

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING PERMIT

Permit Number: 100952

This is to certify that BANGOR SAVINGS BANK / Dry Co. Corp / Denison
has permission to Build new 3,400 sq ft "Bangor Savings Ba

AT 320 ALLEN AVE CE 344 E04000 SEP 15 2010

PERMIT ISSUED

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 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. CAPT. R. Sauter
Health Dept. _____
Appeal Board _____
Other _____

Department Name

Janne Roubicek 9/15/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



General Building Permit Application


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

Location/Address of Construction: <u>314 ALLEN AVE, PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>3,400 SF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>BANGOR SAVINGS BANK</u> Address <u>99 FRANKLIN ST</u> City, State & Zip <u>BANGOR, ME 04401</u>	Telephone: <u>207-262-4901</u>
<u>MAP 344 LOTS 470, 471, 472</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>788,213.00</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>788,288.00</u>
Lessee/DBA (If Applicable)		
Current legal use (i.e. single family) <u>RESTAURANT - TO BE DEMOLISHED</u> If vacant, what was the previous use? Proposed Specific use: <u>BANK</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>DEMOLITION OF EXISTING RESTAURANT AND CONSTRUCTION OF NEW BRANCH BANK</u>		
Contractor's name: <u>LANDRY/FRENCH CONSTRUCTION</u> Address: <u>68 MUSSEY ROAD</u> City, State & Zip <u>SCARBOROUGH, ME 04074</u> Telephone: <u>207-838-2792</u> Who should we contact when the permit is ready: <u>DENIS LANDRY</u> Telephone: <u>207-838-2792</u> Mailing address: <u>68 MUSSEY ROAD, SCARBOROUGH, ME 04074</u>		

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: 	Date: <u>8/3/10</u>
--	---------------------

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

Applicant: for Bangor Savings Bank Date: 3/1/10

Address: 320 Allen Ave C.B.L.: 344-E-40

1A-51 - Extension of Zoning CHECK-LIST AGAINST ZONING ORDINANCE 41 50

Date - Already Developed

10-0952

Zone Location - B-2 & R-5

Adjacent to R-5 zone

to PB Conditional use 1A-103(A) 4 3 Lanes ↓ 3,320^{sq}

Interior or corner lot -

Proposed Use/Work - TO Demolish existing Bldg & Replace with drive-thru BANK

Sewage Disposal - City

Albuzble use (retail & offices)

Lot Street Frontage - 50' min ~ 169.5' scaled

Front Yard - shall be no closer than - 55' Average on either side $\frac{24.5}{79.5} \pm 2 = 39.75$ shall be no closer than - scaled 57'

Rear Yard - 20' if abuts residential zone or 1st floor res. use - 40' rear at scaled closest

Side Yard - None or 10' if abuts residential zone or 1st floor res. use 54' & 56.5' scaled

Projections - .967 # Canopy in rear

Width of Lot - None required

Height - 45' MAX ~ 26' from grade to ridge

1 story shown Lot Area - 37,559 # given - 10,000 # min

states 2A, 3A2 # imperv.

Lot Coverage (Impervious Surface) - 80% max x 37,559 or 30,047.2 max imperv.

20% min pervious or 7,511.8 # green (previous)

Area per Family - N/A

Off-street Parking - PB given, 265 # - retail 2,055 # - of free = 400 = 5,1375 #

6 rel - 22 spaces show business party spaces in Resid. Zone

Loading Bays - N/A

MISC. APPEAL - 1A-344

Site Plan - #09-99900003

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X Need to show the zone lines - Added → signs need separate permits

Jeanie Bourke - 320 Allen Ave. - Bangor Savings

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 8/24/2010 4:42 PM
Subject: 320 Allen Ave. - Bangor Savings
CC: Fraser, Jean

Hi all, this project meets minimum DRC site plan requirements for the issuance of the demolition and building permits. Please see HTE for sign-off.

Thanks.

phil



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

8.3. 20 10

Received from

Keading Const.

Location of Work

314 Allen Ave

Cost of Construction \$

Building Fee:

7910

Central Fee \$

Site Fee:

75

Certificate of Occupancy Fee:

Total: 49985

Plumbing (15) _____ Electrical (12) _____ Site Plan (02) _____

344-E-46

CC

Total Collected \$

49985

No work is to be started until permit issued.
Please keep original receipt for your records.

Taken by:

J. M.

NOTES: Applicant's Copy
YOUNG'S Copy
Plan - same copy



Certificate of Design Application

From Designer: WBRC ARCHITECTS ENGINEERS
 Date: July 30, 2010
 Job Name: Bangor Savings Bank - Portland
 Address of Construction: Allen Avenue

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) Business (B)
 Type of Construction VB
 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? No If yes, separated or non separated or non separated (section 302.3) N/A
 Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) Yes

Structural Design Calculations

Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>Office</u>	<u>Slab on Grade 400 Psf</u>

Wind loads (1603.1.4, 1609)

Method 1 Design option utilized (1609.1.1, 1609.6)
100 MPH Basic wind speed (1809.3)
II, 1.0 Building category and wind importance Factor, table 1604.5, 1609.5
B Wind exposure category (1609.4)
+/- 0.18 Internal pressure coefficient (ASCE 7)
varies Component and cladding pressures (1609.1.1, 1609.6.2.2)
varies Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

CAT. B Design option utilized (1614.1)
N/A Seismic use group ("Category")
0.327, 0, 124 Spectral response coefficients, S_D & S_{D1} (1615.1)
D Site class (1615.1.5)

N/A Live load reduction
N/A Roof ~~live~~ loads (1603.1.2, 1607.11)
Yes Roof snow loads (1603.7.3, 1608)
50 Psf Ground snow load, P_g (1608.2)
40 Psf If P_g > 10 psf, flat-roof snow load p_f
1.0 If P_g > 10 psf, snow exposure factor, C_e
1.0 If P_g > 10 psf, snow load importance factor, I_s
1.1 Roof thermal factor, C_t (1608.4)
40 Psf Sloped roof snowload, P_s (1608.4)
B Seismic design category (1616.3)
See Back side Basic seismic force resisting system (1617.6.2)
3.0, 3.0 Response modification coefficient, R_m and deflection amplification factor C_d (1617.6.2)

Equiv. Lat Force Analysis procedure (1616.6, 1617.5)
10,000 LBS Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)
FFE=84.0 Elevation of structure

Other loads

N/A Concentrated loads (1607.4)
15 Psf 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: GARY SCOTT FRANKEL for
WERC Architects Engineers

Address of Project: Allen Avenue

Nature of Project: Bangor Savings Bank, Allen Avenue
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: G. Frankel

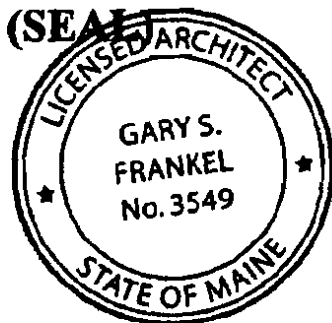
Title: Sr. Architect

Firm: WERC Architects Engineers

Address: 44 Central Street

Bangor, ME 04401

Phone: 207 - 947 - 4511



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: July 30, 2010

From: GARY SCOTT FRANKEL for:
WBRC Architects Engineers

These plans and / or specifications covering construction work on:

Bangor Savings Bank - Allen Avenue Branch
Portland, ME

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

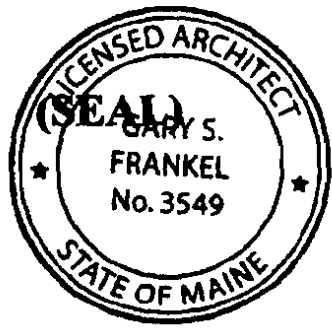
Signature: G. Frankel

Title: Sr. Architect

Firm: WBRC Architects Engineers

Address: 44 Central Street
Bangor, ME 04401

Phone: 207-947-4511



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CITY OF PORTLAND, MAINE

PLANNING BOARD

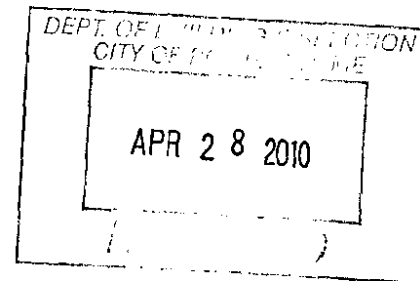
Bill Hall, Chair
Joe Lewis, Vice Chair
Lee Lowry, III
Carol Morrissette
Michael J. Patterson
David Silk
Janice Tevaman

April 27, 2010

Mr Jeff Jeter
Bangor Savings Bank
99 Franklin Street
PO Box 930
Bangor, ME 04402

Mr Al Palmer
Gorrill-Palmer Consulting Engineers, Inc
PO Box 1237
15 Shaker Road
Gray, ME 04039

RE: Bangor Savings Bank with Drive-Thru
320 Allen Avenue
Application ID: 09-99900003
CBL 344-E -040-001



Dear Mr Jeter and Mr Palmer:

On April 13, 2010, the Portland Planning Board considered a proposal for a 3320 sq ft Bangor Savings Bank building with drive-thru service located at 320 Allen Avenue (formerly site of Espo's Restaurant). The Planning Board reviewed the proposal for conformance with the B2 Conditional Use Standards and Site Plan Ordinance. The Planning Board voted 4 to 0 (Morrissette, Patterson, and Silk absent) to approve the application with the following motions, waivers and conditions as presented below.

CONDITIONAL USE

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 08-10, relevant to Portland's Conditional Use Standards and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board voted 4-0 (Morrissette, Patterson, and Silk absent) that the proposed conditional use for a drive-through adjacent to a residential use or zone does meet the standards of the Land Use Code, Section 14-183 for the B2 zone, subject to the following conditions:

- i. The applicant shall contribute, prior the issuance of a building permit, \$4,500.00 towards the implementation of bicycle facility improvements within and in the vicinity of the Washington Avenue/Allen Avenue intersection; and
- ii. The applicant shall contribute, prior to the issuance of a building permit, \$10,000.00 towards the conduct of a feasibility study and implementation of improvements that address the safety issues in Allen Avenue; such improvements may include the installation of a raised island in Allen Avenue located between the through/right lane and the left-turn lanes; and

(continued)

- iii. The applicant shall conduct a monitoring study of the Allen Avenue easterly driveway 12 months after occupancy assessing whether illegal left-turn egress movements are taking place. The study shall include conducting 12-hour counts during the week and on a Saturday. If the counts determine that 5 or more vehicles are making left-turn egress movements during either 12-hour period, the applicant shall submit plans within two months after the Study is conducted revising the geometry of the driveway layout for review, approval, and implementation; and
- iv. The applicant shall conduct a monitoring study at the westerly site driveway on Allen Avenue to include field review of vehicle queuing and the adequacy of lane storage for vehicles entering the site. The study shall review queues during the same two 12-hour monitoring periods identified above and if problems are identified, the applicant shall be responsible for all costs associated with the modification of pavement markings and signs such that adequate left-turn storage is provided; and
- v. That the proposed bank and associated drive-thru (excluding the ATM) shall be limited to hours of opening to the public of 7am to 11pm every day. Deliveries to the site shall be limited to the hours of 8am to 8pm every day.

MISCELLANEOUS APPEAL REQUEST

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 08-10, relevant to Portland's Conditional Use Standards and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board voted 4-0 (Morrisette, Patterson, and Silk absent) that the proposed off-street parking (approximately eight spaces) located within the R5 zone to the rear of the site does meet the requirement of Section 14-344 of the City's Land Use Ordinance, as based on the request submitted March 23, 2010 and included as Attachment N of the applicant's submittal attached to Planning Board Report # 08-10. ✓

WAIVER

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 08-10 relevant to the Portland Technical and Design Standards and Guidelines and other regulations and the testimony presented at the Planning Board hearing, the Planning Board voted 4-0 (Morrisette, Patterson, and Silk absent) to waive the requirement of Section III.3.A of the Technical and Design Standards and Guidelines for parking spaces to be 9 feet by 19 feet, to allow 9 feet by 18 feet parking spaces as shown on the approved Plan C101 (Attachment S.4 to Hearing Report #08-10).

