

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

Please Read Application And Notes, If Any, Attached

**BUILDING INSPECTION**  
**PERMIT**  
**DBD**

Permit Number: 081083

PERMIT ISSUED  
SEP 23 2008

This is to certify that LANG ENTERPRISES LLC Langford & Inc.  
has permission to 1 story office addition for "Langford & Inc., Inc."  
AT 248 WARREN AVE E-296 G010001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission procured before this building or part thereof is occupied or closed-in. 4 HOUR NOTICE IS REQUIRED.

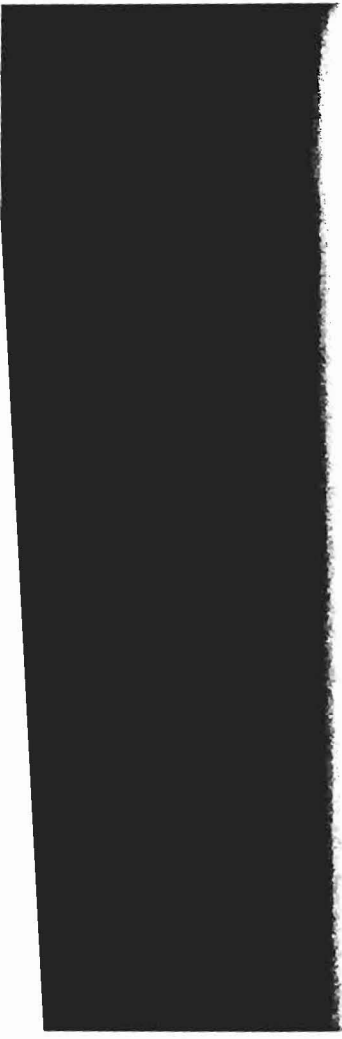
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. Greg Cross  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
9/23/08  
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: 08-1083	Issue Date:	CBL: 296 G010001
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Location of Construction: 248 WARREN AVE	Owner Name: LANG ENTERPRISES LLC	Owner Address: 248 WARREN AVE	Phone:
Business Name: Langford & Low, Inc	Contractor Name: Langford & Low, Inc.	Contractor Address: PO Box 662 Portland	Phone: 2077975141
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: <b>B-A</b>

Past Use: Commercial - "Langford & Low, Inc.	Proposed Use: Commercial - "Langford & Low, Inc." - 1 story office addition for Langford & Low, Inc.	Permit Fee: \$1,320.00	Cost of Work: \$130,000.00	CEO District: 5
Proposed Project Description: 1 story office addition for "Langford & Low, Inc."		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <b>B</b> Type: <b>3B</b> <i>IBC 2003</i>	

Signature: *Craig Cassa* Signature: *[Signature]*

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

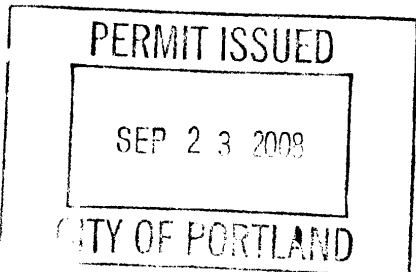
Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 08/28/2008	<b>Zoning Approval</b>
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- 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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 6 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2007-0178</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>08/29/08</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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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**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 will 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 this permit.

NATURE OF APPLICANT	ADDRESS	DATE	PHONE
POSSIBLE 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

<b>Permit No:</b> 08-1083	<b>Date Applied For:</b> 08/28/2008	<b>CBL:</b> 296 G010001
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<b>Location of Construction:</b> 248 WARREN AVE	<b>Owner Name:</b> LANG ENTERPRISES LLC	<b>Owner Address:</b> 248 WARREN AVE	<b>Phone:</b>
<b>Business Name:</b> Langford & Low, Inc	<b>Contractor Name:</b> Langford & Low, Inc.	<b>Contractor Address:</b> PO Box 662 Portland	<b>Phone:</b> (207) 797-5141
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

<b>Proposed Use:</b> Commercial - "Langford & Low, Inc." - 1 story office addition for Langford & Low, Inc.	<b>Proposed Project Description:</b> 1 story office addition for "Langford & Low, Inc."
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/29/2008  
**Note:** **Ok to Issue:**

- 1) The zoning site plan approval was based upon the applicant removing 4.9% impervious area PRIOR to an occupancy permit. Documentation is needed to show that the site, after the addition will be no more than 80% impervious.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 09/23/2008  
**Note:** **Ok to Issue:**

- 1) All special inspection reports generated during construction must be submitted to this office through out the project. All discrepancies noted in those reports must have a corrective measure documented and executed. A final statement of special inspections must be submitted to this office prior to occupancy.
- 2) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 09/02/2008  
**Note:** **Ok to Issue:**

- 1) All means of egress to remain accessible at all times
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) Emergency lights are required to be tested at the electrical panel.
- 4) Emergency lights and exit signs are required
- 5) The fire alarm system shall comply with NFPA 72

<b>Dept:</b> Public Services <b>Status:</b> Approved <b>Reviewer:</b> Jean Fraser <b>Approval Date:</b>	<b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input type="checkbox"/></span>
<b>Dept:</b> Zoning <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Marge Schmuckal <b>Approval Date:</b>	<b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span>
<b>Dept:</b> Parks <b>Status:</b> Approved <b>Reviewer:</b> Jeff Tarling <b>Approval Date:</b>	<b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input type="checkbox"/></span>

<b>Location of Construction:</b> 248 WARREN AVE	<b>Owner Name:</b> LANG ENTERPRISES LLC	<b>Owner Address:</b> 248 WARREN AVE	<b>Phone:</b>
<b>Business Name:</b> Langford & Low, Inc	<b>Contractor Name:</b> Langford & Low, Inc.	<b>Contractor Address:</b> PO Box 662 Portland	<b>Phone</b> (207) 797-5141
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Greg Cass	<b>Approval Date:</b> 10/24/2007
<b>Note:</b>			<b>Ok to Issue:</b>
<b>Dept:</b> DRC	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Philip DiPierro	<b>Approval Date:</b> 09/19/2008
<b>Note:</b>			<b>Ok to Issue:</b> ✓
<b>Dept:</b> Planning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jean Fraser	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b>

**Comments:**  
8/29/2008-mes: DO NOT ISSUE UNTIL PLANNING GIVES FINAL APPROVAL  
9/22/2008-tmm: spoke w/Gabby @ Langford and Low - told her we needed energy compliance package

**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 9/19/2008 12:57:40 PM  
**Subject:** 248 Warren Ave., Langford & Low

All DRC requirements have been met for the issuance of the building permit for this project.

Thanks,

Phil



# Commercial 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: <u>248 WARREN AVE</u>		
Total Square Footage of Proposed Structure <u>1072 SF</u>	Square Footage of Lot <u>1.69 A</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>296</u> Block# <u>G</u> Lot# <u>10-11-12</u>	Owner: <u>LANG ENTERPRISES LLC</u> <u>248 WARREN AVE</u> <u>PORTLAND ME 04102</u>	Telephone: <u>797-5141</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SAME AS OWNER</u>	Cost Of Work: \$ <u>130,000.00</u> Fee: <u>\$1,320</u>
Current Specific use: <u>OFFICE</u>		
Proposed Specific use: <u>OFFICE</u>		
Project description: <u>1- STORY OFFICE ADDITION TO EXG. BLDG.</u>		
Contractor's name, address & telephone: <u>LANEFORD &amp; LOW INC</u>		
Who should we contact when the permit is ready: <u>DAN WILLIAMS</u>		
Mailing address: <u>248 WARREN AVE</u> <u>PORTLAND ME</u> <u>04102</u>		Phone: <u>797-5141</u>

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant: <u>[Signature]</u>	Date: <u>8/28/08</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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

**From:** Marge Schmuckal  
**To:** Jean Fraser  
**Date:** 8/29/2008 12:17:25 PM  
**Subject:** 248 Warren Avenue

Jean,

I now have a building permit application for this site plan approval. I do have a final site plan that you were going to stamp if all the conditions (guarantees) were met. Can you stamp my plan now, or do they still need to fulfill some requirements.

Thanks,  
Marge

Applicant: Langford & Co

Date: 10/22/07

Address: 248 Warren Ave

C-B-L: 296-G-101019

Comments

CHECK-LIST AGAINST ZONING ORDINANCE

296-N-51010

Date -

Zone Location - B-4

revised 7/3/08 1072 #

#08-1083

Interior or corner lot -

944 S. New

Proposed Use/Work - Addition to AN EXISTING BTG

BCI, table used

Sewage Disposal - City 2048

Lot Street Frontage - 60' in existing - 138.80' shown

Front Yard - 20' / N/A

Rear Yard - 20' - 20' shown

Side Yard - 10' req - 30' & 40' - lot series

Projections -

Width of Lot -

Height - 65' max - 10' shown

Lot Area -

currently 84.9% impervious will remove 4.9% in F.A.R.

condition to remove

Lot Coverage Impervious Surface - 80% MAX - exactly 80%

Area per Family - N/A

10/29/07 floor plans show 2588 sq ft of floor area

Off-street Parking - Needs to show

The reduced site plan shows

Loading Bays -

6.97 parking spaces

6.97 parking spaces req.

Site Plan - 7001-0178

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 6 - Zone X

F.A.R. =  $\frac{3008}{74000} = .041$

MAX F.A.R. = .55



# BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

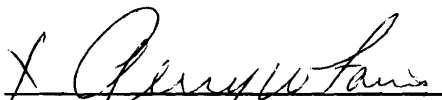
A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Framing/Rough Plumbing/ Electrical prior to drywalling
- Final inspection required at completion of work.
- The final report of Special Inspections shall be submitted prior to the issuance of the Certificate of Occupancy

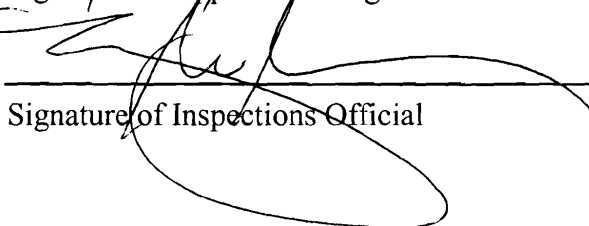
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

9/23/08  
\_\_\_\_\_  
Date



Portland Planning Authority - 389 Congress Street - Portland, Maine 04101 - Phone: 207-874-8719 - Fax: 207-874-8936

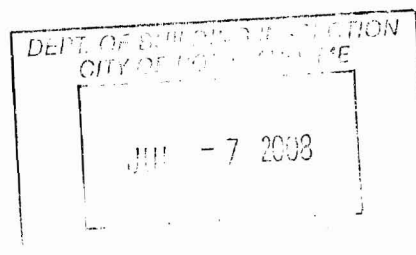
**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

July 7, 2008

Gabrielle Russell  
248 Warren Avenue  
PO Box 662  
Portland, ME 04104

TKM Land Surveyors  
29 Rosewood Drive  
Westbrook, ME 04092



**RE: Langford and Low, General Contractor, Business Office Addition**  
**248 Warren Avenue, Portland**  
**CBL: 296 G010 001**  
**Application ID: 2007-0178**

Dear Ms Russell,

On July 7, 2008, the Portland Planning Authority approved a minor site plan for a single story building addition of 1072 sq ft to the rear of the existing business offices at 248 Warren Avenue, as shown on the approved site plan Sheet Number C1.1 prepared by Langford and Low and dated June 19, 2008, with the following conditions:

- i. That the removal of the 4.9% impervious area, as shown on the approved site plan, shall be completed prior to the issuance of a full Certificate of Occupancy; and
- ii. That the parking spaces and one-way traffic pattern shall be striped as shown on the approved site plan immediately upon the completion of the MDOT sidewalk and curbing improvements; and
- iii. That the sewer connections shall be constructed in accordance with the City of Portland *Technical and Design Standards and Guidelines* (most recent edition).

