

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

Location of Construction: 716 Stevens Ave.		Owner: University of New England		Phone: 797-7261	Permit No: <b>010108</b>
Owner Address: 716 Stevens Ave		Lessee/Buyer's Name:		Phone:	
Contractor Name: Allied/Cook		Address: PO Box 1396, Portland, ME 04104		Phone: 772-2888	Zone: <b>R5</b> CBL: <del>145-A-003</del>
Past Use: College	Proposed Use: College	COST OF WORK: \$2,716,000.00	PERMIT FEE: \$16,320.00	FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
Proposed Project Description:  Addition & Renovation <i>Two bldgs. Blewett; Proctor &amp; Lecture Halls</i>		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: Gayle		Date Applied For: December 11, 2000		GG	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

\*\*\* Call John Brockington @ 772-2888

**CERTIFICATION**

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: December 11, 2000	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**Zoning Approval:**  
*OK with conditions*

**Special Zone or Reviews:**

- Shoreland *N/A*
- Wetland
- Flood Zone *panel 7zap*
- Subdivision
- Site Plan major *minor form*

**# 20000147**

**Zoning Appeal**

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

**Historic Preservation**

- Not in District or Landmark
- Does Not Require Review
- Requires Review

**Action:**  
*approved with conditions - see copy - [Signature]*

- Approved *copy - [Signature]*
- Approved with conditions
- Denied

Date: *[Signature]*

CEO DISTRICT 3

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: UNIVERSITY OF NEW ENGLAND, 716 STEVENS AVE, PORTLAND

Total Square Footage of Proposed Structure <u>28,000 SF</u>	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# <u>145</u> Block# <u>A</u> Lot# <u>003</u>	Owner: <u>UNIVERSITY OF NEW ENGLAND</u> <u>ALAN THIBEAULT, FACIES DIR.</u> <u>716 STEVENS AVE.</u> <u>PORTLAND, ME 04103-2670</u>	Telephone#: <u>(207) 797-7261</u> <u>EXT. 4207</u>
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Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Owner's/Purchaser/Lessee Address: <u>N/A</u>	Cost Of Work: <u>2,716,000</u> Fee: <u>\$ 16,320</u>
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Current use: COLLEGE OF HEALTH PROFESSION. Proposed use: SAME

Project description: ADDITIONS AND RENOVATIONS - BLEWETT, PROCTOR + LECTURE HALLS

Contractor's Name, Address & Telephone: JOHN BROCKINGTON (207) 772-2888  
ALLIED/COOK CONSTRUCTION, P.O. Box 1396, PORTLAND, ME 04104

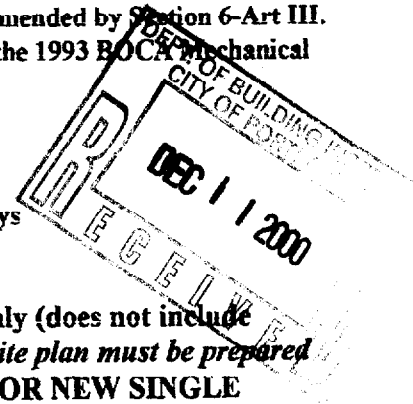
Rec'd By: Gaul

- Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.
- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
  - All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
  - All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
  - HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 B.O.C.A. Mechanical Code.

**YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:**

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**A complete plot plan (Site Plan) includes:**

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

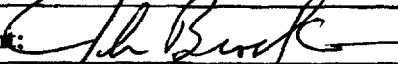
**Building Plans are required for all construction, including interior rehab (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**Certification**

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

Signature of applicant: 	Date: 12/8/00
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERICAL PROJECTS**

BUILDING PERMIT REPORT

DATE: 13 December 2000 ADDRESS: 716 Stevens Ave. CBL: 145-A-003

REASON FOR PERMIT: Addition & Renovations (2 Bldgs) Blewett, Proctor & Lattin Hall

BUILDING OWNER: University of New England

PERMIT APPLICANT: CONTRACTOR Allied / Cook

USE GROUP: B CONSTRUCTION TYPE: B-B-2C CONSTRUCTION COST: \$2,716,000 PERMIT FEES: \$16,370.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*2, \*4, \*6, \*9, \*11, \*12, \*17, \*20, \*21, \*22, \*23, \*27, \*28, \*29, \*31, \*32, \*33, \*35, \*42, \*38, \*39

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
\*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
\*4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
\*6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
\*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
\*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
\*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
\*17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

\*21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

\*22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

\*23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

\*27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

\*28. All requirements must be met before a final Certificate of Occupancy is issued.

