

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

Location of Construction: 777 Stevens Avenue		Owner: Park Danforth		Phone:		Permit No: 971332	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Allied Construction		Address: P.O. Box 1396 Pld 04104		Phone: 772-2885		Permit Issued: DEC 29 1997	
Past Use: Housing for Elderly		Proposed Use: same w/addition		COST OF WORK: \$ 3,696,000		PERMIT FEE: \$ 18300.00	
Proposed Project Description: Construct 3 story addition		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: 2A		Zone: CBL: 146-0005 2 10	
		Signature: [Signature]		Signature: [Signature]		Zoning Approval:	
Permit Taken By: Sherry Pinard		Date Applied For: November 26, 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Special Zone or Reviews:	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

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

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

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]
SIGNATURE OF APPLICANT
Peter Pelletier

ADDRESS:

08 Dec 97 - Permit Routed

DATE:

PHONE:

November 26, 1997

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

CEO DISTRICT



COMMENTS

See - Insp. Report. *[Signature]*

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group ^{P-2/I-1} Type: 2A	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Proposed Project Description: Construct 3 story addition				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning: R-2 CBL: ¹⁴⁶⁻⁵⁻⁰⁹⁵⁻ 146-005-7-10	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Signature]</i> 12/16/97 Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Sherry Pinard		Date Applied For: November 26, 1997					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
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Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 12/8/97

[Signature]

PERMIT ISSUED WITH REQUIREMENTS

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]
 SIGNATURE OF APPLICANT
 Peter Pelletier

08 Dec 97 - Permit Routed
 ADDRESS: DATE: PHONE:
 November 26, 1997

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT

[Signature]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 777 Stevens Ave 146-0-005 ^B

Issued to Park Danforth

Date of Issue December 17, 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 971332, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Addition

Limiting Conditions:

APPROVED OCCUPANCY

Housing for Elderly
Use Group R-2-141
Type 2A
1996 Boca

This certificate supersedes
certificate issued

Approved:

12/17/98 [Signature]

(Date)

Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

"BUILDING EXCELLENCE"

ALLIED

CONSTRUCTION P.O. BOX 1396 • PORTLAND, ME 04104 • 207-772-2888

October 22, 1997

Samuel Hoffses
City of Portland
Chief of Code Enforcement
389 Congress Street
Portland, ME 04101

Re: The Park Danforth

Dear Sam:

Sending this letter to confirm our phone conversation of today concerning the above referenced project.

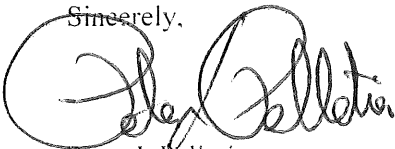
We have received approval from the planning board on October 14, 1997. At this time the drawings are not at a stage where we can submit for the building permit. We anticipate being ready to submit around mid to late November.

In order to get a street opening permit before the Public Works Department deadline, we are planning on doing all utility work on Poland Street before we submit for the building permit. I have discussed this with Rick Knowland of the Planning Department and have worked out the improvement bond issue (see copy of letter attached).

Based on our conversation you have no problem with us proceeding with this work as long as we get the required opening permits from the Public Works Department. This work would not require a permit from your department.

If there is anything in this letter not as you recall our conversation please get back to me before the end of the week. We are planning to start this work sometime next week.

Sincerely,



Peter J. Pelletier
Executive Vice President

cc: Denise Vashon- The Park Danforth
Ed Kelly - New Life Management
David Kamila - Land Use Consultants
Tom Duross - White Brothers

OFFICE: 8 U.S. ROUTE ONE SCARBOROUGH, ME 04074
(FAX) 207-885-5135

E-mail: info@alliedconstruction.com

Applicant: Peter Pelletier

Date: 12/16/97

Address: 777 Stevens Avenue C-B-L: 146-C-5:10

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Bldg

Zone Location - R-6 Zone

Interior or corner lot -

Proposed Use/Work - construct 3 story Addition - Housing for Elderly

Sewage Disposal - City

Lot Street Frontage -

Front Yard - 10' or Average Req. - 10' + shown

Rear Yard - 20' req. - 50' + shown

Side Yard - 10' req. 10' + shown

Projections -

Width of Lot - *N*

Height - ~~45'~~ MAX height - 37' MAX shown

Lot Area - 42,000[#] (Acre: min) - 110,089[#] Actual per owner

Lot Coverage/Impervious Surface - 40% of 44035.6[#] MAX

Area per Family -

106 existing SNILU units

Off-street Parking - 53 req.

39 Assisted Living units

Loading Bays - 21 spaces shown

17 New SNILU units

Site Plan - MAJOR

See Attached CALCS reg. Area = 110,040[#]

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A



LAND USE CONSULTANTS INC

September 23, 1997

ATTACHMENT D-1
J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
John D. Roberts, PLS
3042

Mr. Richard Knowland, Senior Planner
Department of Planning & Urban Development
City of Portland, City Hall
389 Congress Street
Portland, ME 04101

The Park Danforth – Revised Final Plans

Dear Rick:

On behalf of The Park Danforth, I am pleased to submit the attached (7 sets) of Revised Final Plans which reflect a re-design of the three-story addition as prepared by the new Project Architect, Richard P. Curtis of Curtis, Walter, Stewart Architects of Portland, Maine. A new recording plat is also included which will require Board signature and recording in lieu of the previous signed plat.

The building is now rectilinear in design as opposed to the previous curvilinear design. New elevations and floor plans will be submitted by the architect under separate cover.

We have modified our site plans to accommodate the new building layout. No changes were made to the Steven's Avenue portion of the site. The parking lot expansion work has now been completed in that area to allow us to get underway on the new addition without undue delay pending Board approval at the October 14th meeting.

The plans now show 17 SNILU units and 39 Assisted Living units in addition to the 106 existing SNILU units which breaks down under the amended zoning text for the R-6 Zone as follows:

106 existing SNILU units @	1000 sq. ft.	=	106,000 sq. ft.	
Less 20% density credit		=	-21,200 sq. ft.	
	NET	=		84,800 sq. ft.
39 Assisted living units:	1 st 35	=	8,000 sq. ft.	
	4 @ 350	=	1,400 sq. ft.	
	NET	=		9,400 sq. ft.
17 New SNILU units:	1 st 3 @ 1,000 sq. ft.	=	3,000 sq. ft.	
	14 @ 1,200 sq. ft.	=	16,800 sq. ft.	
	Subtotal	=	19,800 sq. ft.	
Less 20% density credit		=	-3,960 sq. ft.	
	NET	=		15,840 sq. ft.
	Required Area	=		<u>110,040 sq. ft.</u>
	Actual Lot Area	=		110,089 sq. ft.