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.

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

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
2. 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.
3. 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 Works 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 site plan application for staff review and approval.

4. 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.
5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. Prior to construction, a pre-construction 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 pre-construction meeting.
7. 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. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at 874-8728.

Sincerely,



Alexander Jaegerman  
Planning Division Director

Electronic Distribution:

cc: Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPietro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jeanie Bourke, Inspections Division  
Lisa Danforth, Administrative Assistant  
Michael Bobinsky, Public Services Director  
Kathi Earley, Public Works  
Bill Clark, Public works  
Jim Carmody, City Transportation Engineer  
Michael Farmer, Public Works  
Jeff Farling, City Arborist  
Captain Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File

Attachment: Performance Guarantee Packet

*O:\PLAN Dev Rev Warren\248 Langford & Low Approval letter July 7 2008.doc*

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

**2007-0178**  
Application I. D. Number  
**10/5/2007**  
Application Date  
**Business Offices**  
Project Name/Description

*10/24/07*

**Gabrielle Russell**  
Applicant  
**248 Warren Avenue, PO Box 662, Portland, ME 04104**  
Applicant's Mailing Address

**248 - 248 Warren Ave, Portland, Maine**  
Address of Proposed Site  
**296 G010001**  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
**Applicant Ph: (207) 797-5141 Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units **73442** Acreage of Site \_\_\_\_\_ Zoning **B4**

**Check Review Required:**

- Site Plan (major/minor)  Zoning Conditional - PB  Subdivision # of lots \_\_\_\_\_
- Amendment to Plan - Board Review  Zoning Conditional - ZBA  Shoreland  Historic Preservation  DEP Local Certification
- Amendment to Plan - Staff Review  Zoning Variance  Flood Hazard  Site Location
- After the Fact - Major  Stormwater  Traffic Movement  Other \_\_\_\_\_
- After the Fact - Minor  PAD Review  14-403 Streets Review

Fees Paid: Site Plan **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date **10/9/2007**

**Zoning Approval Status:**

Reviewer *Margie S. - DWAP*  
 Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0178

**Date:** 7/3/2008

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I've received a copy of the revised plans showing a little larger addition of 1072 sq ft. This plan is also showing that currently the impervious surface is at 84.9%, where a maximum of 80% is required. The addition proposal will also remove 4.9% of the impervious area in the rear as shown on the plans. All other B-4 Zone requirements are being met.

This project is approved with the condition that the 4.9% impervious area actually be removed prior to a full occupancy permit.

Also, separate permits shall be required for any new signage.

Marge Schmuckal  
Zoning Administrator

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning



**Subject:** Application ID: 2007-0178

**Date:** 10/29/2007

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A closer look at the submitted plans do show scalable floor plans and one of the reduced site plans does show 8 existing parking spaces along the front. 6 parking spaces are required for the office space. Parking is being met under the zoning requirements. I would still need an impervious surface analysis to show compliance with the maximum required 80% impervious surface requirement.

I am also seeing on the Assessors maps that Xivray Street may still be in existence. Xivray Street is not shown on either submitted site plan. The current status of that street should be determined - has it been officially vacated?

Marge Schmuckal  
Zoning Administrator

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0178

**Date:** 10/24/2007

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This is a 1 story rear building addition to the existing offices and warehouse (offices of building tradesman) for Lanford and Lowe. The property is located within a B-4 business zone. All setbacks are being met. The impervious surface ratio for this zone is 80%. I would need verification that the impervious surface ration was being met. The submitted plans also show no existing parking. I need floor plans (for the existing building and new addition) and a parking plan showing the specific number of parking spaces to determine compliance with the parking section of the ordinance.

Marge Schmuckal  
Zoning Administrator

**From:** Marge Schmuckal  
**To:** Jean Fraser  
**Date:** 10/29/2007 10:19:47 AM  
**Subject:** Re: 248 Warren Ave.

# 2007-0178

Jean,

I guess we did not open all the plans when we were doing a completeness. Check. I see also that one site plan shows 8 parking spaces out front. I will revise my comments. Thanks for noting that.  
Marge

>>> Jean Fraser 10/26/2007 2:22:44 PM >>>  
Marge,

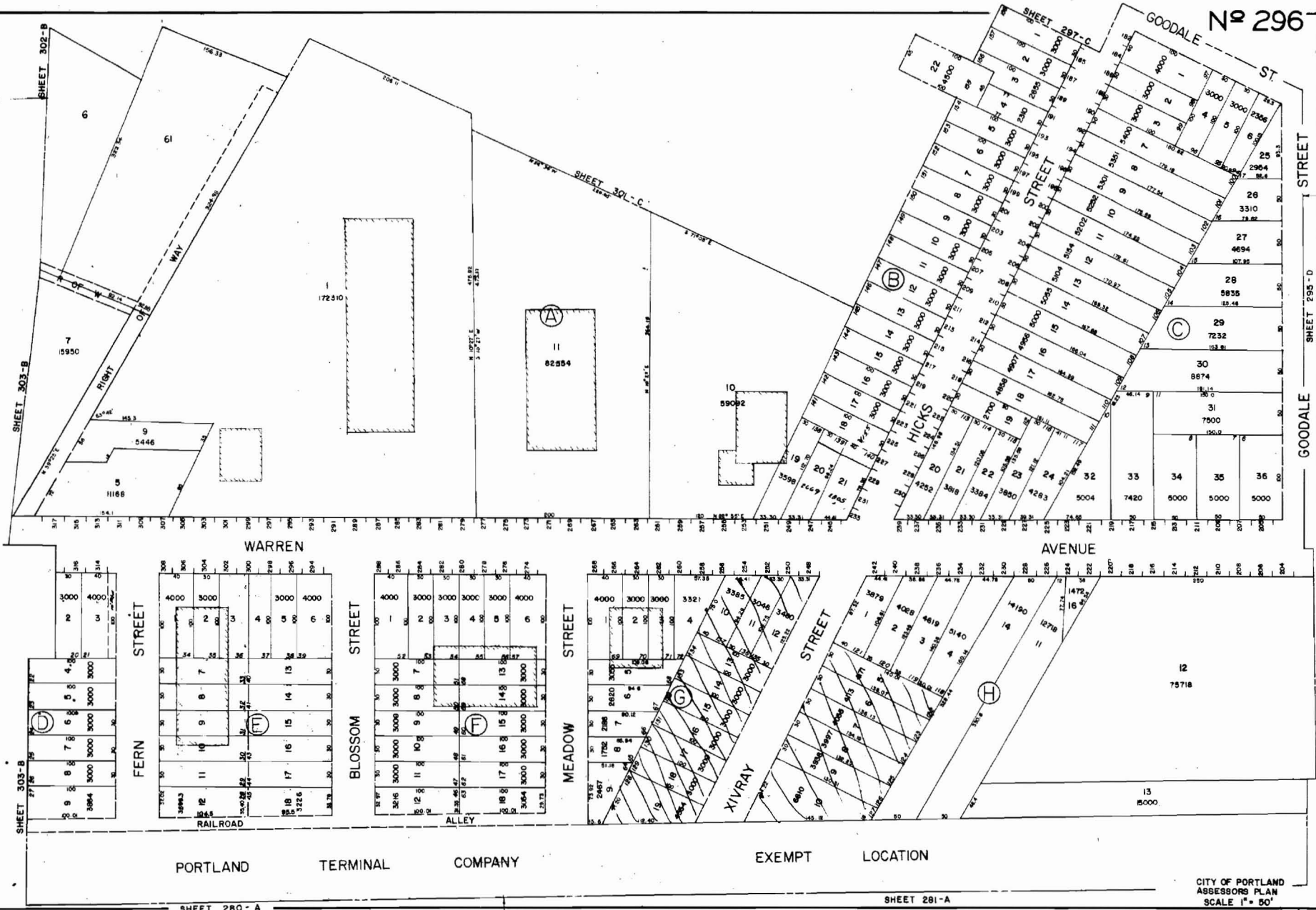
Barbara has just handed me this application and I see from your comments in UI that you need floor plans.

On the file there is one set of floor plans so I don't know whether some other sets of floor plans were submitted (during previous discussions?) and you now have a set (and so can update your comments)?? or not.

Could you let me know if you still need a set of floor plans and I will then sort.

Thanks  
Jean





SHEET 302-B

SHEET 303-B

SHEET 301-C

SHEET 297-C

SHEET 280-A

SHEET 281-A

SHEET 295-D

CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1" = 50'

Revised 5/04

REDRAWN 10-76

**From:** Marge Schmuckal  
**To:** Jean Fraser  
**Date:** 1/10/2008 1:38:42 PM  
**Subject:** Re: Question

14-336 requires parking to be no closer than 5' to a property line when located within a *residential zone* and *closer than 50'* to any street line.

248 Warren Ave is in a business zone (B-4). The requirements of section 14-339 would need to be met.

Marge

>>> Jean Fraser 1/10/2008 12:44:43 PM >>>

Marge,

I attended a meeting with Jim Carmody this morning (we mentioned it at Dev Rev yesterday) re **248 Warren Ave** (Langford and Lowe, B4- doing tiny rear extention- #2007-0178).

We have resolved all the issues and all agree that the access drive should be moved nearer the site boundary to the west ie as far as possible.

I believe there is something in zoning that requires a side setback of 5 feet here but I can't find it and wanted to be sure before telling the applicant they could move this access- could you help me?

Thanks  
Jean

**From:** Marge Schmuckal  
**To:** Jean Fraser  
**Date:** 6/11/2008 3:35:44 PM  
**Subject:** Re: 248 Warren Ave (Langford & Low rear building addition)

Jean,  
I would at least like a scaled revised drawing to check. I am not anticipating any problems, but that's why I check.  
thanks,  
Marge

>>> Jean Fraser 6/6/2008 3:44:25 PM >>>  
Marge,

They have just decided to increase the rear addition by 128 sq ft (to 1072 sq ft) by extending a couple of feet towards the rear of the site; this brings the total of the existing and proposed office space to 3120 sq ft.

They have 9 parking spaces provided which I believe is more than enough. I can't see that it raises any other issues.

As this is such a tiny change I am inclined not to request another bunch of scaled plans etc .....but maybe you would want another set of plans to review now (I am trying to clear this by Wed)? Or I could just get this revision included in the set that I stamp? Not sure how much it matters to you?

Thanks  
Jean

**From:** Jean Fraser  
**To:** Schmuckal, Marge  
**Date:** 6/6/2008 3:44:25 PM  
**Subject:** 248 Warren Ave (Langford & Low rear building addition)

Marge,

They have just decided to increase the rear addition by 128 sq ft (to 1072 sq ft) by extending a couple of feet towards the rear of the site; this brings the total of the existing and proposed office space to 3120 sq ft.

