

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING DEPARTMENT

# PERMIT

Permit Number: 100564

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that PORTLAND HOUSING AUTHORITY Management,  
has permission to Slab on grade wood framed single level structure to house small branch of "Boys & Girls Club of Maine"  
AT 21 Popham Street Case No. 274 H001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 2 HOUSING DEPARTMENT NOTICE IS REQUIRED.

**PERMIT ISSUED**  
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.  
JUN 17 2010

### OTHER REQUIRED APPROVALS

Fire Dept. CAPT. N. Lambert  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

City of Portland  
James Burke 6/17/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

Permit No: 10-0564	Issue Date:	CBL: 274 H001001
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Location of Construction: 21 Popham Street	Owner Name: PORTLAND HOUSING AUTHOR	Owner Address: 14 BAXTER BLVD	Phone:
Business Name:	Contractor Name: JARR Management, Inc	Contractor Address: 2424 North Belfast Ave Augusta	Phone 2076263631
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: R-5 P(LU)

Past Use: Community Building	Proposed Use: Boys & Girls Club Branch Facility - Slab on grade wood framed single level structure to house small branch of "Boys & Girls Club of Maine"	Permit Fee: \$2,085.00	Cost of Work: \$198,534.00	CEO District: 3	Zone: R-5 P(LU)
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: A-3/B/S Type JB IBC-2003		

Proposed Project Description: Slab on grade wood framed single level structure to house small branch of "Boys & Girls Club of Maine"	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 05/25/2010	<b>Zoning Approval</b>		
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 09-79900624 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date:  5/25/10	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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**PERMIT ISSUED**

JUN 17 2010

City of Portland

**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0564	Date Applied For: 05/25/2010	CBL: 274 H001001
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Location of Construction: 21 Popham Street	Owner Name: PORTLAND HOUSING AUTHOR	Owner Address: 14 BAXTER BLVD	Phone:
Business Name:	Contractor Name: JARR Management, Inc	Contractor Address: 2424 North Belfast Ave Augusta	Phone (207) 626-3631
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Boys & Gilrs Club Branch Facility - Slab on grade wood framed single level structure to house small branch of "Boys & Girls Club of Maine"	Proposed Project Description: Slab on grade wood framed single level structure to house small branch of "Boys & Girls Club of Maine"
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Dept: Zoning      Status: Approved      Reviewer: Marge Schmuckal      Approval Date: 05/25/2010  
 Note:      Ok to Issue:

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 06/17/2010  
 Note:      Ok to Issue:

- 1) Per Steve T. The hood wall will be built with steel studs and the ceiling clearances will also meet code requirements. These details will be submitted with the hood permit application.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire      Status: Approved with Conditions      Reviewer: Capt Keith Gautreau      Approval Date: 06/10/2010  
 Note:      Ok to Issue:

- 1) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 2) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 3) The Fire Department will require knock locking caps on all Fire Department Connections on the exterior of the building.
- 4) Fire department connection type and location shall be approved in writing by fire prevention bureau.
- 5) As-built documents shall be submitted in pdf to the Building Inspections Office upon completion of job.
- 6) Central Station monitoring for addressable fire alarm systems shall be by point.
- 7) Application requires State Fire Marshal approval.
- 8) The sprinkler system shall be installed in accordance with NFPA 13.
- 9) All construction shall comply with NFPA 1 and 101.
- 10) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 11) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS". Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
- 12) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 13) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.

**PERMIT ISSUED**

JUN 17 2010

City of Portland

<b>Location of Construction:</b> 21 Popham Street	<b>Owner Name:</b> PORTLAND HOUSING AUTHOR	<b>Owner Address:</b> 14 BAXTER BLVD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> JARR Management, Inc	<b>Contractor Address:</b> 2424 North Belfast Ave Augusta	<b>Phone</b> (207) 626-3631
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	

- 14 Fire alarm system requires a wireless master box connection per city ordinance. Masterbox design and installation shall be as approved be City Electrical Division.
- 15 Fire extinguishers required. Installation per NFPA 10
- 16 Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 17 Fire Alarm system shall be maintained.  
If system is to be off line over 4 hours a fire watch shall be in place.  
Dispatch notification required 874-8576.
- 18 A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model .
- 19 The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.

