

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that PORTLAND HOUSING AUTHORITY

Located At 17 RIVERTON DR

Job ID: 2012-01-3150-ALTCOMM

CBL: 327- B-012-001

has permission to Do interior renovations to Boys & Girls Club facility including ADA bathroom, kitchen, chair lift to 2nd fl provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statnes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 2/17/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 17 RIVERTON DR

CBL: 327- B-012-001

Issued to: Portland Housing Authority

Date Issued: 8/3/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2012-01-3150-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1ST AND 2ND FLOORS

APPROVED OCCUPANCY

USE GROUP A-3/B
BOYS AND GIRLS CLUB
TYPE 5-B
IBC 2009

Approved:
8-3-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-01-3150-ALTCOMM	Date Applied: 1/25/2012	CBL: 327- B-012-001	
Location of Construction: 51 RIVERTON DR	Owner Name: PORTLAND HOUSING AUTHORITY	Owner Address: 14 BAXTER BLVD - PORTLAND, ME 04101	Phone: 773-4753
Business Name: Riverton Housing Project	Contractor Name: TBD - Steve Thomas, Arch. @ GTA2	Contractor Address: 44 OAK ST., PORTLAND, ME 04101	Phone: 771-5461
Lessee/Buyer's Name: Boys & Girls Club	Phone:	Permit Type: BLDG ALTERATIONS	Zone: R-5
Past Use: Multi-family with accessory uses such as community center	Proposed Use: Same: Multi-family with accessory uses - to make interior renovations to the existing Boys & Girls Club	Cost of Work: \$150,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Perrone 2/1/12</i>	Inspection: Use Group: A-3/B Type: 5B IBC-2009 Signature: <i>JMB</i> 2/17/12
Proposed Project Description: Interior renovations of existing boys & girls club		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan - N/A	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>1/26/12</i>	Date:	Date: <i>[Signature]</i>

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 appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

5-1-12 DWM/BKL Mike Not Ready
5-4-12 DWM/BKL Mike close-in OK
7-26-12 DWM/capt. Pirone Final OK
8-3-12 DWM/BKL Phil Final OK

Corrected PDF L-3 2012 01 3150



General Building Permit Application

66

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: 51, RIVERTON DRIVE		
Total Square Footage of Proposed Structure/Area EXISTING STRUCTURE	Square Footage of Lot 865, 316 SF	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 327 B 012001	Applicant * must be owner, Lessee or Buyer* Name PORTLAND HOUSING AUTHORITY Address 14 BAXTER BOULEVARD City, State & Zip PORTLAND, ME 04101	Telephone: 207.773.4753
Lessee/DBA (If Applicable) BOYS AND GIRLS CLUBS OF MAINE RECEIVED MAINE JAN 25 2012	Owner (if different from Applicant) Name 149 00 0 Address 1,490 City, State & Zip 1520	Cost Of Work: \$ 150,000 C of O Fee: \$ _____ Total Fee: \$ 1,520
Dept. of Building Inspections Current legal use (i.e. single family) BRANCH CLUB FOR THE BOYS AND GIRLS CLUB Number of Residential Units — If vacant, what was the previous use? — Proposed Specific use: BRANCH CLUB FOR BOYS AND GIRLS OF MAINE Is property part of a subdivision? NO If yes, please name — Project description: INTERIOR RENOVATIONS OF EXISTING BOYS AND GIRLS CLUB OF ME. TO INCLUDE ACCESSIBLE KITCHEN, BATHROOM, ART SPACE AND ACCESS TO SECOND FLOOR FUNCTIONS.		
Contractor's name: TED Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: S. THOMAS Telephone: 207.771.5461 Mailing address: STAZ ARCHITECTS / 44 OAK ST. / PORTLAND, ME 04101		

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

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

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

Signature: **S. THOMAS** Date: **1.23.2012**

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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

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

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection including the report of inspections from the structural engineer

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

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2012-01-3150-ALTCOMM

Located At: 17 RIVERTON DR

CBL: 327- B-012-001

Conditions of Approval:

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10. Permit is for demolition only. Any construction will require a separate permit.
3. All construction shall comply with City Code Chapter 10.
4. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
5. All smoke detectors and smoke alarms shall be photoelectric.
6. Fire extinguishers are required per NFPA 10.
7. Notification: Two means of egress are required from every story. "MRS A Title 25 § 2453"
8. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.
10. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
11. A single source supplier should be used for all through penetrations.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
3. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
5. Ventilation of this space is required per ASHRAE 62.1, 2007 edition.