They have 9 parking spaces provided which I believe is more than enough. I can't see that it raises any other issues.

As this is such a tiny change I am inclined not to request another bunch of scaled plans etc .....but maybe you would want another set of plans to review now (I am trying to clear this by Wed)? Or I could just get this revision included in the set that I stamp? Not sure how much it matters to you?

Thanks  
Jean

**From:** Jean Fraser  
**To:** Carmody, James; Cass, Gregory; Farmer, Michael; Littell, Penny; Schmuckal, Marge; Tarling, Jeff  
**Date:** 6/5/2008 12:03:55 PM  
**Subject:** 248 Warren Ave (tiny rear addition)

To all reviewers:

The docs/plans with some very minor changes and clarified annotations and details were circulated yesterday and I would like a final sign off please asap and next Wed at very latest.

The key areas for sign off are:

**Jim:** parking and access - but I think they are as you requested (Tom not doing this one)

**Penny:** reciprocal easement re vacated Xivray St

**Mike:** no issues- it was agreed back in Jan that Dan would not review this but he suggested std. condition re sewer connection; is de minimus re contribution (previously agreed)

**Jeff:** existing landscape looks pretty good so I think OK

**Marge:** check re their impervious surface calculations

**Greg:** I think you said OK before so please sign off in UI (plans are in the internal mail)

Many thanks  
Jean

**CC:** Barhydt, Barbara; Errico, Thomas



**To:** Reviewers as needed (Jim Carmody; Penny Littell; Marge Schmuckal; Greg Cass; ???Dan Goyette; ???Jeff Tarling)

**From:** Jean Fraser

**Date:** June 4, 2008

---

Additional information submitted for the following project:

**Application ID #:** 2007-0178

**Project Name:** Langford & Low building Addition (944 sq ft)

**Project Address:** 248 Warren Avenue

6/4/08  
Now NARS

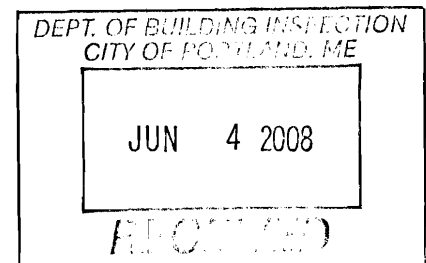
**Comments needed by:**

**If we can sign off today that would be welcome; otherwise final signoff next week (June 11<sup>th</sup>)**

A 'final' review was undertaken by Dev Rev on January 22, 2008 and the applicant now appears to have met all of the minor concerns raised at that time; most of this was already circulated piecemeal over last several months.

The applicant has worked hard to address all of the issues including the MDOT scheme and revised access/parking; impervious area; need for reciprocal agreement; emergency egress from building; sewer capacity letter.

Thanks  
Jean



**LANGFORD** AND **LOW**  
**GENERAL CONTRACTOR**

Ms. Jean Fraser  
Planner  
City of Portland, Maine  
389 Congress Street  
Portland, Maine 04101

Dear Ms. Fraser:

I am writing to request a final site plan review for property owned by Lang Enterprises LLC, located at 248 Warren Avenue, Portland, Maine. This location is the main office for Langford and Low, Inc., General Contractor.

This letter confirms the submission has been revised to meet the City of Portland's requirements.

Attached, you will find:

**C0.1 - Existing Conditions Plan**

**C1.1 - Proposed Site Plan - rev 6.2.08**

**New Reciprocal Easements – 240 + 248 Warren Avenue**

Reciprocal easements were requested by the City of Portland because of a proposed shared curb-cut located directly across from Hicks Street. In order for this curb cut to work as proposed, all traffic entering either site must travel over Lang Enterprises land and all traffic exiting must travel over Garvey's land.

(Please note: these easements have not been recorded at the Registry of Deeds as they are awaiting approval from City of Portland.)

**Sewer Capacity Letter**

From Frank Brancely, Senior Engineering Technician, City of Portland

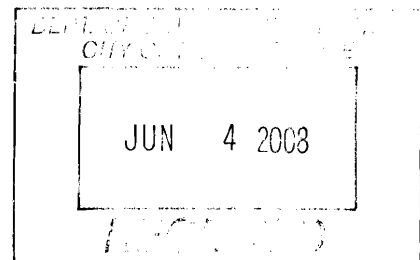
**Deed**

(see highlighted portion of Quitclaim Deed indicating the vacating of Xivray Street).

Please contact me with any questions.

Thank you,

Gabrielle Russell  
Project Designer, Project Coordinator



**From:** Jean Fraser  
**To:** Schmuckal, Marge  
**Date:** 11/1/2007 3:52:35 PM  
**Subject:** Fwd: 248 Warren Ave / Xivray Street

for information re your query .... is this adequate documentation?  
Jean

>>> "Gabby Russell" <grussell@langfordandlow.com> 11/1/2007 12:17:22 PM >>>

Dear Ms. Fraser,

I found the reference to Xivray Street being vacated – hopefully by tomorrow I will be able to get you the scanned copy of the Sebago Technics Site Plan from 1992. However, in the mean time, stated on that drawing is:

“Xivray Street as shown hereon was officially vacated by the Portland City Council on June 20, 1988. However, no determination of ownership to the area within the street was considered. Based on the rules of abandonment, the assumption is that ownership of the abutting owners be extended to the centerline of the street as shown hereon.”

I will get that to you asap.

Thank you,

Gabrielle

No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.5.503 / Virus Database: 269.15.17/1103 - Release Date: 11/1/2007  
6:01 AM



**From:** Michael Farmer  
**To:** Carmody, James; Earley, Katherine; Fraser, Jean; Goyette, Dan; Schmuckal, Marge  
**Date:** 11/6/2007 4:46:59 PM  
**Subject:** Langford and Low

Xivray Street was vacated in 1988. Thus, it appears thge MDOT plans on Warren Ave. are accurate in stating that Xivray St. was vacated.

210  
^

Michael Farmer, Project Engineer  
Dept. of Public Works  
55 Portland Street  
Portland, ME 04101  
phone: 207-874-8845  
fax: 207-874-8852

**From:** Marge Schmuckal  
**To:** Jean Fraser  
**Date:** 11/2/2007 10:19:03 AM  
**Subject:** Re: Fwd: 248 Warren ave / Xivray Street vacated

thank you - legal should probably confirm that everything with the ex-street is OK.  
Marge

>>> Jean Fraser 11/2/2007 9:43:34 AM >>>  
Marge,

This looks pretty definitive.....

>>> "Gabby Russell" <[grussell@langfordandlow.com](mailto:grussell@langfordandlow.com)> 11/2/2007 9:02:25 AM >>>  
Hi Jane,

I've attached the "Quitclaim Deed" which references the vacating of Xivray Street. See page 7, last paragraph of attachment.

Gabby

No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.5.503 / Virus Database: 269.15.19/1105 - Release Date: 11/2/2007  
11:04 AM

**From:** Jean Fraser  
**To:** Schmuckal, Marge  
**Date:** 11/2/2007 9:43:34 AM  
**Subject:** Fwd: 248 Warren ave / Xivray Street vacated

Marge,

This looks pretty definitive.....

>>> "Gabby Russell" <grussell@langfordandlow.com> 11/2/2007 9:02:25 AM >>>  
Hi Jane,

I've attached the "Quitclaim Deed" which references the vacating of Xivray Street. See page 7, last paragraph of attachment.

Gabby

No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.5.503 / Virus Database: 269.15.19/1105 - Release Date: 11/2/2007  
11:04 AM

## Know All Men by these Presents.

That WE, SAVERIO G. FUSCO and JOHN C. RICHIO, co-partners doing business under the name of FUSCO and RICHIO of Portland, County of Cumberland, State of Maine,

in consideration of One Dollar and other valuable consideration,

paid by LANGFORD & LOW, INC., a corporation duly organized by law and having a place of business at Portland in the County of Cumberland and State of Maine,

the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said LANGFORD & LOW, INC., Its successors

~~Heirs~~ and Assigns forever,

the following described property:

Three (3) certain lots or parcels of land situated on Warren Avenue, in said City of Portland, being lots numbered 135, 136 and 137 as shown on plan of lots at Frost Villa Sites, belonging to Everett C. Wells, said plan being made by Ernest W. Branch, Surveyor, dated August 15, 1919, and recorded in Cumberland County Registry of Deeds in Book of Plans No. 14, Page 25, said lots or parcels of land being sold and conveyed to Martin Edward Plummer, formerly Martin Edward Zingshein, by deeds dated respectively September 29, 1919, and October 27, 1921, and recorded respectively in said Registry of Deeds in Book 1034, Page 143, and Book 1091, Page 120, Everett C. Wells and Gertrude S. Wells, grantors.

Said lots or parcels of land measure as follows: Lot One Hundred Thirty-Five (135), measures Thirty-Three and Thirty-One Hundredths (33.31) feet on Warren Avenue; One Hundred Twenty-Three and Twenty-Two Hundredths (123.22) feet on Xivry Street; Thirty (30) feet on Lot One Hundred Thirty-Four (134) on said plan; One Hundred Eight and Seventy-five Hundredths (108.75) feet on Lot One Hundred Thirty-Six (136) on said plan. Containing, according to said plan, Three Thousand Four Hundred Eighty (3,480) square feet, more or less.

Lots Numbered One Hundred Thirty-Six (136) and One Hundred Thirty-Seven (137), taken together, measure Seventy-Seven and Seventy-One Hundredths (77.71) feet on Lot One Hundred Thirty-Five (135) on said plan; Seventy (70) feet on Lot One Hundred Thirty-Four (134) on said plan; Seventy-Five (75) feet on land formerly of one Stephen Elder. Containing, taken together, according to said plan, Six Thousand Four Hundred Thirty-Two (6,432) square feet, more or less. The three lots taken together, containing, according to said plan, Nine Thousand Nine Hundred Twelve (9,912) square feet, more or less.

TOGETHER WITH the fee, insofar as we have the right so to convey the same, of all streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and SUBJECT TO the rights of all of said lot owners to make any customary use of said streets and ways.

Being the same premises conveyed to the Grantors herein by deed from Fred D. Mayo dated September 17, 1957, and recorded in said Registry of Deeds in Book 2373, Page 352.

**To have and to hold** the aforegranted and bargained premises, with all privileges and appurtenances thereof to the said LANGFORD & LOW, INC., Its successors

~~Heirs~~ and Assigns, to It and their use and behoof forever.

**And** We do **covenant** with the said Grantee, Its <sup>successors</sup> ~~Heirs~~ and Assigns, that we are lawfully seized in fee of the premises; that they are free of all incumbrances; except as aforesaid

that We have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that We and our Heirs, shall and will ~~Warrant and Defend~~ the same to the said Grantee, Its successors ~~Heirs~~ and Assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, WE, the said SAVERIO G. FUSCO and JOHN C. RICHIO,

and WE, MARIA M. FUSCO, wife of the said Saverio G. Fusco, and ANNA E. RICHIO, wife of the said John C. Richio,

joining in this deed as Grantors, and relinquishing and conveying rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this fifteenth day of May in the year of our Lord one thousand nine hundred and seventy.