**Comments:**

5/25/2010-mes: WAIT FOR PLANNING SIGN OFF ON SITE PLAN PRIOR TO ISSUING

6/17/2010-jmb: Left vcmg for Steve T. For detail on wall type and ceiling at the kitchen hood. Steve called back and will make sure they use steel studs in that area and will address the ceiling clearance as well. All these details will be submitted with the hood permit application. Also spoke to Bob St. O. About this.

**PERMIT ISSUED**

JUN 17 2010

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  **X**   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  **X**   **Re-Bar Schedule Inspection: Prior to pouring concrete**

  **X**   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  **X**   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**  
**NOTE: There is a \$75.00 fee per inspection at this point.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**PERMIT ISSUED**

**JUN 17 2010**

**City of Portland**



# Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout. **ELECTRICIAN / PLUMBER TO PROVIDE ADDITIONAL PLANS**
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review - **TO BE FURNISHED BY PLUMBER**
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEEC 2003 **← DETAILS:**
  - $\frac{1}{4}$  (R-60)
  - $\frac{1}{2}$  (R-21)
  - $\frac{1}{2}$  (R-12.5)
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are also required if original plans are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

**SEE WINDOW SCHEDULE A9  
U = < .32**

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)



# General Building Permit Application

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

Location/Address of Construction: <b>21 FOPHAM STREET</b>		
Total Square Footage of Proposed Structure/Area <b>1041 SF</b>	Square Footage of Lot <b>1,277,343.9 SF</b>	Number of Stories <b>ONE</b>
Tax Assessor's Chart, Block & Lot Chart# <b>274</b> Block# <b>H</b> Lot# <b>1</b>	Applicant * <u>must</u> be owner, Lessee or Buyer Name <b>PORTLAND HOUSING AUTHORITY</b> Address <b>14 BAXTER BOULEVARD</b> City, State & Zip <b>PORTLAND, ME 04101</b>	Telephone: <b>207.773.4753</b>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <b>(SAME AS ABOVE)</b> Address City, State & Zip	Cost Of Work: \$ <b>198,534-</b> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <b>COMMUNITY BLDG</b> Number of Residential Units <b>- 0 -</b> If vacant, what was the previous use? <b>-</b> Proposed Specific use: <b>BOYS AND GIRLS CLUB BRANCH FACILITY</b> Is property part of a subdivision? <b>NO</b> If yes, please name _____ Project description: <b>SLAB ON GRADE WOOD FRAMED SINGLE LEVEL STRUCTURE TO HOUSE SMALL BRANCH OF BOYS AND GIRLS CLUB OF MAINE</b>		
Contractor's name: <b>JARR MANAGEMENT, INC</b> <b>MAIL</b> Address: <b>2424 NORTH BELFAST AVENUE</b> City, State & Zip: <b>AUGUSTA, MAINE 04330</b> Telephone: <b>207.626.3631</b> Who should we contact when the permit is ready: <b>ROBERT ST. ONGE</b> Telephone: <b>207.626.3631</b> Mailing address: <b>2424 NORTH BELFAST AVENUE, AUGUSTA, MAINE 04330</b>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: **S. JUDMAS** Date: **5.17.2010**

This is not a permit; you may not commence ANY work until the permit is issued



# Accessibility Building Code Certificate

Designer: STEPHEN M. THOMAS

Address of Project: 21 POPHAM STREET

Nature of Project: BRANCH FACILITY FOR  
BOYS AND GIRLS CLUB OF MAINE

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

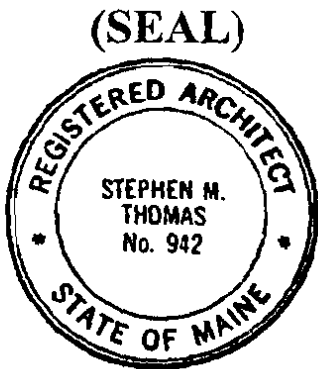
Signature: S. THOMAS

Title: PARTNER

Firm: GTA2 ARCHITECTS

Address: 44 OAK STREET  
PORTLAND, ME 04101

Phone: 207.771.5461



For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





# Certificate of Design

Date: MAY 11, 2010

From: STEPHEN M. THOMAS

These plans and / or specifications covering construction work on:

BUILDING ADDITION AT 21 POPHAM STREET TO  
HOUSE BOYS AND GIRLS CLUB OF MAINE BRANCH  
FACILITY

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.