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~~78~~ spaces

BUILDING PERMIT REPORT

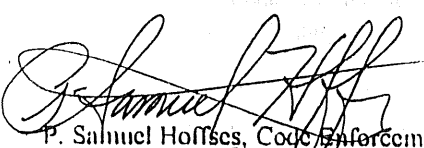
DATE: 12/17/97 ADDRESS: 777 Stevens Ave
 REASON FOR PERMIT: addition
 BUILDING OWNER: Park Donkath &
 CONTRACTOR: Allied Cont
 PERMIT APPLICANT: Peter Rolletus APPROVAL: *1,*2,*3,*17,*18,*20,*30,*31,*35
 USE GROUP A-2 / I-1 BOCA 1996 CONSTRUCTION TYPE 2-C

CONDITION(S) OF APPROVAL

- * 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)
- * 3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. 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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- * 8. **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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 19, 920.3.2 (BOCA National Building Code/1996), 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
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 17. 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.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. 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".
- 23. 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 to the Division of Inspection Services.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. 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).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 30. A separate permit is required for the sprinkler system.
- 31. A Fire alarm acceptance report shall be submitted to the Portland Fire Dept.
- * 32. All penetrations of wall assemblies required to be fire resistance rated must adhere to Chapter 7 section 714 of the bldg. code.
- * 33. Fire dampers shall be installed and rated as per Chapter 7 section 718 of the bldg. code.
- * 34. Fire Department connections shall be done in accordance with Chapter 9 section 916 of the bldg. code
- * 35. Please read and implement attached site plan requirements.


P. Samuel Hoffses, Code Enforcement
cc: Li. McDougall, PFD
Marge Schmuickal

REVIEWED FOR
BARRIER FREE
COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
LICENSING AND INSPECTIONS UNIT
AUGUSTA
CONSTRUCTION PERMIT



Permit N° 9061

PERMISSION IS HEREBY GIVEN TO:	Location of project:	PROJECT TITLE:
<u>Home for the Aged</u>	<u>777 Stevens Ave.</u>	<u>The Park Danforth Expansion Project</u>
<u>777 Stevens Ave.</u>	<u>Portland, ME</u>	OCCUPANCY CLASSIFICATION: <u>Boarding Home</u>
<u>Portland, ME 04103</u>		

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on July 28, 19 98
This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 29th day of January A.D. 19 98

FEE \$ 450/250

SPRINKLED

Alfred Skolfield
Commissioner - Public Safety

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation	Portland
Street Subdivision Lot #	777 Stevens Avenue
PROPERTY OWNERS NAME	
The Park Danforth	
Last:	First:
Applicant Name:	Thomas R. Kelley
Mailing Address of Owner/Applicant (If Different)	P.O. Box 1272 Scarborough, ME 04074

PORTLAND PERMIT # 6353 STATE COPY

Date Issued: 1/20/98 \$ 1152 FEE If Double Fee Charged

L.P.I. # 0124

Local Plumbing Inspector Signature _____

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input checked="" type="checkbox"/> OTHER — SPECIFY <u>Housing For The Elderly</u>	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>0,1,6,8,7</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	2	Hosebibb / Sillcock	26	Bathtub (and Shower)
	3	Floor Drain	36	Shower (Separate)
		Urinal	65	Sink
		Drinking Fountain	65	Wash Basin
		Indirect Waste	65	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor	26	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
OR TRANSFER FEE [\$6.00]	Fixtures (Subtotal) Column 2		283	Fixtures (Subtotal) Column 1
			5	Fixtures (Subtotal) Column 2
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			288	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$1152	Permit Fee (Total)

PROJECT: PARK DANFORTH
777 STEVENS AVENUE
PORTLAND, MAINE

ALLIED CONSTRUCTION CO., INC.
P.O. BOX 1396
PORTLAND, ME 04104
TEL: (207) 772-2888

FAX: (207) 885-5135

LOCATION: PORTLAND, MAINE

Gordon Robinson
General Supt.

JOB #: 97010

PAGE 1

ITEM	SUBCONTRACTOR	CONTACT	ADDRESS	TELEPHONE	FAX
OWNER	THE PARK DANFORTH	DENISE VACHON	777 STEVENS AVENUE, PORTLAND, ME 04103	797-7710	797-3627
DEVELOPMENT CONSULTANT	NEW LIFE MANAGEMENT	EDWARD KELLY	3000 ATRIUM WAY MT. LAUREL, NJ 08054	609-778-0666	609-778-5670
ARCHITECT	CURTIS WALTER STEWART ARCHITECTS	DICK CURTIS	434 CUMBERLAND AVE, PORTLAND, ME 04101	774-4441	774-4016
INTERIOR DESIGN	LISA WHITED PLANNING & DESIGN	LISA WHITED SHERRY WARNER	P.O. BOX 7010 PORTLAND, ME 04112	879-0578	879-5579
CIVIL ENGINEER	LAND USE CONSULTANTS	DAVID KAMILA TOM EMERY	966 RIVERSIDE ST. PORTLAND, ME 04103	878-3313	878-0201
SITE WORK	WHITE BROTHERS	MIKE WHITE TOM DUROSS	95 WARREN AVE. WESTBROOK, ME 04092	854-9173	854-3809
PAVEMENT	DAYTON SAND & GRAVEL	DANA ROBINSON	RFD #2 BOX 434 HOLLIS CTR, ME 04042	499-2306 1-800-339-2700	499-7102

PROJECT: PARK DANFORTH
777 STEVENS AVENUE

ALLIED CONSTRUCTION CO., INC.
P.O. BOX 1396
PORTLAND, ME 04104
TEL: (207) 772-2888

FAX: (207) 885-5135

LOCATION: PORTLAND, MAINE

JOB #: 97010

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ITEM	SUBCONTRACTOR	CONTACT	ADDRESS	TELEPHONE	FAX
LANDSCAPING	SALMON FALLS NURSERY, INC.	MARC PENDERGAST	300 RT. 236 BERWICK, ME	384-5540	384-5680
REINFORCING	BARKER STEEL	GENE MATHEWS	7 OAK HILL TERRACE, SCARBOROUGH, ME	883-3444	883-8056
PRECAST PLANK	STRESCON LIMITED	GRANT MAXWELL	P.O. BOX 3187 STATION B ST. JOHN NB E2M 353	506-663-8877	506-632-7576
MASONRY	MAINE MASONRY	RONALD CLOUGH	P.O. BOX 7265 SCARBOROUGH, ME 04070-7265	883-6503	885-0972
REDI MIX CONCRETE	NOT AWARDED				
STRUCTURAL STEEL FAB	JAMES A MCBRADY, INC.	GUS MCBRADY	P.O. BOX 8239 PORTLAND, ME 04104	883-4176	883-0276