\*29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

31. Please read and implement the attached Land Use Zoning report requirements. *All requirements and conditions on the attached Site Development plan shall be met.*

\*32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

\*33. Bridging shall comply with Section 2305.16.

\*34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

\*35. All flashing shall comply with Section 1406.3.10.

36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


\*37. *The lecture hall shall have two means of egress.*

\*38. *Skylights shall comply with section 2405.0*

\*39. *Special Inspections shall comply with section 1705.0.*

\*40. *A master box is required for the circulation system please contact Ben Diaz 874-8489*

\*41. *A fire alarm system Acceptance report shall be submitted to the Permit Fire Dept*

  
E. Samuel Hoffses, Building Inspector

Cc: Lt. McDougall, PFD

Marge Schmarckal, Zoning Administrator

PSH 10/1/00

\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

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

20000147

I. D. Number

**Dana Glenn Peterson Facilities**

Applicant

11 Hills Beach Rd, Biddeford, ME 04005

Applicant's Mailing Address

Sarah Marshall L.A.

Consultant/Agent

846-0757 846-0675

Applicant or Agent Daytime Telephone, Fax

07/20/2000

Application Date

Univ. Of New England Parking

Project Name/Description

746 - 746 Stevens Ave, Portland Maine 04103

Address of Proposed Site

145 B042

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **improvements and new parki**

28,000 42+ R-5

Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

- Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review
- Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification
- Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan \$500.00 Subdivisio \_\_\_\_\_ Engineer Review \$512.00 Date 07/20/2000

**Planning Approval Status:**

Reviewer Wm. Needelman

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 11/14/2000 Approval Expiration 11/14/2002 Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permi William B. Needelman 02/13/2001  
signature date

Performance Guarantee  Required\*  Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>12/20/2000</u> date	<u>\$336,192.00</u> amount	<u>09/11/2002</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>01/19/2001</u> date	<u>\$6,724.00</u> amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

20000147

I. D. Number

Fire Department Copy

**Dana Glenn Peterson Facilities**

Applicant  
**11 Hills Beach Rd, Biddeford, ME 04005**

Applicant's Mailing Address  
**Sarah Marshall L.A.**

Consultant/Agent  
**846-0757 846-0675**

Applicant or Agent Daytime Telephone, Fax

**07/20/2000**

Application Date

**Univ. Of New England Parking**

Project Name/Description

**746 - 746 Stevens Ave, Portand Maine 04103**

Address of Proposed Site

**145 B042**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **improvements and new parki**

**28,000** **42+** **R-5**  
 Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

- Site Plan (major/minor)
- Subdivision # of lots \_\_\_\_\_
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other \_\_\_\_\_

Fees Paid: Site Plan **\$500.00** Subdivision \_\_\_\_\_ Engineer Review **\$512.00** Date: **07/20/2000**

**Fire Approval Status:**

Reviewer **Lt. Mc Dougal**

- Approved
- Approved w/Conditions see attache
- Denied

Approval Date **07/25/2000** Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Lt. Mc Dougal** **07/25/2000**  
 signature date

Performance Guarantee  Required\*  Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>12/20/2000</u> date	<u>\$336,192.00</u> amount	<u>09/11/2002</u> expiration date
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<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

20000147

I. D. Number

**Dana Glenn Peterson Facilities**

Applicant  
**11 Hills Beach Rd, Biddeford, ME 04005**  
Applicant's Mailing Address  
**Sarah Marshall L.A.**  
Consultant/Agent  
**846-0757** **846-0675**  
Applicant or Agent Daytime Telephone, Fax

**07/20/2000**  
Application Date  
**Univ. Of New England Parking**  
Project Name/Description

**746 - 746 Stevens Ave, Portland Maine 04103**  
Address of Proposed Site  
**145 B042**  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **improvements and new parki**