Marge Schmuckal - 17 Riverton Drive - Boys and Girls Club

From: Barbara Barhydt
To: Schmuckal, Marge; Yeaton, Jennifer
Date: 1/26/2012 12:05 PM
Subject: 17 Riverton Drive - Boys and Girls Club
CC: Thomas, Stephen

Hi Marge and Jennifer:

I just spoke with Stephen Thomas and he confirmed that there are no exterior changes. On the site plan, he is showing the existing parking available for the use.

I have determined that it does not require an administrative authorization review from planning. Jen, please return his check for this application and mark it withdrawn in the computer system.

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov



Certificate of Design Application

From Designer:

Sam Thomas, Colby Co. Engineering - ME PE#12157

Date:

January 23, 2012

Job Name:

Riverton Boys and Girls Club of Maine

Address of Construction:

51,53,55 Riverton Drive, Portland, ME

2003 International Building Code

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

Building Code & Year 2009 IBC Use Group Classification (s) Assembly, Office

Type of Construction 5B Unprotected

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

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

Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) No

Structural Design Calculations

Available upon request Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
2nd Floor - all areas	75psf
First floor	100psf

Wind loads (1603.1.4, 1609)

Simplified Method	Design option utilized (1609.1.1, 1609.6)
100mph	Basic wind speed (1809.3)
1.0	Building category and wind importance Factor, I_w (Table 1604.5, 1609.5)
C	Wind exposure category (1609.4)
N/A	Internal pressure coefficient (ASCE 7)
+21psf, -28psf	Component and cladding pressures (1609.1.1, 1609.6.2.2)
+28psf net	Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Equivalent Lateral force method	Design option utilized (1614.1)
B	Seismic use group ("Category")
0.329, 0.124	Spectral response coefficients, S_D & S_I (1615.1)
D (assumed)	Site class (1615.1.5)

N/A	Live load reduction
N/A	Roof <i>live</i> loads (1603.1.2, 1607.11)
38.5psf balanced, 50 psf unbalanced	Roof snow loads (1603.7.3, 1608)
50psf	Ground snow load, P_g (1608.2)
38.5psf	If $P_g > 10$ psf, flat-roof snow load I_f
1.0	If $P_g > 10$ psf, snow exposure factor, C_e
1.0	If $P_g > 10$ psf, snow load importance factor, I_s
1.1	Roof thermal factor, C_t (1608.4)
38.5psf	Sloped roof snowload, P_s (1608.4)
B	Seismic design category (1616.3)
Light Framed shear walls with shear walls of other materials	Basic seismic force resisting system (1617.6.2)
2, 2	Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)

Equivalent Lateral force method	Analysis procedure (1616.6, 1617.5)
7.5kips	Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

N/A	Flood Hazard area (1612.3)
N/A	Elevation of structure

Other loads

Elevator - 3200lb vertical, 472lb lateral	Concentrated loads (1607.4)
15psf	Partition loads (1607.5)
N/A	Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer: STEPHEN M. THOMAS

Address of Project: 51,53,55 RIVERTON DRIVE

Nature of Project: INTERIOR RENOVATIONS OF
EXISTING BOYS AND GIRLS CLUB
OF MAINE, RIVERTON BRANCH

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

Signature: S. THOMAS

Title: PARTNER

Firm: GT&Z ARCHITECTS

Address: 44 OAK STREET

PORTLAND, MAINE 04101

Phone: 207.771.5461

(SEAL)



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: JANUARY 24, 2012

From: STEPHEN M. THOMAS

These plans and / or specifications covering construction work on:

INTERIOR RENOVATIONS FOR THE KINERTON PARK
BRANCH OF THE BOYS & GIRLS CLUB OF MAINE

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

Signature: S. THOMAS

Title: PARTNER

Firm: STAZ ARCHITECTS

Address: 44 OAK ST

PORTLAND, MAINE 04101

Phone: 207.771.5461



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

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

BOYS AND GIRLS CLUB OF MAINE-RIVERTON PARK BRANCH 1.23.2012

1. APPLICANT'S NAME

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

2. ARCHITECT

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

3. PROPOSED USE OF STRUCTURE:

BOYS AND GIRLS CLUB BRANCH
ASSEMBLY OR EDUCATIONAL

4. SQUARE FOOTAGE OF STRUCTURE (EXISTING):

2904 SF .TOTAL
1ST FLOOR-1359 SF.
2ND FLOOR-1545 SF

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

BUILDING HAS SMOKE DETECTORS, HEAT DETECTORS
EMERGENCY LIGHTS, EXIT LIGHTS.
THESE WILL BE UPDATED, ADDED TO, AND RELOCATED AS REQUIRED
TO PROVIDE APPROPRIATE COVERAGE FOR THE RENOVATED SPACE.
AN EXISTING FIRE SEPARATION WALL WILL BE EXTENDED UP TO THE
UNDERSIDE OF THE ROOF; NEW 1 HOUR FIRE RATED WALLS WILL BE CONSTRUCTED
AT NEW AND EXISTING STAIRS WITH B LABEL DOORS AND FRAMES. DOORS WILL BE EQUIPPED WITH
CLOSERS.
THIS INFORMATION IS SHOWN ON SHEET F-1

6. SUPPRESSION SYSTEM N/A

DETECTION SYSTEM:

THIS INFORMATION IS SHOWN ON SHEET F-1

7. SEPARATE FIRE SAFETY PLAN ATTACHED INDICATING:

- a. FIRE RESISTANCE RATINGS OF ALL MEANS OF EGRESS
- b. TRAVEL DISTANCE FROM MOST REMOTE POINT TO EXIT DISCHARGE
- c. LOCATION OF FIRE EXTINGUISHERS
- d. LOCATION OF EMERGENCY LIGHTING
- e. NFPA 101 SUMMARY

8. NO ELEVATOR

WHEELCHAIR LIFT WILL BE ENCLOSED WITH 1 HOUR SHAFT WALL AND 1 1/2 HR RATED DOORS

9. OTHER

a. KITCHEN EXHAUST HOOD

CONTRACTOR TO PROVIDE DESIGN BUILD KITCHEN EXHAUST HOOD AND ANSUL SYSTEM AND WILL SUBMIT SEPARATE PERMIT APPLICATION FOR THIS AREA OF WORK.

b. A PERMIT APPLICATION HAS BEEN SUBMITTED TO THE STATE FIRE MARSHAL. A COPY OF THE PERMIT WILL BE FORWARDED TO YOUR OFFICE UPON RECEIPT.

If you have any questions please feel free to call.

Sincerely,

A handwritten signature in black ink, appearing to read "S. THOMAS". The signature is stylized and cursive.

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



Commercial Interior & Change of Use Permit Application Checklist

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

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

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bears their seal; you will need the City of Portland forms for the Certificate of Design, Certificate of Design application and Accessibility Building Code Certificate.

- A statement of special inspections as required per Chapter 17 of the IBC 2009
i.e.: http://www.acec.org/coalitions/CASE/case1004/statement_of_si.doc
- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout. **ELECTRICAL & PLUMBING CONTRACTOR TO PROVIDE**
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review **ADDITIONAL PLANS**
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEBC 2009
- Proof of ownership is required if it is inconsistent with the assessors records.
- Electronic files in pdf format are also required
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

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

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

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

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

Colby Company, LLC

47A York Street
Portland, ME 04101
(207) 553-7753 Office

Structural Engineering
Mechanical Engineering
Electrical Engineering
Civil Engineering

January 23, 2012

Jeanie Bourke
City of Portland
Planning and Urban Development – Inspections Division
389 Congress Street Room 315
Portland, Maine 04101

Re: Riverton Boys and Girls Club of Maine

Dear Ms. Bourke,

The purpose of this memorandum is to outline the intended structural inspections for the work to be performed at the Riverton Boys and Girls Club of Maine, located at 51 through 55 Riverton Drive.

Chapter 17 of the 2009 IBC outlines the tests and inspections required for the types of work listed in Section 1704. For this project, the structural work under these guidelines is of a relatively minor nature – consisting of some post-installed anchors into concrete, as well as verification of materials used in the concrete mix design and for connection hardware (joist hangers, hold-down anchors). These items will be inspected periodically as directed by Table 1704.4 by myself during each of two (2) scheduled visits to the site.

The majority of the construction falls under 'conventional construction' provisions of Section 2308 and does not require special inspections. Regardless, observations to verify the quality of work shall be made and recorded in site visit reports. Any deficiencies will be recorded and brought to the attention of the contractor for remediation – if they are not remedied we will bring the issues to the attention of the Inspection Division. The reports will be generated periodically, and if the work is satisfactory will be issued together with a letter certifying that, to the best of my knowledge, the work has been completed in accordance with the design intent, as well as industry and manufacturer standards.

I hope this information is clear and in line with your expectations. Please do not hesitate to contact me if you have any questions.

Sincerely,



Sam Thomas, PE
Structural Engineer

Cc Brian Beaulieu, PE, Colby Co.