PROJECT: PARK DANFORTH
777 STEVENS AVENUE

ALLIED CONSTRUCTION CO., INC.
P.O. BOX 1396
PORTLAND, ME 04104
TEL: (207) 772-2888

FAX: (207) 885-5135

LOCATION: PORTLAND, ME

JOB #: 97010

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ITEM	SUBCONTRACTOR	CONTACT	ADDRESS	TELEPHONE	FAX
STEEL ERECTION	NOT AWARDED				
BAR JOIST & DECK	CANAM STEEL	RICHARD MANZELLI	50 EASTMAN ST EASTON, MA 02334	508-238-4500	508-238-8253
FINISH CARPENTRY	MILLWORK PLUS	MIKE MEYER	6 CLAIR LANE RAYMOND, ME 04071	655-7019	655-7803
RESIDENTIAL CASEWORK	NOT AWARDED				
ROOFING	NOT AWARDED				
DOORS, FRAMES & HARDWARE	NOT AWARDED				
ALUMINUM STOREFRONTS	ARCHITECTURAL DOOR & WINDOW	PATRICIA CHAPLES	P.O. BOX 558 WESTBROOK, ME 04098-0558	775-3703	774-3982

PROJECT: PARK DANFORTH
777 STEVENS AVENUE

ALLIED CONSTRUCTION CO., INC.
P.O. BOX 1396
PORTLAND, ME 04104
TEL: (207) 772-2888

FAX: (207) 885-5135

LOCATION: PORTLAND, MAINE

JOB #: 97010

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ITEM	SUBCONTRACTOR	CONTACT	ADDRESS	TELEPHONE	FAX
WOOD WINDOWS	NOT AWARDED				
OVERHEAD DOORS	OVERHEAD DOOR COMPANY	MIKE TRUE	533 RIVERSIDE IND. PKWY, PORTLAND ME 04103	797-3741	797-0642
FRAMING, INSULATION, DRYWALL & EIFS	DIRIGO DRYWALL	MIKE LAVIGNE	225 RIVERSIDE ST PORTLAND, ME 04103	773-3741	773-8507
FLOORING & WALL TILE	PAUL WHITE TILE CO.	PAUL WHITE, JR.	50 ALLEN AVENUE PORTLAND, ME 04103	797-4657	797-5605
ACOUSTICAL CEILINGS	MAINE CONTRACT FLOORING	JOSEPH DISANZA	5 KAREN DRIVE WESTBROOK, ME 04092	775-4779	775-2775
PAINTING	CROCKETT & SON PAINTING	WES CROCKETT	P.O. BOX 550 GORHAM, ME 04038	929-4691	929-6104
BATHROOM ACCESSORIES	NOT AWARDED				
FIRE EXTINGUISHERS	NOT AWARDED				

PROJECT: PARK DANFORTH
777 STEVENS AVENUE

ALLIED CONSTRUCTION CO., INC.
P.O. BOX 1396
PORTLAND, ME 04104
TEL: (207) 772-2888

FAX: (207) 885-5135

LOCATION: PORTLAND, ME

JOB #: 97010

PAGE 5

ITEM	SUBCONTRACTOR	CONTACT	ADDRESS	TELEPHONE	FAX
APPLIANCES	NOT AWARDED				
ELEVATOR	NOT AWARDED				
SPRINKLER	EASTERN FIRE PROTECTION	MARC TARDIF	P.O. BOX 1390 AUBURN, ME 04210	784-1507	782-0566
P/HVAC	AAA ENERGY SERVICE CO.	TOM SMITH	P.O. BOX 908 SCARBOROUGH, ME 04070-0908	883-1473	883-8371
ELECTRICAL	B.H. MILLIKEN	BRIAN MILLIKEN	175 ANDERSON STREET, PORTLAND, ME 04101	879-1877	774-1492

Inspection Date	Type of Inspection	Remarks - prints - page #
30/Dec/97	36 Site work underway - 6 Jan. 98	walked site with Supt. of job. Mr. Gordon Robinson + will be placing Footings - winter protection on site -
34 th Dec/98	On site working on Foundation at staying placing weather test over Foundation -	
30/20/Jan/98	On site some Foundations has been placed - PLBG. bldg sewer trap. set - winter protection -	
19 th 27/Jan/98	On site Talked with Supt. - placing Footing east side 2' 3-5' vertical. winter protection -	
2 Feb-98	On site spoke to Supt. - work going well still doing Foundation work - winter protection in place -	
10 Feb-98	On site spoke to Supt. Gordon - placing Footing on line 7-8-9 pg	
23 Feb-98	SI-1 Work going well - in ground PLBG. - mCU started - placing Footing North west end -	
2 Mar 98	on site	
4 Mar 98	On site walk area 90% Foundation walls in - CMU walls first floor complete at lines 13, 12, 11, 10, 9 - underground plumbing going well	
5 Mar. 98	Made inspection of plumbing below grade OK	
10 Mar 98	On site underground PLBG. 90% done - 7 CMU walls first floor erected -	
17 Mar-98	Inspected project's masonry wall place. To one story - PLBG - in ground done -	
24 Mar 98	On site inspection placing steel first floor area - doing mCU NW corner -	
31 Mar 98	On site inspection ceiling floor 1st floor pre-engineered concrete slabs - Brick veneer started front of bldg. 8" slab -	
10 Apr. 98	Inspected area placing copper water lines - placing CMU walls second floor -	
14 Apr. 98	Work going well - placing CMU wall second floor - PLBG 1st floor	
30 Apr 98	walked site with Supt. work going as per plan. 8	
19 th Apr/98	On site walk area - work going well - three levels of deck slab placed, PLBG. HVAC started, brick veneer on front of bldg. going well -	
26 th Apr/98	General Insp. work going well	
2 nd May 98	placing slabs for 2nd floor - work going well	
3 rd May 98	PLBG - Insp. - 1st, 2nd & 3rd floor south end of bldg. 4 unit each floor	
1 July 98	General Insp - Lt. McDougall present - roof work started, HVAC work - brick veneer	
14 July 98	On site walk project - 1st floor studs for partition in	