**28,000** **42+** **R-5**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan **\$500.00** Subdivision \_\_\_\_\_ Engineer Review **\$512.00** Date: **07/20/2000**

**Inspections Approval Status:**

Reviewer **Marge Schmuckal**

Approved  Approved w/Conditions see attache  Denied  
Approval Date **12/14/2000** Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<b>12/20/2000</b> date	<b>\$336,192.00</b> amount	<b>09/11/2002</b> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<b>01/19/2001</b> date	<b>\$6,724.00</b> amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
D.R.C. Copy**

20000147

I. D. Number

**Dana Glenn Peterson Facilities**

Applicant

**11 Hills Beach Rd, Biddeford, ME 04005**

Applicant's Mailing Address

**Sarah Marshall L.A.**

Consultant/Agent

**846-0757 846-0675**

Applicant or Agent Daytime Telephone, Fax

**07/20/2000**

Application Date

**Univ. Of New England Parking**

Project Name/Description

**746 - 746 Stevens Ave, Portand Maine 04103**

Address of Proposed Site

**145 B042**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **improvements and new parki**

**28,000** 42+ R-5

Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

- Site Plan (major/minor)  Subdivision # of lots  PAD Review  14-403 Streets Review
- Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification
- Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other

Fees Paid: Site Plan \$500.00 Subdivision \_\_\_\_\_ Engineer Review \$512.00 Date: 07/20/2000

**DRC Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions see attache  Denied

Approval Date 11/14/2000 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance WBN for Steve Bushy 12/21/2000  
signature date

Performance Guarantee  Required\*  Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>12/20/2000</u> date	<u>\$336,192.00</u> amount	<u>09/11/2002</u> expiration date
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<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	



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

20000147

I. D. Number

**Dana Glenn Peterson Facilities**

Applicant

11 Hills Beach Rd, Biddeford, ME 04005

Applicant's Mailing Address

Sarah Marshall L.A.

Consultant/Agent

846-0757 846-0675

Applicant or Agent Daytime Telephone, Fax

07/20/2000

Application Date

Univ. Of New England Parking

Project Name/Description

746 - 746 Stevens Ave, Portland Maine 04103

Address of Proposed Site

145 B042

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This permit is NOT for the newly proposed parking. A separate permit shall be required for the new parking areas.

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**Fire Conditions of Approval**

applicant must provide access to lower parking lot

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

**20000147**

I. D. Number

**Dana Glenn Peterson Facilities**

Applicant

**11 Hills Beach Rd, Biddeford, ME 04005**

Applicant's Mailing Address

**Sarah Marshall L.A.**

Consultant/Agent

**846-0757 846-0675**

Applicant or Agent Daytime Telephone, Fax

**7/20/00**

Application Date

**Stevens Ave**

Project Name/Description

**746 Stevens Ave, Portland Maine 04103**

Address of Proposed Site

**145-B-042**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **Improvements and new parkin**  
**83,000** **42+** **R-5**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots  PAD Review  14-03 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other

Fees Paid: Site Plan **\$500.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **7/20/00**

**Inspections Approval Status:**

Reviewer \_\_\_\_\_

Approved  Approved w/Conditions see attached  Denied  
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

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

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

Stevens Ave - 746 - 042

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

20000147

I. D. Number

**Dana Glenn Peterson Facilities**

Applicant

11 Hills Beach Rd, Biddeford, ME 04005

Applicant's Mailing Address

Sarah Marshall L.A.

Consultant/Agent

846-0757

846-0675

Applicant or Agent Daytime Telephone, Fax

07/20/2000

Application Date

Stevens Ave- UNE Westbrook Col

Project Name/Description

746 - 746 Stevens Ave, Portland Maine 04103

Address of Proposed Site

145 B042

Assessor's Reference: Chart-Block-Lot

---

**DRC Conditions of Approval**

---

**Planning Conditions of Approval**

---

**Inspections Conditions of Approval**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This permit is NOT for the newly proposed parking. A separate permit shall be required for the new parking areas.