Signed, Sealed and Delivered in presence of

John C. Richio
John C. Richio
Cecil A. Toppe
to Bath

John Richio
Saverio G. Fusco
Anna E. Richio
Maria M. Fusco



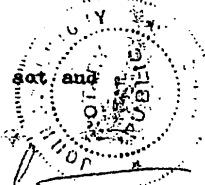
STATE OF MAINE REAL ESTATE TRANSFER TAX 25.30 MAY 18 1970 Bureau of Taxation

State of Maine, Cumberland

May 15 19 70

Personally appeared the above named SAVERIO G. FUSCO

and acknowledged the above instrument to be His free act and deed.



Before me,

MAY 18 1970

John A. Seigney
Justice of the Peace
Notary Public
Register

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 1 130 P.M. and recorded in

BOOK 3127 PAGE 403

## WARRANTY DEED

3524

**Know all Men by these Presents,**

**That** I, WILLIAM J. LANGFORD, of South Portland, County of Cumberland,  
State of Maine

in consideration of one dollar (\$1.00) and other good and valuable consideration

paid by LANGFORD & LOW, INC. a corporation duly organized and existing by  
law and having a place of business in Portland in said County and State.

whose mailing address is 248 Warren Avenue  
Portland, Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and  
convey unto the said LANGFORD & LOW, INC., it's

successors ~~and~~ and assigns forever, the following parcels of land:

Seven lots of land numbered 128, 129, 130, 131, 132, 133 and 134, Plan of Frost Villa Sites, recorded in the Cumberland County Registry of Deeds, Plan Book 14, Page 25, Assessors' Plan 296-G-13 to 19, situated on the westerly side of Xivray Street, Portland, Maine containing 22,554 square feet. Being the same lots of land adjudged to be held in fee simple by the Grantor herein by a Judgment of the Superior Court, Cumberland County, Maine, dated April 4, 1978. Said judgment is recorded in the Cumberland County Registry of Deeds in Book 4222, Page 166.

Two lots of land, numbered 122 and 123, Plan of Frost Villa Sites, recorded in the Cumberland County Registry of Deeds, Plan Book 14, Page 25, Assessors' Plan 296-H-5-6 situated on the easterly side of Xivray Street, Portland, Maine containing 8,284 square feet, more or less. Being the same lots adjudged to be held in fee simple by the Grantor herein by a Judgment of the Ninth District Court, Division of Southern Cumberland, by a Judgment dated March 2, 1973 and recorded in the Cumberland County Registry of Deeds in Book 3372, Page 10. Further reference is hereby made to a deed from the City of Portland's Director of Finance to Patrick J. Mulkerrin dated February 29, 1960 and recorded in the Cumberland County Registry of Deeds in Book 2674, Page 325.

Four lots of land numbered 124, 125, 126 and 127 as shown on plans of lots at Frost Villa Sites, which plan is recorded in the Cumberland County Registry of Deeds, Plan Book 14, Page 25, Assessors' Plan 296-H-7 to 10. Area 18,600 square feet. Being the same lots of land described in a quit-claim deed recorded in Cumberland County Registry of Deeds in Book 2417, Page 73 from the City of Portland to Rose-Jay Construction Company, improperly described in said deed as a corporation duly organized and existing under the laws of the State of Maine and having a place of business in Portland, Maine. Said Rose-Jay Company is more properly described as an unincorporated business solely owned by Patrick J. Mulkerrin and registered by him in Portland City Hall on January 9, 1952. Reference is further made to a quit-claim deed from Patrick J. Mulkerrin to Rose-Jay Company recorded in Cumberland County Registry of Deeds in Book 4280, Page 255 and also to a corrective deed thereto dated October 4, 1978, to be recorded in the Cumberland County Registry of Deeds.

Being the same premises conveyed to me by Patrick J. Mulkerrin, individually; and Patrick J. Mulkerrin d/b/a Galway Realty Company; and Patrick J. Mulkerrin d/b/a Rose-Jay Company by their warranty deed dated the fourth of October, 1978 and recorded in the Cumberland County Registry of Deeds, in Book , Page .

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said LANGFORD & LOW, INC., it's

successors heirs and assigns, to it and its heirs and behoof forever.

And I do covenant with the said Grantee, it's successors heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will warrant and defend the same to the said Grantee it's successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said WILLIAM J. LANGFORD

and

JEAN A. LANGFORD

heretofore wife of the said WILLIAM J. LANGFORD

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seals this Twenty-eighth day of the month of January, A.D. 19 83.

Signed, Sealed and Delivered in presence of

*Randy H. Lee*  
.....  
.....  
.....

*William J. Langford*  
*Jean A. Langford*  
.....  
.....  
.....

State of Maine, County of Cumberland on: January 28, 1983

Then personally appeared the above named WILLIAM J. LANGFORD and JEAN A. LANGFORD

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*Randy H. Lee*  
.....  
Notary Public  
Attorney at Law

FEB 1 1983

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE  
Received at 2:11 PM, and recorded in  
BOOK 6111 PAGE 252

*James J. Walsh* Registrar



QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that LANGFORD & LOW, INC., a Maine corporation with its principal place of business in Portland, County of Cumberland and State of Maine, for consideration paid, grants to LANG ENTERPRISES, LLC, a Maine limited liability company with its principal place of business in Portland, County of Cumberland and State of Maine and having a mailing address of 248 Warren Avenue, Portland, Maine 04102, WITH QUITCLAIM COVENANTS, the land in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Seven lots of land numbered 128, 129, 130, 131, 132, 133 and 134, Plan of Frost Villa Sites, recorded in the Cumberland County Registry of Deeds, Plan Book 14, Page 25, Assessors' Plan 296-G-13 to 19, situated on the westerly side of Xivray Street, Portland, Maine containing 22,554 sq. ft. Being the same lots of land adjudged to be held in fee simple by William J. Langford, late of South Portland, Maine, by a judgment of the Cumberland County Superior Court dated April 4, 1978 recorded in said Registry of Deeds in Book 4222, Page 166.

Two lots of land, numbered 122 and 123, Plan of Frost Villa Sites, recorded in said Registry of Deeds in Plan Book 14, Page 25, Assessors' Plan 296-H-5-6 situated on the easterly side of Xivray Street, Portland, Maine containing 8,284 sq. ft., more or less. Being the same lots adjudged to be held in fee simple by said William J. Langford by a judgment of the Ninth District Court, Division of Southern Cumberland, dated March 2, 1973 and recorded in said Registry of Deeds in Book 3372, Page 10. Further reference is hereby made to a deed from the City of Portland's Director of Finance to Patrick J. Mulkerrin dated that were 29, 1960 and recorded in said Registry of Deeds in Book 2674, Page 325.

Four lots of land numbered 124, 125, 126 and 127, Plan of Frost Villa Sites, recorded in said Registry of Deeds in Plan Book 14, Page 25, Assessors' Plan 296-H-7 to 10 containing 18,600 sq. ft., more or less. Being the same lots of land described in a quitclaim deed recorded in said Registry of Deeds in Book 2417, Page 73 from the City of Portland to Rose-Jay Construction Company, improperly described in said deed as a corporation duly organized and existing under the laws of the State of Maine and having a place of business in Portland, Maine. Said Rose-Jay Construction Company is more properly described as an unincorporated business solely owned by Patrick J. Mulkerrin and registered to him in Portland city hall on January 9, 1952. Reference is further made to a quitclaim deed from Patrick J. Mulkerrin to Rose-Jay Construction Company recorded in the said Registry of Deeds in Book 4280, Page 255 and also to a corrective deed dated October 4, 1978 related thereto recorded in said Registry of Deeds.

MAINE REAL ESTATE TAX PAID

FOR SOURCE OF GRANTOR'S TITLE to all of the parcels described above, reference is hereby made to the warranty deed of the said William J. Langford, late of South Portland, Maine, dated February 1, 1983 and recorded in said Registry of Deeds in Book 6111, Page 252.

Together with:

Three (three) certain lots or parcels planned situated on Warren Avenue, in said City of Portland, being lots numbered 135, 136 and 137 as shown on a plan of lots at Frost Villa Sites, belonging to Everett C. Wells, said plan being made by Ernest W. branch, surveyor, dated August 15, 1919, and recorded in said Registry of Deeds in Plan Book 14, Page 25, said lots or proceeding will land being sold and conveyed to Martin Edward Plummer, formally Martin Edward Zingsheim, by deed dated respectively September 29, 1919, and October 27, 1921 and recorded, respectively, in said Registry of Deeds in Book 1034, Page 143, and Book 1091, Page 120, Everett C. Wells and Gertrude S. Wells, grantors.

Said lots or parcels of land measure as follows:

Lot No. 135 measures 33.31 feet on Warren Avenue, 123.22 feet on Xivray Street, 30 feet on Lot No. 134 as shown on said Plan, 108.75 feet on Lot No. 136 as shown on said Plan. Contained, according to said plan kept at 3480 sq. ft., more or less.

Lots Nos. 136 and 137, taken together, measure 77.71 feet on Lot No. 135 and shown on said Plan, 70 ft. on Lot No. 134 as shown on said Plan, 75 ft. on land formally of one Stephen Elder. Containing, taken together, according to said Plan, 6,432 sq. ft., more or less. The three lots taken together, containing, according to said Plan, 9,912 sq. ft., more or less.

FOR SOURCE OF GRANTOR'S TITLE to all of the parcels described above, reference is hereby made to the warranty deed of Saverio G. Fusco and John C. Richio, co-partners doing business under the name of Fusco and Richio dated May 18, 1970 and recorded in said Registry of Deeds in Book 3127, Page 403.

REFERENCE is further made to the Order of the City of Portland City Council dated June 20, 1988 pursuant to 23 M.R.S.A. § 3027 vacating the entire portion of Xivray Street, so-called, as shown on a plan of Frost Villa Sites recorded September 2, 1919 in said Registry of Deeds in Plan Book 14, Page 25, and which is bounded northeasterly by the southwesterly sideline of Warren Avenue, northwesterly by lots numbered 128, 129, 130, 131, 132, 133, 134 and 135 and shown on said Plan, southwesterly by "Railroad Location" as shown on said Plan, and South easterly by lots numbered 121, 122, 123, 124, 125, 126 and 127.

IN WITNESS WHEREOF, Langford & Low, Inc. has hereunto set its hand and seal this 20<sup>th</sup> day of September, 2006 by James Langford, its President, hereunto duly authorized.

LANGFORD & LOW, INC.

Mally J. Aldrich  
Witness

By: James A. Langford  
James Langford  
Its President

STATE OF MAINE  
Cumberland, ss.

September 20, 2006

Personally appeared the above named James Langford, President of Langford & low, Inc., and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Langford & Low, Inc.

