
 Home #: _____
 E-mail: Jesse.Hersey@gmail.com

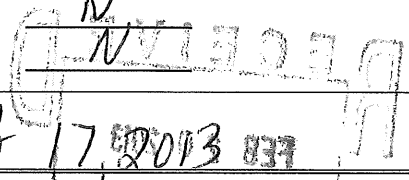
Criteria for an Administrative Authorization:
 (see section 14-523(4) on pg .2 of this appl.)

- a) Is the proposal within existing structures?
- b) Are there any new build
- c) Is the footprint increase
- d) Are there any new curbs
- e) Are the curbs and side
- f) Do the curbs and side
- g) Is there any additional
- h) Is there an increase in
- i) Are there any known s
- j) Does sufficient proper
- k) Are there adequate ut
- l) Are there any zoning
- m) Is an emergency gen
- n) Are there any noise, v

Applicant's Assessment
 Y(yes), N(no), N/A

Y
Demo - 1 wall
Y
N
Y
Y
N
N
N
Y
Y
N
N

Demolition
2012-65566



Signature of Applicant: Rickie Hall Date: Feb 17, 2013

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

Administrative Authorization Decision

Application #: 2013-051

Name: Egress for unit B

Address: WALTON ST

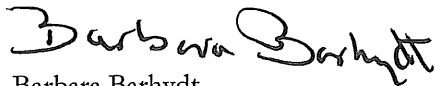
Description: Egress for unit B - 2 egress doors, 2 steps and rails

<u>Criteria for an Administrative Authorization:</u> (See Section 14-523 (4) on page 2 of this application)	<u>Applicant's Assessment</u> Yes, No, N/A	<u>Planning Division</u> Use Only
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a) Is the proposal within existing structures?	Yes	Yes
b) Are there any new buildings, additions, or demolitions?	Yes	Yes Demo 1 wall
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes - steps leading from the building.
d) Are there any new curb cuts, driveways or parking areas?	No	No - checked and there is space for vehicles to circulate
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	No	No
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for the Egress for unit B was approved by Barbara Barhydt, Development Review Services Manager on March 8, 2013 with the following condition of approval listed below:

The applicant shall obtain all required building permits from the Inspection Division.



Barbara Barhydt
Development Review Services Manager
Approval Date: March 8, 2013

City of Portland
 Development Review Application
 Planning Division Transmittal Form

Application Number: 2013-051 **Application Date:** 02/25/2013
CBL: 142 I001001 **Application Type:** Administrative Authorization

Project Name: Egress for unit B
Address: 135- WALTON ST
Project Description: Egress for unit B - 2 egress doors, 2 steps and rails

Zoning:

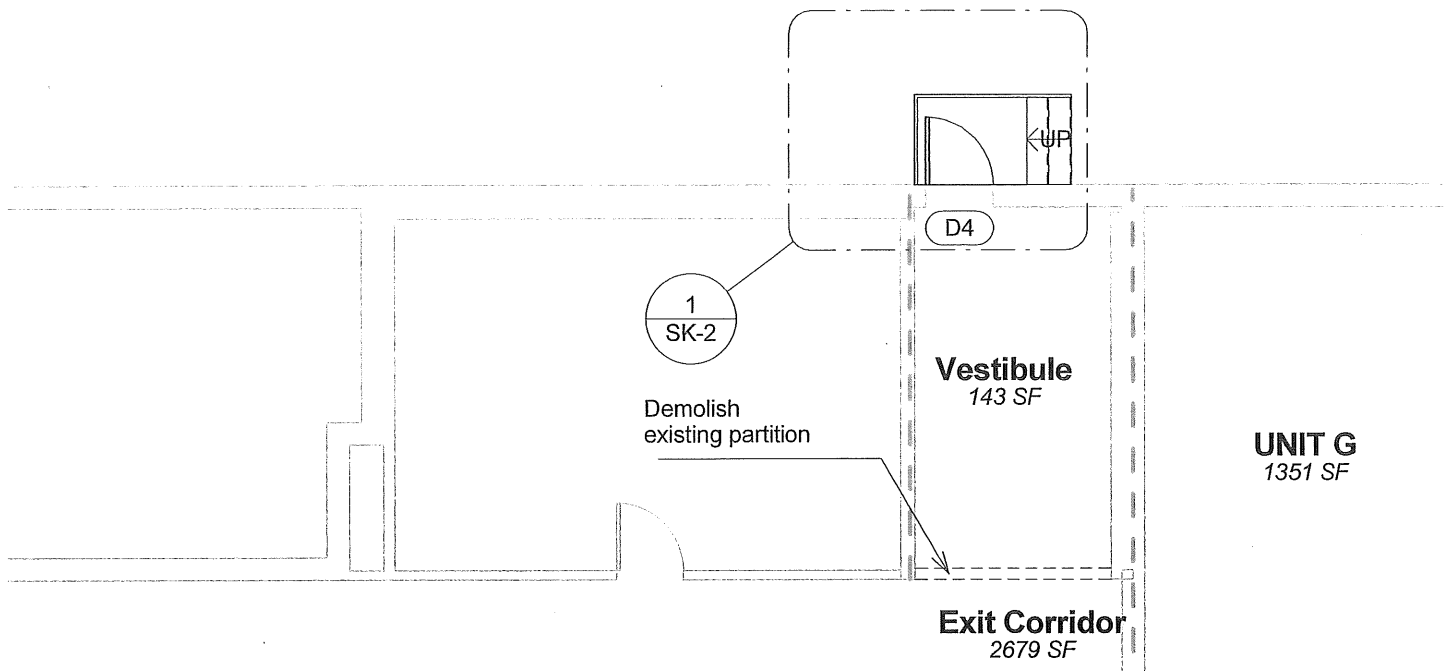
Other Required Reviews:		
<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