---

**Fire Conditions of Approval**

applicant must provide access to lower parking lot

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

**20000147**

I. D. Number

**Dana Glenn Peterson Facilities**

Applicant

**11 Hills Beach Rd, Biddeford, ME 04005**

Applicant's Mailing Address

**Sarah Marshall L.A.**

Consultant/Agent

**846-0757** **846-0675**

Applicant or Agent Daytime Telephone, Fax

**7/20/00**

Application Date

**Stevens Ave**

Project Name/Description

**746 Stevens Ave, Portland Maine 04103**

Address of Proposed Site

**145-B-042**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **Improvements and new parkin**  
**83,000** **42+** **R-5**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other

Fees Paid: Site Plan **\$500.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **7/20/00**

**Fire Approval Status:**

Reviewer Lt. Mc Dougall *LM*

Approved  Approved w/Conditions see attached  Denied

Approval Date 7/25/00 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Lt. Mc Dougall 7/25/00  
signature date

Performance Guarantee  Required\*  Not Required

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

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

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

20000147

I. D. Number

**Dana Glenn Peterson Facilities** UNE  
Applicant  
**11 Hills Beach Rd, Biddeford, ME 04005**  
Applicant's Mailing Address  
**Sarah Marshall L.A.**  
Consultant/Agent  
**846-0757** **846-0675**  
Applicant or Agent Daytime Telephone, Fax

7/20/00  
Application Date  
**Stevens Ave- UNE Westbrook Col**  
Project Name/Description  
**746 Stevens Ave, Portland Maine 04103**  
Address of Proposed Site  
**145-B-042**  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) Improvements and new parkin  
**83,000** **42+** **R-5**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_  
Fees Paid: Site Plan \$500.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 7/20/00

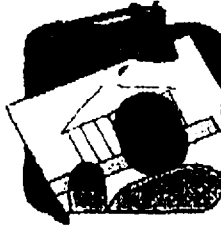
**Inspections Approval Status:**

Approved  Approved w/Conditions see attached  Denied  
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

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

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



### CITY OF PORTLAND MAINE

389 Congress St., Rm 315  
Portland, ME 04101  
Tel. - 207-874-8704  
Fax -- 207-874-8716

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

FROM DESIGNER: PORT CITY ARCHITECTURE  
65 NEWBURY ST / PORTLAND

DATE: 12/7/00  
Job Name: ONE CHP RENOVATION - HERSEY HALL  
Address of Construction: 716 STEVENS AVE

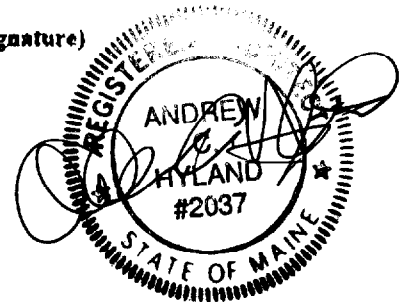
#### THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

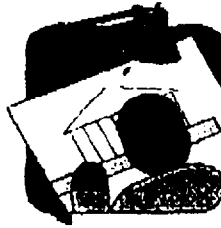
Building Code and Year BOCA 1996 Use Group Classification(s) B  
Type of Construction SB Bldg. Height 57'-6" Bldg. Sq. Footage 20000SF  
Seismic Zone C Group Class I  
Roof Snow Load Per Sq. Ft. 60 PSF Dead Load Per Sq. Ft. 18 PSF  
Basic Wind Speed (mph) 85 MPH Effective Velocity Pressure Per Sq. Ft. 17 PSF  
Floor Live Load Per Sq. Ft. 80 PSF - CORRIDOR + 70 PSF - OFFICE  
Structure has full sprinkler system? Yes X No      Alarm System? Yes X No       
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.  
Is structure being considered unlimited area building: Yes      No       
If mixed use, what subsection of 313 is being considered N/A  
List Occupant loading for each room or space, designed into this Project

PS11 6/8/2K

(Designers Stamp & Signature)