Before me,

Diane M. Clark  
Notary Public/Attorney-at-Law

Received  
Recorded Register of Deeds  
Oct 17, 2006 03:54:50P  
Cumberland County  
John B O'Brien



## **Written Statement – Site Plan Review**

Prepared by Gabrielle Russell Langford and Low

Name and address of project site:

**Langford and Low, General Contractor - Business Office  
248 Warren Ave.  
Portland, ME 04104**

Owner of Record:

**Lang Enterprises  
248 Warren Ave.  
Portland, ME 04104**

Architect / Engineer of Record:

**Aaron S. Wilson, P.E.  
Associated Design Partners  
80 Leighton Rd.  
Falmouth, ME 04105  
207-878-1751**

Zone:

**B4 - Commercial Corridor Zone**

General Scope of work:

**Renovations to 1st Floor:**

Minor Demolition  
New office with non-loadbearing interior partitions  
Renovation of existing bathroom to meet ADA  
Renovation of existing conference room  
New emergency lighting, signs

**1 Storey Addition:**

**CMU exterior walls, Steel bar joists/steel deck @ roof  
Interior partitions = steel stud, gypsum board  
4 New Offices  
New ADA bathroom  
New emergency lighting, signs  
New mechanical, electrical, tel/data**

Proposed uses of structure:

**Business Occupancy (IBC classification)  
New Business Occupancy (NFPA classification)**

Square Footage:

- a. Existing Building:  
**Footprint: 2048 sf  
Number of stories: 1**
- b. Proposed Development:  
**Building Addition  
Footprint: 944 sf  
Number of Stories: 1**
- c. Total (Existing + Proposed):  
**Footprint: 2,992 sf**

**Number of Stories: 1**

Fire Suppression System:

**None Proposed**

Fire Detection System:

**None Proposed**

**Building:** The Existing Building houses offices and storage space. Langford and Low is proposing to make our offices more functional and add 944 sf onto our existing building of 2048 sf. The one storey existing building is approximately 14' above grade; the addition will be located on the back side of the building, away from Warren Avenue and will be approximately 12' above grade.

**Site:** The existing site is 73,442 sf, according to TKM Land Surveyors. It is a relatively flat site with only about 2' of variation in grade. Behind our existing building, we temporarily store equipment and/or materials when they are not being used on the construction sites. It is a grass + gravel lot behind the building. Currently construction vehicles drive in along the East side of the lot to access the back. Currently the only paved portion of the lot is located on the North + East sides of the building, as shown on the site plan.

**Parking:** With the proposed addition, the building remains under 3,000 square feet and thus does not require any off-street parking spaces. No modification to the existing parking or paving is proposed. "City of Portland, Land Use Code of Ordinances, Section 14-332."

**Drainage:** There are no problems with existing drainage on the site. We are not proposing any increase in impervious surface area.

**Erosion + Sedimentation Control:** During construction, Langford + Low will implement an erosion + sedimentation control plan utilizing silt fences and/or straw bales per section VIII of "City of Portland, Technical Design Standards and Guidelines". Locations indicated on site plan.

**Solid Waste Disposal:** During construction, we will have a temporary dumpster on site; it will be removed once construction is complete. For Langford + Low's weekly solid waste, a staff member will take trash to the local facility.

**Lighting:** One new exterior light fixture shall be located on the South side of the building, above the exterior door. It shall be a "cut-off" wall pack and will meet the requirements of "City of Portland, Technical Design Standards and Guidelines – Section XV".

**Substantial Completion:** Once the project receives necessary permits, construction shall be substantially complete within 1 year.

**Fencing + Screening:** Locations of existing fences are located on site plan. No new fences or screening are proposed.

## **Code Summary**

Prepared by: Gabrielle Russell, Langford and Low

**A. Name and address of project site:**

**Langford & Low, Inc.  
248 Warren Ave.  
P.O. Box 662  
Portland, ME 04104**

**B. Name and address of applicant:**

**Gabrielle Russell  
Langford & Low, Inc.  
248 Warren Ave.  
P.O. Box 662  
Portland, ME 04104  
207-797-5141  
(cell) 207-756-2179**

**C. Owner of Record:**

**Lang Enterprises LLC  
248 Warren Avenue  
Portland, ME 04104**

**D. Architect/Engineer of Record:**

**Aaron S. Wilson, P.E.  
Associated Design Partners, Inc  
80 Leighton Road  
Falmouth, ME 04105  
207-878-1751**

**E. Applicable Codes: (City of Portland Requirements)**

**International Building Code – 2003  
NFPA 101 – Life Safety Code - 2003  
NFPA 1 – Uniform Fire Code – 2003  
IEEC – 2003  
National Electrical Code – 2005  
NFPA 70 –  
Uniform Plumbing Code – 2000  
International Mechanical Code – 2003**

**F. General Scope of work:**

**Renovations to Existing 1 storey building: (ADA bathroom, kitchenette-sink/microwave, modified offices)**

**Minor Demolition of existing non-load bearing walls  
Modification of non-load bearing interior partitions  
New gypsum board, insulation, electrical, tel/data (where applicable)  
New emergency lighting, signs, + fire alarm**

**Addition – 1 Storey: (4 new offices, ADA bathroom)**

**Exterior walls = CMU  
Roof = steel bar joist, decking, insulation  
Interior partitions = steel stud, gypsum board**

**G. Proposed uses of structure:**

**Business Occupancy (IBC classification)  
New Business Occupancy (NFPA classification)**

**H. Square Footage:**

- a. Existing Building:  
**Footprint: 2048 Square Feet**  
**Number of stories: 1**
- b. Proposed Development:  
**Building Addition**  
**Footprint: 944 sf**  
**Number of Stories: 1**
- c. Total (Existing + Proposed):  
**Footprint: 2,992 sf**  
**Number of Stories: 1**

**I. Fire Suppression System:**  
**None Proposed**

**J. Fire Detection System:**  
**None Proposed**

**K. IBC 2006 – Applicable Sections:**

Chapter 3 – Occupancy & Classification  
**302 - Business: Group B**

Chapter 4 – Building Heights and Area Limitations  
**503 – Business / Type 3-B Construction = 4 stories above grade max, 19,000 sf / storey max**

Chapter 6 – Types of Construction  
**602.3 – Type III = Exterior walls are noncombustible and interior building elements are of any material.**  
**Table 601 – Fire resistance rating requirements for building elements (hours)**

<b>Structural Frame</b>	<b>=</b>	<b>0</b>
<b>Bearing walls</b>		
<b>Exterior</b>	<b>=</b>	<b>2</b>
<b>Interior</b>	<b>=</b>	<b>0</b>
<b>Non bearing walls &amp; partitions</b>		
<b>Exterior</b>	<b>=</b>	<b>0</b>
<b>Interior</b>	<b>=</b>	<b>0</b>
<b>Floor Construction</b>	<b>=</b>	<b>0</b>
<b>Roof Construction</b>	<b>=</b>	<b>0</b>

Chapter 9 – Fire Protection Systems

**903.2 – Automatic Sprinkler Systems = Not required in Business occupancies**

**907.2.2 – “A manual fire alarm system shall be installed in group B occupancies having an occupant load of 500 or more persons or having 100 or more persons above or below the lowest level of exit discharge.”**

Chapter 10 – Means of Egress

**1003.2 - Ceiling height = 7'-6" minimum**

**1004.1 - Occupant Load = 100 gross square feet per occupant**

**(2,600 sf / 100 = 26 occupants per floor (x 3 floors) = 29 occupants total**

**1005.1 - Minimum Required Egress Width = 0.3 inches per occupant in stairways, 0.2 inches per occupant in all other components of egress, multiple means of egress shall be sized so that the loss of one means shall not reduce the capacity to less than 50% of the required.**

**1005.2 – Door Encroachment = Doors opening into the path of egress travel shall not reduce the required width to less than 1/2 during the course of the swing. Doors fully open shall not project more than 7" into the required width.**

**1006.1 – Egress Illumination = required at all times, must have battery back-up**

**1006.2 – Illumination Level = not less than 1 foot candle on walking surfaces**

**1006.3 – Illumination Emergency Power = shall last for 90 minutes**

**1007.1 – Accessible means of egress required = accessible spaces shall have one accessible means of egress (minimum), except in alterations to existing buildings**

**1007.2 – Continuity & Components** = all accessible means of egress shall be continuous to a public way

**1008.1.1 - Size of Doors** = 32" clear minimum width + must also be sufficient for the occupant load, height = 80" minimum

**1008.1.2 - Door Swing** = Egress doors shall be side hinged swinging, except in office or storage areas with an occupant load of less than 10. Egress doors shall swing in the direction of egress when occupant load is 50 or greater.

**1008.1.5 - Landings at Doors** = Landings shall have a width not less than the stairway or the door, whichever is greater.

**1008.1.6 - Thresholds** = shall not exceed ½" in height.

**1008.1.8.1 – Hardware** = on doors required to be accessible shall not require tight grasping, tight pinching, or twisting of the wrist to operate.

**1008.1.8.2 – Hardware height** = minimum 34" above finished floor, maximum 48" a.f.f.

**1008.1.9 – Panic and fire exit hardware** = maximum unlatching force cannot exceed 15 lbs.

**1011.1 – Approved Exit signs** – are required at exits and exit access doors readily visible from any direction of egress travel where the exit is not immediately visible to the occupants.

**Exceptions:** spaces with only one required exit

**1011.2 Illumination** – Exit signs shall be internally or externally illuminated.

**1011.3 Tactile Exit Signs** – a tactile sign saying EXIT shall be located next to each exit passageway and exit discharge.

**1014.2 – Egress through Intervening spaces** = egress from a space shall not pass through adjoining or intervening rooms or areas, except where they are an accessory to the area served, are not high hazard, and provide a discernable path of egress travel to an exit.  
Egress shall not pass through kitchens, closets, storage rooms or similar spaces.

**1014.3 - Common path of egress travel** = 75' maximum

**1016.1 - Exit access travel distance** = 200' maximum

**1017.2 - Corridor width** = 44" minimum, 36" where the total occupant capacity is less than 50.

**1017.4.1 – Corridor ceiling** = use of the space between the corridor ceiling and the and the floor or roof structure above as a return air plenum is permitted if the corridor is not required to be of fire resistant rated construction.

**1018.2.2 – Arrangement** = Exterior exit doors shall lead directly to the exit discharge or the public way.

**1019.1 - Minimum number of exits per story** = 2 (Business Occupancy, 1-500 occupants)

**1024.1 – Exit Discharge** = exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide direct access to grade. The exit discharge shall not reenter the building.

#### Chapter 11 – Accessibility

**1103.1 – Where required** = Sites, structures, buildings, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

**Exemption**                      **1103.2.2 – Existing buildings** = shall comply with 3409.

**1104.1 – Site arrival points** = accessible routes within the site shall be provided from public transportation stops; accessible parking spaces, accessible passenger loading zones, and public streets or sidewalks to the accessible entrance being served.

**1106.1 – Accessible parking spaces** = 1 required, where 1 to 25 total spaces are provided.

**1109.2.1 – Unisex toilet + bathing rooms** = shall include only 1 toilet and 1 lavatory.

**1110.1 – Signage** = signage shall indicate accessible parking spaces, loading zones, toilet rooms and shall include the international symbol of accessibility.

#### Chapter 34 – Existing Structures

**3401.1 – Scope** = provisions shall control the alteration, repair, addition and change of occupancy of existing structures.

**3409.9.1 – Site arrival points** = At least one accessible route from a site arrival point to an accessible entrance shall be provided.

**3409.9.3 – Entrances** = At least one main entrance shall be accessible.

**3409.9.4 – Toilet and bathing facilities** = Where toilet rooms are provided, at least one accessible toilet room complying with Section 1109.2.1 shall be provided.