Project Name: 777 STY VEN RUC
 Project Address: _____

Page 1A
 Supplemental Sheet
 2 of

Inspection Date	Type of Inspection	Remarks - prints - page #
14 July 98	PLBG. Rough-in 95% done 1st Floor - 2nd Floor Studs in place - windows in 3rd Floor rough PLBG - BRICK WORK Completed SOUTH & EAST side	
24 July 98	worked site work going well -	
28 July 98	on site with Lt. McDougall Lt. Question on ceiling height 2nd Floor OK with bldg. code. Called BOCH TO VERIFY - ALSO on guardrail OK with bldg. code -	
7 Aug 98	on site inspecting finished in road - work going as per plan question on handrail height - also told gypsum contractor about sealing joint in chase -	
28 Aug 98	PLBG Insp. third Floor - 2nd Floor Closing - 1st Floor Finishing Framing	
18 Sept. 98	Walk site work going as per plans -	
30 Sept. 98	Lt. McDougall and I walk entire new structure - work going well Fine blocking - Finishing etc. Question on handrail in exit of 2nd SPRINKLER in bathroom. 3rd Floor	
14 OCT. 98	General Inspection - walk projected with Lt. McDougall & Supt. Gordon. Painting interior walls 3 & 2nd Floors - All Trades working on 1st Floor	
23 OCT 98	General Insp. work going well -	
6 Nov. 98	Projected nearing completion - Top 2 Floor about completed still questions on fine blocking and guard rails - spoke to supt about these items -	
18 Nov. 98	on site with Lt. McDougall - spoke to Arch. and supt. of job - Guard rails in shop being constructed - Fine blocking about completed	
1 Dec. 98	Work bldg with Lt. McDougall work 95% completed -	
17 Dec. 98	Final Inspection - Walk through with Lt. McDougall PFD Supt. Gordon Robinson - All work completed - Dev. New Coordinator OK Tanya	



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: December 15, 1998

RE: Request for Certificate of Occupancy
Park Danforth Condominium
777 Stevens Ave.

On December 10, 1998, a site visit was made to review the completion of the site work. My comments are:

1. The site work is in substantial compliance with the plans.
2. Public Works has several items that require corrective measures; one item is an unsatisfactory sewer connection and invert construction at a manhole that allows the stoppage of solids.

It is my opinion that **when the sewer connection noted in item #2 above is repaired to the satisfaction of Publics Works, a temporary Certificate of Occupancy could be issued, assuming Code Enforcement has no outstanding issues.**

97-1332
146-B-005

BOCA®
NATIONAL BUILDING CODE/1996
PLAN REVIEW RECORD

Valuation: 3,696,000

Plan Review # _____

Fee: 18,500.00

Date: Dec. 97

JURISDICTION Portland, Me
(City, County, Township, etc.)

BUILDING LOCATION 777 Stevens Ave.
(Street address)

BUILDING DESCRIPTION R-2 / I-1 2A Construction.

REVIEWED BY Hoffman

Numerals indicated in parenthesis are applicable code sections of the 1996 BOCA National Building Code. The organization of this Plan Review Record follows the common Building Code format first implemented in the 1993 BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST

No.	DESCRIPTION	Code Section
1.	State Fire Marshall's office reviewed this for R-2 use group. I reviewed this as a mixed use group because of I-1 on second floor - R-2/I-1	
2	(714) Penetrations -	714.
3.	718 Fire Dampers (718.2)	718.
4.	916 Fire Dept connections	916.
	Richard P. Curtis, Architect # 1103	
	Curtis Walter Stewart Architect	
	MARK FR Leisure Engineer #6 S	
	Harold W. Thomas Engineer #1800 E	
	Arthur W.D. Strombony Engineer # 4543 M	
	David A. Kamila Engineer # 3197 M	



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CASE 2 — MIXED USE SEPARATED USE GROUPS

Using Table 503, identify the allowable height and area of each of the separated use groups within the building. Construction types that provide, for each story of the building, tabular areas which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504.0) equal to or greater than the actual height of the use group are permitted.

Story	Use Group	Actual floor area ft ²	Adjusted floor area* ft ²	Actual height ft _____ stories	Allowable height (Table 503) ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
<i>NA</i>	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories

R-2 Use group and I-1 Total Fire Separated.

*Adjusted floor area = actual floor area/conversion factor

$$\sum \frac{\text{Adjusted floor area*}}{\text{Allowable area (Table 503)}} = \text{_____} + \text{_____} + \text{_____} + \text{_____} = \text{_____} \leq 1.00$$

Permitted types of construction _____ Type of construction assumed for review (602.3) _____

UNLIMITED AREA ONE-STORY BUILDINGS

<i>N/A</i>	Use group classification (507.1)	<i>N/A</i>	School buildings (507.1.1)
<i>N/A</i>	Building height (story, feet) (507.1)	<i>N/A</i>	High-hazard use groups (507.1.2)
<i>N/A</i>	Type of construction (507.1)	<i>N/A</i>	Exterior walls (507.2)
_____	Automatic sprinkler system (507.1, 904.11)		

MEZZANINES

<i>N/A</i>	Area limitation (505.2)	<i>N/A</i>	Openness (505.4)
<i>N/A</i>	Egress (505.3)		

SPECIAL USE AND OCCUPANCY (Chapter 4)

3 Story (addition)

COVERED MALL BUILDINGS

_____	Tenant separations (402.4)
_____	Egress (402.5)
<i>N/A</i>	Mall width (402.6)
<i>N/A</i>	Structural elements (402.7)
_____	Roof coverings (402.8)
_____	A-1, A-2 occupancy (402.9)
_____	Automatic sprinkler system (402.10)
_____	Standpipes (402.11)
_____	Fire department access (402.12)
_____	Kiosk requirements (402.14)

HIGH-RISE BUILDINGS

_____	Parking structures (402.15)
_____	Automatic sprinkler system (403.2)
_____	Alternative sprinkler modifications (403.3)
<i>N/A</i>	Automatic fire detection (403.4)
<i>N/A</i>	Voice/alarm signaling systems (403.5)
<i>N/A</i>	Fire department communication (403.6)
<i>N/A</i>	Fire command station (403.7)
_____	Elevators (403.8)
_____	Standby systems (403.9)
_____	Stairway doors (403.10)

ATRIUMS

- Automatic sprinkler system (404.2)
- Occupancy (404.3)
- Smoke control (404.4)
- Enclosure (404.5)
- Fire alarm system (404.6)
- Travel distance (404.7)

OTHER SPECIAL USE AND OCCUPANCY

- Underground structures (405.0)
- Open parking structures (406.0)

- Private garages (407.0)
- Public garages (408.0)
- Use Group I-2 (409.0)
- Use Group I-3 (410.0)
- Stages and platforms (412.0)
- Special amusement buildings (413.0)
- HPM facilities (416.0)
- Hazardous materials (307.8, 417.0)
- Use Groups H-1, H-2, H-3 and H-4 (418.0)
- Swimming pools (421.0)

FIRE PROTECTION (Chapters 6, 7, 8, 9)

FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)

Note: Entry in indicates required rating in hours. NC indicates noncombustible construction required.