### CITY OF PORTLAND MAINE

389 Congress St., Rm 315  
Portland, ME 04101  
Tel. - 207-874-8704  
Fax - 207-874-8716

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

FROM DESIGNER: PORT CITY ARCHITECTURE  
65 NEWBURY ST / PORTLAND

DATE: 12/7/00

Job Name: ONE CHP RENOVATION - BLEWETT HALL

Address of Construction: 716 STEVENS AVE

#### THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year BOCA 1996 Use Group Classification(s) B

Type of Construction 2C Bldg. Height 65'-0" Bldg. Sq. Footage 28,941 SF

Seismic Zone N/A Group Class \_\_\_\_\_

Roof Snow Load Per Sq. Ft. N/A Dead Load Per Sq. Ft. N/A

Basic Wind Speed (mph) N/A Effective Velocity Pressure Per Sq. Ft. N/A

Floor Live Load Per Sq. Ft. N/A

Structure has full sprinkler system? Yes  No \_\_\_\_\_ Alarm System? Yes  No \_\_\_\_\_  
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes \_\_\_\_\_ No \_\_\_\_\_

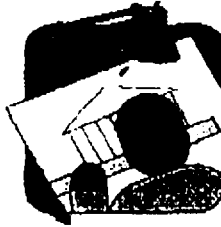
If mixed use, what subsection of 313 is being considered N/A

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

PS11 6/872K

(Designer's Stamp & Signature)





### CITY OF PORTLAND MAINE

389 Congress St., Rm 315  
Portland, ME 04101  
Tel. - 207-874-8704  
Fax -- 207-874-8716

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

FROM DESIGNER: PORT CITY ARCHITECTURE  
65 Newbury St / PORTLAND

DATE: 12/7/00

Job Name: ONE CHP RENOVATION - ABPLAN<sup>ALP</sup> LIBRARY

Address of Construction: 716 STEVENS AVE

#### THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year: BOCA 1996 Use Group Classification(s): B  
Type of Construction: SB Bldg. Height: 40'-0" Bldg. Sq. Footage: 26,892 SF  
Seismic Zone: N/A Group Class: \_\_\_\_\_  
Roof Snow Load Per Sq. Ft.: N/A Dead Load Per Sq. Ft.: N/A  
Basic Wind Speed (mph): N/A Effective Velocity Pressure Per Sq. Ft.: N/A  
Floor Live Load Per Sq. Ft.: N/A

Structure has full sprinkler system? Yes X No \_\_\_\_\_ Alarm System? Yes X No \_\_\_\_\_  
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

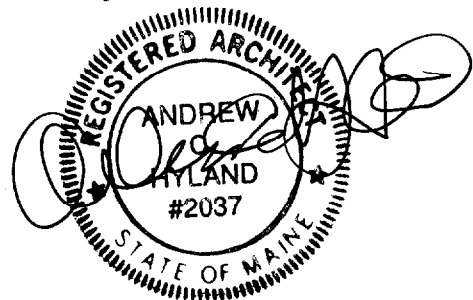
Is structure being considered unlimited area building: Yes \_\_\_\_\_ No \_\_\_\_\_

If mixed use, what subsection of 313 is being considered: N/A

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

PS11 6/87/2K

(Designers Stamp & Signature)





# City of Portland, Maine

389 Congress St., Rm 315  
Portland, ME 04101

## ACCESSIBILITY CERTIFICATE

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

FROM: PORT CITY ARCHITECTURE

RE: Certificate of Design, HANDICAP ACCESSIBILITY

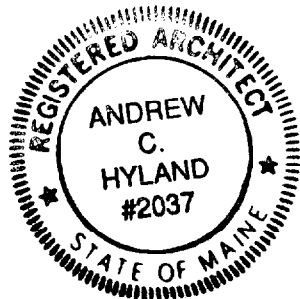
DATE: 12/7/00

These plans and/or specifications covering construction work on:

- ONE CHP- SITE DESIGN RENOVATION - ABPLAN ALP LIBRARY RENOVATION
- Hensley Hall - Proctor Hall RENOVATION
- Blewett Hall
- LECTURE HALL

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)

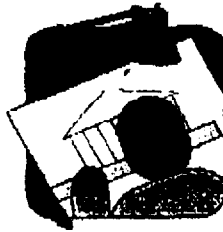


Signature [Handwritten Signature]

