

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

Location of Construction: <b>41 Hutchins Drive</b>		Owner: <b>Cad-Cam Associates</b>		Phone:		Permit No: <b>951324</b>	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: <b>Allied Construction</b>		Address: <b>P. O. Box 1396, Portland</b>		Phone: <b>772-2888</b>		Permit Issued: <b>DEC 21 1995</b>	
Past Use: <b>Office Bldg</b>		Proposed Use: <b>Addition to Office Bldg</b>		COST OF WORK: <b>\$ 954,000.</b>		PERMIT FEE: <b>\$ 4,790.00</b>	
Proposed Project Description: <b>Three story addition</b>				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>B</b> Type: <b>1A</b> <b>BCCA-93</b>	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Handwritten notes]</i> <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <b>Victoria A. Dover</b>		Date Applied For: <b>December 15, 1995</b>		Signature:		Date:	

1. This permit application doesn't 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..

**PERMIT ISSUED WITH LETTER**

**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 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]* **P. O. Box 1396, Portland, 04104** **12/15/95** **772-2888**

SIGNATURE OF APPLICANT: **Paul Laliberté/Allied** ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

**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: *[Handwritten]*

CEO DISTRICT *[Signature]*

COMMENTS

See Separate Dump Log Sheet & Check of Works note  
Attached

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

238-A-A-001

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 41 Hutchins Dr

Issued to Cadcam Associates

Date of Issue 18 October 1996

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. 951048, 951324, 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

APPROVED OCCUPANCY

Entire

Office Space

Limiting Conditions:

This certificate supersedes certificate issued 09 August 1996

Approved: *[Signature]*

(Date)

Inspector

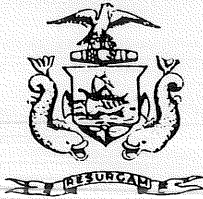
*[Signature]*

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.

*[Handwritten notes]*

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

December 21, 1995

Allied Construction  
P. O. Box 1396  
Portland, Maine 04104

RE: 41 Hutchins Drive

Dear Sir,

Your application to construct an addition to an office building has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

**No Certificate of Occupancy will be issued until all requirements of this letter are met.**

### Building and Fire Code Requirements

1. The previously issued permit for the foundation contains the site plan review requirements.
2. Precautions must be taken to protect the concrete and masonry from freezing.
3. This permit is being issued with the understanding that it meet the seismic requirements of Section 1612.0 of the City's Building Code.
4. Safety glazing must be used in areas of specific hazardous locations as per Section 2405.1 of the City's Building Code.
5. Skylights must meet the requirements of Section 2404.0 of the City's Building Code.
6. 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.
7. All required fire alarm systems shall have the capability of "zone disconnect" via switches or key pad program provided the method is approved by the Fire Prevention Bureau.

8. All remote annunciators shall have a visible "trouble" indicator along with the fire alarm "zone" indicators.
9. Any Master Box connected to the Municipal Fire Alarm System shall have a supervised Municipal Disconnect Switch.
10. All Master Box locations shall be approved by the Fire Department Director of Communications. A Master Box shall be located so that the center of the box is 5' above the finished floor.
11. All Master Box locations are required to have a locked box (knoxbox).
12. A fire alarm acceptance report shall be submitted to the Portland Fire Department

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

Sincerely,



P. Samuel Hoffses  
Chief, Code Enforcement Division

cc: Lt. McDougall, PFD

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

October 4, 1995

Allied Construction  
P. O. Box 1396  
Portland, ME 04104

RE: 41 Hutchins Road

Dear Sir,

Your application to construct a 63' x 102' addition (phase I foundation and steel) has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

### Site Plan Review Requirements

Inspection Services - Approved - M. Schmuckal  
Fire Department - Must show hydrant within 500' of path of travel -  
Lt. McDougal  
Development Review Coordinator - Approved - M. O'Sullivan  
Planning Division - Approved - M. O'Sullivan

### Building & Fire Code Requirements

1. Waterproofing and damp proofing shall be done in accordance with Chapter 18, Section 13 of the City's Building Code, The BOCA National Building Code 1993.
2. All concrete work shall be done in accordance with Chapter 19 Sections 1901.1 and 1903.1.1 of the Building Code.
3. All structural steel shall be design/construction in accordance with Chapter 22, Sections 2203, 2204.0 and 2205. of the Building Code.

