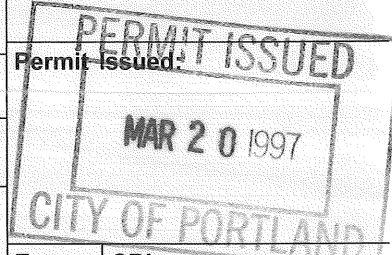


**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 9 Rear Johnson Rd		Owner: Transport Leasing Corp		Phone: 773-9566		Permit No: 970224	
Owner Address: 9 Rear Johnson Rd- Ptld ME		Lessee/Buyer's Name: 04102		Phone:		BusinessName:	
Contractor Name: Dahlgren Construction Inc		Address: 20 U S Rte 1 - Yarmouth ME 04096		Phone: 846-3505		Permit Issued: MAR 20 1997	
Past Use: warehouse/office/car repair		Proposed Use: office/car repair		COST OF WORK: \$ 44,000		PERMIT FEE: \$ 240	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Proposed Project Description: demolish warehouse section of bldg				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature: _____ Date: _____			
Permit Taken By: L Chase		Date Applied For: 3/13/97					



Zone: CBL: 314A Δ 006

Zoning Approval: *ok with conditions*

Special Zone or Reviews:

- Shoreland
- Wetland
- Flood Zone
- Subdivision
- Site Plan maj  minor  mm

*3/19/97*

- 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..

**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: *3/19/97*

*D. Anderson*

CEO DISTRICT 4

*A. Powers*



three 30-cy dumpster permits: #3563; 3564; 3565

**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

*Shawn J. Dunn as agent for the Owner* 3/13/97

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

Location of Construction: 9 Rear Johnson Rd		Owner: Transport Leasing Corp		Phone: 773-9566		Permit No: <b>970224</b>	
Owner Address: 9 Rear Johnson Rd - Portland ME		Lessee/Buyer's Name: 04102		Phone:		Business Name:	
Contractor Name: Dahlgren Construction Inc.		Address: 20 U S Rte 1 - Yarmouth ME 04095		Phone: 946-3505		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued  <b>MAR 20 1997</b>                  CITY OF PORTLAND             </div>	
Past Use: warehouse/office/car repair		Proposed Use: office/car repair		COST OF WORK: \$ 44,000 PERMIT FEE: \$ 240 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>			
Proposed Project Description: demolish warehouse section of bldg				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____			
Permit Taken By: L Chase		Date Applied For: 3/13/97					

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..