Title Principal

Firm PORT CITY ARCHITECTURE

Address 65 Newbury St.  
PORTLAND, ME



### CITY OF PORTLAND MAINE

389 Congress St., Rm 315  
Portland, ME 04101  
Tel. - 207-874-8704  
Fax - 207-874-8716

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

FROM DESIGNER: PORT CITY ARCHITECTURE  
65 NEWBURY ST / PORTLAND

DATE: 12/7/00

Job Name: ONE CHP RENOVATION - LECTURE HALL

Address of Construction: 716 STEVENS AVE

#### THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year BOCA 1996 Use Group Classification(s) B  
Type of Construction 2C Bldg. Height 23'-2" Bldg. Sq. Footage 7,013 SF  
Seismic Zone C Group Class 1  
Roof Snow Load Per Sq. Ft. 60 PSF Dead Load Per Sq. Ft. N/A  
Basic Wind Speed (mph) 85 MPH Effective Velocity Pressure Per Sq. Ft. 17 PSF  
Floor Live Load Per Sq. Ft. 100 PSF

Structure has full sprinkler system? Yes X No \_\_\_\_\_ Alarm System? Yes X No \_\_\_\_\_  
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

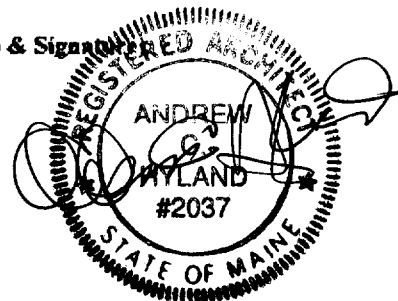
Is structure being considered unlimited area building: Yes \_\_\_ No \_\_\_

If mixed use, what subsection of 313 is being considered: N/A

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

PSH 6/7/2K

(Designers Stamp & Signature)



Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



## CITY OF PORTLAND

TO: Bill Needleman, Planning Division

FROM: Marge Schmuckal, Zoning Administrator *M.S.*

SUBJECT: Site Plan Review for 746 Stevens Ave., UNE, Westbrook College  
145 B-42 - R-5 Zone

DATE: September 1, 2000

I have reviewed the new parking layouts and lecture hall proposals. This campus is located within the R-5 zone. This is an allowable institutional use under a conditional use appeal which the Planning Board has the authority to approve. It is my understanding that a conditional use approval for the expansion is part of this project packet.

The new lecture hall meets the R-5 zone setbacks. It is a one story structure with the closest abutting neighbor being the Evergreen Cemetery. With Stevens Avenue considered the front of this campus lot, there is only an 8 foot required side setback.. The closest side property line is approximately 122 feet away. All setbacks have been satisfactorily met.

Parking setbacks have also been met. Please note that section 14-336 does not apply to parking lots for over six vehicles. However, section 14-337 states. "Where off-street parking for more than six vehicles is required or provided for nonresidential uses in residence zones, it shall not be located closer than 25 feet to any residential structure on an adjoining lot." I have interpreted that to mean actual lived-in residential structure. I do not believe that this section is meant to encompass accessory structures such as sheds or garages that are not living spaces. The closest residential structure to a proposed parking lot, is the McDonald property. The closest portion of the house is approximately 57 feet from the parking spaces, and therefore complies with the ordinance.

These parking lots shall also meet the requirements of section 14-340 entitled, "Construction requirements when more than six vehicles parked." I believe that this section of the ordinance will more than be met with all the other planning and public works design standards and requirements.

Division  
Schmuckal  
g Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

## CITY OF PORTLAND

### LAND USE - ZONING REPORT

ADDRESS: 726 Forest Avenue - B-2 Zone - 130-H-021

September 21, 1999

REASON FOR PERMIT: To change the use from office to restaurant & lounge (other interior alterations previously issued.

PERMIT APPLICANT: Joseph R. Saucier

Your permit is being issued with conditions. If the following conditions are not or can not be completed within 60 days from the date of issuance, this permit shall be voided.

1. The parking spaces indicated along Concord Street (labeled K thru Q) shall either provide a continuous rectangular curb (wheel) guard at least 6 inches in height and permanently anchored and setback at least 5 feet from the sidewalk (street) line so that the end of a vehicle does not overhang into the sidewalk; or shall provide a continuous bumper guard of adequate strength, the top of which shall be at least 20" in height, again so that vehicles shall not project beyond its face into the sidewalk area.