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

Sincerely,

  
P. Samuel Hoffses  
Chief, Inspection Services

cc: M. Schmuckal, Asst.C, Insp Svcs  
Lt. McDougal, PFD  
J. Seymour, DRC



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

I. D. Number \_\_\_\_\_

Applicant Codcam Assoc

6-27-95

Applicant's Mailing Address 41 Hutchins Dr. - Portland, Me 04102

Application Date

Consultant/Agent Dennis Jud 772-3846

Project Name/Description

41 Hutchins Dr.

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  Other (specify) \_\_\_\_\_

Proposed Building Square Feet or # of Units 6.65 acres Acreage of Site Zoning

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 300 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer Mike O'Sullivan

- Approved  Approved w/Conditions listed below  Denied

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  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

- Performance Guarantee Accepted \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date
- Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_
- Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_
- Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date
- Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

Address: 41 Hutchins Drive



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

I. D. Number \_\_\_\_\_

Address: \_\_\_\_\_

Applicant \_\_\_\_\_

Application Date \_\_\_\_\_

Applicant's Mailing Address \_\_\_\_\_

Project Name/Description \_\_\_\_\_

Consultant/Agent \_\_\_\_\_

Address of Proposed Site \_\_\_\_\_

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  Other (specify) \_\_\_\_\_

Proposed Building Square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 200 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer Mike O'Sullivan

- Approved  Approved w/Conditions listed below  Denied

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date Aug 22, 1995 Approval Expiration Aug 22, 1996 Extension to \_\_\_\_\_ date \_\_\_\_\_ date \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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

- |   |                            |                               |                             |
|---|----------------------------|-------------------------------|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____           | _____ amount _____            | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid            | _____ date _____           | _____ amount _____            |                             |
| Performance Guarantee Reduced                           | _____ date _____           | _____ remaining balance _____ | _____ signature _____       |
| Performance Guarantee Released                          | _____ date _____           | _____ signature _____         |                             |
| Defect Guarantee Submitted                              | _____ submitted date _____ | _____ amount _____            | _____ expiration date _____ |
| Defect Guarantee Released                               | _____ date _____           | _____ signature _____         |                             |





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

I. D. Number \_\_\_\_\_

Applicant William Brown

Application Date 6-27-95

Applicant's Mailing Address 41 Hutchins Dr. - Portland, Me 04102

Project Name/Description \_\_\_\_\_

Consultant/Agent Dennis Gudo 472-3246

Address of Proposed Site 41 Hutchins Dr.

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  Other (specify) \_\_\_\_\_

Proposed Building Square Feet or # of Units \_\_\_\_\_  
 Acreage of Site 6.65 acres  
 Zoning \_\_\_\_\_

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 300 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer W.G.M.J.

- Approved  Approved w/Conditions listed below  Denied

- Developer must show hydr within 500' path of travel
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 6/29/95 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date

Performance Guarantee  Required\*  Not Required

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

- |   |                      |                         |                       |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date           | _____ amount            | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid            | _____ date           | _____ amount            |                       |
| Performance Guarantee Reduced                           | _____ date           | _____ remaining balance | _____ signature       |
| Performance Guarantee Released                          | _____ date           | _____ signature         |                       |
| Defect Guarantee Submitted                              | _____ submitted date | _____ amount            | _____ expiration date |
| Defect Guarantee Released                               | _____ date           | _____ signature         |                       |

Address: 41 Hutchins Drive



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

I. D. Number

Address: 41 Hutchins Drive

Applicant Cadcam Assoc  
41 Hutchins Dr. - Portland, Me 04102

6-27-95  
Application Date

Applicant's Mailing Address  
Consultant/Agent Dennis Jud  
172-3446

Project Name/Description  
Address of Proposed Site 41 Hutchins Dr.

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  Other (specify) \_\_\_\_\_

Proposed Building Square Feet or # of Units 6,650 sq ft Acreage of Site I-1 Zoning

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 300 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer Marge Schmuckal

- Approved  Approved w/Conditions listed below  Denied

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date 10/3/95 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date

Performance Guarantee  Required\*  Not Required

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

- |   |                      |                         |                       |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date           | _____ amount            | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid            | _____ date           | _____ amount            |                       |
| Performance Guarantee Reduced                           | _____ date           | _____ remaining balance | _____ signature       |
| Performance Guarantee Released                          | _____ date           | _____ signature         |                       |
| Defect Guarantee Submitted                              | _____ submitted date | _____ amount            | _____ expiration date |
| Defect Guarantee Released                               | _____ date           | _____ signature         |                       |

Applicant: CAD-CAM ASSOCIATES

Address: 41 Hutchins Drive

Assessors No.:

Date: ~~8/16/15~~

10/3/15 - Bldg design change

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - I-1

Interior or corner lot -

Use - office Bldg Addition

Sewage Disposal -

Rear Yards - 25'

Side Yards - 25'

Front Yards - 25'

} ok 25' + shown

Projections -

Height - ~~3~~ stories - 36' shown - (4 stories / 45' max)