#### L. NFPA 101 2003 – Applicable Sections:

**New Business Occupancy, Unsprinklered**  
**Common Path of travel = 75' max**  
**Dead End Corridor = 20' max**



**Travel Distance = 200' max**

Chapter 7 – Means of Egress

**7.1.8 Guards.** Shall be provided at the open sides of a means of egress that exceed 30" above the floor or grade below

**7.2.1.2.4 Minimum Door Width = 32" clear**

**7.2.1.3.3 Thresholds = ½" maximum**

**7.2.1.4.3** A door shall swing in the direction of egress travel

**7.3.1.2 Occupant Load Factor. Business = 100 sf per person**

**7.3.3.1 Capacity Factors.** Stairway width = 0.3 inches per person, Level component/Ramp width = 0.2 inches per person

**7.3.4.1.2** Existing building minimum width of any means of egress = 28"

**7.5.1.3.1** Where more than 1 exit is required from a building or portion thereof, such exits shall be remotely located from each other and shall be arranged and constructed to minimize the possibility that more than one has the potential to be blocked by fire or any emergency situation.

**7.5.1.3.5** In existing buildings, where more than 1 exit is required, they shall be permitted to be remotely located in accordance with 7.5.1.3.1.

Chapter 8 – Features of Fire Protection

**8.7.1.1** Protection from any area having a degree of hazard greater than that normal to the general occupancy of the building or structure shall be provided by (1) Enclosing the area with a fire barrier without windows that has a 1-hour fire resistance rating.

**8.7.1.3** Doors in barriers required to have a fire resistance rating shall have a ¾-hour fire protection rating and shall be self-closing or automatic-closing.

Chapter 9 – Building Service and Fire Protection Equipment

**9.1.2 Electrical Systems.** Electrical wiring and equipment shall be in accordance with NFPA 70, unless they are approved existing installations.

**9.2 Air Conditioning, Heating, Ventilating Ductwork, and Related Equipment** shall be in accordance with NFPA 90A or 90B unless they are approved existing installations.

**9.4.2.2** Existing elevators, escalators, dumbwaiters, and moving walks shall conform to the requirements of ASME A17.3.

**9.7.4.1** Portable fire extinguishers shall be installed, inspected and maintained in accordance with NFPA 10, Standard for Portable Fire Extinguishers.

**M. NFPA 1 2003 – Applicable Sections:**

Chapter 10 – General Fire Safety

**10.13 – Fire Protection Markings:** New + existing buildings shall have address numbers visible from the street, must contrast with their background, + must be Arabic numerals or alphabet letters.

**10.17 - Outside Storage:** combustible materials shall not be stored within 10' of a property line + may be reduced to 3' if it is less than 6' in height. Combustible material shall not be stored under a building or structure unless specifically constructed or protected for this purpose.

Chapter 13 – Portable fire extinguishers

**13.6.1.2.** Required in Business Occupancies = yes

**13.6.6.3.1.** Max travel distance to extinguishers = 30' for Type 5-B In Light Hazard Occupancies

Chapter 14 – Means of Egress

**14.3.2.** An exit enclosure shall provide a continuous protected path of travel from to an exit discharge.

**14.4.** Shall continually be maintained free of obstructions and no mirrors shall be placed on exit doors.

**14.5.1.1.** Any door in a means of egress shall be side hinged or pivot-swinging type.

**14.5.1.4.** During its swing, any door in a means of egress shall leave not less than ½ of the required width of an aisle, a corridor, passageway, or a landing unobstructed and shall project not more than 7" into the required width when fully open.

**14.5.2.2.** Locks, if provided, shall not require the use of a key, a tool, or special knowledge or effort for operation from the egress side.

**14.5.3.3.1.** Where a door is required to have panic hardware, it shall consist of a cross bar or push pad extending ½ of the width of the door leaf and shall be mounted between 34" and 48" above the finished floor. Opening force shall not exceed 15 lbf.

**14.5.4.1.** A door required to be kept closed shall be self-closing and may have a hold open which releases upon loss of power or operation of smoke detectors.

**14.6.3.** Enclosed, usable spaces, within exit enclosures shall be prohibited, including under stairs, unless it is rated construction (same as exit stair) and entrance to the space exists outside the exit stair.

**14.8.1.2.** Occupant Load Factor: **Business Use – 100 sf per person, 29 people total**

**14.8.2.** The width of the means of egress shall be measured at the narrowest point, but projections less than 4.5" on each side shall be permitted at a height of 38" or below.

**14.8.3.3.1** Means of egress minimum width = 36"

**14.12.1.2.1.** Means of egress shall be continuously illuminated @ 1 foot candle measured at the floor, + 10 foot candles measured at the floor in stairways.

**14.13.** Emergency lighting required for egress shall have battery back-up. Emergency lighting shall be tested every 30 days.

**14.14.** Exits shall be marked (where not clearly identifiable) with a continuously illuminated exit sign and shall also have a tactile exit sign on the door. Exit signs must be mounted no higher than 80" above the height of the exit opening.

#### Chapter 16 – Safeguards during building construction, alteration, + demolition

**16.1.3.** In buildings under construction adequate escape facilities shall be maintained at all times for the use of construction workers.

**16.2.1.** Temporary heating equipment shall be listed, installed, used and maintained in accordance with the manufacturer's instructions.

**16.2.1.8.** Temporary heating equipment shall be monitored for safe operation and shall be maintained by properly trained personnel.

#### Chapter 18 – Fire Department Access and Water Supply

**18.2 – Access Roads:** New + relocated buildings shall have access roads extending to within 50' of 1 exterior door (which provides access into the structure). These roads must be 20' wide and have 13'-6" of unobstructed height.

#### Chapter 20 – Occupancy Fire Safety

**20.13.2.2 - Business Occupancies-Extinguisher Training:** Designated employees of business occupancies shall be periodically instructed in the use of portable fire extinguishers.

OCT



# Site Plan Application

Department of Planning and Development  
Portland Planning Board

<b>Address of Proposed Development:</b> 248 WARREN AVENUE <b>Zone:</b> B4		
<b>Project Name:</b> LANGFORD AND LOW, GENERAL CONTRACTOR, BUSINESS OFFICE		
<b>Existing Building Size:</b> 2048 sq. ft.	<b>Proposed Building Size:</b> <sup>(ADDITION)</sup> 944 sq. ft.	
<b>Existing Acreage of Site:</b> 73,442 sq. ft.	<b>Proposed Acreage of Site:</b> 73,442 sq. ft.	
<b>Tax Assessor's Chart, Block &amp; Lot:</b>  Chart#      Block #      Lot#	<b>Property Owners Mailing address:</b> PO BOX 662 248 WARREN AVENUE PORTLAND, ME 04104	<b>Telephone #:</b> 207-797-5141  <b>Cell Phone #:</b> 207-756-2179
<b>Consultant/Agent Contact Name and mailing address, Telephone # and Cell Phone #:</b> TKM LAND SURVEYORS 29 ROSEWOOD DRIVE WESTBROOK, ME 04092 207-254-4205/207-233-1023	<b>Applicant's Name/Mailing Address:</b> GABRIELLE RUSSELL 248 WARREN AVE. PO BOX 662 PORTLAND, ME 04104	<b>Telephone #:</b> 207-797-5141  <b>Cell Phone #:</b> 207-756-2179
<b>Fee For Service Deposit (all applications)</b> _____ (\$200.00)		
<b>Proposed Development (check all that apply)</b> <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Storm water Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____		
<b>Major Development (more than 10,000 sq. ft.)</b> <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
~ Please see next page ~		

**Minor Site Plan Review**

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

**Plan Amendments**

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

**Who billing will be sent to:**

DEANE CLARK  
240 WARREN AVE.  
PO BOX 662  
PORTLAND, ME 04104

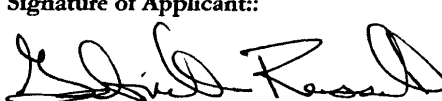
Submittals shall include (7) separate **folded** packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11x17 plans

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: [portlandmaine.gov](http://portlandmaine.gov)

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.

**This application is for site review only; a Building Permit application and associated fees will be required prior to construction.**

<p>Signature of Applicant::</p> 	<p>Date:</p> <p>OCTOBER 5, 2007</p>
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## **Written Statement – Site Plan Review**

Prepared by Gabrielle Russell, Langford and Low

Name and address of project site:

**Langford and Low, General Contractor - Business Office  
248 Warren Ave.  
Portland, ME 04104**

Owner of Record:

**Lang Enterprises  
248 Warren Ave.  
Portland, ME 04104**

Architect / Engineer of Record:

**Aaron S. Wilson, P.E.  
Associated Design Partners  
80 Leighton Rd.  
Falmouth, ME 04105  
207-878-1751**

Zone:

**B4 - Commercial Corridor Zone**

General Scope of work:

**Renovations to 1st Floor:**

Minor Demolition  
New office with non-loadbearing interior partitions  
Renovation of existing bathroom to meet ADA  
Renovation of existing conference room  
New emergency lighting, signs

**1 Storey Addition:**

**CMU exterior walls, Steel bar joists/steel deck @ roof  
Interior partitions = steel stud, gypsum board  
4 New Offices  
New ADA bathroom  
New emergency lighting, signs  
New mechanical, electrical, tel/data**

Proposed uses of structure:

**Business Occupancy (IBC classification)  
New Business Occupancy (NFPA classification)**

Square Footage:

- a. Existing Building:  
**Footprint: 2048 sf  
Number of stories: 1**
- b. Proposed Development:  
**Building Addition  
Footprint: 944 sf  
Number of Stories: 1**
- c. Total (Existing + Proposed):  
**Footprint: 2,992 sf**

**Number of Stories: 1**

Fire Suppression System:

**None Proposed**

Fire Detection System:

**None Proposed**

**Building:** The Existing Building houses offices and storage space. Langford and Low is proposing to make our offices more functional and add 944 sf onto our existing building of 2048 sf. The one storey existing building is approximately 14' above grade; the addition will be located on the back side of the building, away from Warren Avenue and will be approximately 12' above grade.

**Site:** The existing site is 73,442 sf, according to TKM Land Surveyors. It is a relatively flat site with only about 2' of variation in grade. Behind our existing building, we temporarily store equipment and/or materials when they are not being used on the construction sites. It is a grass + gravel lot behind the building. Currently construction vehicles drive in along the East side of the lot to access the back. Currently the only paved portion of the lot is located on the North + East sides of the building, as shown on the site plan.

**Parking:** With the proposed addition, the building remains under 3,000 square feet and thus does not require any off-street parking spaces. No modification to the existing parking or paving is proposed. "City of Portland, Land Use Code of Ordinances, Section 14-332."

**Drainage:** There are no problems with existing drainage on the site. We are not proposing any increase in impervious surface area.

**Erosion + Sedimentation Control:** During construction, Langford + Low will implement an erosion + sedimentation control plan utilizing silt fences and/or straw bales per section VIII of "City of Portland, Technical Design Standards and Guidelines". Locations indicated on site plan.

**Solid Waste Disposal:** During construction, we will have a temporary dumpster on site; it will be removed once construction is complete. For Langford + Low's weekly solid waste, a staff member will take trash to the local facility.

