

828938

Permit # _____ City of _____ BUILDING PERMIT APPLICATION Fee _____ Zone _____ Map # _____ Lot# 190-D-001

Please fill out any part which applies to job. Proper plans must accompany form.

PERMIT ISSUED

Owner: _____ Phone # _____
 Address: _____
 LOCATION OF CONSTRUCTION _____
 Contractor: _____ Sub.: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: _____
 _____ Past Use: _____
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion _____

For Official Use Only

Date _____ Subdivision: JUL 21 1992
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____ Ownership: _____ Public _____
 Estimated Cost _____ Private _____

Zoning:
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) _____

Foundation:
 1. Type of Soil: - construct parking lot - 7/20/92
 2. Set Backs - Front (5100) Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____ Date: _____
 Signature: _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____
 3. Must conform to National Electrical Code and State Law.

HISTORIC PRESERVATION

Not in District nor Landmark.

Does not require review.

Requires Review.

Approved.

Approved with Condition.

Denial.

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

Permit Received By _____
 Signature of Applicant _____ Date _____
 CEO's District _____

CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

Handwritten notes and signatures at the bottom right of the page.

PLOT PLAN



Done w/out Insp.

FEES (Breakdown From Front)

Base Fee \$ 100 - 7-20-92

Subdivision Fee \$ _____

Site Plan Review Fee \$ 300 -

Other Fees \$ _____

(Explain) _____

Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

<u><i>Joseph Shean</i></u> SIGNATURE OF APPLICANT	ADDRESS	871-0003 PHONE NO.
<u><i>Joseph C. Siles, PARTNER</i></u> RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	<u>7/20/92</u>	<u>774-9811</u> PHONE NO.

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Congress Street Associates
1250 Congress St; Ptld, ME 04104

Date 11/1/91

Mailing Address add parking lot f 15 cars (adjacent to existing

Address of Proposed Site 1250 Congress St.

Proposed Use of Site parking lot)
23,632 sq ft 4636 sq ft

Site Identifier(s) from Assessors Maps R-P

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: contact person : Stephen B. Mohr 871-0003

Date Dept. Review Due: _____ (Mohr & Seredin)
 _____ Landscape architects

----- MINOR SITE PLAN REVIEW -----

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning:
SPACE & BULK,
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS:

WAD

SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant _____

Date _____

Mailing Address _____

Address of Proposed Site _____

Proposed Use of Site _____

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMESE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY									
DISAPPROVED									

REASONS: _____

(Attach Separate Sheet if Necessary)

 SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Planning Dept

Applicant _____

Date _____

Mailing Address _____

Address of Proposed Site _____

Proposed Use of Site _____

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN	
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	
APPROVED CONDITIONALLY											✓		CONDITIONS SPECIFIED BELOW
DISAPPROVED													REASONS SPECIFIED BELOW

REASONS: _____

Waiting for performance guarantee

7-21-92 Performance guarantee received

(Attach Separate Sheet if Necessary)

X 8720 - per S. Greene

Salt _____ *11/21/91*

SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Steve Harris

Applicant _____

Date _____

Mailing Address _____

Address of Proposed Site _____

Proposed Use of Site _____

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Melodie A. Gitterberg 7/10/92
 SIGNATURE OF REVIEWING STAFF/DATE

M O H R & S E R E D I N

Landscape Architects, Inc.

October 31, 1991

Mr. William Giroux
Zoning Administrator
Portland City Hall
Portland, Maine 04101

**Re: 1250 Congress Street Associates
Employee Parking Lot**

Dear Mr. Giroux:

On behalf of 1250 Congress Street Associates we are pleased to submit for your review the enclosed plans for a new 15 car employee parking lot at 1250 Congress Street. The submission includes the required \$300.00 application fee, seven copies of the boundary and topographic survey, proposed development plans, and the following required written statement per Section 14-525 of the Portland Land Use Code:

14-525 c. The owner of the parcel is:
1250 Congress Street Associates
1250 Congress Street
P.O. Box 840
Portland, Maine 04104