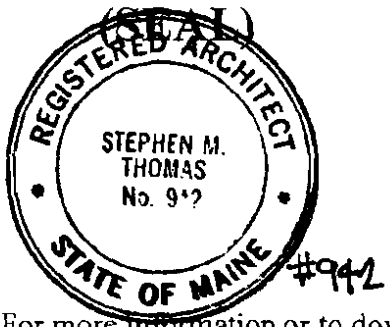
Signature: S. THOMAS (DANIEL CHASE, P.E. CONSULTANT #4016)

Title: PARTNER

Firm: GAZ ARCHITECTS

Address: 44 OAK STREET  
PORTLAND, MAINE 04101

Phone: 207.771.5461



For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design Application

From Designer:

DANIEL CHASE, P.E. #4016 / GTA2 ARCHITECTS

Date:

MAY 11, 2010

Job Name:

BOYS AND GIRLS CLUB OF MAINE - BRANCH FACILITY

Address of Construction:

21 POPHAM STREET

## 2003 International Building Code

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

Building Code & Year 2003 IBC Use Group Classification (s) ASSEMBLY / BUSINESS / ORDINARY HAZARD

Type of Construction 5B PROTECTED

Is there a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC? YES Supervisory alarm system? YES

Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) SEPARATED

Geotechnical/Soils report required? (See Section 1802.2) N/A

### Structural Design Calculations

AVAIL. WORN REQ Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>ASSEMBLY</u>	<u>100 PSF</u>

### Wind loads (1603.1.4, 1609)

1609.1.1 Design option utilized (1609.1.1, 1609.6)

100MPH Basic wind speed (1809.3)

II 1.00 Building category and wind importance Factor,  $w$  table 1604.5, 1609.5)

B Wind exposure category (1609.4)

+0.55/-0.55 Internal pressure coefficient (ASCE 7)

SEE ATTACHED Component and cladding pressures (1609.1.1, 1609.6.2.2)

" " Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

EXEMPT Design option utilized (1614.1)

PER Seismic use group ("Category")

1614.1 #3 Spectral response coefficients,  $S_D$  &  $S_I$  (1615.1)

" Site class (1615.1.5)

0.9 Live load reduction

18 PSF Roof live loads (1603.1.2, 1607.11)

35 PSF Roof snow loads (1603.7.3, 1608)

50 PSF Ground snow load,  $P_g$  (1608.2)

35 PSF If  $P_g > 10$  psf, flat-roof snow load  $P_f$

1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$

1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$

1.0 Roof thermal factor,  $C_t$  (1608.4)

3.5 PSF Sloped roof snowload,  $P_s$  (1608.4)

EXEMPT Seismic design category (1616.3)

PER Basic seismic force resisting system (1617.6.2)

1614.1 #3 Response modification coefficient,  $R$ , and

deflection amplification factor  $C_d$  (1617.6.2)

" Analysis procedure (1616.6, 1617.5)

" Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)

71.6' Elevation of structure

### Other loads

N/A Concentrated loads (1607.4)

N/A Partition loads (1607.5)

N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

SKYMORE VILLAGE BOYS & GIRLS CLUB (ATTACHMENT)

COMPONENT CLADDING PRESSURES  
WALLS (+23.3 psf) (-16.6, -29.6 psf)  
ROOF (16 psf) (-22.0, -34.2, -47.9 psf)

MAIN FORCE WIND PRESSURES (RESISTIVE SYSTEM)  
WALLS (16.9 psf) (-15.2 psf)  
ROOF (11.6 psf) (-15.2 psf)

**Jeanie Bourke - 27 Popham Street, Sagamore Boys & Girls Club - Building Permit**

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**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 6/4/2010 4:12 PM  
**Subject:** 27 Popham Street, Sagamore Boys & Girls Club - Building Permit

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Hi all, this project meets minimum DRC site plan requirements for the issuance of the building permit. Please contact me with any questions.

Thanks.

Phil

Applicant: Portland Housing Authority Date: 12/21/09

Address: 21 Popham St signatureville B.L: 274-H-1

CHECK-LIST AGAINST ZONING ORDINANCE

permit # 10-0564

Date -

Zone Location - R-5 PRUD. 26 x 40' + stairs

1041# New change from last approval

Interior pr corner lot -

Proposed Use/Work - addition to community Boys & Girls Club Center  
Sewage Disposal - City (An accessory use ~~part of~~ <sup>new</sup> Branch The EXIST community center)

Lot Street Frontage - 50' min

Front Yard - 18' min - 453' to Brighton 64' to Popham St  
(18' to ridge per applicant)