Zone: CBL: 214A-A-6

Zoning Approval: \_\_\_\_\_

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

three 30-cy dumpster permits: 93563; 3564; 3565

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*[Signature]* 3/13/97

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

**Action:**

Approved  
 Approved with Conditions  
 Denied

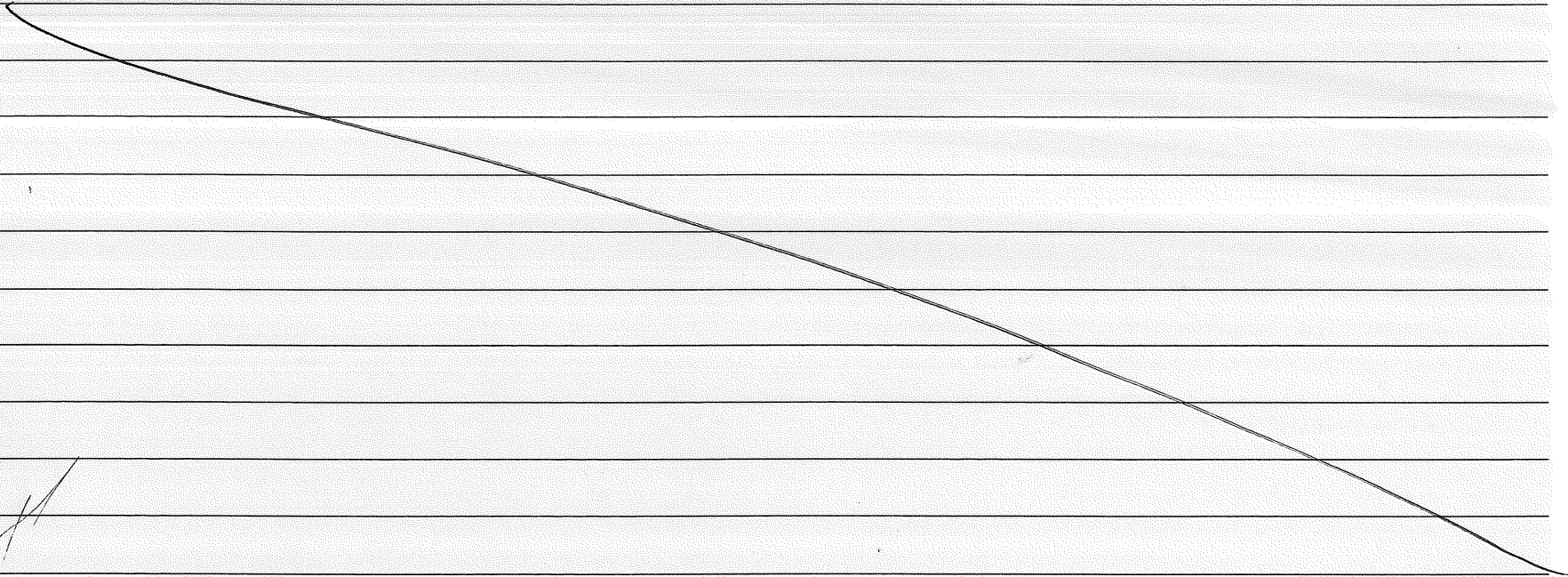
Date: 3/10/97

*[Signature]*

CEO DISTRICT 4

COMMENTS

Demo completed.



**Inspection Record**

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

## BUILDING PERMIT REPORT

DATE: 19/MAR/97 ADDRESS: 9 Rear Johnson Rd.  
REASON FOR PERMIT: demolish warehouse section of bldg.  
BUILDING OWNER: Transport Leasing Corp  
CONTRACTOR: Dahlgrun  
PERMIT APPLICANT: \_\_\_\_\_ APPROVAL: X/ \*20\*25  
DENIED: \_\_\_\_\_

### CONDITION OF APPROVAL OR DENIAL

- X 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) UL 103.
  7. Guardrail & 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.
  8. Headroom in habitable space is a minimum of 7'6".
  9. 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.
  10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
  11. 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.
  12. Each apartment shall have access to two (20 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.
  13. 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.
  14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
  15. 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)

16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
- \* 20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
21. 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".
22. 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.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- \* 25. Please read and implement IT #9 of The attached Land use zoning report
26. \_\_\_\_\_
27. \_\_\_\_\_



P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 9 Pear Johnson Road DATE: 3/19/97

REASON FOR PERMIT: demolish warehouse sectional bldg

BUILDING OWNER: Transport Leasing Corp C-B-L

PERMIT APPLICANT: Steven Dunn, Agent for owner

APPROVED: with conditions #9 DENIED: \_\_\_\_\_

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition This approval is only for the demolition

If this area is to be used for parking after the demolition

A separate permit with site plan review shall be required prior to that work. If you propose that area to have more than 50 cars, it would be a major site plan review - if less parking, only a minor site plan review would be necessary

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

Marge Schmuckal

DEMO.



CITY OF PORTLAND  
DIVISION OF INSPECTION SERVICES  
DEMOLITION CALL LIST

Site Address: 9 Johnson Rd, Portland Owner: Sauborn Properties, Inc. Transport Leasing Corp.  
Structure Type: Steel Frame/Concrete Blk Contractor: Dahlgren Const, Inc.

<u>UTILITY APPROVALS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
Central Maine Power	1-800-780-4000 828-1411 X 5000	<u>Marty Matkows 3/3/97</u> 828-2888
Nynex	878-7000 797.1867	<u>Joe Raynes 2/28/97</u>
Northern Utilities	797-8002 X 6243	<u>Jason Kinder 2/28/97</u>
Portland Water District	761-8310 774-5961 x3006	<u>Jim Pandiscio 2/28/97</u>
Public Cable Co.	775-2381 X 257	<u>Deb Gillespie 2/28/97</u>
Dig Safe	<del>1-800-225-4977</del> 1-888-344-7233	<u>#971002287 3/4/97 2</u> 345

<u>CITY APPROVALS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
DPW/Sewer Division	874-8300 X 8871	<u>Dave Vining 3/6/97</u>
DPW/Traffic Division	874-8300 X 8891	<u>Ken Doughty 3/6/97</u>
DPW/Forestry Division	756 8383 874-8300 X 8820	<u>Jeff Talling 3/6/97</u> <del>Dave Vining 3/6/97</del>
DPW/Sealed Drain Permit	874-8300 X 8822	<u>Dave Vining 3/6/97</u>
Building Inspections	874-8300 X 8703	<u>Sam Hoffese 3/5/97</u>
Historic Preservation	Deb Andrews 874-8300 X 8699	<u>Deb Andrews 3/6/97</u>
Fire Dispatcher	874-8300 X 8576	<u>D'Esp. LeCour 3/6/97</u>

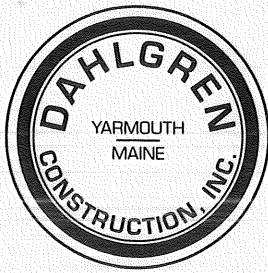
Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
U. S. EPA REGION 1 JFK Fed. Blks Boston, MA 02203	617-565-9055 (Lee Weller)	<u>Lee Weller 3/11/97</u>
DEP - Environmental Ed Antz 227-2651	822-6300	<u>Ed Antz 3/11/97</u>

I have contacted all of the necessary companies and departments.