Lot Area -

Building Area - gross proposed - ~~33,651~~ revised

Area per Family -

32,005

Width of Lot -

Lot Frontage - 60' min -

ok Off-street Parking -> 1/400 @ ~~33,651~~ = ~~84~~ spaces <sup>21,205<sup>A</sup> (new addition) = 53 spaces req</sup> ~~86~~ shown

Loading Bays -

(Other bldg has their own parking spaces) 57 spaces shown

Site Plan - yes major

Shoreland Zoning - N/A

Flood Plains -

# AD

*on bldg plans  
Submitted for a permit  
10/3/95*

## BUILDING AREAS (GROSS SQ. FT.)

### NEW ADDITION

SECOND FLOOR: 6,788  
 FIRST FLOOR: 6,780  
 GROUND FLOOR: ~~6,628~~ *7,637# per what is on approved site plan*

SUB-TOTAL: 20,194

### EXISTING BUILDING

SECOND FLOOR: 5,400  
 FIRST FLOOR: 5,400

SUB-TOTAL: 10,800

### TOTAL BUILDING

TOTAL: 30,994  
 + 1,011

## BUILDING DATA

### CODES:

1993 BOCA - CONSTRUCTION TYPE  
 1994 NFPA 101 - CONSTRUCTION

### USE GROUP:

BOCA - BUSINESS  
 NFPA - NEW BUSINESS

### FIRE PROTECTION:

FIRE ALARMS  
 AREA OF RESCUE ASSISTANCE AUD  
 2-HOUR HORIZONTAL EXIT VIA NEW

## ABBREVIATIONS

A/C	AIR CONDITIONING	N	NOSING
ACPLAS	ACOUSTICAL PLASTER	NIC	NOT IN CONTRACT
ACT	ACOUSTIC CEILING TILE	NS	NEAR SIDE
AFF	ABOVE FINISHED FLOOR	NTS	NOT TO SCALE
AP	ACCESS PANEL		
BCE	BOTTOM CHORD EXTENSION	OC	ON CENTER
BD	BOARD	OF	OUTSIDE FACE
BLP	BORROWED LIGHT PANEL	OH	OVERHEAD
BO	BOTTOM OF	PA	PUBLIC ADDRESS
BOF	BOTTOM OF FOOTING	PAF	POWDER-ACTUATED
BOS	BOTTOM OF STEEL	PL	PLATE
BS	BOTH SIDES	PLAM	PLASTIC LAMINATE
BSE	BRICK SHELF ELEVATION	PF	POUNDS PER LINEAR
		PP	POWER PANEL

*32,005 ÷ 400 spaces = 80 spaces required in total*

September 13, 1995

Dennis Judd  
SMRT  
144 Fore Street  
Portland, ME 04101

RE: CAD-CAM Assoc/Woodward-Curran Building Addition 41 Hutchins Avenue

Dear Mr. Judd:

On August 22, 1995 the Portland Planning Board voted 5-0 to approve the site plan for the CAD-CAM Associates/Woodward-Curran building addition at 41 Hutchins Avenue.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #38-95, which is attached.

Please note the following provisions and requirements for all site plan approvals:

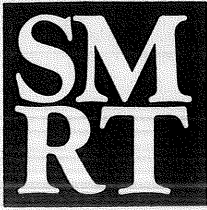
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
2. Prior to 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.
3. 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 Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the Planning Staff.

Sincerely,

Kenneth M. Cole III, Chair  
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief of Building Inspections  
Marge Schmuckal, Zoning Administrator  
George Flaherty, Director of Environmental/Intergovernmental Services  
Kathi Staples PE, City Engineer  
Michael O'Sullivan, Development Review Coordinator  
William Bray, Deputy Director of Public Works  
Jeff Tarling, City Arborist  
Paul Niehoff, Materials Engineer  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Mary Gresik, Building Permit Secretary  
Kathleen Brown, Assistant Director of Economic Development  
Approval Letter File



ARCHITECTURE ENGINEERING PLANNING

STEVENS MORTON ROSE & THOMPSON  
39 Forest Avenue P.O. Box 618  
Portland, Maine 04104  
Tel 207/772-3846 Fax 207/772-1070

June 27, 1995

Alex Jaegerman, Chief Planner  
Planning and Urban Development  
389 Congress Street  
Portland, Maine 04101

Re: Site Plan Review, Major Development for  
CADCAM Associates - Woodard & Curran Offices  
Hutchins Drive

Dear Alex:

On behalf of our client, CADCAM Associates, we submit herewith seven (7 sets of Site Plan Review plans and related documentation for the Planning Board's review of the above referenced project. Also included are 10 reduced plans at 11" x 17" for your use. We wish to present this project to the Board and discuss its merits at the July 11, 1995 workshop meeting. Following that, we hope to submit for the August 22, 1995 Planning Board meeting to present the final plans and obtain Site Plan Approval at that time.