Rear Yard - 25' MAX - 530' to Godfrey St

Side Yard - 25' MAX - 87' to Purchase St / 280' to Josslyn St

Projections -

Width of Lot -

Height - 35 MAX - 18' given (probably to ridge)

Lot Area - 1,277,344 sq ft

Lot Coverage/ Impervious Surface - 40% MAX - 88,765 sq ft TOTAL ground floor area  
given WAS 6.9% with New Structure 7%

Area per Family - NO change

Off-street Parking - 4 shown after addition This is reasonable -

Loading Bays - 1/per classroom This is a PRUD community

Site Plan - #09-79900021

Shoreland Zoning/ Stream Protection - N/A

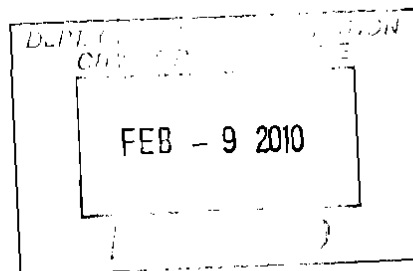
Flood Plains - Panel 6 Zone X NO FES. usage



*Strengthening a Remarkable City. Building a Community for Everyone.*

**Planning & Urban Development Department**  
Penny St. Louis Littell, Director

**Planning Division**  
Alexander Jaegerman, Director



**FEBRUARY 9, 2010**

**Project Name:** Popham Street - 21; Boys And Girls Branch Club; Portland Housing Authority, Applicant.  
**Project ID:** 09-79900021  
**Project Address:** 21 POPHAM STREET  
**Planner:** Shukria Wiar

Dear Applicant:

On February 4, 2010, the Portland Planning Authority approved a minor site plan for an addition for the Boys and Girls Branch Club on the existing Sagamore Community center building at 21 Popham Street as submitted by the Steve Thomas and shown on the approved plan prepared by GTA2 Architects with a revision date of 02.02.2010 with the following conditions:

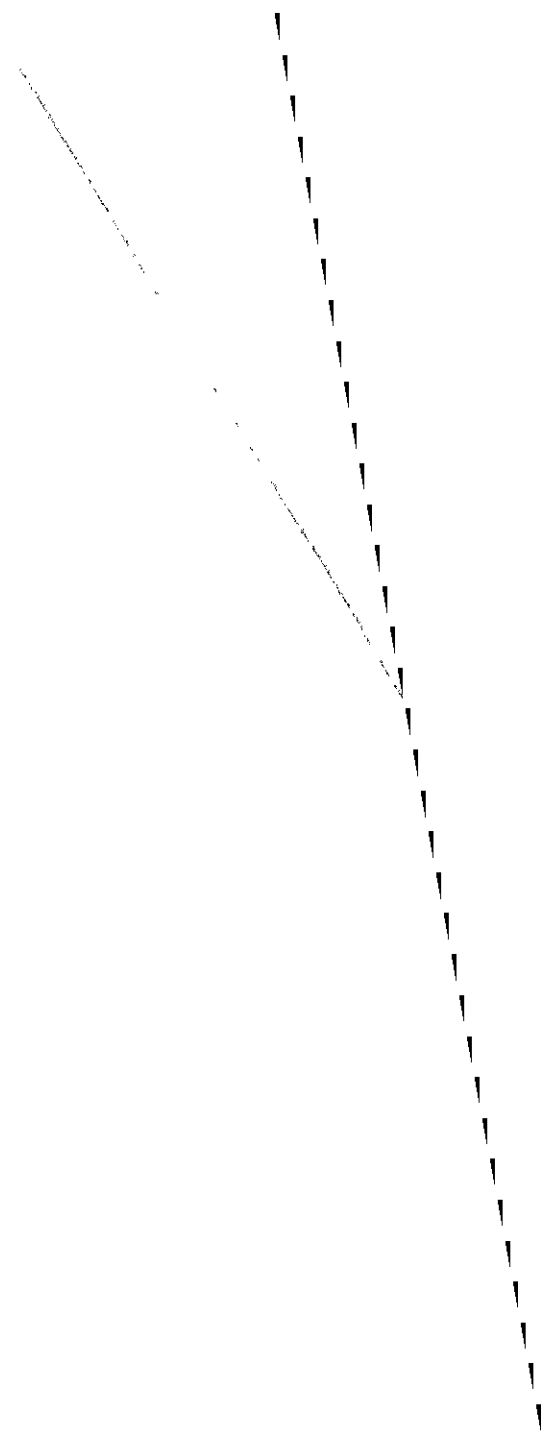
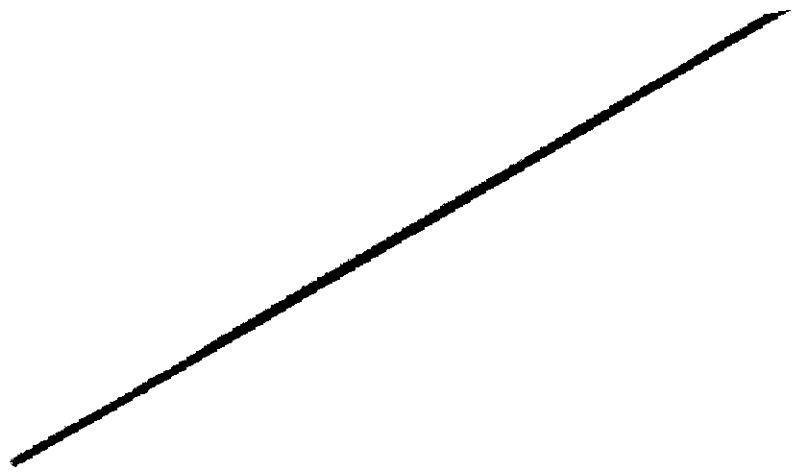
1. The final site plans shall illustrate the full layout of the parking lot prior to the issuance of a building permit.
2. The final site plans and the survey plan shall be signed and stamped by a licensed engineer and surveyor, respectively, prior to the issuance of a building permit.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