Signed: Stewart J. Quinn Date: 3/11/97





Quality Construction Since 1970

20 U.S. Route #1  
Yarmouth, ME 04096  
Office: (207) 846-3505  
Fax: (207) 846-4181

12-March-1997

**Inspection Services  
City of Portland**

We are hereby requesting permission to partially demolish the building occupied by Alamo Rent-A-Car at 9 Rear Johnson Road, Portland, Maine. We have attached the Demolition Call List as required by the City of Portland and note that we have also talked with Patricia Doucette in Code Enforcement at the City of South Portland. South Portland is deferring to Portland on this permit.

**The Owner of the Property is:**


**Sanborn Properties, Inc. Blaine and Dwight Sanborn  
9 Rear Johnson Road (207) 773-9566  
Portland, ME 04102**

**The materials being demolished will be disposed of as follows:**

- **Roofing membranes, ceiling systems, plaster/drywall, glass, wood framing and wood doors will be sent to landfill by Yarmouth Rubbish.**
- **Asbestos floor tile and pipe coverings (and other materials discovered) will be removed by a licensed abatement company and disposed of in compliance with current laws.**
- **Sheet metal materials will be recycled at Saco Steel in Saco.**
- **Structural Steel members will be stored on site for the Owner's future use or recycled at Perry Iron in Portland or Waldron's Scrap Iron in Scarborough.**
- **Concrete and concrete block will be recycled at Commercial Recycling Systems in Scarborough.**

**Demolition will be performed under the supervision of Dahlgren Construction, Inc. of Yarmouth, Maine.**

**Respectfully,**

  
**Steven J. Dunn  
Vice President**

*William E. Whited, Inc.*

*Professional Engineer  
Registered Architect*

February 4, 1997

Mr. Steven Dunn  
Dahlgren Construction  
20 U.S. Route One  
Yarmouth, ME 04096

RE: Transport Leasing Corp., Johnson Road Subdivision

Dear Steve:

The enclosed Sheet S.4, amended plan for Johnson Road, indicates the temporary parking arrangement that will be used after demolition of a portion of the Alamo building. The rest of the Alamo building will be demolished sometime in the early spring of 1998.

The roadway entrance to the Access Road shown on this drawing is a request still being considered.

The area shown as wetland proposed for filling on Lot #7 has been permitted by DEP. This is on hold until the final layout of the proposed addition for Time Warner and its parking are determined. A site plan showing proposed development will be submitted to the Portland and South Portland Planning Boards at that time.

This plan is only for permitting for the part of the Alamo building to be demolished at this time.

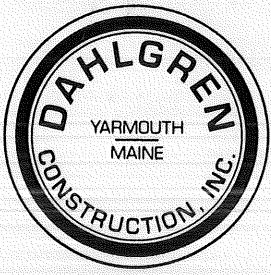
Sincerely,



William E. Whited

Encl. - Sheet S.4

c: Patricia Doucette, So. Portland Code Enforcement Officer



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20 U.S. Route #1  
Yarmouth, ME 04096  
Office: (207) 846-3505  
Fax: (207) 846-4181

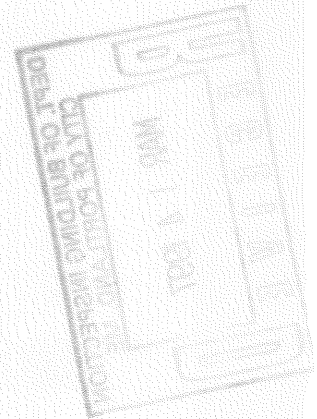
MARCH 6, 1997

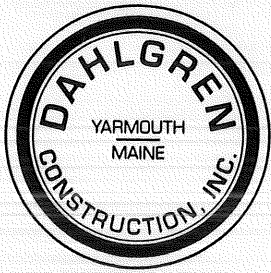
SANBORN PROPERTIES, INC.  
MR. DWIGHT SANBORN  
MR. BLAINE SANBORN  
9 (REAR) JOHNSON ROAD  
PORTLAND, MAINE 04102

RE: ALAMO CAR RENTAL  
9 REAR JOHNSON ROAD  
PORTLAND, MAINE

PLEASE BE ADVISED THAT IN THE MONTH OF APRIL 1997 WE PLAN TO PARTIALLY DEMOLISH THE ALAMO CAR RENTAL BUILDING. IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT STEVE DUNN AT DAHLGREN CONSTRUCTION, 846-3505 DURING NORMAL BUSINESS HOURS (7:30AM - 5:00PM).