Commercial Interior & Change of Use Permit Application Checklist

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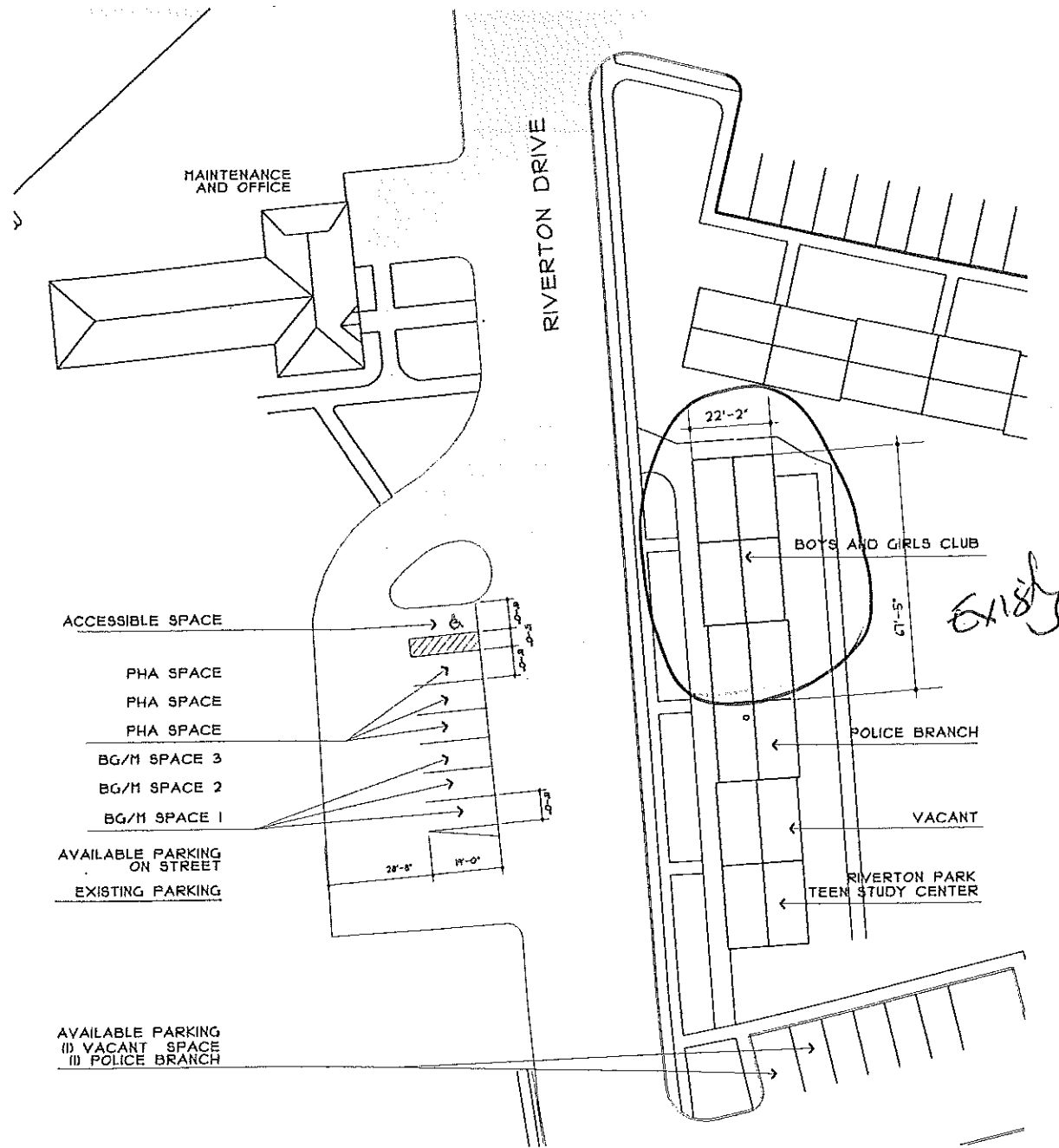
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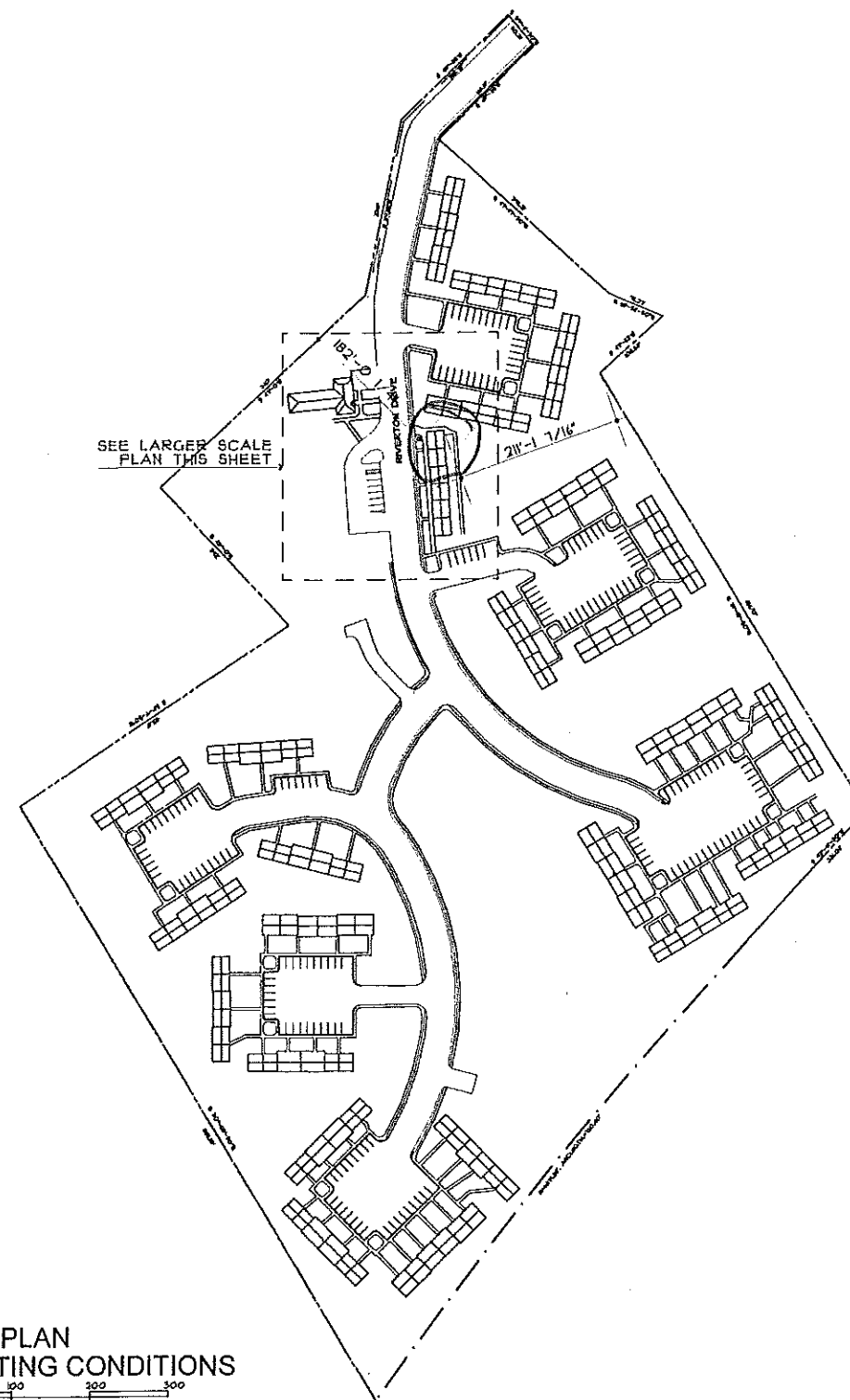
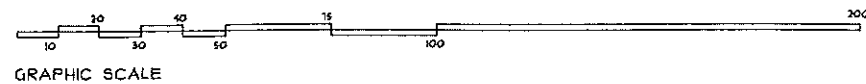
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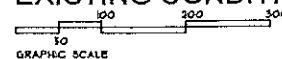


ACCESSIBLE SPACE
 PHA SPACE
 PHA SPACE
 PHA SPACE
 BG/M SPACE 3
 BG/M SPACE 2
 BG/M SPACE 1
 AVAILABLE PARKING
 ON STREET
 EXISTING PARKING
 AVAILABLE PARKING
 (I) VACANT SPACE
 (II) POLICE BRANCH

DETAIL PLAN



SITE PLAN
 EXISTING CONDITIONS



GTA2 architects
 44 oak street
 portland, maine 04101
 207-771-5461 fax 774-0818

ISSUED
 JANUARY, 2012

revisions
 date
 JANUARY, 2012

sheet title
 SITE PLAN
 PARKING INFO

scale
 AS NOTED
 drawn by
 SMT

project number
 1811

sheet number
SITE PLAN