Distribution List:

Planner		Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Sensus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 3/4/2013

Circulation with



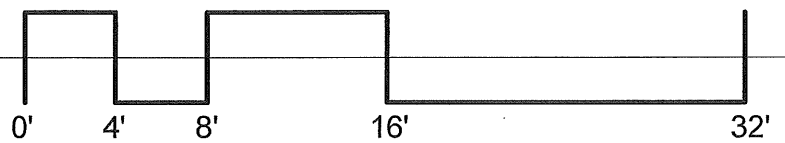
DOOR SCHEDULE						
DOOR #	Family and Type	DOOR		FIRE RATING	REMARKS	HARDWARE SET
		WIDTH	HEIGHT			
D1	Single-Flush: 36" x 84"	3' - 0"	7' - 0"	B	B label - 1 1/2 hr rating,	Panic Hardware - Type A
D4	Single-Flush: 36" x 84"	3' - 0"	7' - 0"		Exterior Door	

NOTES

Panic Hardware Type A - Von Duprin 22L Rim Exit Device with Lever Trim or equivalent

① Egress 135 Walton - First Floor
1/8" = 1'-0"

Warehouse
5672 SF



Egress Plan
135 Walton Street

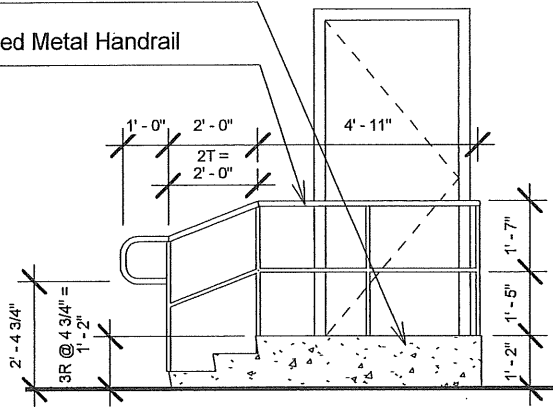
Date 2-14-13

SK-1

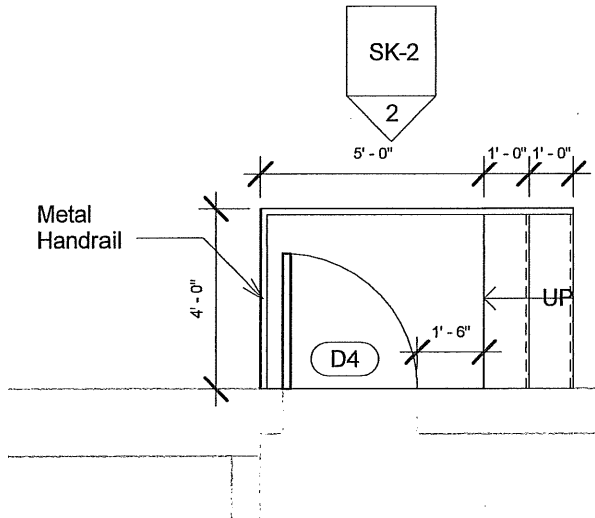
Scale 1/8" = 1'-0"