2. Where your off street parking abuts a lot with a residential use, you shall provide and maintain a chain link, picket, or sapling fence, not less than 48 inches (four feet) in height between your parking and that part of the lot line involved.

3. The normal parking space size is 9' x 19'. The marking of your spaces shall be altered to reflect the appropriate length requirements. 35% of provided spaces may be considered a compact size or 7.5' x 15' if denoted on site as such. You also must provide appropriate maneuvering room between spaces to allow proper entry and exiting. Space "J" may need to be eliminated based on these requirements.

4. Please note that all other licensing regulations under the City Clerk's office must be maintained.

5. All the external effects requirements of the B-2 zone shall be met and maintained. This includes noise levels. The volume of sound, measured by a sound level meter with frequency weighting network, generated shall not exceed sixty (60) decibels on the A scale between 7:00 a.m. and 9:00 p.m., and fifty-five (55) decibels on the A scale between 9:00 p.m. and 7:00 a.m., on impulse (less than one (1) second), at lot boundaries, excepting air raid sirens and similar warning devices.

Marge Schmuckal, Zoning Administrator

cc: Gary Wood, Corporation Counsel

100 FOREST AVE

of the front yard for the same lot, except on a corner lot where the minimum depth from the line of the side street shall be the minimum width of the side yard on the side street. Lots in the R-6 zone shall not be required to provide the five-foot setback required by this section, but parking in the R-6 zone shall meet the front yard setbacks set forth in this section.

(b) Parking shall be prohibited in the front yard of lots containing two (2) or more dwelling units, except within one (1) driveway on the lot. "Driveway," as used in this paragraph, shall not include any turnaround area.

(Code 1968, § 602.14.F; Ord. No. 231-90, § 1, 3-5-90; Ord. No. 310-98, § 2, 5-4-98)

**Sec. 14-337. Location in residence zones for more than six vehicles.**

Where off-street parking for more than six (6) vehicles is required or provided for nonresidential uses in residence zones, it shall not be located closer than twenty-five (25) feet to any residential structure on an adjoining lot.

(Code 1968, § 602.14.G)

**Sec. 14-338. When located within required open yard areas in residence zones.**

(a) Where off-street parking for more than six (6) vehicles is required or provided on a lot in a residence zone and vehicles are to be or may be parked within the area otherwise required to be kept open and unoccupied for front, side and rear yards in the zone in which such parking is located, the following requirements shall be met:

- (1) A continuous curb guard, rectangular in cross-section, at least six (6) inches in height and permanently anchored, shall be provided and maintained at least five (5) feet from the street or lot line between such off-street parking and that part of the street or lot line involved; ~~or~~ a continuous bumper guard of adequate strength, the top of which shall be at least twenty (20) inches in height, shall be provided and maintained between such off-street parking and that part of the street or lot line involved so that bumpers of vehicles cannot project beyond its face toward the street or lot line involved, either above or below the impact surface.
- (2) Where such off-street parking shall abut a lot in residential use or an unoccupied lot which is located in a residence zone, a chain link, picket or sapling fence, not less than forty-eight (48) inches in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

(b) Notwithstanding the provisions of subsection (a) of this section, parking shall be prohibited in the front yard of lots containing two (2) or more dwelling units, except within one (1) driveway on the lot. "Driveway," as used in this paragraph, shall not include any turnaround area.

(Code 1968, § 602.14.H; Ord. No. 231-90, § 2, 3-5-90)

**Sec. 14-339. When located adjacent to a street or a residential use.**

Where off-street parking for more than six (6) vehicles is required or provided on a lot in any business zone, the following requirements shall be met:

- (1) Where vehicles are to be or may be parked within ten (10) feet of any street line, a continuous curb guard, rectangular in cross-section, at least six (6) inches in height



and permanently anchored, shall be provided and maintained at least five (5) feet from the street line between such off-street parking and that part of the street line involved; or a continuous bumper guard of adequate strength, the top of which shall be at least twenty (20) inches in height, shall be provided and maintained between such off-street parking and that part of the street line involved so that bumpers of vehicles cannot project beyond its face toward the street line involved either above or below the impact surface.