**STANDARD CONDITIONS OF APPROVAL**

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14 of the Portland City Code.
2. This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.



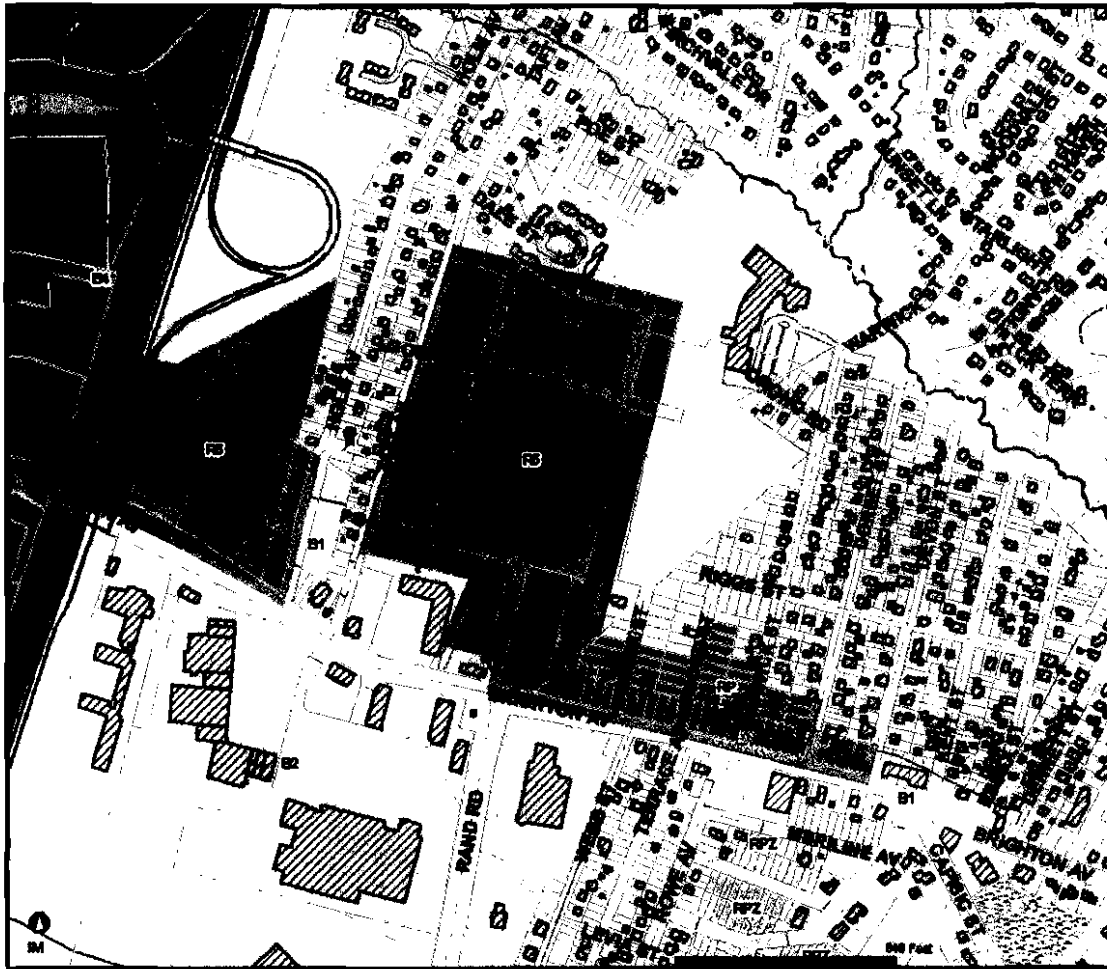
**MARGE SCHMUCKAL**  
**ZONING ADMINISTRATOR**  
**December 29, 2009**