COMBUSTIBILITY (603.0, 604.0, 605.0, 606.0)

- Exterior walls
- Interior elements
- Roof

CONSTRUCTION DOCUMENTS (703.0)

- Fire tests (704.0)

EXTERIOR WALLS (507.2, 705.0, 716.5)

	North	East	South	West
Fire separation distance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Loadbearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nonloadbearing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

OK Exterior opening protectives (705.3, 706.0)

OK Parapet walls (705.6)

FIRE SEPARATION ASSEMBLIES

- OK Exit enclosures (709.0, 710.0, 1014.11)
- OK Other shafts (709.0, 710.0)
- OK Mixed use and fire area separations (313.1.2)
- OK Other separation assemblies (302.1.1, Table 602)

FIRE PARTITIONS

- OK Exit access corridors (711.0, 1011.4)
- N/A ~~OK~~ Tenant separations (711.0)
- OK Dwelling unit separations (711.0) R-2
- N/A Guestroom separations (711.0)

OTHER FIRERESISTANT CONSTRUCTION A

- G Fire and party walls (707.0 and Table 707.1)
- N/A Smoke barriers (712.0)
- OK Nonloadbearing partitions SP-1's Kloucy (Table 602)
- OK Interior loadbearing walls, columns, girders, trusses (716.0)
- OK Supporting construction (716.0)
- OK Floor construction (713.0, 1006.3.1)
- OK Roof construction (713.0, 715.0)
- Penetrations (714.0)
- OK Opening protectives (717.0, 719.0, 720.0)
- ✓ Fire dampers (718.0)
- OK Fireblocking/draftstopping (721.0)
- OK Thermal and sound-insulating materials (723.0)

INTERIOR FINISHES (Chapter 8)

OK Smoke development (803.3.2)
OK Flame spread (803.4)

OK Floor finish (805.0, 806.0)
Type III

FIRE PROTECTION SYSTEMS (Chapter 9)

FIRE SUPPRESSION SYSTEMS (Where required)

N/A Assembly (A-1, A-3, A-4) (904.2)
N/A Assembly (A-2) (904.3)
N/A Educational (E) (904.4)
N/A High-hazard (H) (904.5)
OK Institutional (I) (904.6)
N/A Mercantile (M), Moderate-hazard storage (S-1), Factory and Industrial (F-1) (904.7)
N/A Residential (R-1) (904.8)
OK Residential (R-2) (904.9)
N/A Windowless story (904.10)
N/A Specific occupancy areas (302.1.1, 904.11)
N/A Covered mall buildings (402.10)
N/A High-rise buildings (403.2)
N/A Atriums (404.2)
N/A Underground structures (405.3)
N/A Public garages (408.3.1)
N/A Sound stages (411.7)
N/A Stages and enclosed platforms (412.6)
N/A Special amusement buildings (413.4)
N/A HPM facilities (416.4)
N/A Paint spray booths and storage rooms (419.3)
N/A Unlimited area buildings (507.1)
N/A Exit lobbies (1020.3)
N/A Drying rooms (2806.4)
N/A Waste- and linen-chutes/termination rooms (2807.6)
N/A Refuse vaults (2808.4)

FIRE SPRINKLER SYSTEMS

✓ NFPA 13 system (906.2.1)
N/A NFPA 13R system (906.2.2)
N/A NFPA 13D system (906.2.3)
N/A Design (906.3)
✓ Actuation (906.4)
OK Sprinkler alarms (906.5)
OK Sprinkler riser (906.7)

LIMITED AREA SPRINKLER SYSTEMS

N/A Where permitted (907.2)
N/A Design (907.3)
N/A Actuation (907.4)
N/A Standpipe connection (907.6)
N/A Domestic supply (907.6.1)
N/A Cross connection (907.6.2)
✓ Shutoff valve (907.6.3)

OTHER SUPPRESSION SYSTEMS

N/A Water-spray fixed systems (908.0)
N/A Carbon dioxide extinguishing systems (909.0)
N/A Dry-chemical extinguishing systems (910.0)
N/A Foam-extinguishing systems (911.0)
N/A Halogenated extinguishing systems (912.0)
N/A Clean agent fire extinguishing systems (913.0)
N/A Wet-chemical range hood extinguishing systems (914.0)

STANDPIPE SYSTEMS

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

FIRE DEPARTMENT CONNECTIONS

- ✓ Required (916.1)
- ✓ Connections (916.2)

YARD HYDRANTS

- _____ Fire hydrants (917.1)

FIRE ALARM SYSTEMS

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

Fire Dept. Req.

AUTOMATIC FIRE DETECTION SYSTEMS

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

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

- N/A *Fire Alarm System* Residential (R-1) (920.3.1)
- ✓ *Fire Dept.* Residential (R-2, R-3) (920.3.2)
- _____ Institutional (I-1) (920.3.3)
- _____ Interconnection (920.4)
- ✓ Battery backup (920.5)

FIRE EXTINGUISHERS

- N/A Approval (921.1)
- ✓ Required (921.2)

SMOKE CONTROL SYSTEMS

- N/A Passive system (922.2.1)
- _____ Mechanical system (922.2.2)
- _____ Smoke removal (922.3)
- _____ Activation (922.4)
- _____ Standby power (922.5)

SMOKE AND HEAT VENTS

- N/A Size and spacing (923.2)

SUPERVISION

- _____ Fire suppression systems (924.1)
- ✓ *Fire Dept. Req.* Fire alarm systems (924.2)

MEANS OF EGRESS (continued)

<u>OK</u>	General limitations (1005.0)	<u>OK</u>	Ramps (1016.0)
	Air movement in egress elements (1005.7)		Means of egress doorways (1017.0)
	Types and location of egress (1006.0)		Number of doorways (1017.2)
	Exit access travel distance (1006.5 and Table 1006.5)		Size of doors (1017.3)
	Accessible means of egress (1007.0)		Door hardware (1017.4)
	Emergency escape (1010.4)		Revolving doors (1018.0)
	Exit access passageways and corridors (1011.0)		Horizontal exits (1019.0)
	Aisles and accessways (1012.0)		Level of exit discharge passageway (1020.0)
<u>N/A</u>	Grandstands (1013.0)		Guards (1021.0)
<u>OK</u>	Interior stairways (1014.1 - 1014.11)		Handrails (1022.0)
<u>N/A</u>	Exterior stairways (1014.1 - 1014.10, 1014.12)		Exit signs and lights (1023.0)
<u>OK</u>	Smokeproof enclosures (1015.0)		Means of egress lighting (1024.0)
			Access to roof (1027.0)