The estimated cost of development is \$17,000.00

1. 1250 Congress Street is a professional office building located in the RP Zone (Residence and Professional) and contains an insurance office and a dentist's office. The building and site plan received Planning Board review and approval several years ago as a professional office building. There is an existing 15 car parking lot on-site, which is reserved for customer parking. Until recently the employees at 1250 Congress parked in the abutting church parking lot on Sewall Street. The abutting property has recently changed ownership and use, and the parking is no longer available for 1250 Congress Street Associate's use. As a result, the employees have been parking on Sewall Street, Davis Street, and double parking in the old driveway that

currently exists on Davis Street. Adequate, safe parking has been a problem for 1250 Congress Street for some time, and for these reasons 1250 Congress Street Associates has proposed to develop a new 15 car parking lot on the adjoining vacant site acquired by 1250 Congress Street Associates after the municipal site plan review and approval.

2. The total land area of the site is 23,632 Sf. The existing building covers \pm 3,230 Sf (\pm 6,460 Sf total floor space on two floors), the existing pavement covers \pm 5,894 Sf. The proposed pavement will cover an additional 4,636 Sf. The total lot coverage will be \pm 58% with the plans constructed as shown.
3. There are no existing or proposed easements or burdens existing or to be placed on the property.
4. The proposed parking lot will not generate any additional solid waste from the property.
5. This proposed development will not in any way impact the public water supply.

The proposed development will be adding a very small amount of storm drainage to the existing 22" storm drain in Congress Street. We met with Bill Boothby, City Engineer, on October 25, who reviewed the conceptual drainage plans relative to the City's system, and found them to be adequate.

We have also met with Bill Bray, City Traffic Engineer, regarding the traffic issues. Davis Street, which the proposed parking lot will be utilizing for access, is not signalized at Congress Street. Sewall Street, from which the existing visitor parking gains access, is signalized at Congress Street. During periods of heavy traffic on Congress Street, a left hand turn onto or from Davis Street can be difficult. For this reason the existing and proposed parking lots are shown as being connected with a new 12' wide driveway. This enables employees to enter the Davis Street lot from Sewall Street until the employee lot gets filled up. 1250 Congress Street Associates will institute an employee only parking policy for the new lot and will enforce that policy through 1250 Congress Street Associates.

6. There are two issues relevant to drainage that are currently existing on the property, and which the proposed development will address:
 - a. The property contains a depression near Congress Street which will not create any problems due to the placement of a proposed catch basin which will outlet into the City's storm drainage system.
 - b. There is an existing storm drain along the face of the building which has heaved to the surface of the ground, because there wasn't enough cover over the pipe to allow it to daylight on-site. We are proposing to reset the pipe with adequate cover, and connect it to the new on-site catch basin.
7. The estimated time period for completion of the parking lot would be by the end of Fall, 1991 (weather permitting), or early spring 1992.
8. No state and federal regulatory approvals are necessary for this project.
9. 1250 Congress Street Associates has the financial capacity to undertake and complete this project.

Please feel free to contact me if you have any questions or need any additional information.

Very truly yours,



Tatyanna Seredin, ASLA

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 21, 1992

1250 Congress St. Assoc.
1250 Congress St
Portland, ME 04104

Re: 1250 Congress St

Dear Sir,

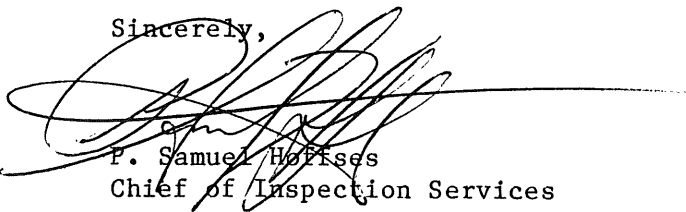
Your application to construct additional parking has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Review Requirements

Inspection Services	Approved	W. Giroux
Fire Department	Approved	LT W. Garroway
Planning Division	Approved	S. Greene
Public Works	Approved	M. Esterberg

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: W. Giroux, Building Inspections
LT W. Garroway, Fire Prevention Bureau
S. Greene, Planning
M. Esterberg, Planning