This is a re-do of a previous proposal where the new Boys Club use was a separate building. The applicant has now scrapped that idea and is instead doing a 26'x40' addition to the existing Community Center Building that is part of this original PRUD residential development.

The property is in an R-5 residential zone – it is meeting the R-5 PRUD. The community center is very common a within PRUDS. This is considered an accessory use. The uses include a homework area, tutoring and a game room. The applicant is stating that only 7% of the lot is being covered by structures. There are a total of four exterior parking spaces shown with an existing covered garage, probably for maintenance vehicles. The number of spaces are reasonable considering that the residential units have their own parking spaces and the kids would be living in this project. There are no outside people who will be using this space that I am aware of.

This project is meeting the R-5 Zone requirements.





City of Portland  
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007  
City of Portland  
389 Congress St.  
Portland, Maine  
04101

**Marge Schmuckal - Re: 21 Popham St - Boys & Girls Club**

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**From:** Philip DiPierro  
**To:** Schmuckal, Marge; Wiar, Shukria  
**Date:** 5/27/2010 9:14 AM  
**Subject:** Re: 21 Popham St - Boys & Girls Club  
**CC:** Barhydt, Barbara

Hi Marge, the PG has been posted and the site inspection fee paid. We did a preconstruction meeting last year for the original project but there is a different site contractor this year. I'm OK with issuing a demo permit for work relating to the existing building to get them started but we need to have another precon for the site work before the full BP can be issued.

Thanks.

Phil

>>> Marge Schmuckal 5/25/2010 4:21 PM >>>

Shukiria,

We received a permit for the small addition on the community center. Can we issue the permit yet?

Thanks

Marge

# Separate Fire Permit Required

## Fire Department requirements;

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for **FINAL PLAN**
  - a) Suppression system - **TO BE SUPPLIED BY CONTRACTOR**
  - b) Detection System
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

N/A

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**

**PORTLAND FIRE DEPARTMENT REQUIREMENTS  
FIRE DEPARTMENT CHECKLIST  
(CAN BE FOUND ON DRAWING F1)**

**BOYS AND GIRLS CLUB OF MAINE-SAGAMORE VILLAGE BRANCH-5.14.2010**

**1. APPLICANT'S NAME**

PORTLAND HOUSING AUTHORITY  
14 BAXTER BOULEVARD  
PORTLAND, MAINE 04101  
ATTEN: MARK ADELSON  
207.773.4753

**2. ARCHITECT**

GTA2 ARCHITECTS  
44 OAK STREET  
PORTLAND, MAINE 04101  
ATTEN: STEPHEN M. THOMAS  
207.771.5461

**3. PROPOSED USE OF STRUCTURE:**

BOYS AND GIRLS CLUB BRANCH  
ASSEMBLY

**4. SQUARE FOOTAGE OF STRUCTURE:**

1700 SF (1041 SF ADDITION + 660 SF EXISTIN RENVATION)

**5. EXISTING AND PROPOSED FIRE PROTECTION OF  
STRUCTURE:**

BUILDING TO WHICH THE ADDITION WILL BE ATTACHED HAS SMOKE DETECTORS,  
STROBE/ANNUNCIATORS ALARMS, EMERGENCY LIGHTS, EXIT LIGHTS, PULL STATION AS AT EXITS,  
PANIC HARDWARE AT DOORS.

THE NEW ADDITION AND RENOVATED SPACE WILL BE PROVIDED WITH SMOKE DETECTORS,  
STROBE/ANNUNCIATORS ALARMS, EMERGENCY LIGHTS, EXIT LIGHTS, PULL STATIONS AT EXITS,  
PANIC HARDWARE AT DOORS, FIRE EXTINGUISHERS.