SITE PLAN

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report # 08-10, relevant to the Site Plan Ordinance and other regulations and the testimony presented at the Planning Board hearing, the Planning Board voted 4-0 (Morrisette, Patterson, and Silk absent) that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions:

- i. That the applicant shall submit, for the City's Associate Corporation Counsel review and approval prior to the issuance of Certificate of Occupancy, the final revised/updated Cross Easement Agreement relating to this site and the properties occupied by Walgreens and Ritco Properties, Inc (Laundromat) to reflect the shared access and drainage associated with this site plan and the new owners; and

- ii. That the applicant shall provide an easement, prior to the issuance of a Certificate of Occupancy, for a 3 foot by 12 foot area of land immediately to the rear of the sidewalk between the two drives onto Allen Avenue, for a bus shelter to be installed (by others) in the future. The easement language shall be reviewed and approved by the City's Associate Corporation Counsel and the precise location of the bus shelter area shall be coordinated and agreed with the City of Portland and METRO and be approved by the Planning Authority; and
- iii. That the applicant shall submit a revised Landscape Plan to provide rain-garden plantings within the bioretention cell at the front of the site, for review and approval by the Planning Authority prior to the issuance of a building permit; and
- iv. That the applicant shall submit, for review and approval prior to the issuance of a building permit, a construction mobilization plan that will include, but is not limited to, access, demolition, sequencing, site stabilization, hours of operation, and interim lighting; and
- v. That the applicant shall arrange for the lighting for the two parking areas at the rear of the site to be turned off not later than one hour after the bank closes.

The approval is based on the submitted plans and the findings related to site plan and subdivision review standards as contained in Planning Report #08-10 which is attached.

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

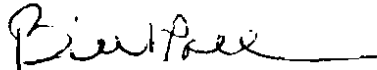
1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
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 Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.
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. 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.

6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Philip DiPierro, 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 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 (207) 874-8728.

Sincerely,



Bill Hall, Chair
Portland Planning Board

Attachments:

1. Hearing Report #08-10
2. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
 Alexander Jaegerman, Planning Division Director
 Barbara Barhydt, Development Review Services Manager
 Jean Fraser, Planner
 Philip DiPierro, Development Review Coordinator
 Marge Schmuckal, Zoning Administrator
 Tammy Munson, Inspections Division Director
 Gayle Guertin, Inspections Division
 Lisa Danforth, Inspections Division
 Lannie Dobson, Inspections Division
 Michael Bobinsky, Public Services Director
 Kathi Farley, Public Services
 Bill Clark, Public Services
 David Margolis-Pineo, Deputy City Engineer
 Greg Virung, Public Services
 John Low, Public Services
 Jane Ward, Public Services
 Keith Gautreau, Fire
 Jeff Tarling, City Arborist
 Tom Errico, Wilbur Smith Consulting Engineers
 Dan Goyette, Woodard & Curran
 Assessor's Office
 Approval Letter File
 Hard Copy: Project File



Strengthening a Remarkable City. Building a Community for Life

www.portlandmaine.gov

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

Planning Division
Alexander Jaegerman, Director

July 26, 2010

Mr Jeff Jeter
Bangor Savings Bank
99 Franklin Street
PO Box 930
Bangor, ME 04402

Mr Al Palmer
Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237
15 Shaker Road
Gray, ME 04039

AUG - 9 2010

**RE: Amendment to Approved Site Plan: Bangor Savings Bank with Drive-Thru
320 Allen Avenue
Application ID: 10-99600010
CBL 344-E -040-001**

Dear Mr Jeter and Mr Palmer:

On July 26, 2010 the Portland Planning Authority approved the amended site plan for Bangor Savings Bank at 320 Allen Avenue, including revisions to utilities, curbing, grading, details, landscaping and new plans for demolition (D1) and construction mobilization (D2).

The approved amendments are shown on the approved plans prepared by Gorrill-Palmer Consulting Engineers and dated 6.29.2010 (Landscape Plans L101 and L102) and 6.30.2010 (Site Plan C101; Utility Plan C102; Grading and Drainage Plan C103; Site Details C401, C402 and C403, and Lighting plan LP101).

The approval is subject to the following conditions:

- i. That the applicant shall revise the Construction Mobilization Plan (D2) to :
 - a. Locate the *Sidewalk Closed* signs to a point where pedestrians will have an alternative routing option; and
 - b. At the westerly driveway, locate the sign and barricade closer to the sidewalk; and
 - c. Near the terminus of the drive-thru lane, relocate the sign and barricade to the sidewalk connection to the crosswalk.
- ii. That the applicant shall ensure that all street repairs to Allen Avenue shall meet City of Portland standards.

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

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

1. The above approval does not constitute approval for building plans, which must be reviewed and approved the City of Portland's Inspection Division.

2. Where submission drawings are available in electronic form, 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. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, Planning Division's 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.
6. 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.)
7. Stormwater Management System:
 - a. Maintenance – As required in Chapter 32 of the City Code, the components of the approved stormwater management system must be adequately maintained to ensure that the system operates as designed, and approved; and
 - b. Recertification requirement – The permittee shall submit annual inspection reports to the Stormwater Program Coordinator in Portland's Department of Public Services. The inspections must be conducted by a qualified third-party inspector who certifies that all components of the stormwater management system are functioning as intended or if not, what actions must be performed to restore the system to functionality. Annual inspection reports are due by April 30 and shall be submitted on a form provided by the Department of Public Services (874-8848). The stormwater inspection shall certify the following:
 - i. All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.
 - ii. All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the facilities according to the approved stormwater management plan.
 - iii. The erosion and stormwater maintenance plan for the site is being implemented as written, or modifications to the plan have been submitted to and approved by the department, and the maintenance log is being maintained.
8. 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 or at jf@portlandmaine.gov.

Sincerely,



Alexander Jaegerman
Planning Division Director

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development Alexander Jaegerman, Planning Division Director Barbara Barhydt, Development Review Services Manager Jean Fraser, Planner Philip DiPierro, Development Review Coordinator Marge Schmuckal, Zoning Administrator Tammy Munson, Inspections Division Director Gayle Guertin, Inspections Division Lisa Danforth, Inspections Division Lannie Dobson, Inspections Division Michael Bobinsky, Public Services Director	Kathi Earley, Public Services Bill Clark, Public Services David Margolis-Pineo, Deputy City Engineer Greg Vining, Public Services John Low, Public Services Jane Ward, Public Services Keith Gautreau, Fire Jeff Taring, City Arborist Tom Errico, Traffic Reviewer, T Y Lin Dan Goyette, Woodard & Curran Assessor's Office Approval Letter File
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Hard Copy: Project File

Comments
Submitted

City of Portland
Development Review Application
Planning Division Transmittal form

2/17/10

Application Number: 09-99900003 **Application Date:** 12-16-09 **Second Review Date:** 02-17-10
Project Name: BANGOR SAVINGS BANK
Address: 320 Allen Ave **CBL:** 344 - E-040-001
Project Description: Bangor Savings Bank Branch; 320 Allen Avenue;
Bangor Savings, Applicant.
Zoning: B2

B-2
R-5 part

Other Reviews Required:

Review Type: MAJOR SITE PLAN (Minor plus conditional use)
Preliminary Major Site Review (2nd Review)

Jeff Jeter
Bangor Savings Bank

Bangor Me 04402
Gorrill Palmer Cons. Eng.
PO Box 1237, 15 Shaker Road
Gray Me 04039

02 17 2010

Distribution List:

<input checked="" type="checkbox"/> Planner	Jean Fraser	<input checked="" type="checkbox"/> City Arborist	Jeff Tarling
<input checked="" type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input checked="" type="checkbox"/> Traffic	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Inspections	Tammy Munson	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input checked="" type="checkbox"/> Fire Department	Keith Gautreau	<input checked="" type="checkbox"/> Stormwater	Dan Goyette
<input type="checkbox"/> Parking	John Peverada	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input checked="" type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> Outside Agency	
<input type="checkbox"/> DRC Coordinator	Phil DiPierro		

Preliminary Comments needed by:

Final Comments needed by: March 3, 2010

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 09-99900003 **Application Date:** 12-16-09 **Second Review Date:** 02-17-10
Third Review Date: 03-23-10

Project Name: BANGOR SAVINGS BANK
Address: 320 Allen Ave **CBL:** 344 - E-040-001

3/24/10

Project Description: Bangor Savings Bank Branch; 320 Allen Avenue;
Bangor Savings, Applicant.
Zoning: B2

Other Reviews Required:

Review Type: MAJOR SITE PLAN (Minor plus conditional use)
Preliminary Major Site Review (3rd Review – final for Hearing)

Jeff Jeter
Bangor Savings Bank

Bangor Me 04402
Gorrill Palmer Cons. Eng.
PO Box 1237, 15 Shaker Road
Gray Me 04039

Distribution List:

<input checked="" type="checkbox"/> Planner	Jean Fraser	<input checked="" type="checkbox"/> City Arborist	Jeff Tarling
<input checked="" type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input checked="" type="checkbox"/> Traffic	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Inspections	Tammy Munson	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input checked="" type="checkbox"/> Fire Department	Keith Gautreau	<input checked="" type="checkbox"/> Stormwater	Dan Goyette
<input type="checkbox"/> Parking	John Peverada	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input checked="" type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> Outside Agency	
<input type="checkbox"/> DRC Coordinator	Phil DiPierro		

Submission addresses comments by staff and PB as at March 9th PB Workshop/Memo

Preliminary Comments needed by: March 31, 2010
Final Comments needed by: April 7, 2010

MAR 24 2010

Comments
Submitted

City of Portland
Development Review Application
Planning Division Transmittal form

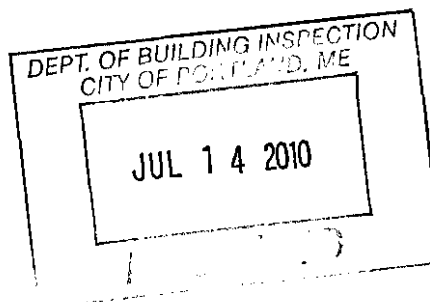
Application Number: 10-99600010 **Application Date:** July 14, 2010
Project Name: AMENDMENT TO PLAN
Address: 320 Allen Ave **CBL:** 344 - E-040-001
Project Description: Allen Avenue - 320; Amendment To Plan; Bangor Savings Bank
Zoning: B2
Other Reviews Required:
Review Type: ADMINISTRATIVE AMENDED SITE PLAN

Applicant:

Bangor Savings Bank
99 Franklin Street, PO Box 930
Bangor Me 04402

Applicant:

Gorrill Palmer Consulting Eng.
PO Box 1237 15 Shaker Road
Gray Me 04039



Distribution List:

<input type="checkbox"/> Planner	Jean Fraser	<input type="checkbox"/> Parking	John Peverada
<input checked="" type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Stormwater	Dan Goyette	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Keith Gautreau	<input type="checkbox"/> Inspections	Tammy Munson
<input type="checkbox"/> City Arborist	Jeff Tarling	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> Outside Agency	
		<input type="checkbox"/> DRC Coordinator	Phil DiPierro

Preliminary Comments needed by: July 21, 2010

Final Comments needed by: July 28, 2010

2287/P

GP Gorrill-Palmer Consulting Engineers, Inc.

PO Box 1237
15 Shaker Rd.
Gray, ME 04039

Transportation and Civil Engineering Services

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

July 8, 2010

Ms. Jean Fraser
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

RE: Bangor Savings Bank, Allen Avenue
Site Plan Amendment

Dear Jean,

The enclosed Site Plan Amendment application is for revisions to the plans for the proposed Bangor Savings Bank on Allen Avenue. The project received Site Plan Approval on April 13, 2010. In accordance with your email dated July 7, 2010 this application package contains a Site Plan Application form without a checklist, a check for \$250 for staff review, seven sets of the revised plan set, and this cover letter. The following information outlines the proposed changes to the approved site plan package.

Based on a combination of comments from CMP, changes requested by the Applicant and recommendations from the Geotechnical Report, changes have been made to the plan set during the construction bidding process. The following changes have been made to the plan set:

D1 – Demolition Plan

- Added Demolition Plan to the plan set.

D2 – Construction Mobilization Plan

- Added Construction Mobilization Plan to the plan set per the Conditions of Approval.

C101 – Site Plan

- The curb surrounding the building has been revised from concrete curb to granite curb.

C102 – Utility Plan

- The location of the water service has been revised.
- The location of the gas service has been revised and now connects to the existing valve on the site.
- The location of the sewer service has been revised and now connects to the existing lateral on the site.
- The location of the electrical service has been relocated. A utility pole has been added along the frontage of the site. The secondary electrical service to the light poles and sign has been added to the plans.
- The concrete mechanical unit/generator pad has been relocated to the landscaped area behind the drive-thru pad. The gas, electric, and refrigerant lines from the concrete mechanical unit/generator pad to the building have been added.

C103 – Grading, Drainage, and Erosion Control Plan

- Bioretention Cell #2 has been slightly regraded.
- Spot grades have been added around the building.
- A foundation drain has been added along the perimeter of the building and tied into the storm drain system.