ACCESSIBILITY (Chapter 11)

STATE Fire Marshall office Reviewed

	Required (1103.0)	<u>OK.</u>	Accessible entrances (1106.0)
	Accessible route (1104.0)		Special use groups (1107.0)
	Parking facilities (1105.0)		Features and facilities (1108.0)

INTERIOR ENVIRONMENT (Chapter 12)

<u>OK</u>	Room dimensions (1204.0)		Air-borne noise (STC) (1214.2)
	Roof spaces (1210.1, 1211.2)		Structure-borne sound (IIC) (1214.3)
	Crawl spaces (1210.2, 1211.1)		Ratproofing (1215.0)

BUILDING ENVELOPE (Chapters 14, 15)

EXTERIOR WALL COVERINGS (Chapter 14)

<u>OK</u>	Performance requirements (1403.0)	<u>N/A</u>	Combustible material restrictions (1406.0)
<u>1404.2</u>	Wall sidings and veneers (1404.0, 1405.0)		

ROOFS AND ROOF STRUCTURES (Chapter 15)

OK	Performance requirements (1505.0)	OK	Low-slope roof coverings (1507.5)
OK	Fire classification (1506.0)		Flashing (1508.0)
N/A	Steep-slope roof coverings (1507.4)		Roof structures (1510.0)

STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

STRUCTURAL LOADS (Chapter 16)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603.1)

Uniformly distributed floor live loads (1603.2, 1606.0)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____

Live load reduction (1603.2, 1606.7)

42 plus drift, Roof live loads (1603.3, 1607.0)

Roof snow loads (1603.4, 1608.0)

OK Ground snow load, P_g (1608.3)

If $P_g > 10$ psf, flat-roof snow load, P_f (1608.4)

If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.4)

Sloped roof snowload, P_s (1608.5)

If $P_g > 10$ psf, snow load importance factor, I (Table 1609.5)

Wind loads (1603.5, 1609.0)

90 Basic wind speed (1609.3)

C Wind exposure category (1609.4)

OK Wind importance factor, I (Table 1609.5)

Wind design pressure, P (1609.7)

ALL Plans seal

Earthquake loads (1603.6, 1610.0)

OK A_V ^{0.10} Peak velocity-related acceleration, A_v (1610.1.3)

OK see SO.I of Plans - Peak acceleration, A_a (1610.1.3) OK

I Seismic hazard exposure group (1610.1.5)

C Seismic performance category (1610.1.7)

S1 Soil-profile type (Table 1610.3.1)

Basic structural system and seismic-resisting system (Table 1610.3.3)

Response modification factor, R , and deflection amplification factor, C_d (Table 1610.3.3)

Analysis procedure (1610.4, 1610.5)

Other loads

OK Attic load (1606.2.2, 1606.2.3)

Partition loads (1606.2.4)

Concentrated loads (1606.3)

Impact loads (1606.6)

Misc. loads (1606.4, 1606.8, 1606.9, 1607.5, 1612.0)

STRUCTURAL DESIGN CALCULATIONS

NO Submitted for all structural members (107.7)

Signed/sealed (107.7, 114.1)

Deflection limits considered (1604.5)

Structural
ALL Plans sealed by
STATE OF MAINE professional
ENGINEER MARK F LEASURE
6876

STRUCTURAL DESIGN CALCULATIONS (continued)

_____	Unbalanced snow loads considered (1608.6)	_____	Internal pressure effects considered (1609.7, 1609.8)
_____	Drift snow loads considered (1608.7)	_____	Components and cladding effects considered (1609.8)
_____	Sliding snow loads considered (1608.8)	_____	Load combinations considered (1613.1)

MATERIAL PERFORMANCE (Chapter 17)

_____	Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No. _____	_____	Masonry construction (1705.5)
_____	Owner's special inspection program specified (1705.0)	_____	Wood construction (1705.6)
_____	Prefabricated items (1705.2)	_____	Prepared fill and foundations (1705.7, 1705.8, 1705.9)
_____	Steel construction (1705.3)	_____	Fireresistive materials (1705.12)
_____	Concrete construction (1705.4)	_____	EIFS, wall panels and veneers (1705.10, 1705.13)

FOUNDATIONS AND RETAINING WALLS (Chapter 18)

<u>OK</u>	Soil type (1611.0, 1802.1, 1804.1)	_____	Foundations (1814.0 - 1824.0)
_____	Bearing value (1611.0, 1802.1, 1804.1)	_____	Foundation walls (1611.0, 1812.0)
_____	Soil report (1802.1, 1804.1)	_____	Waterproofing/dampproofing (1813.0)
_____	Prepared fill (1804.1.1)	_____	Retaining walls (1611.0, 1825.0)
_____	Footings (1806.0 - 1811.0)	_____	

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

CONCRETE (Chapter 19)

<u>OK</u>	Plain, reinforced and prestressed concrete design/construction standard specified (1901.1, 1903.1.1)	<u>OK</u>	Minimum concrete strength (Table 1907.1.2[1])
<u>OK</u>	Minimum slab requirements (1905.1)	<u>OK</u>	Cold-weather and hot-weather curing speci- fied (1908.9, 1908.10)

MASONRY (Chapter 21)

_____	Engineered masonry design/construction standard specified (2101.1.1)	<u>OK</u>	Cold-weather and hot-weather construction specified (2111.3, 2111.4)
_____	Empirical masonry design (2101.1.2)	<u>N/A</u>	Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)
_____	Construction materials (2104.0)	<u>N/A</u>	Glass block (2118.0)
<u>OK</u>	Mortar type (2104.7)	<u>N/A</u>	

STEEL (Chapter 22)

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

WOOD (Chapter 23)