Generally, the level of completeness indicated on the plan reflects a well thought out plan layout which takes into consideration relevant site characteristics. Though not shown in final detail, these include without limitation soils, wetlands, natural areas, retention of existing vegetation, easements, existing utilities serving the existing building and owner program requirements.

### **Zoning**

The subject parcel is zoned Industrial (I-1). The parcel has a brook/drainage easement running through it, including floodplain wetlands, but there are no Shoreland Zones or Stream

41 Hutchins Drive

Protection Zones associated with the stream and wetlands. (The site also has several occurrences of non-floodplain wetlands.) Other setbacks include a zone one hundred (100) feet distant from the unnamed brook and its associated floodplain wetlands, as established by the Maine Department of Environmental Protection, Natural Resources Protection Act. This setback may be reduced to 25 feet under certain circumstances and in accordance with NRPA Permit by Rule Standards.

**Items not shown on the site plan as yet include the following:**

Existing soil conditions - Test borings have been performed on site within and around the proposed building footprint. That work reveals that the site consists of thin topsoil underlain by silty clay and sandy silt. The upper 11' to 16' is characterized by stiff brown clay over soft blue marine clay of approximately 20' to 25' thick. Boring locations will be shown on the plans for the final submission.

Watercourses, etc. - Wetlands and streams were field identified by Woodlot Alternatives, Inc. in June, 1995. There are floodplain wetlands associated with the brook/drainage easement and there are non-floodplain wetlands in other portions of the site.

Existing and proposed footprints - The existing building has a footprint of 5443 square feet. The proposed building has a footprint of approximately 8576 square feet. Elevations are not available at the time of submission. These will be available for the workshop meeting.

**Written statements in support of the project:**

Description of the project - the proposed work consists of an approximately 23,350 square foot office building addition to an approved existing 10,886 square foot office building.

Total land area - The parcel is 6.65 acres in size and is located in the I-1 Zone, on Hutchins Drive, in the Stroudwater Estates subdivision.

Easements - There are currently two easements on the subject parcel. One is a series of connected private drainage easements, 30' wide. The other is a City of Portland Sanitary Sewer Easement, also 30' wide. *Note: The applicant is proposing to install parking pavement and fill over this easement.*

Solid Waste - The existing building generates approximately 150 cubic yards of typical office waste per year. This is expected to increase to approximately 400 cubic yards per year. Waste is currently being picked up by Waste Management Inc. and will continue to be so.

Off site facilities - Evidence of availability of services will be submitted with the final submission.



Surface Drainage and stormwater management - A complete stormwater analysis will be submitted at final, but generally, most existing surface drainage flows to the unnamed brook running through the site. There is an existing small detention facility on site, but the applicant is proposing no detention for the new development. This is reasonable, subject to documenting that there will be no negative down stream impacts. The reason for this approach is to utilize overland flow for water quality treatment and to maintain as much of the existing softwood stands as possible for deer use.

Construction schedule - The schedule is to break ground in September, 1995, including the installation of measures. The building is to be "closed up" by late fall, and completed in the spring or summer, 1996.

State and federal permits - DEP Site Location of Development Act modification for Natural Resources Protection Act issues (Permit by Rule for stream/wetland related impacts) and for Condition Compliance with respect to stormwater runoff only. Federal Army Corps of Engineers Nationwide Permit for minor isolated wetland impacts.

Financial and technical capability - This documentation shall be supplied with the final submission.

Title, Right or Interest - The applicant, CADCAM Associates, owns the entire parcel. Documentation will be supplied at final submission.

Natural areas - See watercourses above.

Please review the above and the attached materials. We believe that this submission is sufficient to gain meaningful input from the Board at the Workshop meeting. We look forward to discussing this project with you.

Thank you very much.

Sincerely,  
STEVENS MORTON ROSE & THOMPSON, INC.

  
Dennis V. Jud, ASLA

cc: Albert Curran, CADCAM Associates  
Kurt Martston, Woodard and Curran  
Philip Kaminsky, SMRT  
File 95053-01.22



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 41 Hutchins Dr

Issued to Cadcam Associates

Date of Issue 18 October 1996

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. <sup>951048</sup> <sub>951324</sub>, 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

APPROVED OCCUPANCY

Entire

Office Space

Limiting Conditions:

This certificate supersedes  
certificate issued 09 August 1996

Approved:

10/18/96 *[Signature]*  
\_\_\_\_\_  
(Date) Inspector

*[Signature]*  
\_\_\_\_\_  
Inspector of Buildings

*OK on  
perm by KT, AM  
100 per. 11.8.96*

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.