Ms. Jean Fraser
July 8, 2010
Page 2 of 2

C401 – Site Details – 1

- The pavement section has been revised based on recommendations from the Geotechnical Report.
- Added “Vertical Granite Curb” detail.

C402 – Miscellaneous Details

- Added “Mechanical Unit Pad” detail.
- Added “Heavy Duty Portland Cement Concrete Pavement Section” detail based on recommendations from the Geotechnical Report.

C403 – Drainage and Erosion Control Details

- Added a “Drive-Thru Pad/Sidewalk Base and Foundation Drain Detail” based on recommendations from the Geotechnical Report.

L101 – Landscape Plan

- The Landscape Plan has been revised based on the following:
 - The bioretention cell along the front of the site has been regraded and one of the street trees has been slightly relocated.
 - The concrete mechanical unit/generator pad has been relocated to the landscaped area behind the drive-thru pad. As a result, the landscaping in this area has been revised.

LP101- Lighting Plan

- The light fixtures at the front door have been revised. As a result of the change, the average illumination level has been reduced to 1.84 foot-candles. All fixtures are full cut-off fixtures. Cut sheets for the light fixtures have been attached to this letter.

SUMMARY

Gorrill-Palmer Consulting Engineers, Inc. looks forward to your review of these revised plans. Should you have any questions or require any additional information, please feel free to contact me.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.


Al Palmer, PE
Senior Vice President

Enclosure

CC:

- Jeff Jeter, Bangor Savings Bank
- Dan Miller, WBRC

11876

GORRILL-PALMER
CONSULTING ENGINEERS, INC.
15 SHAKER ROAD
P.O. BOX 1237
GRAY, MAINE 04039
(207) 657-6810



52-7445-2112

7/8/2010

PAY
TO THE
ORDER OF

City of Portland

\$ **250.00

Two Hundred Fifty and 00/100

DOLLARS

City of Portland
389 Congress Street
Portland, ME 04101

AUTHORIZED SIGNATURE

MEMO

JN 2287 - Site Plan Amendment Bangor Svngs Bank

⑈011876⑈ ⑆211274450⑆ 029185122⑈

GORRILL-PALMER CONSULTING ENGINEERS, INC.

11876

City of Portland

7/8/2010

Site Plan Amendment - Bangor Svngs Bank - Allen A

250.00

Cash - Checking

JN 2287 - Site Plan Amendment Bangor Svngs

250.00

Security Features. Details on back.



Development Review Application
PORTLAND, MAINE

Department of Planning and Urban Development,
Planning Division and Planning Board

PROJECT NAME: Proposed Bank Development

PROPOSED DEVELOPMENT ADDRESS:

320 Allen Avenue

PROJECT DESCRIPTION:

The development includes the demolition of the existing building and the construction of a 3,320 +/- square-foot bank with a drive-thru facility on site.

CHART/BLOCK/LOT: 344/E/040, 344/E/041, 344/E/050

CONTACT INFORMATION:

APPLICANT

Name: Bangor Savings Bank ATTN: Jeff Jeter
Address: 99 Franklin Street, P.O. Box 930
Bangor, Maine
Zip Code: 04402
Work #: 207-262-4901
Cell #: N/A
Fax #: 207-841-2732
Home: N/A
E-mail: Jeff.jeter@bangor.com

PROPERTY OWNER

Name: Allen Ave Extension, LLC
Address: 318 Allen Ave
Portland, Maine
Zip Code: 04103
Work #: N/A
Cell #: N/A
Fax #: N/A
Home: N/A
E-mail: N/A

BILLING ADDRESS

Name: _____
Address: _____

Zip: _____
Work #: Same As
Applicant
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: Gorrill-Palmer Consulting Engineers, Inc.
 Address: P.O. Box 1237, 15 Shaker Road
Gray, Maine
 Zip Code: 04039
 Work #: 207-657-6910
 Cell #: N/A
 Fax #: 207-657-6912
 Home: N/A
 E-mail: apalmer@gorrillpalmer.com

ARCHITECT

Name: WBRC Architects/Engineers
 Address: 44 Central Street
Bangor, Maine
 Zip Code: 04401
 Work #: 207-947-4511
 Cell #: N/A
 Fax #: 207-947-4628
 Home: N/A
 E-mail: dan.miller@wbrcae.com

SURVEYOR

Name: Titcomb Associates
 Address: 133 Gray Road
Falmouth, Maine
 Zip Code: 04105
 Work #: 207-797-9199
 Cell #: N/A
 Fax #: 207-878-3142
 Home: N/A
 E-mail: dtitcomb@titcombsurvey.com

ENGINEER

Name: _____
 Address: _____
 Zip Code: Same As
 Work #: Agent/Representative
 Cell #: _____
 Fax #: _____
 Home: _____
 E-mail: _____

CONSULTANT

Name: _____
 Address: _____
 Zip Code: _____
 Work #: N/A
 Cell #: _____
 Fax #: _____
 Home: _____
 E-mail: _____

ATTORNEY

Name: _____
 Address: _____
 Zip Code: _____
 Work #: N/A
 Cell #: _____
 Fax #: _____
 Home: _____
 E-mail: _____

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	37,559	sq. ft.
Proposed Total Disturbed Area of the Site	35,945	sq. ft.

(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.)

IMPERVIOUS SURFACE AREA

Proposed Total Paved Area	21,022	sq. ft.
Existing Total Impervious Area	28,733	sq. ft.
Proposed Total Impervious Area	24,342	sq. ft.
Proposed Impervious Net Change	-4,391	sq. ft.

BUILDING AREA

Existing Building Footprint	3,217	sq. ft.
Proposed Building Footprint	3,320	sq. ft.
Proposed Building Footprint Net change	+103	sq. ft.
Existing Total Building Floor Area	3,217	sq. ft.
Proposed Total Building Floor Area	3,320	sq. ft.
Proposed Building Floor Area Net Change	+103	sq. ft.
New Building	Yes	(yes or no)

ZONING

Existing	B-2	
Proposed, if applicable	N/A	

LAND USE

Existing	Restaurant	
Proposed	Bank/Retail	

RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units		
Proposed Number of Residential Units to be Demolished		
Existing Number of Residential Units	N/A	
Proposed Number of Residential Units		
Subdivision, Proposed Number of Lots		

PARKING SPACES

Existing Number of Parking Spaces	56	
Proposed Number of Parking Spaces	22	
Number of Handicapped Parking Spaces	2	
Proposed Total Parking Spaces	22	

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces	0	
Proposed Number of Bicycle Parking Spaces	6	
Total Bicycle Parking Spaces	6	

ESTIMATED COST OF PROJECT

N/A

Please check all reviews that apply to the proposed development

Design Review	X	Stormwater Quality	
Flood Plain Review	_____	Traffic Movement	_____
Historic Preservation	_____	Zoning Variance	_____
Housing Replacement	_____	Historic District/Landmark	_____
14-403 Street Review	_____	Off Site Parking	_____
Shoreland	_____	Multi-Family Dwelling	_____
Site Location Act Local Review	_____	B-3 Pedestrian Activity Review	_____
Single Family Dwelling	_____	Change of Use	_____
2 Family Dwelling	_____		

APPLICATION FEE:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p>Major Development (more than 10,000 sq. ft.)</p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Plan Amendments</p> <p><input checked="" type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> <p>Subdivision</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + (applicable Major site plan fee)</p>
<p>Minor Site Plan Review</p> <p><input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Other Reviews</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00)</p> <p><input type="checkbox"/> Storm water Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p>

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include seven (7) packets with folded plans containing the following materials:


1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525 2. (c)), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 9) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement'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 Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

<p>Signature of Applicant: </p>	<p>Date: 7/3/10</p>
--	---------------------

December 14, 2009

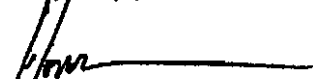
Re: Proposed Bank Development
Allen Avenue – Portland, Maine
Site Plan Application

To Whom It May Concern:

Jeffrey Jeter of Bangor Savings Bank authorizes Alton Palmer of Gorrill-Palmer Consulting Engineers, Inc. to execute permit applications on behalf of Bangor Savings Bank for the above referenced project.

If you have any questions or if I can be of any further assistance, please feel free to contact me.

Very truly yours,

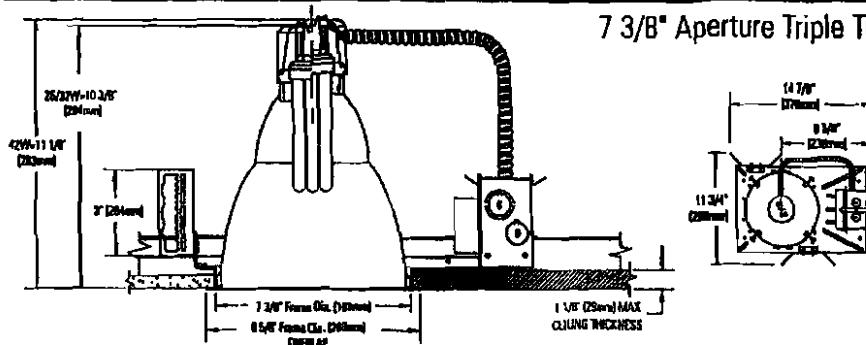


Jeffrey Jeter
Senior Vice President
Bangor Savings Bank

Calculite® CFL Open Downlight 8022

Page 1 of 2

7 3/8" Aperture Triple Tube Vertical Lamp



Reflector Trim	Frame-In Kit
8022 CCLW Comfort Clear™, White Flange 8022 CCLP Comfort Clear™, Polished Flange 8022 CCL Comfort Clear™, Molded Trim Ring 8022 <input type="checkbox"/> Add suffix. See options for other finishes.	S7126BU 7" aperture, 1 lamp 26W Triple Tube CFL (120/277V) 4-Pin (Amalgam) S7132BU 7" aperture, 1 lamp 26/32W Triple Tube CFL (120/277V) 4-Pin (Amalgam) S7142BU 7" aperture, 1 lamp 26/32/42W Triple Tube CFL (120/277V) 4-Pin (Amalgam) Dimming Options: S7132B <input type="checkbox"/> or S7142B <input type="checkbox"/> CU3 Lighter PowerSpec 3% Dimming (120/277V) J1L03 Lutron 5% Dimming (120V) J2L03 Lutron 5% Dimming (277V) JUM7 Mark 7 Dimming (120/277V) J1MX Mark 10 Dimming (120V) J2MX Mark 10 Dimming (277V) Other dimming product available, please consult factory
	Remodeler Frame-In Kits
	7126BURM 7" aperture, 1 lamp 26W Triple Tube CFL (120/277V) 4-Pin (Amalgam) 7132BURM 7" aperture, 1 lamp 26/32W Triple Tube CFL (120/277V) 4-Pin (Amalgam) 7142BURM 7" aperture, 1 lamp 26/32/42W Triple Tube CFL (120/277V) 4-Pin (Amalgam)

Features

- Reflector:** 16 ga. Alzak® aluminum, 50° visual cutoff to lamp and lamp image, medium distribution, Comfort Clear™ low iridescence finish. Self-flanged or flangeless with molded white trim ring (field paintable).
- Socket Cap:** Effectively dissipates heat and positions lamp holder. Snaps onto reflector neck to ensure consistently correct optical alignment without tools.
- Mounting Frame:** Galvanized steel for dry or plaster ceilings. Accepts other 6" Triple Tube reflectors (see S6132BU Spec Sheet).
- Retaining Springs:** Precision-tooled steel friction springs secure reflector to mounting frame for quick, tool-less installation.
- Mounting Brackets:** 16 ga. steel. Adjust from inside of fixture. Use 3/4" or 1 1/2" lathing channel, 1/2" EMT, or optional mounting bars.
- Ballast/J-Box:** Electronic 120V-277V, UL listed for through branch circuit wiring with max of (B) No. 12 AWG, 96°C supply conductors. Outboard mounted to reduce heat transfer and maintain lamp efficacy and life. Service from below without tools.

Electrical

Note: Note: For ballast electrical data and latest lamp/ballast compatibility refer to "Ballast" specification sheet for complete electrical data.

UL Listed for through branch circuit wiring with max of (B) No 12 AWG, 90 degree C supply conductors.

Options and Accessories

Comfort Clear™ Finishes		Other Finishes	
Diffuse	CCD	White	WH
Champagne Bronze	CCZ	Specular Clear	CL
Pewter	CPW		

*Specify desired flange: W White, P Polished, Blank - Molded Ring

Options and Accessories (continued)

Emergency Ltg. Kit	FA EM3E™
	FA EM4™
Fuse (Slow Blow)	Add suffix F
Exiting/Thru. Ceiling	Plaster Trim Ring CA7FL
Emergency	Add suffix EM*
Chicago Plenum	Use 7142, BULC
*See Spec. Sheets: FAEM, FAEC	

Mounting Bars & Accessories; see Specification Sheet MBA.
Sloped Ceiling Adapters; see Specifications Sheet SCA.