THIS NOTICE HAS BEEN SENT TO ALL ABUTTERS.





*Quality Construction Since 1970*

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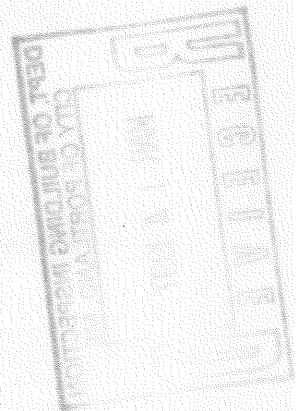
20 U.S. Route #1  
Yarmouth, ME 04096  
Office: (207) 846-3505  
Fax: (207) 846-4181

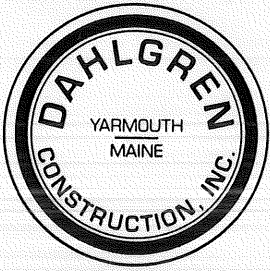
MARCH 6, 1997

WARREN & ANNE WEEKS  
151 BLACK POINT ROAD  
SCARBOROUGH, MAINE 04102

RE: ALAMO CAR RENTAL  
9 REAR JOHNSON ROAD  
PORTLAND, MAINE

PLEASE BE ADVISED THAT IN THE MONTH OF APRIL 1997 WE PLAN TO PARTIALLY DEMOLISH THE ALAMO CAR RENTAL BUILDING. IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE CONTACT STEVE DUNN AT DAHLGREN CONSTRUCTION, 846-3505 DURING NORMAL BUSINESS HOURS (7:30AM - 5:00PM).





*Quality Construction Since 1970*

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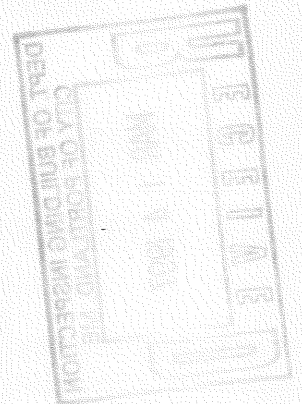
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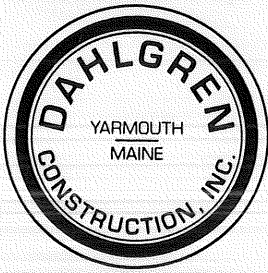
**MARCH 6, 1997**

**BCD AIRPORT PARTNERS  
2002 CONGRESS STREET  
PORTLAND, MAINE 04102**

**RE: ALAMO CAR RENTAL  
9 REAR JOHNSON ROAD  
PORTLAND, MAINE**

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*Quality Construction Since 1970*

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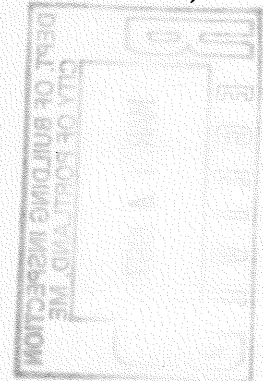
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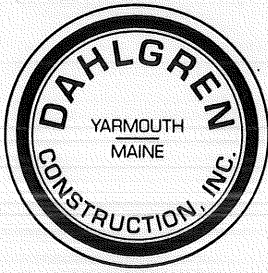
MARCH 6, 1997

BROOKLAWN CEMETERY  
2002 CONGRESS STREET  
PORTLAND, MAINE 04102

RE: ALAMO CAR RENTAL  
9 REAR JOHNSON ROAD  
PORTLAND, MAINE

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Quality Construction Since 1970

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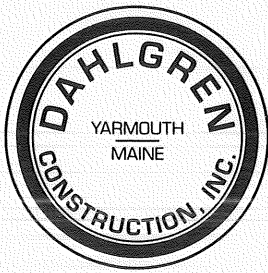
MARCH 6, 1997

CITY OF PORTLAND  
389 CONGRESS STREET  
PORTLAND, MAINE 04101

RE: ALAMO CAR RENTAL  
9 REAR JOHNSON ROAD  
PORTLAND, MAINE

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MARCH 6, 1997

CITY OF PORTLAND  
389 CONGRESS STREET  
PORTLAND, MAINE 04101

RE: ALAMO CAR RENTAL  
9 REAR JOHNSON ROAD  
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*Demo call list ok per PSTHoffers @*