THE DETECTION SYSTEM WILL CONSIST OF SMOKE DETECTORS AND CO2 DETECTORS. THEY WILL  
BE CONNECTED TO THE EXISTING BUILDING'S SYSTEM.

THE ADDITION AND RENOVATED AREA BE FULLY SPRINKLERED; ONE HOUR WALL SEPARATIONS  
EXTENDING FROM BASEMENT SPACE TO THE UNDERSIDE OF THE ROOF WILL BE INSTALLED  
BETWEEN THE ADDITION, THE RENOVATED SPACE AND THE ADJACENT OCCUPANCIES.

DUE TO BUDGET CONCERNS, THE HOUSING AUTHORITY HAS REQUESTED THAT THE INSTALLATION  
OF THE SPRINKLERS IN THE BALANCE OF THE BUILDING BE DONE AS A SEPARATE PHASE THAT  
WOULD BE COMPLETED WITHIN THREE YEARS. THE STATE FIRE MARSHAL AGREED TO THE  
REQUEST.

THE STATE FIRE MARSHAL'S OFFICE ALSO AGREE TO ALLOW ONE HOUR FIRE BARRIERS BETWEEN  
THE NEW ASSEMBLY USE AND THE EXISTING ORINARY HAZARD USE.

I HAVE ATTACHED A COPY OF THE STATE FIRE MARSHALS' CONSTRUCTION PERMIT ISSUED BASED  
ON THE INFORMATION PROVIDED ABOVE.

I HAVE ALSO ATTACHED A LETTER FROM THE OWNER (THE DIRECTOR OF THE PORTLAND HOUSING  
AUTHORITY) TO YOU, REQUESTING THAT YOU ALLOW SAME PHASING CONDITIONS REGARDING THE  
INSTALLATION OF THE SPRINKLERS IN THE BALANCE OF THE BUILDING.

THE ANSUL HOOD AND VENTILATION SYSTEM WILL BE UNDER SEPARATE APPLICATION BY THE CONTRACTOR.

6. THE CONTRACTOR SHALL PROVIDE A FINAL SUPPRESSION SYSTEM PLAN SEPARATELY.

7. BECAUSE OF THE SMALL SIZE OF THE PROJECT, I HAVE COMBINED THE LIFE SAFETY PLAN WITH THE DETECTION PLAN.

THE PLAN CONTAINS:

- A. FIRE RESISTANCE RATINGS OF ALL MEANS OF EGRESS
- B. TRAVEL DISTANCE FROM MOST REMOTE POINT TO EXIT DISCHARGE
- C. LOCATION OF FIRE EXTINGUISHERS
- D. LOCATION OF EMERGENCY LIGHTING
- E. LOCATION OF EXIT SIGNS
- F. NFPA 101 CODE SUMMARY

IF YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO CALL.

SINCERELY,



STEPHEN M. THOMAS  
GTA2 ARCHITECTS  
44 OAK STREET  
PORTLAND, MAINE 04101  
207.771.5461

# PORTLAND HOUSING AUTHORITY

14 BAXTER BOULEVARD, PORTLAND, ME 04101-1822

[www.porthouse.org](http://www.porthouse.org)

## COMMISSIONERS

Maryann Carroll, Chairperson  
Clifford Ginn, Vice Chairperson  
Tom Valteau, Commissioner  
Kathryn Durgerian, Commissioner  
Shirley Peterson, Commissioner  
Robyn Tucker, Commissioner  
Faith McLean, Commissioner

Mark B. Adelson  
Acting Executive Director

March 23, 2010

Captain Keith Gautreau  
Fire Prevention City Department  
City of Portland, Maine  
389 Congress Street  
Portland, Maine 04101

**Subject: Sprinkler System, Sagamore Village Community Center  
21 Popham Street, Portland, Maine**

Dear Captain Gautreau,

The Portland Housing Authority is constructing an addition onto the Sagamore Village Community Center at 21 Popham Street to be used as new clubhouse of the Boys and Girls Club. The plans call for installing a sprinkler system in the 1,700 square foot addition. We understand that life-safety rules now call for the entire building to be sprinkled. Unfortunately, we do not have sufficient funds in the project budget to accomplish this. However, this letter is to confirm our plans to complete the installation in the remainder of the building within the next three years. We're confident the project will be completed by June 30, 2013. This will give us adequate time to raise the funds through our capital program to finish the installation.