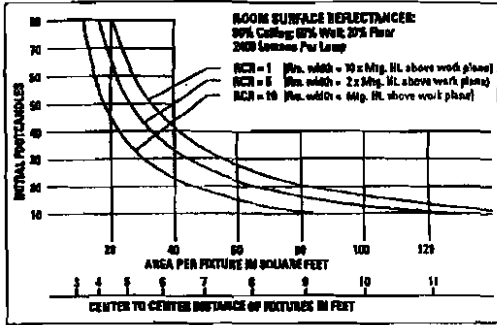
Labels

UL, CUL, I.B.E.W

Alzak® is a registered trademark of ALCOA

Job Information	Type: F
Job Name:	BSB Allen Ave., Portland
Est. No.:	8022 CCLW / S7142BU
Lamp(s):	
Notes:	

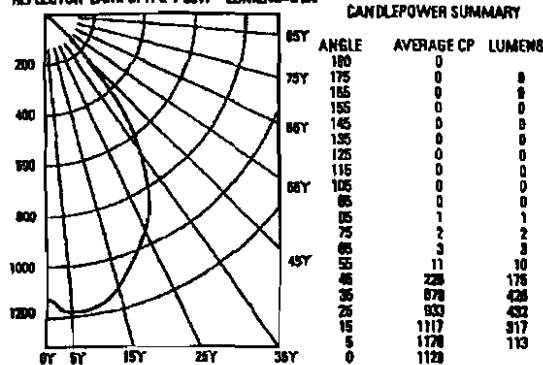
32W Quick Calculator



This quick calculator chart determines the number and spacing of 1 ft. x 3 1/2 in. PL-T units with Comfort Clear™ reflector for any level of illumination. Conversion factor: 1 ft. 3 1/2 in. PL-T with Comfort Clear™ reflector emits 2400 lumens.

Spacing Ratio = 1.1

REPORT PREPARED FOR: LIGHTOLIER
 REPORT NO: LRL 499-9F2
 REPORT BY: LIGHTING RESEARCH LABORATORY, INC.
 DESCRIP: 7.5" DIA. RECESSED DOWNLIGHT WITH COMFORT CLEAR™
 REFLECTOR LAMPS: 1 PL-T 32W LUMENS=2400



Efficiency = 81.6%

ZONE	LUMENS	% LAMP	% LUMINAIRE
0-30	961	40.0	86.9
0-40	1207	50.3	87.1
0-50	1472	61.3	86.8
0-60	1476	61.5	100.0
0-70	101	4.2	12.3
0-80	6	0.2	0.4
0-90	0	0.0	0.0
0-100	0	0.0	0.0
0-110	0	0.0	0.0
0-120	0	0.0	0.0
0-130	0	0.0	0.0
0-140	0	0.0	0.0
0-150	0	0.0	0.0
0-160	0	0.0	0.0
0-170	0	0.0	0.0
0-180	1479	61.8	100.0

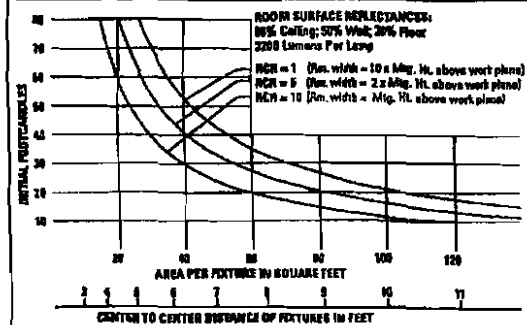
Coefficients of Utilization

ROOM CAVITY RATIO	EFFECTIVE CEILING CAVITY REFLECTANCE														
	80				70				30						
	90	30	10	0	90	30	10	0	90	30	10	0			
1	.89	.87	.86	.87	.86	.86	.85	.84	.83	.82	.81	.81	.80	.80	.80
2	.86	.83	.81	.84	.82	.80	.82	.80	.80	.80	.80	.80	.80	.80	.80
3	.81	.80	.80	.81	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
4	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
5	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
6	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
7	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
8	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
9	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
10	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80

20% FLOOR CAVITY REFLECTANCE

631 Airport Road, Fall River, MA 02720 • (508) 679-8131 • Fax (508) 674-4710
 We reserve the right to change details of design, materials and finish.
 www.lightolier.com © 2009 Philips Group • A0403

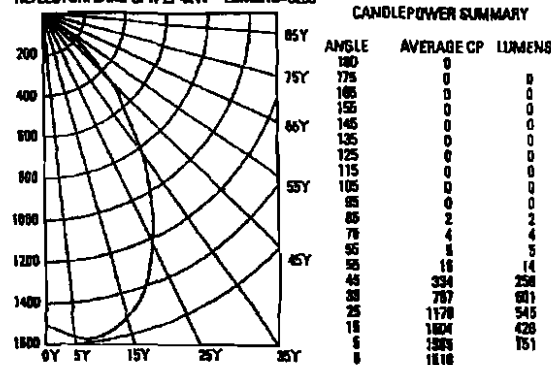
42W Quick Calculator



This quick calculator chart determines the number and spacing of 1 ft. x 3 1/2 in. PL-T units with Comfort Clear™ reflector for any level of illumination.

Spacing Ratio = .9

REPORT PREPARED FOR: LIGHTOLIER
 REPORT NO: LRL 499-9E
 REPORT BY: LIGHTING RESEARCH LABORATORY, INC.
 DESCRIP: 7.5" DIA. x 11 HT RECESSED DOWNLIGHT WITH COMFORT CLEAR™
 REFLECTOR LAMPS: 1 PL-T 42W LUMENS=3200



Efficiency = 58.8%

ZONE	LUMENS	% LAMP	% LUMINAIRE
0-30	1129	35.3	58.9
0-40	1629	51.2	59.1
0-50	1996	62.4	59.4
0-60	1808	56.5	100.0
0-70	284	8.9	14.9
0-80	12	0.4	0.2
0-90	0	0.0	0.0
0-100	0	0.0	0.0
0-110	0	0.0	0.0
0-120	0	0.0	0.0
0-130	0	0.0	0.0
0-140	0	0.0	0.0
0-150	0	0.0	0.0
0-160	0	0.0	0.0
0-170	0	0.0	0.0
0-180	1808	56.8	100.0

Coefficients of Utilization

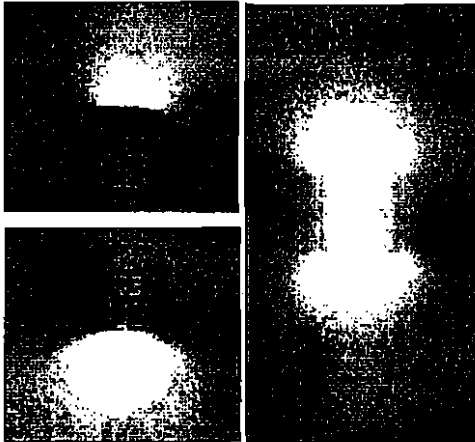
ROOM CAVITY RATIO	EFFECTIVE FLOOR CAVITY REFLECTANCE = .20														
	80				70				30						
	90	30	10	0	90	30	10	0	90	30	10	0			
1	.88	.86	.84	.85	.84	.82	.83	.82	.81	.80	.80	.80	.80	.80	.80
2	.82	.80	.80	.81	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
3	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
4	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
5	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
6	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
7	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
8	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
9	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80
10	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80	.80

Job Information Type: F

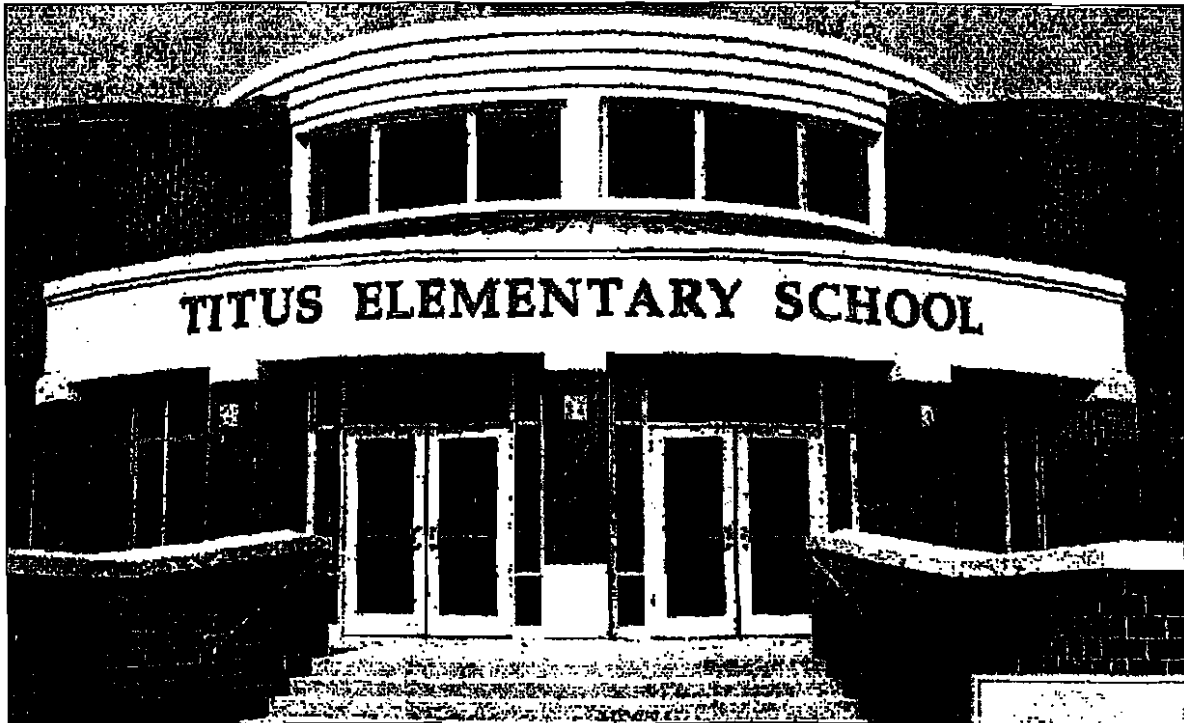
PHILIPS LIGHTOLIER®

Uplight or Downlight Uplight and Downlight

Updated: 01/2010



- Available with efficient lamp sources (LED, CF)
- Fully luminous front cover made of impact resistant opal acrylic.
- Optional fascia panels.
- Injection molded acrylic housing and cover is heat and shatter resistant.
- EISA compliant
- IP54 rated



Architectural Area Lighting

18556 East Gale Ave. | City of Industry | CA 91745
P 626.968.5666 | F 626.369.2685 | www.aal.net
Design patents, Copyright © 2010 Rev 01/2010

Uplight or Downlight / Uplight and Downlight

Fixture	LED Color (if applicable)	Color	Fascia Options (optional)
1	2	3	4

1. FIXTURE

UPLIGHT OR DOWNLIGHT UPLIGHT AND DOWNLIGHT

ME1 One lamp, 13 watt PL-C, 4-pin, twin tube lamp

ME2 Two lamp, two 13 watt PL-C, 4-pin, twin tube lamp

Ballasts are electronic, 120 through 277 volts. Lamps not included.

ME-LED 5 watt, 120 volt. Specify LED color

2. LED COLOR

WHT White colored LEDs

BL Blue colored LEDs

GRN Green colored LEDs

RD Red colored LEDs

AMBR Amber colored LEDs

3. COLOR — For painted fascia options only (back housing is not painted)

AWT Arctic White

BLK Black

MTB Matte Black

DGN Dark Green

DBZ Dark Bronze

WRZ Weathered Bronze

BRM Metallic Bronze

VBL Verde Blue

CRT Corten

MAL Matte Aluminum

MDG Medium Grey

ATG Antique Green

LGY Light Grey

RAL/PREMIUM COLOR Provide a RAL 4 digit color number

CUSTOM COLOR Please provide a color chip for matching

SOLD TO

PO #

JOB NAME

Approvals

Architectural Area Lighting

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 P 626.968.5866 | F 626.369.2695 | www.aal.net
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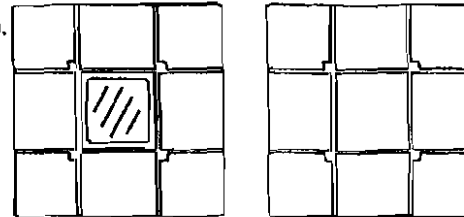
Uplight or Downlight / Uplight and Downlight

Fixture	LED Color (if applicable)	Color	Fascia Options (optional)
1	2	3	4

4. FASCIA OPTIONS (The fascia panels are factory installed).

Full fascia panel overlay painted

Standard AAL colors are provided at no extra charge. Powder coat finishes in RAL and custom matched colors are available upon request.