_____	Installation inspections (2301.2)	_____	Seismic bracing (2305.8)
_____	Design/construction standard specified (2303.1)	_____	Foundation anchorage (2305.17)
_____	Grade mark specified (2303.1.1)	_____	Wood structural panels (2307.0)
HEAVY TIMBER CONSTRUCTION		_____	Particleboard (2308.0)
<u>N/A</u>	Minimum dimensions (605.1, 2304.0)	_____	Fiberboard (2309.0)
<u>N/A</u>	Design/construction standard specified (2304.1)	_____	Fire-retardant-treated wood (2310.0)
WOOD FRAME CONSTRUCTION		_____	Decay and termite protection (2311.0)
<u>N/A</u>	Fastening and construction details (2305.0, Table 2305.2)	_____	Joist hangers (2312.0)
<u>N/A</u>	Wind bracing design required (2305.7)	_____	Prefabricated components (2313.1, 2313.2)
		_____	Metal-plate-connected trusses (2313.3.1, 2313.3.2)

NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

GLASS AND GLAZING (Chapter 24)

<u>N/A</u>	Skylights (2404.0)	<u>OK</u>	Safety glazing (2405.0, 2406.0, 2407.0)
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GYPSON BOARD AND PLASTER (Chapter 25)

<u>OK</u>	Gypsum board materials (2503.0, Table 2503.2, Table 2503.3)	_____	Plaster (2504.0, 2505.0, 2506.0)
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PLASTIC (Chapter 26)

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

_____	LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)	_____	Unprotected openings (2606.0)
_____	Diffusing systems (2604.5)	_____	Roof panels (2607.0)
_____	Wall panels (2605.0)	_____	Skylight glazing (2608.0)

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

_____	Waste- and linen-handling systems (2807.0)	_____	Refuse vaults (2808.0)
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ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

<p><i>OK</i></p> <p><i>STATE Review.</i></p>	_____	Construction standard specified (3001.2)	_____	Venting (3007.3 - 3007.6)
_____	Elevator emergency operation (3006.2)	_____	Opening protectives (3008.2)	
_____	Hoistway enclosure (3007.1)	_____	Conveyors and escalators (3010.0, 3011.0)	

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

_____	Membrane structures (3103.0)	_____	PEDESTRIAN WALKWAYS (3106.0)
_____	Flood-resistant construction (3107.0)	_____	Construction and use (3106.1 - 3106.3)
_____	Towers (3108.0)	_____	Separation (3106.4)
	<i>N/A</i>	_____	Local approval (3106.5)
		_____	Egress and size (3106.6 - 3106.8)

N/A EXISTING STRUCTURES (Chapter 34) *N/A*

ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

_____	General requirements (3402.0)	_____	Additions/alterations (3403.0, 3404.0)
_____	Structural loads (1614.0, 3402.5)	_____	Change of occupancy (1110.3, 3405.0)
_____	Accessibility (1110.0, 3402.7)	_____	Compliance alternative evaluation (3408.0)

BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group _____	Proposed use group _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per floor _____
Percentage of open perimeter _____%	Percentage of height reduction _____%
Completely suppressed: Yes _____ No _____	Corridor wall rating _____
Compartmentation: Yes _____ No _____	Required door closers: Yes _____ No _____
Fire-resistance rating of vertical opening enclosures _____	
Type of HVAC system _____	_____ serving number of floors _____

BUILDING EVALUATION SUMMARY (continued)

Automatic fire detection: Yes _____ No _____, type and location _____
 Fire alarm system: Yes _____ No _____, type _____
 Smoke control: Yes _____ No _____, type _____
 Adequate exit routes: Yes _____ No _____ Dead ends: Yes _____ No _____
 Maximum exit access travel distance _____ Elevator controls: Yes _____ No _____
 Means of egress emergency lighting: Yes _____ No _____ Mixed use groups: Yes _____ No _____

Safety parameters	Fire safety (FS)	Means of egress (ME)	General safety (GS)
3408.6.1 Building height			
3408.6.2 Building area			
3408.6.3 Compartmentation			
3408.6.4 Tenant and dwelling unit separations			
3408.6.5 Corridor walls			
3408.6.6 Vertical openings			
3408.6.7 HVAC systems			
3408.6.8 Automatic fire detection			
3408.6.9 Fire alarm system			
3408.6.10 Smoke control	****		
3408.6.11 Means of egress	****		
3408.6.12 Dead ends	****		
3408.6.13 Max. exit access travel distance	****		
3408.6.14 Elevator control			
3408.6.15 Means of egress emergency lighting	****		
3408.6.16 Mixed use groups		****	
3408.6.17 Sprinklers		+ 2 =	
3408.6.18 Specific occupancy area protection			
Building score — total value			

N/A

**** No applicable value to be inserted.

BUILDING SAFETY EVALUATION SCORE (Table 3408.9)

Formula	Table 3408.7		Table 3408.8		Score	Pass	Fail
FS-MFS ≥ 0	_____ (FS)	-	_____ (MFS)	=	_____	_____	_____
ME-MME ≥ 0	_____ (ME)	-	_____ (MME)	=	_____	_____	_____
GS-MGS ≥ 0	_____ (GS)	-	_____ (MGS)	=	_____	_____	_____

FS = Fire Safety	MFS = Mandatory Fire Safety
ME = Means of Egress	MME = Mandatory Means of Egress
GS = General Safety	MGS = Mandatory General Safety

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

I. D. Number _____

13 May 97

Park Danforth
 Applicant
 77 Stevens Ave, Portland, ME
 Applicant's Mailing Address
Land Use Consultants/David Kam
 Consultant/Agent
 878-3313
 Applicant or Agent Daytime Telephone, Fax

Application Date
Park Danforth
 Project Name/Description

777 Stevens Ave
 Address of Proposed Site
146-B-005 # 97-1332
 Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units 3984 Acreage of Site 110,087 Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots 55 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 \$300.00 Subdivision \$1,375.00 Engineer Review _____ Date: _____

Planning Approval Status:

Approved Approved w/Conditions See Attached Denied
 Reviewer _____
 Approval Date _____ Approval Expiration _____ Extension to _____
 OK to Issue Building Permit _____ signature _____ date _____ Additional Sheets Attached

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	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	
<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 _____	

777 Stevens Ave

146-B-005 # 97-1332

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

I. D. Number

Park Danforth

5/13/97

Applicant
77 Stevens Ave, Portland, ME

Application Date

Applicant's Mailing Address

Park Danforth

Land Use Consultants/David Kam

777 Stevens Ave

Consultant/Agent

Address of Proposed Site

878-3313

146-B-005

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units 9584 110,089 Acreage of Site _____ Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots 55 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 \$300.00 Subdivision \$1,375.00 Engineer Review _____ Date: _____

Fire Approval Status:

Reviewer Lt. Mc Dougall

Approved Approved w/Conditions see attached Denied
Approval Date 5/14/97 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance Lt. Mc dougall 5/14/97
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
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

19970002

I. D. Number

Park Danforth

Project Name

777 Stevens Ave, Portland, ME

Applicant's Mailing Address

Land Use Consultants/David Kam

Consultant/Agent

878-3313

Applicant or Agent Daytime Telephone, Fax

5/13/97

Application Date

Park Danforth

Project Name/Description

777 Stevens Ave

Address of Proposed Site

146-B-005

Assessor's Reference: Chart-Block-Lot

Fire Conditions for Approval

applicant must have state fire marshall approval.