Don't hesitate to contact me if you have any questions about this plan. Thank you for your assistance in this matter.

Sincerely,

  
Mark B. Adelson  
Executive Director

Cc: Stephen Thomas Administrative Office (207) 773-4753  
FAX (207) 774-6471

IDD (207) 774-2570  
Maintenance (207) 774-2815

# PORTLAND HOUSING AUTHORITY

14 BAXTER BOULEVARD, PORTLAND, ME 04101-1822

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## COMMISSIONERS

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Kathryn Dargerian, Commissioner  
Stanley Peterson, Commissioner  
Robyn Tucker, Commissioner  
Luth McLean, Commissioner

Mark B. Adelson  
Acting Executive Director

March 23, 2010

Mr. Rich McCarthy, Supervisor  
Plans Review  
52 State House Station  
Augusta, Maine 04333-0052


**Subject: Sprinkler System, Sagamore Village Community Center  
21 Popham Street, Portland, Maine**

Dear Mr. McCarthy,

The Portland Housing Authority is constructing an addition onto the Sagamore Village Community Center at 21 Popham Street to be used as new clubhouse of the Boys and Girls Club. The plans call for installing a sprinkler system in the 1,700 square foot addition. We understand that life-safety rules now call for the entire building to be sprinkled. Unfortunately, we do not have sufficient funds in the project budget to accomplish this. However, this letter is to confirm our plans to complete the installation in the remainder of the building within the next three years. We're confident the project will be completed by June 30, 2013. This will give us adequate time to raise the funds through our capital program to finish the installation.

Don't hesitate to contact me if you have any questions about this plan. Thank you for your assistance in this matter.

Sincerely,

  
Mark B. Adelson  
Executive Director

Cc: Stephen Thomas

Administrative Office (207) 774-4753  
FAX (207) 774-6471

DDO (207) 774-2870  
Maintenance (207) 774-2815



*State of Maine*  
*Department of Public Safety*  
**Construction Permit**



Reviewed  
 for Barrier  
 Free

# 18958

Sprinkled  
 Sprinkler Supervised

**SAGAMORE VILLAGE BR BOYS AND GIRLS CLUB OF MAINE**

Located at: 81 POPHAM STREET

**PORTLAND**

Occupancy/Use: ASSEMBLY CLASS C/MIXED

**Permission is hereby given to:**

PORTLAND HOUSING AUTH

14 BAXTER BOULEVARD

PORTLAND, ME 04101

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

*This permit will expire at midnight on the 4 th of October 2010*

Dated the 5 th day of April A.D. 2010

Commissioner

**Copy-2 Architect**

Comments: NOTE: NFPA 96 HOOD/DUCT INSTALLATION SHALL BE UNDER SEPARATE PERMIT.

STEPHEN M THOMAS

44 OAK STREET  
 PORTLAND, ME 04101

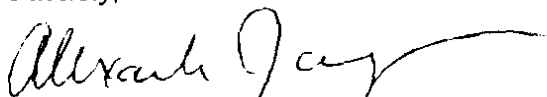


3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. 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.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service'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 pre-construction meeting.
8. 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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 you have any questions, please contact Shukria Wiar at 756-8083 or [shukriaw@portlandmaine.gov](mailto:shukriaw@portlandmaine.gov)

Sincerely,



Alexander Q. Jaegerman  
Planning Division Director

Attachments:

1. Performance Guarantee Packet
-

**Electronic Distribution:**

Penny St. Louis Littell, Director of Planning and Urban Development

Alexander Jaegerman, Planning Division Director

Barbara Barhydt, Development Review Services Manager

Shukria Wiar, Planner

Philip DiPierro, Development Review Coordinator

Marge Schmuckal, Zoning Administrator

Tammy Munson, Inspections Division

Gayle Guertin, Inspections Division

Lannie Dobson, Inspections Division

Michael Bobinsky, Public Services Director

Kathi Earley, Public Services

Bill Clark, Public Services

David Margolis-Pineo, Deputy City Engineer

Greg Vining, Public Services

John Low, Public Services

Jane Ward, Public Services

Keith Gautreau, Fire

Jeff Tarling, City Arborist

Tom Errico, Wilbur Smith Consulting Engineers

Dan Goyette, Woodard & Curran

Assessor's Office

Approval Letter File

**Hard Copy:** Project File