9SO

9 Square open center (painted)

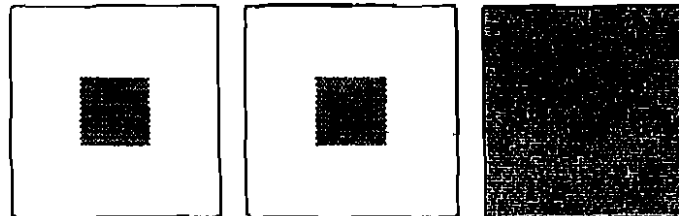
BLN

9 Square blank (painted)

Full fascia panel overlay

PERFORATED CENTER

The stainless steel fascia panels have a #4 brushed finish with a horizontal grain direction. The copper will age and patina over time.



FPP

Painted aluminum

FPS

Brushed #4 stainless steel

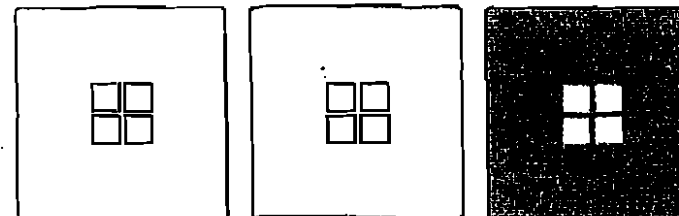
FPC

Natural copper

Full fascia panel overlay

4 SQUARES

The stainless steel fascia panels have a #4 brushed finish with horizontal grain direction. The copper will age and patina over time.



F4P

Painted aluminum

F4S

Brushed #4 stainless steel

F4C

Natural copper

SOLD TO

PO #

JOB NAME

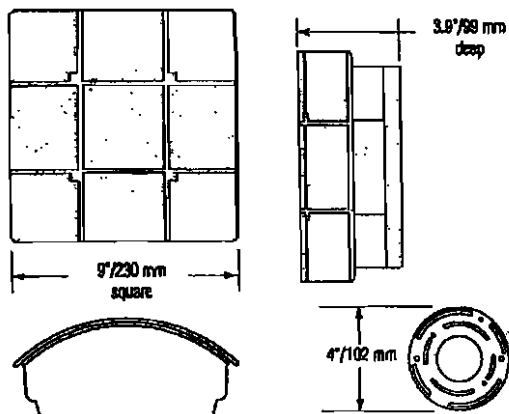
Approvals

Architectural Area Lighting

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Uplight or Downlight / Uplight and Downlight

Specifications



WT: 2 lbs

HOUSING

The fixture housing is one piece injection molded acrylic with a tightly diffused finish. The front cover is opal, semi translucent injection molded acrylic. The cover is secured with two self tensioning latches for relamping and internal access. The front cover is sealed with a one-piece memory retentive molded silicone gasket. The rear electrical access has a molded silicone plug to completely seal the fixture from insects or dirt emanating from the electrical box or conduit. All internal and external hardware is stainless steel.

REFLECTOR TRAY

The reflector tray is formed aluminum finished in high reflectance white. The aluminum block off plate is removable for converting the fixture to an uplight or downlight configuration.

ELECTRICAL

The ballast is mounted on the reflector tray. The ballast is electronic for use with PL-C lamps; 4 pin, G24q-1 sockets. The ballast will accept an input voltage of 120 through 277 volts. The ME-LED shall use a 5-watt LED module for 120 volt input.

FINISH

The finish for the optional aluminum fascia covers consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

INSTALLATION

To install the fixture, the housing is secured to an octagonal J-box and wired to the power circuit.

EISA COMPLIANCE

AAL is committed to complying with U.S. EISA requirements. All applicable products manufactured for sale in the United States after January 1, 2009, meet EISA requirements.

CERTIFICATION

The fixture is listed with ETL for outdoor, wet location use, UL1598 and Canadian CSA Std. C22.2 no.250. IP=54

WARRANTY

Fixture is warranted for three years. Ballast components carry the ballast manufacturer's limited warranty. Any unauthorized return, repair, replacement or modification of the Product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL and does not cover any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments. Contact AAL for complete warranty language, exceptions, and limitations.

Architectural Area Lighting

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ZONING ADMINISTRATOR – MARGE SCHMUCKAL
JULY 20, 2010

I received the revised plans on July 14, 2010. There are no zoning issues to address at this time.

either body within one (1) year of such denial unless, in the opinion of the board before which it was initially brought, substantial new evidence is available or a mistake of law or fact significantly affected the prior denial.

(b) Requests for joint use of parking in the B-2b zone shall be reviewed and approved by the Zoning Administrator only in the following circumstances:

1. Residential uses above the first (1st) floor in buildings in the B-2b zone shall be permitted to share parking spaces with commercial uses located in the same building; and
2. It is clearly demonstrated that the joint parking arrangement will substantially meet the intent of the parking requirements by reason of a variation in the probable time of maximum use by patrons or employees of the commercial establishment and tenants of the residential dwelling units; and
3. Parties involved in the joint use of parking shall provide evidence of a binding agreement for the joint use of parking. Any subsequent modifications to the structure or change in the tenant occupancy of the commercial use(s) shall require review by the Zoning Administrator for conformance with this section.

Any decision by the Zoning Administrator on shared parking requests may be appealed to the Zoning Board of Appeals as an interpretive appeal pursuant to 14-471(a).

(Code 1968, § 602.14.L; Ord. No. 243-91, § 2, 3-11-91; Ord. No. 94-99, 11-15-99; Ord. No. 36-09/10, 8-17-09)

Sec. 14-344. Either the Board of appeals or the Planning Board may authorize parking in certain residence zones.

In R-3 through R-5 zones, the Board of Appeals may permit off-street parking for passenger cars only accessory to a use located in and conforming with the provisions of a nearby business or industrial zone (except B-1 zones) if the lot on which the use is proposed is located wholly within three hundred (300) feet, measured along lines of public access, of the principal building of the use to which the proposed use would be accessory and provided further that:

- (a) The lot where the parking use is proposed shall be under the control of the owner of the use to which the parking use would be accessory. Evidence of such control by deed or lease shall be required before the certificate of occupancy is issued. If such control should be abrogated, the parking use thus allowed shall automatically revert to a nonconforming use in violation of this article and shall be terminated forthwith.
- (b) The Board of Appeals may impose such conditions as deemed necessary to insure development compatible with that of the immediate neighborhood notwithstanding the provisions of any other section of this article and may at its discretion limit the period of such use.
- (c) The Planning Board may be substituted for the Board of Appeals only where an applicant is otherwise before the Planning Board for site plan approval.

Whenever any exception to the parking requirements under this section has been finally denied on its merits by either the Zoning Board of Appeals or the Planning Board, a second request for an exception seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought before either body within one (1) year of such denial unless, in the opinion of the board before which it was initially brought, substantial new evidence is available or a mistake of law or fact significantly affected the prior denial.

(Code 1968, § 602.14.M; Ord. No. 541-84, 5-7-84; Ord. No. 94-99, 11-15-99)

Sec. 14-345. Reserved.
Sec. 14-346. Reserved.
Sec. 14-347. Reserved.
Sec. 14-348. Reserved.
Sec. 14-349. Reserved.
Sec. 14-350. Reserved.

DIVISION 21. OFF-STREET LOADING

Sec. 14-351. Minimum loading bays or loading berths.

In those zones where off-street loading is required, the following minimum off-street loading bays or loading berths shall

(a) **Business.** Any of the following conditional uses, provided that, notwithstanding section 14-474(a) of this article or any other provision of this code, the Planning Board shall be substituted for the Board of Appeals as the reviewing authority over conditional business uses:

1. Major and minor auto service stations in the B-2 zone, only;
2. Major or minor auto service stations in the B-2b zone in existence as of November 15, 1999;
3. Car washes;
4. Drive-throughs in the B-2 or B-2b zones which are adjacent to any residential use or zone, provided that, in the B-2b drive-throughs must be accessory to a principal use located on the same site;
5. Automobile dealerships.

In addition to approval by the Planning Board with respect to the requirements of article V (site plan), these uses shall comply with the following conditions and standards in addition to the provisions of section 14-474:

- a. **Signs:** Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed and maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises.
- b. **Circulation:** No ingress and egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.

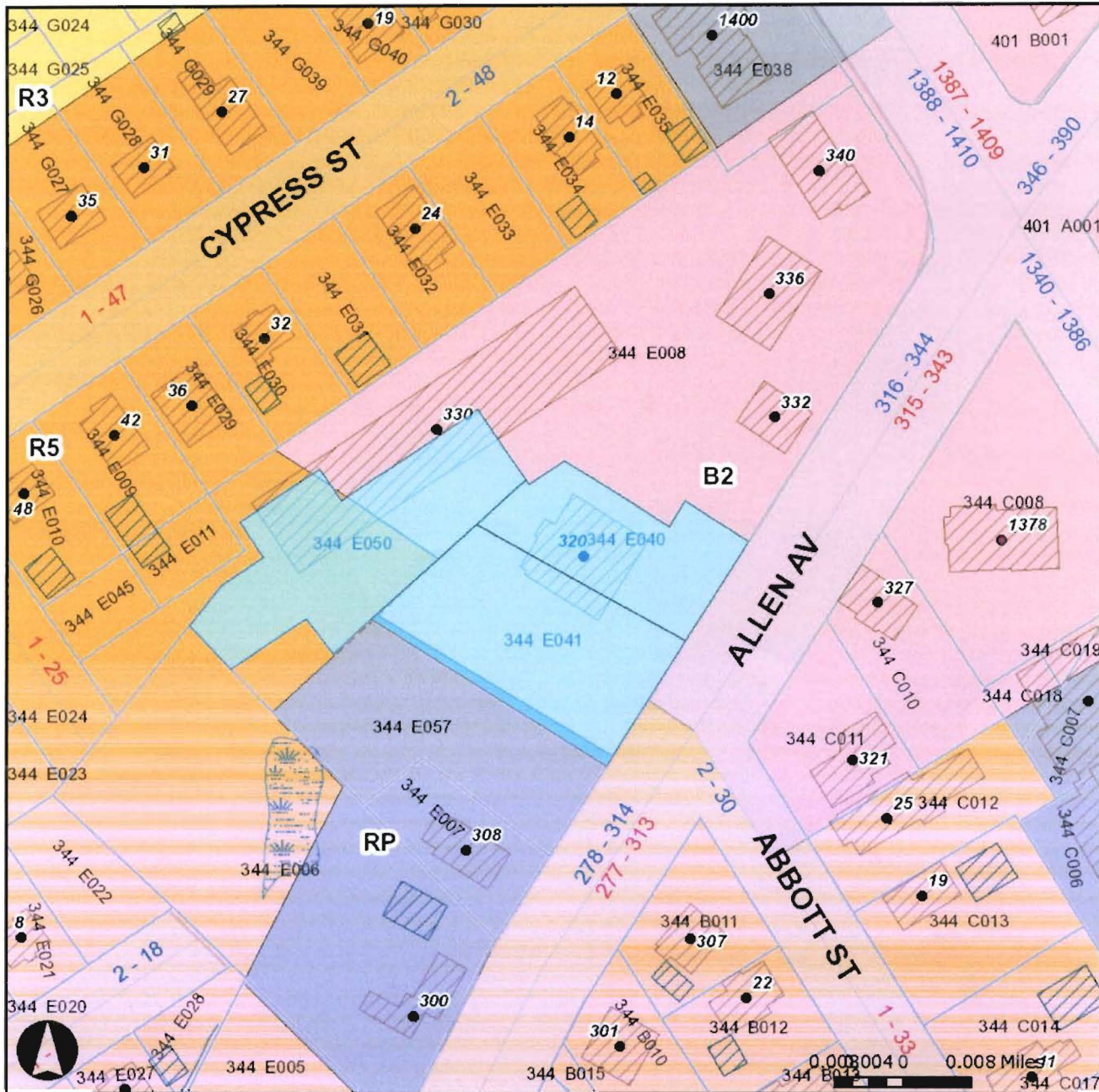
- c. Drive-throughs, where permitted, shall also specifically comply with the following conditions:
- i. **Location of Drive-throughs:** Features, such as windows, vacuum cleaners and menu/order boards, stacking lanes, must be placed, where practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than forty (40) feet from any residential zone. This distance shall be measured from the outermost edge of the outside drive-through features shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating hazards to vehicular circulation on adjoining streets.
 - ii. **Noise:** Any speakers, intercom systems, or other audible means of communication shall not play prerecorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater.
 - iii. **Lighting:** Drive-through facilities shall be designed so that site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in 14-526.