Concrete Stair and Landing

Painted Metal Handrail



② Stair Landing
1/4" = 1'-0"



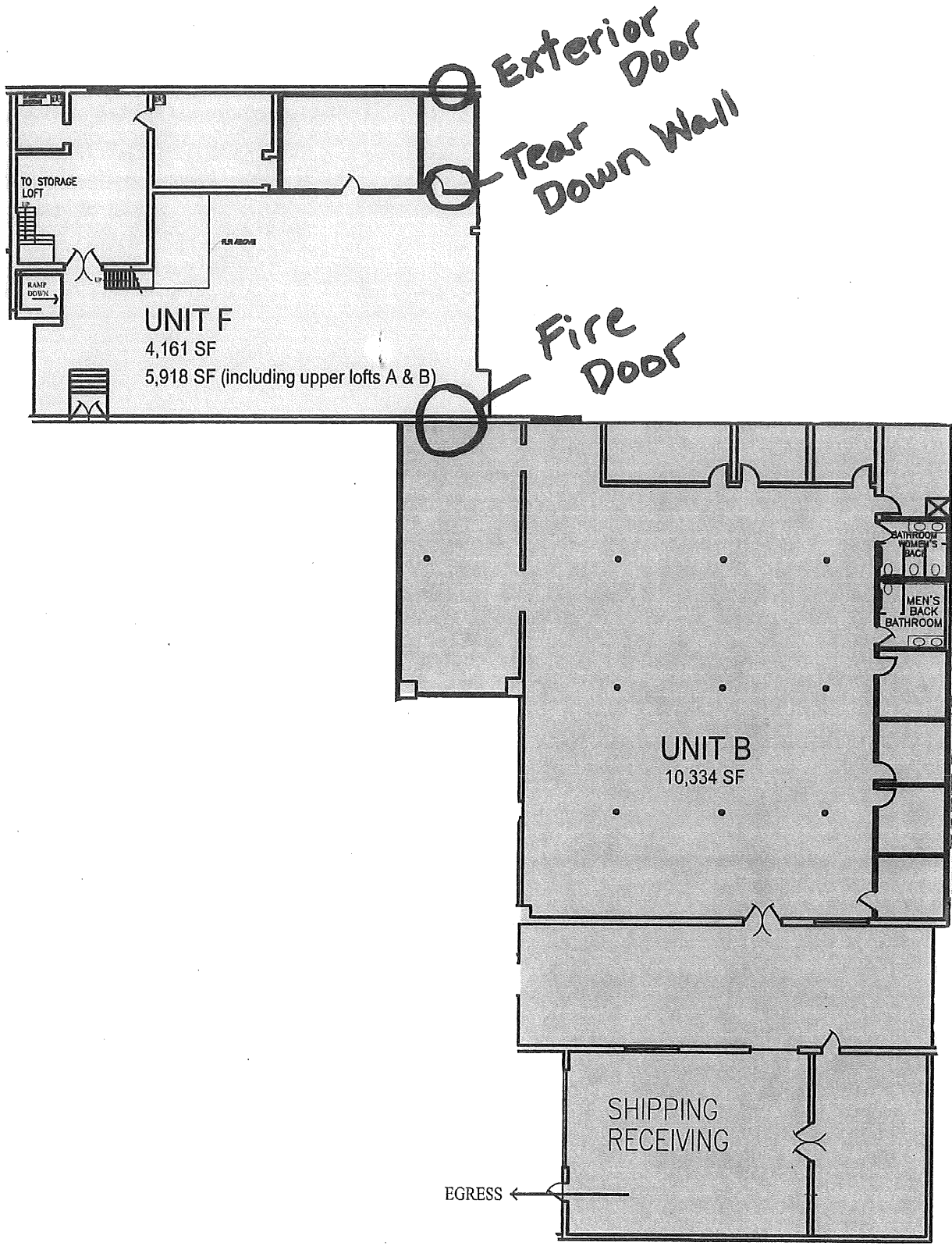
① Door Landing
1/4" = 1'-0"

Stair & Landing Detail
135 Walton Street

Date 2-14-13

SK-2

Scale 1/4" = 1'-0"



Exterior Door

Tear Down Wall

Fire Door

UNIT F
4,161 SF
5,918 SF (including upper lofts A & B)

UNIT B
10,334 SF

SHIPPING
RECEIVING

EGRESS

BATHROOM
WOMEN'S
BACK

MEN'S
BACK
BATHROOM

TO STORAGE
LOFT

RAMP
DOWN

KITCHEN

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.