*business*

- (2) Where such off-street parking shall abut a lot in a residence zone or a lot in residential use, a chain link, picket or sapling fence, not less than forty-eight (48) inches in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

(Code 1968, § 602.14.1)

**Sec. 14-340. Construction requirements when more than six vehicles parked.**

Where off-street parking for more than six (6) vehicles is required or provided, the following construction requirements shall apply:

*Also*

- (1) Appropriate driveways from streets or alleys, as well as maneuvering areas, shall be provided. Location and width of approaches over public sidewalks shall be approved by the traffic engineer.
- (2) The surface of driveways, maneuvering areas and parking areas shall be uniformly graded with a subgrade consisting of gravel or equivalent materials at least six (6) inches in depth, well compacted, and with a wearing surface equivalent in quantities of compaction and durability to fine gravel.
- (3) A system of surface drainage shall be provided in such a way that the waste run-off shall not run over or across any public sidewalk or street.
- (4) Where artificial lighting is provided, it shall be shaded or screened so that no light source shall be visible from outside the area and its access driveways.

(Code 1968, § 602.14.J; Ord. No. 96-88, § 1, 7-19-88)

**Editor's note**—Ord. No. 96-88, § 1, adopted July 19, 1988, amended subsection (1) of this section to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 96-88.

**Sec. 14-341. Aisles required for six or more spaces.**

In parking facilities containing six (6) or more parking spaces, there shall be provided vehicular access by one (1) or more aisles. Aisle widths shall be in conformance with the standards set forth in the City of Portland Technical and Design Standards and Guidelines, as hereafter amended.

(Code 1968, § 602.14.A; Ord. No. 272-77, 5-16-77; Ord. No. 389-89, § 2, 4-3-89)

**Sec. 14-342. Reserved.**

**Editor's note**—Section 1 of Ord. No. 354-85, adopted Jan. 7, 1985, repealed § 14-342, relative to a reduction of requirements by the board of appeals, which derived from Code 1965, § 602.14.K.

Applicant: SARAH MARSHALL

Date: 8/31/00

Address: 746 Stevens Ave

C-B-L: 145-B-42

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-5

will be Phase II but part of this review.

Interior or corner lot - New 1 story lecture hall (50 x 120) = 6000 sq ft

Proposed Use/Work - New parking lot expansion for Westbrook College

Sewage Disposal -

→ PHASE I

Lot Street Frontage -

Front Yard - 20' req well over

Rear Yard - 20' req N/A - Attaches to Proctor Hall & Blewett Science Center

Side Yard - 8' req → 122' shown

Projections -

Width of Lot -

Height - 35' max - 1 story shown

Lot Area - 2 acres min, 42 acres shown

Lot Coverage/Impervious Surface - 40% req - 2%

Area per Family - N/A

Off-street Parking - increasing parking not included with this first permit.

Loading Bays -

Site Plan - minor site plan in Planning Board conditions

Shoreland Zoning/Stream Protection - N/A

USE APPEAL ←

Flood Plains - Phase 7 zone

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

20000147

I. D. Number

**Dana Glenn Peterson Facilities**

Applicant

11 Hills Beach Rd, Biddeford, ME 04005

Applicant's Mailing Address

Sarah Marshall L.A.

Consultant/Agent

846-0757 846-0675

Applicant or Agent Daytime Telephone, Fax

07/20/2000

Application Date

Stevens Ave- UNE Westbrook Col

Project Name/Description

746 - 746 Stevens Ave, Portland Maine 04103

Address of Proposed Site

145 B042

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) Improvements and new parkin  
83,000 42+ R-5  
 Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

- Site Plan (major/minor)
- Subdivision # of lots \_\_\_\_\_
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other \_\_\_\_\_

Fees Paid: Site Plan \$500.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 07/20/2000

**Inspections Approval Status:**

Reviewer Marge Schmuckal

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date 12/14/2000 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance [Signature] signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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

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

**AutoCAD digital format Final plans depicting  
the as-built condition must be filed with this  
office prior to closure.**