- iv. **Screening and Enclosure:** Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect adjacent residential properties from headlight glare, exhaust fumes, noise, etc. As deemed necessary by the reviewing authority, mitigation measures shall consist of installation of solid fencing with landscaping along any residential property line which is exposed to the drive-through or the enclosure of the drive-through fixtures and lanes so as to buffer abutting residential properties and to further contain all associated impacts; and
- v. **Pedestrian access:** Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways or otherwise impeding pedestrian access.
- vi. **Hours of Operation:** The Board, as part of its review, may take into consideration the impact hours of operation may have on adjoining uses.

(b) *Other:*

1. Printing and publishing establishments except as provided in subsection b. below;
2. Printing and publishing establishments in continuous operation at their current location since April 4, 1988, or earlier and which exceeded ten thousand (10,000) square feet of aggregate gross floor area at that time;
3. Wholesale distribution establishments; and
4. Research and development and related production establishments.

Map



Parcels	Island Zoning	Zoning (continued)	Zoning (continued)
	<input type="checkbox"/> C43	R3 Residential	<input type="checkbox"/> C25
	<input type="checkbox"/> I-B	R4 Residential	<input type="checkbox"/> C26
	<input type="checkbox"/> I-TS	R5 Residential	<input type="checkbox"/> C27
	<input type="checkbox"/> I-R1	R6 Residential	<input type="checkbox"/> C28
	<input type="checkbox"/> I-R2	ROS Recreation Open	<input type="checkbox"/> C29
	<input type="checkbox"/> I-R3	Space	<input type="checkbox"/> C30
	<input type="checkbox"/> ROS	RP Residential	<input type="checkbox"/> C31

**Zoning Administrator Marge Schmuckal
December 23, 2009**

This property is located in a B-2 Zone. The applicant is proposing to demolish the existing Espos restaurant and replace it with a Bangor Savings Bank with a triple drive-thru. Because this property abuts an R-5 residential zone, this project needs to be approved as a conditional use by the Planning Board.

The applicant wants to run their three different concepts by the Planning Board prior to making a final decision on what will be submitted for actual review. I have not done a complete zoning analysis for all the three concepts. Once the applicant decides on which concept will finally be submitted, I will perform my obligation to do a full review of the plans. At this time I am not seeing any big red flags that would completely impede the applicant from meeting the underlying zoning. The applicant claims that they will meet or exceed all the zoning requirements.

Marge Schmuckal
Zoning Administrator

January 12, 2010

After a further review of the three proposals, I have found that two of the plans do not meet the front setback requirements of the B-2 Zone. On July 17, 2008 there was a successful Zoning Board of Appeals Interpretation Appeal ruling that overturned my interpretation of the required front yard setback in the B-2 Zone. Based upon the wording, the applicant was able to convince the ZBA that the wording was meant to say that a new structure could be *no closer* than the average front setback of the properties on either side of the proposal. That ruling was not appealed by the City. Therefore that Board determination stands as the required front yard setback interpretation at this time.

That interpretation impact two of the three proposed building layouts. Plan #1 would meet the current required front setback interpretation. Whereas, plans #2 and #3 would not meet the required front setback interpretation. The applicant is showing a 38.5 foot required front setback. My calculations show a 37.25 foot required front setback. The building must be setback at least 37.25 feet. Again, plans #2 and #3 do not meet that required setback.

I regret not finding this deviation sooner. And I hope this explanation of the previous ZBA appeal makes the Planning Board's decision easier at this workshop.

Marge Schmuckal
Zoning Administrator

March 1, 2010

On February 17, I received the revised plans that the applicant submitted. Part of the rear of the lot is within an R-5 Residential Zone. The applicant shall place the zone lines on the site plan. The applicant may be able to use 14-51 for the extension of zone lines. The rest of the lot is in a B-2 Zone. Certainly where the principal structure is going is within the B-2 Zone. The applicant is meeting all the required setbacks, impervious surface and building height requirements of the B-2 Zone.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0952	Issue Date:	CBL: 4150 344 E040001
-----------------------	-------------	---------------------------------

Location of Construction: 320 ALLEN AVE	Owner Name: BANGOR SAVINGS BANK	Owner Address: 19 MAINE AVE	Phone:
Business Name:	Contractor Name: Landry Construction Corp / Denis La	Contractor Address: P.O. Box 1039 Lewiston	Phone: 2077821909
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-2 Prime

Past Use: Vacant Land Connected w/ permit# 100446	Proposed Use: Commercial Bank "Bangor Savings" - Build new 3,400 sq ft "Bangor Savings Bank"	Permit Fee: \$7,985.00	Cost of Work: \$788,213.00	CEO District: 5	R-5 Sub
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B Type: SB IBG-2003		

Proposed Project Description: Build new 3,400 sq ft "Bangor Savings Bank"	Signature: (KG)	Signature: JMB 9/15/10
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: ldobson	Date Applied For: 08/03/2010	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

- 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..

Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 7 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #09-99900003 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 8/11/10	Zoning Appeal <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Miscellaneous Bus. Parking - Res. Zone <input checked="" type="checkbox"/> Conditional Use drive thru <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved by PB <input type="checkbox"/> Denied Date: 4/13/10	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: S
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PERMIT ISSUED

SEP 15 2010

City of Portland

CERTIFICATION

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

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

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 Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

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

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

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

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

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

 X **The final report of Special Inspections shall be submitted prior to the final inspection or the issuance of the Certificate of Occupancy**

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0952	Date Applied For: 08/03/2010	CBL: 344 E040001
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Location of Construction: 320 ALLEN AVE	Owner Name: BANGOR SAVINGS BANK	Owner Address: 19 MAINE AVE	Phone:
Business Name:	Contractor Name: Landry Construction Corp /Denis La	Contractor Address: P.O. Box 1039 Lewiston	Phone: (207) 782-1909
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial Bank "Bangor Savings" - Build new 3,400 sq ft "Bangor Savings Bank"	Proposed Project Description: Build new 3,400 sq ft "Bangor Savings Bank"
--	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/11/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. 2) This permit is being approved on the basis of the approved site plans. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 09/15/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712. 2) 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. 3) Application approval based upon information provided by applicant with revisions dated 9/15/10. Any deviation from approved plans requires separate review and approval prior to work. 			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 08/25/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Marking of the means of egress shall be in accordance with Section 7.10 2) Fire extinguishers required. Installation per NFPA 10 3) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval. 4) All construction shall comply with NFPA 1 and 101. 			

Comments:

8/11/2010-mes: WAIT FOR PLANNING OK

9/7/2010-jmb: Left vmsg for Dennis L. For details including the geotech report, number of egresses and the comcheck for energy efficiency. He called back and clarified the geotech is in the rear of the spec book, he will contact WBRC for the other items.

9/13/2010-jmb: Received email from Dan M. At WBRC for the code justification for 1 egress. Replied to revise the plan and asked Keith G. To weigh in for NFPA. Keith confirmed.

9/15/2010-jmb: Received email with pdf's for the revised code summary and comcheck, ok to issue.

Such signs shall be constructed, installed and maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises.

- b. Circulation: No ingress and egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.
6. Drive-throughs, where permitted, shall also specifically comply with the following conditions:
- a. Location of Drive-throughs: Features, such as windows, vacuum cleaners and menu/order boards, stacking lanes, must be placed, where practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than forty (40) feet from any residential zone. This distance shall be measured from the outermost edge of the outside drive-through feature to any property line. In addition, drive-through features shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating hazards to vehicular circulation on adjoining streets.
 - b. Noise: Any speakers, intercom systems, or other audible means of communication shall not play prerecorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is

greater.

- c. Lighting: Drive-through facilities shall be designed so that site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in 14-526.
- d. Screening and Enclosure: Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect adjacent residential properties from headlight glare, exhaust fumes, noise, etc. As deemed necessary by the reviewing authority, mitigation measures shall consist of installation of solid fencing with landscaping along any residential property line which is exposed to the drive-through or the enclosure of the drive-through fixtures and lanes so as to buffer abutting residential properties and to further contain all associated impacts; and
- e. Pedestrian access: Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways or otherwise impeding pedestrian access.
- f. Hours of Operation: The Board, as part of its review, may take into consideration the impact hours of operation may have on adjoining uses.
- g. Conditions specific to major or minor auto service stations, car washes and automobile dealerships:
 - i. A landscaped buffer, no less than five (5) feet wide, shall be located along street frontages (excluding driveways). The buffer shall consist of a variety of plantings in accordance with the Technical and Design Standards and Guidelines;

- c. Drive-throughs, where permitted, shall also specifically comply with the following conditions:
- i. **Location of Drive-throughs:** Features, such as windows, vacuum cleaners and menu/order boards, stacking lanes, must be placed, where practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than forty (40) feet from any residential zone. This distance shall be measured from the outermost edge of the outside drive-through features shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular circulation or creating hazards to vehicular circulation on adjoining streets.
 - ii. **Noise:** Any speakers, intercom systems, or other audible means of communication shall not play prerecorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater.
 - iii. **Lighting:** Drive-through facilities shall be designed so that site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in 14-526.

From: "Keith Jewell" <keith.jewell@wbrcae.com>
To: <JMB@portlandmaine.gov>
Date: 9/15/2010 9:59 AM
Subject: Project: 274793 BSB - Allen Ave Portland - File Transfer - 2747.93 Bangor Savings Bank - Allen Ave. COMcheck and Code Compliance Plan
Attachments: Transmittal - 00016.pdf

IMPORTANT: Click a link below to access files associated with this transmittal that came in through the WBRC Architects-Engineers Info Exchange web site. The attached file contains the transmittal details. Click here to download associated files
Project Name: 274793 BSB - Allen Ave Portland
Project Number: 02747.93
From: Keith Jewell (WBRC Architects/Engineers)
To: KNG@portlandmaine.gov, JMB@portlandmaine.gov, dlandry@landryfrenchconstruction.com
CC: Dan Miller (WBRC Architects/Engineers), Jeffrey Jeter (Bangor Savings Bank)
Subject: 2747.93 Bangor Savings Bank - Allen Ave. COMcheck and Code Compliance Plan
Sent via: Info Exchange
Expiration Date: None
Remarks: Please find attached the COMcheck Envelope Compliance Certificate and REVISED Code Compliance Plan for your use. Please let me know if you have any troubles viewing this. Thanks
Transferred
FileName Type Date Time Size
274793 - GI003 - CODE COMPLIANCE PLAN.pdf Adobe Acrobat Document
9/15/2010 9:44 AM 341 KB
274793 Compliance Report - SIGNED.pdf Adobe Acrobat Document
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Envelope Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: **New Construction**
 Project Title : **BSB - Allen Ave**

Construction Site:
Allen Ave
Portland, ME 04103

Owner/Agent:
Jeff Jeter Bangor Savings Bank
PO Box 930
Bangor , ME 04401
(207) 942-5211
jeff.jeter@bangor.com

Designer/Contractor:
WBRC A/E
Bangor, ME 04401
(207) 947-4511

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Section 2: General Information

Building Location (for weather data): **Portland, Maine**
 Climate Zone: **6a**
 Vertical Glazing / Wall Area Pct.: **17%**

<u>Activity Type(s)</u>	<u>Floor Area</u>
Bank (Retail)	3286

Section 3: Requirements Checklist

Envelope **PASSES**

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof 1: Attic Roof with Wood Joists	3286	42.0	0.0	0.024	0.027
Exterior Wall 1: Steel-Framed, 24" o.c.	4357	16.0	7.5	0.057	0.064
Window 1: Metal Frame with Thermal Break:Double Pane with Low-E, Clear, SHGC 0.38, PF 0.23	640	--	--	0.240	0.550
Window 2: Metal Frame with Thermal Break:Double Pane with Low-E, Clear, SHGC 0.38, PF 0.28	82	--	--	0.240	0.550
Door 1: Glass (> 50% glazing):Metal Frame, Entrance Door, SHGC 0.38, PF 0.28	24	--	--	0.240	0.800
Floor 1: Slab-On-Grade:Unheated, Horizontal with vertical >= 4 ft.	3286	--	10.0	--	--

(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. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. 'Other' components have supporting documentation for proposed U-Factors.
- 6. Insulation installed according to manufacturer's instructions, in substantial contact with the surfaces being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.