**Lighting:** One new exterior light fixture shall be located on the South side of the building, above the exterior door. It shall be a "cut-off" wall pack and will meet the requirements of "City of Portland, Technical Design Standards and Guidelines – Section XV".

**Substantial Completion:** Once the project receives necessary permits, construction shall be substantially complete within 1 year.

**Fencing + Screening:** Locations of existing fences are located on site plan. No new fences or screening are proposed.

TO:  
OO:  
11/10/08

**STATEMENT OF SPECIAL  
CONSTRUCTION MONITORING**

**PROJECT: Langford and Low Addition**  
**248 Warren Ave, Portland, Maine**

**PERMIT APPLICANT: Langford and Low Inc.**  
**APPLICANT'S ADDRESS: 248 Warren Ave, Portland, Maine 04102**

**STRUCTURAL ENGINEER OF RECORD: Associated Design Partners, Inc**  
**CONTRACTOR: Langford and Low Inc.**

This Statement of Special Construction Monitoring is submitted as a condition for building permit issuance in accordance with Section 1704.0 of the 2003 International Building Code. It includes the Schedule of Special Construction Monitoring and Testing as applicable to this project. Also included is a listing of agents and other approved agencies to be retained for conducting the monitoring and testing applicable to this project.

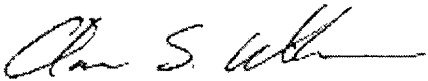
The Special Construction Monitoring Coordinator shall keep records of all observations listed herein, and shall furnish field reports to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction, and to the Registered Design Professional of Record. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Registered Design Professional of Record. Interim reports shall be submitted to the Registered Design Professional of Record monthly, unless more frequent submissions are requested.

The Special Construction Monitoring program does not relieve the Contractor of his or her responsibilities. Job site safety is solely the responsibility of the Contractor. Materials and activities covered under the monitoring schedule are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared by:

Aaron S. Wilson

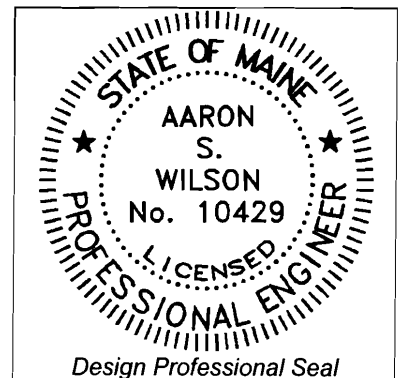
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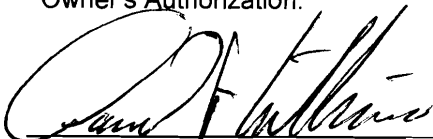
Signature

8/22/08

Date



Owner's Authorization:



Signature

Date

Building Official's Acceptance:

Signature

Date

## SPECIAL CONSTRUCTION MONITORING AGENTS

This Statement of Special Construction Monitoring / Quality Assurance Plan includes the following building systems:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Soils and Foundations<br><input checked="" type="checkbox"/> Cast-in-Place Concrete Foundations<br><input type="checkbox"/> Precast Concrete<br><input type="checkbox"/> Masonry<br><input checked="" type="checkbox"/> Structural Steel<br><input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Spray Fire Resistant Material<br><input type="checkbox"/> Wood Construction<br><input type="checkbox"/> Exterior Insulation and Finish System<br><input type="checkbox"/> Mechanical & Electrical Systems<br><input type="checkbox"/> Architectural Systems<br><input type="checkbox"/> Special Cases |
|--|--|

AGENT	FIRM	CONTACT INFORMATION
1. Engineer of Record	<b>Associated Design Partners</b>	80 Leighton Rd Falmouth ME 04105 Ph: 878-1751
2. Special Construction Monitoring Coordinator	<b>Associated Design Partners</b>	80 Leighton Rd Falmouth ME 04105 Ph: 878-1751
3. Field Monitor	<b>S.W. Cole Engineering Inc</b>	286 Portland Road Gray, ME 04039-9586 P: (207) 657.2866
4. Testing Agency	<b>S.W. Cole Engineering Inc</b>	286 Portland Road Gray, ME 04039-9586 P: (207) 657.2866
5. Contractor	<b>Langford and Low Inc.</b>	248 Warren Ave, Portland ME 04102

Note: The testing agency shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.



## QUALITY ASSURANCE FOR LATERAL SYSTEMS

### Quality Assurance for Seismic Requirements

Seismic Design Category IBC 1705 *B*  
Quality Assurance Plan Required (Y/N) *N*

If seismic design category C, and plan is not required, explain (see exceptions to 1705.1)

Description of seismic force resisting system and designated seismic systems:

*Ordinary Steel Moment Frames, Flexible wood roof panel diaphragms and shearwalls.*

### Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) IBC 1706 *100MPH*  
Quality Assurance Plan Required (Y/N) *N*

Description of wind force resisting system and designated wind resisting components:

*Ordinary plain masonry shear walls, Light framed shear walls, Flexible metal roof diaphragms.*

### Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility in accordance with section 1705.3, and 1706.3 of the 2003 IBC code.

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the *Agency Number* on the Schedule.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

#### **American Concrete Institute (ACI) Certification**

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

#### **American Welding Society (AWS) Certification**

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

#### **American Society of Non-Destructive Testing (ASNT) Certification**

ASNT	Non-Destructive Testing Technician – Level II or III.
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#### **International Code Council (ICC) Certification**

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

#### **National Institute for Certification in Engineering Technologies (NICET)**

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

#### **Exterior Design Institute (EDI) Certification**

EDI-EIFS	EIFS Third Party Inspector
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**TABLE 1 – SCHEDULE OF SPECIAL CONSTRUCTION MONITORING**

MATERIAL / ACTIVITY		EXTENT of MONITORING (Continuous, Periodic, Other, Exempt, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
<b>1704.3 STEEL CONSTRUCTION</b>						
1. Material Verification of high strength bolts, nuts, and washers.	a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Periodic	Provide inspection reports for field installed bolts to Agent 5 also.	3		
	b. Manufacturers Certificate of Compliance required.	Other	Fabricator to provide Certificate to Agent 1.	5		
2. Inspection of High – Strength Bolting	a. Bearing type connections	Periodic	Provide inspection reports to Agent 1.	3		
	b. Slip – critical connections	None	No S-C connections in building			
3. Material Verification of structural steel	a. Identification marking to conform to ASTM standards specified in the contract documents.	Exempt	Fabricator is AISC certified.			
	b. Manufacturers certified mill test Reports.	Other	Fabricator to provide Certificate to Agent 1.	5		
4. Material Verification of weld filler materials:	a. Identification marking to conform to AWS standards specified in the contract documents.	Exempt	Fabricator is AISC certified.			
	b. Manufacturers Certificate of Compliance required.	Exempt	No field welding. Shop welding performed by AISC certified fabricator			
5. Inspection of Welding – Structural Steel	a. Single Pass fillet welds < 5/16"	Periodic	Shop welding performed by AISC certified fabricator. Inspection of field welding required.	3		
	b. Roof deck welds	None	No steel decking			
6. Inspection of Steel Frame Joint details for compliance with approved documents.	a. Bracing / moment frame connections	None	None in building			
	b. Member locations	Periodic		3		
	c. Application of joint details at each connection.	Periodic		3		

**TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.**

MATERIAL/ACTIVITY	EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
<b>1704.4 CONCRETE CONSTRUCTION</b>					
1. Inspection of reinforcing steel, including placement.	Periodic		3		
2. Inspection of reinforcing steel welding	None	No welding of rebar specified in contract drawings			
3. Inspect bolts embedded into concrete prior to and during placement of concrete where allowable loads have been increased.	Periodic	Column anchor bolts	3		
4. Verify concrete mix design(s)	Periodic	SER to review and approve mix design(s) prior to delivery. Field agent to verify delivery ticket matches approved mix design.	1,3		
5. Sample fresh concrete for strength tests, perform slump and air content tests, and determine temperature of concrete.	Continuous		3,4		
6. Inspection of concrete placement for proper techniques.	Continuous		3		
7. Inspection for maintenance of specified curing temperature and techniques.	Periodic		3		
<b>1704.5 MASONRY CONSTRUCTION - Level 1 Special Inspection for non-essential facility – 1704.5.2</b>					
1. As Masonry Construction begins, the following shall be verified to ensure conformance	a. Proportions of site-prepared mortar	None			
	b. Construction of mortar joints	None			
	c. Location of reinforcement	None			
	d. Pre-stressing technique	None	No pre-stressing in building		
	e. Grade and size of pre-stressing tendons.	None	No pre-stressing in building		
2. The Inspection program shall verify the following:	a. Size and location of structural elements.	None			
	b. Type, size, and location of embedded anchors.	None			

**TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.**

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
	c. Size, grade, and type of reinforcing	None				
<b>1704.5 MASONRY CONSTRUCTION - Level 1 Special Inspection for non-essential facility – 1704.5.2</b>						
2. The Inspection program shall verify the following, cont:	d. welding of reinforcing bars	None				
	e. Protection of Masonry during cold weather (temp. below 40 deg F.)	None				
	f. Application and measurement of pre-stressing reinforcement	None	No pre-stressing in building			
3. Prior to grouting, the following shall be verified to ensure compliance.	a. Grout space is clean	None				
	b. Placement of reinforcement	None				
	c. Proportions of site-prepared grout	None				
	d. Construction of mortar joints	None				
4. Grout placement shall be verified to ensure compliance with code and construction document provisions.		None				
5. Preparation of any grout specimens, mortar specimens and/or prisms shall be observed		None				
6. Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified.		None				
<b>1704.6 WOOD CONSTRUCTION</b>						
1. Horizontal Diaphragms and Vertical Shearwalls	a. Inspect sheathing size, grade, and thickness for conformance with construction documents.	None				
	b. Inspect sheathing fastener size and pattern for conformance with construction documents.	None				
	c. Verify attachment to supporting elements is per contract documents.	None				
2. Wood truss fabricator certification / quality control procedures	Verify shop fabrication and quality control procedures for wood truss plant.	None				
3. Material Grading	Verify material grading for sawn lumber for compliance with construction documents. Verify manufactured lumber (LVL'S, PSL's) for conformance with construction documents.	None				

**TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.**

MATERIAL/ACTIVITY	EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
<b>1704.6 WOOD CONSTRUCTION</b>					
4. Wood Connections	Verify that connections are made as shown in the contract documents. For connections not specifically detailed, verify conformance with IBC 2003 Ch. 23	None			
5. Framing	Verify that framing is installed in accordance with construction documents.	None			
6. Pre-Fabricated Wood Trusses	Inspect truss and all bracing installation. Bracing to be installed per fabricator's recommendations and BCSI 1-03	None			
<b>1704.7 SOILS</b>					
1. Site Preparation	Inspect preparation of site for conformance with Geotechnical recommendations prior to placement of prepared fill.	None	No fill required		
2. Fill Placement	During Fill Placement verify that material and lift thickness comply with approved Geotechnical report.	None	No fill required		
3. In-Place Soil Density	Verify compliance of in-place compacted dry density with project specifications	Periodic	Verify 95% compaction under new column footings.	3	
<b>1704.7 PILE FOUNDATIONS</b>					
	Record installation and testing of procedures of each pile. Submit reports to building official and EOR. Reports to include pile tip cutoff elevation relative to a common benchmark.	None	No Piles on Job		
<b>1704.10 ARCHITECTURAL WALL PANELS AND VENEERS</b>					
	Verify compliance of attachment of interior and exterior Architectural veneers to supporting structure for building in Seismic Design Category E or F.	None	Building is Seismic Design Category B		

**TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.**

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
<b>1704.11 SPRAYED FIRE-RESISTANT MATERIAL</b>	a. Verify conformance of the prepared surface with manufacturer's specifications prior to application of material.	None	No Sprayed Fire-Resistant material in building.			
	b. Verify that substrate's ambient temperature meet manufacturer's specifications.	None				
	c. Verify that material thickness meets design specifications.	None				
	d. Verify that the material density meets the design specifications. Test in accordance with ASTM E 605.	None				
	e. Verify that bond strength between material and substrate is greater than or equal to 150 psf. Test in accordance with ASTM E 736 and IBC 2003 1704.11.5.1 – 1704.11.5.2	None				
<b>1704.12 EXTERIOR AND INSULATION AND FINISH SYSTEMS (EIFS)</b>	Verify conformance of EIFS installation with manufacturers and design specifications.	None	No EIFS on building.			
<b>1704.13 SPECIAL CASES COLD FORMED METAL FRAMING</b>						
1. Horizontal Diaphragms and Vertical Shearwalls	a. Inspect sheathing/decking size, grade, and thickness for conformance with construction documents.	Periodic	Wood panels and metal roof decking	3		
	b. Inspect sheathing/decking fastener size and pattern for conformance with construction documents.	Periodic	Wood panels and metal roof decking	3		
2. Framing	Verify member size, thickness, material, and spacing is in accordance with design specifications and drawings.	Periodic				

**TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.**

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
3. Framing Connections	Verify that member connections are in accordance with design specifications and drawings.	Periodic		3		
4. Welding	Verify welding of cold formed members is in accordance with design specifications and AWS standards.	None				
5. Light Gage Trusses	a. Verify that light gage trusses are design in accordance with the loads specified on the contract documents.	None				
	b. Verify that light gage trusses and truss bracing is installed per manufacturers specifications, contract documents, and BCSI 1-03 guidelines.	None				
<b>1704.10 SMOKE CONTROL</b>						
	a. Test ductwork for leakage and recode device locations prior to concealment of mechanical systems.	None				
	b. Prior to building occupation, perform pressure difference testing, flow measurements and detection, and control monitoring.	None				





CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: ASSOCIATED DESIGN PARTNERS INC

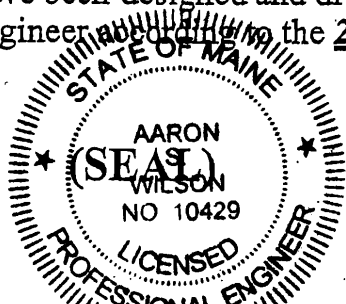
RE: Certificate of Design

DATE: 8/22/08

These plans and / or specifications covering construction work on:

LANGFORD : Low Addition - 248 WARREN HVE

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



As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: Aaron Wilson

Title: ENGINEER

Firm: ASSOCIATED DESIGN PARTNERS INC.

Address: 80 LEIGHTON RD  
FALMOUTH ME  
04105

FROM DESIGNER: Associated Design Partners Inc

DATE: 8/22/08

Job Name: LANSFORD & LOW ADDITION

Address of Construction: 248 WARREN AVE

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) B - BUSINESS

Type of Construction III - B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC N

Is the Structure mixed use? N if yes, separated or non separated (see Section 302.3)

Supervisory alarm system? N Geotechnical/Soils report required? (See Section 1802.2)

**DESIGN**  
 STRUCTURAL DESIGN CALCULATIONS NA Live load reduction (1603.1.1, 1607.9, 1607.10)  
 Submitted for all structural members (106.1, 106.1.1) 20 psf Roof live loads (1603.1.2, 1607.11)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603) Roof snow loads (7603.7.3, 1608)  
60 Ground snow load,  $P_g$  (1608.2)  
 Uniformly distributed floor live loads (7603.11, 1607) 42 If  $P_g > 10$  psf, flat-roof snow load,  $P_f$  (1608.3)  
 Floor Area Use Loads Shown 1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$  (Table 1608.3.1)  
OFFICE 50 psf LL 1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$  (Table 1604.5)  
1.0 Roof thermal factor,  $C_t$  (Table 1608.3.2)  
1.0 Sloped roof snowload,  $P_s$  (1608.4)  
42

Wind loads (1603.1.4, 1609) B Seismic design category (1616.8)  
SIMPLIFIED Design option utilized (1609.1.1, 1609.6) L.F.S.W. Basic seismic-force-resisting system (Table 1617.8.2)  
100 MPH Basic wind speed (1609.3) 1.5 Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1617.8.2)  
1.0 Building category and wind importance factor,  $I_w$  (Table 1604.5, 1609.5) SIMPLIFIED Analysis procedure (1616.8, 1617.5)  
B Wind exposure category (1609.4) ILK Design base shear (1617.4, 1617.8.1)  
NA Internal pressure coefficient (ASCE 7)

+/- 25 psf Component and cladding pressures (1609.1.1, 1609.6.2.2) Flood loads (1603.1.6, 1612)  
+/- 20 psf Main force wind pressures (7603.1.1, 1609.6.2.1) NA Flood hazard area (1612.3)  
NA Elevation of structure

Earthquake design data (1609.1.5, 1614 - 1623) Other loads  
E.L.F.R.S. Design option utilized (1614.1) NA Concentrated loads (1607.4)  
I Seismic use group ("Category") (Table 1604.5, 1616.2) 10 psf Partition loads (1607.5)  
0.32/0.125 Spectral response coefficients,  $S_{Ds}$  &  $S_{D1}$  (1615.1) NA Impact loads (1607.8)  
D Site class (1615.1.5) NA Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

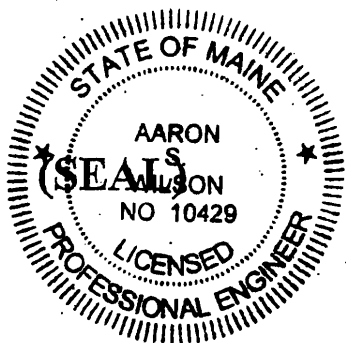
ACCESSIBILITY CERTIFICATE

Designer: ASSOCIATED DESIGN PARTNERS INC

Address of Project: 248 WARREN AVE, PORTLAND

Nature of Project: 1 STORY ADDITION (OFFICE)

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.



Signature: Aaron Wilson

Title: ENGINEER

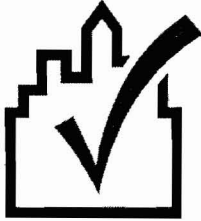
Firm: ASSOCIATED DESIGN PARTNERS INC

Address: 50 LEIGHTON RD

FALMOUTH ME 04105

Phone: 878-1751

**NOTE:** If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



# Generated by COMcheck Package Generator

## Envelope Compliance Certificate

### 2003 IECC

Report Date: 09/22/08

### Section 1: Project Information

Project Title: Langford and Low Office Addition

Construction Site:  
248 Warren Ave.  
Portland, Maine 04103

Owner/Agent:

Designer/Contractor:

### Section 2: General Information

Building Location (for weather data): **Portland, Maine**  
Climate Zone: **15**  
Heating Degree Days (base 65 degrees F): **7378**  
Cooling Degree Days (base 65 degrees F): **268**  
Project Type: **New Construction**  
Vertical Glazing / Wall Area Pct.: **13%**

#### Building Type

Office

#### Floor Area

1072

### Section 3: Requirements Checklist

#### Envelope PASSES

#### Climate-Specific Requirements:

Component Name/Description	Cavity R-Value	Cont. R-Value	Glazing U-Factor
Ceiling: Nonwood Joist/Truss	0.0	38.0	
Wall: Metal-Framed	13.0	14.0	
Window: Other, Other, SHGC 0.70	---	---	0.320
Slab-on-Grade: No Basement	---	14.0	
Comments: Unheated 48 inch depth			

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

#### Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- 5. Stair, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers.
- 6. Cargo doors and loading dock doors are weather sealed.
- 7. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.
- 8. Building entrance doors have a vestibule and equipped with closing devices.

*Exceptions:*

Building entrances with revolving doors.

Doors that open directly from a space less than 3000 sq. ft. in area.

- 9. Vapor retarder installed.

## Section 4: Compliance Statement

*Compliance Statement:* The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2003 IECC requirements in COMcheck Package Generator and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title

Signature

Date

TO RIVERSIDE STREET

WARREN AVENUE

HICKS STREET

R/W

NEW CURBING, SIDEWALKS, NOT BY APPLICANT, TO BE CONSTRUCTED BY MAINE DOT, WITH 2009 SCHEDULED IMPROVEMENTS TO WARREN AVE. SEE DOT FILE NO. 3-527 DATED MARCH 2006

PROPOSED MDOT CURB CUT

PROPOSED MDOT CURB CUT

IRON PIPE FOUND (BENT)

MAIL BOX

NOTE: revised sewer location, connect to existing sewer

FF = 100'  
HEIGHT = 114' +/-  
EXISTING CMU BUILDING  
2048. SQ.FT.  
PROPOSED ADDITION  
1,072 SQ.FT.  
1 STORY

ACCESS AND UTILITY EASEMENT FOR BENEFIT OF LANG ENTERPRISES, LLC BOOK 24474 PAGE 72 AREA = 315.2 SQUARE FEET  
ACCESS AND UTILITY EASEMENT FOR BENEFIT OF LAWRENCE R. & CLAIRE GARVEY BOOK 8281 PAGE 71 AREA = 378.2 SQUARE FEET

NOTE: DASHED HEAVY LINES INDICATE 10' WIDE TRUCK ACCESS TO BACK OF SITE

N/F COUNTRY INC. TAX MAP 296 BLOCK G LOTS 1 TO 9 276 WARREN AVENUE "COUNTRY KITCHEN"

N/L LAWRENCE GARVEY TAX MAP 828 LOTS 1 & 2 230 WARREN AVENUE "THE SHOP AUTO"

NEW EXTERIOR LIGHTING: SHALL BE COOPER, LUMARK LS 15C, 150 WATT HIGH PRESSURE SODIUM, WALL MOUNT FULL CUTOFF FIXTURE, MOUNTED 10' ABOVE GRADE ELEVATION DARK SKY COMPLIANT

NOTE: REMOVE 4' OF FENCE FOR EMERGENCY EGRESS TO PUBLIC WAY

EXISTING GRAVEL AREA (TO REMAIN)

NOTE: MAXIMUM IMPERVIOUS AREA < / = 80%  
TOTAL LOT AREA = 73,442 s.f.  
EXISTING IMPERVIOUS AREA = 62,359 s.f. / 84.9%  
ALLOWED IMPERVIOUS AREA = 58,754 s.f.

THERE SHALL BE 3,605 s.f. (= 4.9%) IMPERVIOUS AREA REMOVED

N/F DAVID C. NILSEN TAX MAP 295 BLOCK H LOTS 11 & 12 212 WARREN AVENUE "NILSEN CAN"