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

19970002

I. D. Number

Park Danforth

5/13/97

Applicant

Application Date

7 Stevens Ave, Portland, ME

Park Danforth

Applicant's Mailing Address

Project Name/Description

Land Use Consultants/David Kam

777 Stevens Ave

Consultant/Agent

Address of Proposed Site

878-3313

146-B-005

Applicant or Agent Daytime Telephone, Fax

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) **Institutional Use**

Proposed Building square Feet or # of Units

~~9984~~ **110,089** [#]
Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots **55** 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 **\$300.00** Subdivision **\$1,375.00** Engineer Review **\$790.00** Date: **6/12/97**

Planning Approval Status:

Reviewer **RK**

- Approved Approved w/Conditions See Attached Denied

Approval Date **12/8/97** Approval Expiration **6/24/98** Extension to _____

OK to Issue Building Permit **r.knowland** **12/8/97** Additional Sheets Attached
 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>8/6/97</u> date	<u>\$46,452.00</u> amount	<u>8/9/99</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>8/5/97</u> date	<u>\$789.69</u> 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<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**

19970002
I. D. Number

Park Danforth
Applicant
Stevens Ave, Portland, ME
Applicant's Mailing Address
Land Use Consultants/David Kam
Consultant/Agent
878-3313
Applicant or Agent Daytime Telephone, Fax

5/13/97
Application Date
Park Danforth
Project Name/Description

777 Stevens Ave
Address of Proposed Site
146-B-005
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Building Addition Change Of Use Residential
 Warehouse/Distribution Parking Lot Other (specify) **Institutional Use**
 Proposed Building square Feet or # of Units 9984 110,089⁺ Acreage of Site _____ Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots 55 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 \$300.00 Subdivision \$1,375.00 Engineer Review \$790.00 Date: 6/12/97

DRC Approval Status:

Approved Approved w/Conditions see attached Denied Reviewer wendel/rk
 Approval Date 12/8/97 Approval Expiration 6/24/98 Extension to _____ Additional Sheets Attached
 Condition Compliance j.wendel/rk signature 12/8/97 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>8/6/97</u> date	<u>\$46,452.00</u> amount	<u>8/9/99</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>8/5/97</u> date	<u>\$789.69</u> amount	
<input type="checkbox"/> Building Permit	_____ 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)	
<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**

19970002

I. D. Number

Park Danforth

Applicant

777 Stevens Ave, Portland, ME

Applicant's Mailing Address

Land Use Consultants/David Kam

Consultant/Agent

878-3313

Applicant or Agent Daytime Telephone, Fax

5/13/97

Application Date

Park Danforth

Project Name/Description

777 Stevens Ave

Address of Proposed Site

146-C-005 & 010

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) Institutional Use

Proposed Building square Feet or # of Units 110,089 sq. ft. Acreage of Site R-6 Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots 55 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 \$300.00 Subdivision \$1,375.00 Engineer Review \$790.00 Date: 6/12/97

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved Approved w/Conditions see attached Denied

Approval Date 12/16/97 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	<u>8/6/97</u> date	<u>\$46,452.00</u> amount	<u>8/9/99</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>8/5/97</u> date	<u>\$789.69</u> 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<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
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

19970002

I. D. Number

Park Danforth

Applicant

777 Stevens Ave, Portland, ME

Applicant's Mailing Address

Land Use Consultants/David Kam

Consultant/Agent

878-3313

Applicant or Agent Daytime Telephone, Fax

5/13/97

Application Date

Park Danforth

Project Name/Description

777 Stevens Ave

Address of Proposed Site

146-C-005 & 010

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

1. That grading on the Poland Street side of the property be revised to be consistent with comments of the Development Review Coordinators memo of 6/21/97.
2. That the site plan be revised for city staff review and approval reflecting 6 foot granite tipdowns at the southerly Stevens Ave. entrance.
3. Above conditions have been met.

Planning Conditions of Approval

1. The applicant shall return to the Board with revised elevations of the easterly end of the north elevation, the easterly end of the south elevation and the easterly elevation (Forest Avenue side) for review and approval by the Board.
2. This approval covers only the parking lot on the Stevens Ave. side of the property. Applicant will need to submit a second performance guarantee for the remainder of the site.
3. Conditions #1 and #2 have been addressed.

Inspections Conditions of Approval

1. Separate permits are required for new signage.

Fire Conditions of Approval

1. Applicant must have state fire marshal approval.

CITY OF PORTLAND, MAINE

PLANNING BOARD

Cyrus Y. Hagge, Chair
John H. Carroll, Vice Chair
Kenneth M. Cole III
Jaimey Caron
Kevin McQuinn
Deborah Krichels
Erin Rodriguez

July 2, 1997

Ms. Denise Vachon
The Park Danforth
777 Stevens Avenue
Portland ME 04101

RE: The Park Danforth; 777 Stevens Avenue

Dear Ms. Vachon:

On June 24, 1997, the Portland Planning Board voted on the following motions regarding the proposed expansion of The Park Danforth in the vicinity of 777 Stevens Avenue:

1. The Board voted 7-0 that the plan was in conformance with the conditional use standards of the land use code.
2. The Board voted 7-0 that the plan was in conformance with the site plan standards of the land use code with the following conditions:
 - i. That grading on the Poland Street side of the property be revised to be consistent with comments of the Development Review Coordinator's memo of 6-21-97 for drainage.
 - ii. The applicant shall return to the Board with revised elevations of the easterly end of the north elevation, the easterly end of the south elevation and the easterly elevation (Forest Avenue side) for review and approval by the Board.
 - iii. That the site plan be revised for city staff review and approval reflecting 6 foot granite tipdowns at the southerly Stevens Avenue entrance.
3. The Board voted 7-0 that the plan was in conformance with the subdivision standards of the land use code.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board #23-97, which is attached.

Please note the following provisions and requirements for all subdivision approvals:

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,


Cyrus Y. Hagge, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Richard Knowland , Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Kathi Staples PE, City Engineer
Acting Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File
Dave Kamila, Land Use Consultants, 966 Riverside Street, Portland, ME 04103