COMcheck Software Version 3.8.0

Mechanical Compliance Certificate

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Section 1: Project Information

Project Type: New Construction

Project Title : BSB - Allen Ave

Construction Site:

Allen Ave
Portland, ME 04103

Owner/Agent:

Jeff Jeter Bangor Savings Bank
PO Box 930
Bangor, ME 04401
(207) 942-5211
jeff.jeter@bangor.com

Designer/Contractor:

WBRC A/E
Bangor, ME 04401
(207) 947-4511

Section 2: General Information

Building Location (for weather data):

Portland, Maine

Climate Zone:

6a

Section 3: Mechanical Systems List

Quantity System Type & Description

- | Quantity | System Type & Description |
|----------|---|
| 1 | HVAC System 1: Split System Heat Pump, Heat Capacity 56 kBtu/h Cool Capacity 59 kBtu/h, Heat efficiency: 8.10 HSPF, Cool efficiency: 16.15 SEER / Single Zone |
| 1 | HVAC System 2: Split System Heat Pump, Heat Capacity 31 kBtu/h Cool Capacity 34 kBtu/h, Heat efficiency: 8.20 HSPF, Cool efficiency: 17.50 SEER / Single Zone |
| 1 | Water Heater 1: Electric Storage Water Heater, Capacity: 20 gallons |

Section 4: Requirements Checklist

Requirements Specific To: HVAC System 1 :

- 1. Equipment minimum efficiency: Heat Pump: 7.7 HSPF 13.0 SEER
- 2. Heat pump thermostat required when supplemental electric resistance heat is installed *N/A*

Requirements Specific To: HVAC System 2 :

- 1. Equipment minimum efficiency: Heat Pump: 7.7 HSPF 13.0 SEER
- 2. Heat pump thermostat required when supplemental electric resistance heat is installed *N/A*

Requirements Specific To: Water Heater 1 :

- 1. No efficiency requirements for water heater with storage capacity less than 20 gallons.
- 2. First 6 ft of outlet piping is insulated
- 3. Hot water storage temperature adjustable down to 120°F or lower
- 4. Heat traps provided on inlet and outlet of storage tanks

Generic Requirements: Must be met by all systems to which the requirement is applicable:

- 1. Plant equipment and system capacity no greater than needed to meet loads
 - Exception: Standby equipment automatically off when primary system is operating
 - Exception: Multiple units controlled to sequence operation as a function of load
- 2. Minimum one temperature control device per system
- 3. Minimum one humidity control device per installed humidification/dehumidification system *N/A*
- 4. Load calculations per ASHRAE/ACCA Standard 183
- 5. Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup

- Exception: Continuously operating zones
- Exception: 2 kW demand or less, submit calculations
- 6. Outside-air source for ventilation; system capable of reducing OSA to required minimum
- 7. R-5 supply and return air duct insulation in unconditioned spaces
R-6 supply and return air duct insulation outside the building
R-6 insulation between ducts and the building exterior when ducts are part of a building assembly
 - Exception: Ducts located within equipment
 - Exception: Ducts with interior and exterior temperature difference not exceeding 15°F.
- 8. Mechanical fasteners and sealants used to connect ducts and air distribution equipment
- 9. Ducts sealed - longitudinal seams on rigid ducts; transverse seams on all ducts;
UL 181A or 181B tapes and mastics
- 10. Hot water pipe insulation: 1 in. for pipes ≤ 1.5 in. and 2 in. for pipes > 1.5 in.
Chilled water/refrigerant/brine pipe insulation: 1 in. for pipes ≤ 1.5 in. and 1.5 in. for pipes > 1.5 in.
Steam pipe insulation: 1.5 in. for pipes ≤ 1.5 in. and 3 in. for pipes > 1.5 in.
 - Exception: Piping within HVAC equipment.
 - Exception: Fluid temperatures between 55 and 105°F.
 - Exception: Fluid not heated or cooled with renewable energy.
 - Exception: Piping within room fan-coil (with AHRI440 rating) and unit ventilators (with AHRI640 rating).
 - Exception: Runouts < 4 ft in length.
- 11. Operation and maintenance manual provided to building owner
- 12. Piping, insulated to 1/2 in. if nominal diameter of pipe is < 1.5 in.;
Larger pipe insulated to 1 in. thickness
- 13. Lavatory faucet outlet temperatures in public restrooms limited to 110°F (43°C)
- 14. Balancing devices provided in accordance with IMC (2008) 603.17
- 15. Demand control ventilation (DCV) present for high design occupancy areas (> 40 person/1000 ft² in spaces > 500 ft²) *N/A*
and served by systems with any one of 1) an air-side economizer, 2) automatic modulating control of the outdoor air damper, or 3) a design outdoor airflow greater than 3000 cfm.
 - Exception: Systems with heat recovery.
 - Exception: Multiple-zone systems without DDC of individual zones communicating with a central control panel.
 - Exception: Systems with a design outdoor airflow less than 1200 cfm.
 - Exception: Spaces where the supply airflow rate minus any makeup or outgoing transfer air requirement is less than 1200 cfm.
- 16. Motorized, automatic shutoff dampers required on exhaust and outdoor air supply openings
 - Exception: Gravity dampers acceptable in buildings < 3 stories
 - Exception: Gravity dampers acceptable in systems with outside or exhaust air flow rates less than 300 cfm where dampers are interlocked with fan
- 17. Automatic controls for freeze protection systems present *N/A*
- 18. Exhaust air heat recovery included for systems 5,000 cfm or greater with more than 70% outside air fraction or specifically exempted *N/A*
 - Exception: Hazardous exhaust systems, commercial kitchen and clothes dryer exhaust systems that the International Mechanical Code prohibits the use of energy recovery systems.
 - Exception: Systems serving spaces that are heated and not cooled to less than 60°F.
 - Exception: Where more than 60 percent of the outdoor heating energy is provided from site-recovered or site solar energy.
 - Exception: Heating systems in climates with less than 3600 HDD.
 - Exception: Cooling systems in climates with a 1 percent cooling design wet-bulb temperature less than 64°F.
 - Exception: Systems requiring dehumidification that employ energy recovery in series with the cooling coil.
 - Exception: Laboratory fume hood exhaust systems that have either a variable air volume system capable of reducing exhaust and makeup air volume to 50 percent or less of design values or, a separate makeup air supply meeting the following makeup air requirements: a) at least 75 percent of exhaust flow rate, b) heated to no more than 2°F below room setpoint temperature, c) cooled to no lower than 3°F above room setpoint temperature, d) no humidification added, e) no simultaneous heating and cooling.

Section 5: Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2009 IECC requirements in COMcheck Version 3.8.0 and to comply with the mandatory requirements in the Requirements Checklist.

ANDREW ZUDNICKI / MECH. DESIGNER *Andrew Zudnicki* *09.15.10*



COMcheck Software Version 3.8.0
Interior Lighting Compliance
Certificate

2009 IECC

Section 1: Project Information

Project Type: **New Construction**
 Project Title : **BSB - Allen Ave**

Construction Site:
 Allen Ave
 Portland, ME 04103

Owner/Agent:
 Jeff Jeter Bangor Savings Bank
 PO Box 930
 Bangor, ME 04401
 (207) 942-5211
 jeff.jeter@bangor.com

Designer/Contractor:
 WBRC A/E
 Bangor, ME 04401
 (207) 947-4511

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Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B x C)
Bank (Retail)	3286	1.5	4929
Total Allowed Watts =			4929

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Bank (Retail 3286 sq.ft.)				
Linear Fluorescent 1: A: Ceiling recessed parabolic / 24" T8U 32W / Premium efficiency	2	43	58	2494
Linear Fluorescent 2: B: Ceiling surface wraparound / 48" T8 32W (Super T8) / Premium efficiency	2	2	58	116
Halogen 1: C: Suspended accent LED lamp / Other	1	2	10	20
Compact Fluorescent 1: D: Ceiling suspended pendant / Triple 4-pin 42W / Electronic	4	2	186	372
Track lighting 1: E: (3) 8W LED track heads Wattage based on low-voltage transformer capacity	0	0	0	60
Track lighting 2: E1: (4) 6W LED track heads Wattage based on low-voltage transformer capacity	0	0	0	60
Compact Fluorescent 2: F: Ceiling recessed downlight / Triple 4-pin 42W / Electronic	1	7	47	329
Incandescent 1: G: Pendant w/ 8W LED lamp / Other	1	5	8	40
Linear Fluorescent 3: H: Suspended industrial / 48" T8 32W (Super T8) / Premium efficiency	2	4	58	232
Linear Fluorescent 4: L: Undercabinet task w/ 8W T5 lamp / Other / Electronic	2	1	20	20
Total Proposed Watts =			3743	

Section 4: Requirements Checklist

Lighting Wattage:

1. Total proposed watts must be less than or equal to total allowed watts.

Allowed Watts	Proposed Watts	Complies
4929	3743	YES

Controls, Switching, and Wiring:



COMcheck Software Version 3.8.0
**Exterior Lighting Compliance
 Certificate**

2009 IECC

Section 1: Project information

Project Type: **New Construction**
 Project Title : **BSB - Allen Ave**
 Exterior Lighting Zone: **2 (Neighborhood business district)**

Construction Site:
 Allen Ave
 Portland, ME 04103

Owner/Agent:
 Jeff Jeter Bangor Savings Bank
 PO Box 930
 Bangor, ME 04401
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 jeff.jeter@bangor.com

Designer/Contractor:
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 Bangor, ME 04401
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Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
ATM/Night depository location***	1 machines	90	No	270	65
Driveway	14283 ft2	0.06	Yes	857	370
Free standing/attached sales canopy	940 ft2	0.8	Yes	564	130
Main entry	3 ft of door width	20	Yes	60	10
Parking area	3844 ft2	0.06	Yes	231	135
Walkway < 10 feet wide	384 ft of walkway length	0.7	Yes	255	370
Entry canopy	62 ft2	0.25	Yes	16	47
Total Tradable Watts* =				1982	1062
Total Allowed Watts =				2252	
Total Allowed Supplemental Watts** =				800	

* Wattage tradeoffs are only allowed between tradable areas/surfaces.

** A supplemental allowance equal to 800 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

*** ATM/Night depository sites have a base allowance of 180 W per site.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
ATM/Night depository location (1 machines): Non-tradable Wattage				
HID 1: K: Recessed downlight / Metal Halide 50W / Pulse start	1	1	65	65
Driveway (14283 ft2): Tradable Wattage				
HID 3: N: Pole mounted site light / Metal Halide 150W / Pulse start	1	2	185	370
Free standing/attached sales canopy (940 ft2): Tradable Wattage				
HID 6: K: Recessed downlight / Metal Halide 50W / Pulse start	1	2	65	130
Main entry (3 ft of door width): Tradable Wattage				
HID 2: J: Ext. wall sconce w/5W LED modul / Other / Standard	1	2	5	10
Parking area (3844 ft2): Tradable Wattage				
HID 4: N1: Pole mounted site light / Metal Halide 100W / Pulse start	1	1	135	135
Walkway < 10 feet wide (384 ft of walkway length): Tradable Wattage				
HID 5: N2: Pole mounted site light / Metal Halide 150W / Pulse start	1	2	185	370
Entry canopy (62 ft2): Tradable Wattage				

INTERIOR ENVIRONMENT (Chapter 12)

- _____ Ventilation openings (1203)
- _____ Temperature control (1204)
- _____ Lighting (1205)
- _____ Yards or courts (1206)
- _____ Sound transmission (1207)
- _____ Interior space dimensions (1208)
- _____ Access to unoccupied spaces (1209)
- _____ Surrounding materials (1210, 2509)

BUILDING ENVELOPE (Chapters 13*, 14, 15)

*See Energy Conservation Code Plan Review Record

EXTERIOR WALLS (Chapter 14)

- _____ Performance requirements (1403)
- _____ Materials (1404)
- _____ Exterior wall coverings/MCM's (1405, 1407)
- _____ Combustible material restrictions (1406)

ROOF ASSEMBLIES AND ROOFTOP STRUCTURES (Chapter 15)

- _____ Weather protection (1503)
- _____ Flashing (1503.2, 1507.2.9, 1507.3.9, 1507.5.6, 1507.7.6, 1507.8.7, 1507.9.8)
- _____ Performance requirements (1504)
- _____ Fire classification (1505)
- _____ Materials (1506)
- _____ Roof coverings (1507)
- _____ Roof insulation (1508)
- _____ Rooftop structures (1509)
- _____ Reroofing (1510)

STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

STRUCTURAL DESIGN (Chapter 16)

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (106.1, 106.1.1)

- _____ Live load reduction (1603.1.1, 1607.9, 1607.10)
- _____ Roof live loads (1603.1.2, 1607.11)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use Loads Shown

OK

- _____ Roof snow loads (1603.1.3, 1608)
- _____ Ground snow load, P_g (1608.2)
- _____ If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
- _____ If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
- _____ If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
- _____ Roof thermal factor, C_t (Table 1608.3.2)
- _____ Sloped roof snowload, P_s (1608.4)

NOTES: N.R. — Not required
N.A. — Not applicable

ADMINISTRATION (Chapter 1)

- Complete construction documents (106.1, 106.2)
- Signed/sealed construction documents (106.1, State laws vary)

BUILDING PLANNING (Chapters 3, 4, 5, 6)

OCCUPANCY CLASSIFICATION (302.0-312.0)

- Single Occupancy (302.1)
- Mixed Occupancy (302.3)
- Incidental use areas (302.1.1)
- Accessory use areas (302.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single occupancy or nonseparated mixed occupancies. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed occupancies.

AREA MODIFICATIONS TO TABLE 503

- % of Allowable tabular area, A_t (Table 503) 100%
- % Increase for frontage, I_f (506.2) + _____ %
- % Increase for automatic sprinklers, I_s (506.3) + _____ %
- Total percentage factor = _____ %
- Conversion factor _____
Total percentage factor + 100%

Frontage (506.2)	North	East	South	West
	_____	_____	_____	_____
Total Frontage (F)	_____ ft.			
Perimeter (P)	_____ ft.			
Width of open space (W)	= _____			
% Frontage increase (I_f) (506.2)	= _____			
	$I_f = 100 \left[\frac{F}{P} - 0.25 \right] \frac{W}{30}$			

CASE 1 — SINGLE OCCUPANCY OR NONSEPARATED USES (302.3.1)

Using Table 503, identify the allowable height and area of the single occupancy or the most restrictive of the nonseparated mixed occupancies. Construction types that provide an allowable tabular area equal to or greater than the adjusted building area and allowable heights (as modified by Section 504) equal to or greater than the actual building height are permitted.

DETERMINE CONSTRUCTION TYPE

- Actual building area 3,400 ft²
- Adjusted building area _____ ft²
actual building area + conversion factor
- Actual building height 40 feet 2 stories
- Allowable building height _____ feet _____ stories
- Permitted types of construction 1-5
- Type of construction assumed for review (602.1.1) 5B

CHECK ALLOWABLE AREA (506.4)

- Allowable area per floor (A_a) _____ ft²
conversion factor x tabular area (Table 503)
- Total floor area (all stories) 3400 ft²
- Allowable floor area (all stories) _____ ft²
Allowable area per floor (A_a) x number of stories (maximum 3)
- Compliance verified (Single Occ. or Nonsep.) OK

CASE 2 — MIXED OCCUPANCY SEPARATED USES (302.3.2)

Using Table 503, identify the allowable height and area of each of the separated uses within the building. Construction types that provide, for each story of the building, tabular areas (as modified by Section 506) which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504) equal to or greater than the actual height of the use are permitted.

Story	Group	Actual floor area	Adjusted floor area*	Actual height	Allowable height
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories

$\sum \frac{\text{Adjusted floor area}^*}{\text{Allow. tab. area, } A_i \text{ (Table 503)}} = \text{_____} + \text{_____} + \text{_____} + \text{_____} = \text{_____} \leq 1.00$

*Adjusted floor area = actual floor area + conversion factor

CHECK ALLOWABLE AREA (506.4)

Allowable area per floor (A_a)	$\frac{\text{conversion factor}}{\text{tabular area (Table 503)}} = \text{_____} \text{ ft}^2$	Permitted types of construction _____
Total floor area (all stories)	_____ ft ²	Type of construction assumed for review (602.1.1) _____
Allowable floor area (all stories)	$\frac{\text{Allowable area per floor (} A_a \text{)}}{\text{number of stories (maximum 3)}} = \text{_____} \text{ ft}^2$	Compliance verified (Mixed Occ. Separated) _____

MEZZANINES (505)

_____ Area limitation (505.2)	_____ Openness (505.4)
_____ Egress (505.3)	_____ Equipment platforms (505.5)

UNLIMITED AREA BUILDINGS (507)

_____ Unsprinklered, one story (507.1)	_____ High-hazard use groups (507.6)
_____ Sprinklered, one story (507.2)	_____ Aircraft paint hangar (507.7)
_____ Two story (507.3)	_____ Group E buildings (507.8)
_____ Reduced open space (507.4)	_____ Motion picture theaters (507.9)
_____ Group A-3 buildings (507.5)	

SPECIAL PROVISIONS (508)

_____ Special condition applicable (508.1)	_____ Compliance verified
--	---------------------------

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (Chapter 4)

COVERED MALL BUILDINGS (402)	_____ Standpipe system (402.8.1)
_____ Egress (402.4, 402.11)	_____ Smoke control (402.9)
_____ Mall width (402.5)	_____ Kiosk requirements (402.10)
_____ Unlimited area (402.6)	_____ Emergency voice/alarm (402.12, 402.13)
_____ Fire separations (402.7)	_____ Plastic signs (402.14)
_____ Automatic sprinkler system (402.8)	_____ Fire department access (402.15)

MEANS OF EGRESS (continued)

GENERAL MEANS OF EGRESS

_____ Design requirements (1003.2 - 1003.7)	_____ Door landings/Thresholds/Arrangement (1008.1.4 - 1008.1.7)
_____ Means of egress illumination (1006)	_____ Door hardware (1008.1.8, 1008.1.9)
_____ Exit signs (1011)	_____ Stairways (1009)
_____ Accessible means of egress (1007)	_____ Handrails (1009.11)
_____ Means of egress doors (1008.1-1008.1.2)	_____ Roof access (1009.12)
_____ Special doors/Gates/Turnstiles (1008.1.3, 1008.2, 1008.3)	_____ Ramps (1010)
	_____ Guards (1012)

EXIT ACCESS

_____ Door number and arrangement (1013.2, 1014.1, 1014.2)	_____ Egress balconies (1013.5, 1015.3)
_____ Exit access travel distance (1013.3, 1015.1)	_____ Corridors (1016)
_____ Aisles (1013.4)	_____ Air movement in corridors (1016.4)

EXITS / EXIT DISCHARGE

_____ Exits/Exit doors (1017, 1018)	_____ Horizontal exits (1021)
_____ Interior exit stairways (1019)	_____ Exterior exit ramps/stairways (1022)
_____ Exit passageways (1020)	_____ Exit discharge (1023)

OTHER MEANS OF EGRESS

_____ Miscellaneous egress requirements (1014.3 - 1014.6)	_____ Assembly aisles & features (1024.6 - 1024.15)
_____ Bleachers (1024.1.1)	_____ Emergency escape and rescue (1025)
_____ Assembly exits & egress (1024.2 - 1024.5)	

ACCESSIBILITY* (Chapter 11)

_____ Scoping requirements (1103)	_____ Dwelling units and sleeping units (1107)
_____ Accessible route (1104)	_____ Special occupancies (1108)
_____ Accessible entrances (1105)	_____ Features and facilities (1109)
_____ Parking and passenger loading (1106)	_____ Signage (1110)

*Also see Accessibility Plan Review Record

EXTERIOR WALLS (continued)	
<input type="checkbox"/>	Opening protection (704.8, 704.12, 704.14)
<input type="checkbox"/>	Vertical fire spread protection (704.9, 704.10)
<input type="checkbox"/>	Parapets (704.11)
FIRE BARRIERS (706)	
<input type="checkbox"/>	Shaft enclosures (706.3.1)
<input type="checkbox"/>	Exit enclosures (706.3.2, 706.3.3)
<input type="checkbox"/>	Horizontal exits (706.3.4)
<input type="checkbox"/>	Incidental use areas (706.3.5)
<input type="checkbox"/>	Mixed occupancy and fire area separations (706.3.6, 706.3.7)
SHAFTS (707)	
<input type="checkbox"/>	Exceptions (707.2)
<input type="checkbox"/>	Construction (707.3 - 707.14)

OTHER FIRE RESISTANT CONSTRUCTION	
<input type="checkbox"/>	Fire walls (705)
<input type="checkbox"/>	Fire partitions (708)
<input type="checkbox"/>	Smoke barriers (709)
_____	Smoke partitions (710)
_____	Penetrations (712)
_____	Fire resistant joint systems (713)
_____	Opening protectives (715)
_____	Dampers (716)
_____	Concealed spaces (717)
_____	Thermal and sound-insulating materials (719)

ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS (904)	
_____	Installation (904.3)
_____	Wet-chemical systems (904.5)
_____	Dry-chemical systems (904.6)
_____	Foam systems (904.7)
_____	Carbon dioxide systems (904.8)
_____	Halon systems (904.9)
_____	Clean-agent systems (904.10)
_____	Commercial cooking systems (904.2.1, 904.11)

_____	Single/multiple station smoke alarms (907.2.10)
_____	High rise buildings (907.2.12)
_____	Atriums (907.2.13)
_____	Other buildings/areas (907.2.11, 907.2.14 - 907.2.23)

STANDPIPE SYSTEMS (905)	
_____	Installation standards (905.2)
_____	Building height (905.3.1)
_____	Group A (905.3.2)
_____	Covered malls (905.3.3)
_____	Stages (905.3.4)
_____	Underground buildings (905.3.5)
_____	Helistops/heliports (905.3.6)
_____	Hose connections and locations (905.1, 905.4, 905.5, 905.6)
_____	Cabinets (905.7)
_____	Dry standpipes (905.8)
_____	Valve supervision (905.9)

FIRE ALARM AND DETECTION SYSTEMS (907) (Design)	
_____	Residential smoke alarm power source (907.2.10.2)
_____	Residential smoke alarm interconnection (907.2.10.3)
_____	Location/Power supply/Wiring (907.3 - 907.5)
_____	Activation/Presignal/Zones (907.6 - 907.8)
_____	Alarm notification appliances (907.9)
_____	Detectors (907.10 - 907.12)
_____	Monitoring (907.14)

INTERIOR FINISHES (Chapter 8)

_____	Smoke development (803.1)	_____	Floor finish (804)
_____	Flame spread (803.1)	_____	Decorations and trim (805)
_____	Non-textile finish (803.2)		

FIRE PROTECTION (Chapter 9)

AUTOMATIC SPRINKLER SYSTEMS (903) (Where required)		Additional required systems (Table 903.2.13)	
_____	Assembly (A-1, A-2, A-3, A-4, A-5) (903.2.1)	_____	International Fire Code (IFC 903.2.13)
_____	Educational (E) (903.2.2)	AUTOMATIC SPRINKLER SYSTEMS* (903) (Design)	
_____	Factory/Industrial (F-1) (903.2.3)	_____	Shop drawings (106.1.1.1)
_____	High-hazard (H-1, H-2, H-3, H-4, H-5) (903.2.4)	_____	NFPA 13 system (903.3.1.1)
_____	Institutional (I-1, I-2, I-3, I-4) (407.5, 903.2.5)	_____	NFPA 13R system (903.3.1.2)
_____	Mercantile (M) (903.2.6)	_____	NFPA 13D system (903.3.1.3)
_____	Residential (R) (903.2.7)	_____	Quick-response and residential heads (903.3.2)
_____	Storage/Repair garage (S-1) (903.2.8)	_____	Actuation (903.3.4)
_____	Parking garages (903.2.9)	_____	Water supply (903.3.5)
_____	Windowless story (903.2.10.1)	_____	Hose connections (903.3.6, 903.3.7)
_____	Rubbish and linen chutes (903.2.10.2)	_____	Sprinkler monitoring and alarms (903.4, 907.13)
_____	Buildings over 55 ft. high (903.2.10.3)		
_____	Incidental use areas (302.1.1)		

* Also see Fire Code Sprinkler Plan Review Record

PORTABLE FIRE EXTINGUISHERS (906)	
_____	Required locations - IFC (906.1)

FIRE ALARM AND DETECTION SYSTEMS (907) (Where required)	
_____	Construction documents (907.1.1)
_____	Assembly (A-1, A-2, A-3, A-4, A-5) (907.2.1)
_____	Business (B) (907.2.2)
_____	Educational (E) (907.2.3)
_____	Factory (F-1, F-2) (907.2.4)
_____	High-hazard (H-1, H-2, H-3, H-4, H-5) (907.2.5)
_____	Institutional (I-1, I-2, I-3, I-4) (907.2.6)
_____	Mercantile (M) (907.2.7)
_____	Residential (R-1, R-2) (907.2.8, 907.2.9)

EMERGENCY ALARM SYSTEMS (908)	
_____	Detection system applicable (908.1 - 908.6)

SMOKE CONTROL SYSTEMS (909)	
_____	Where required (402.9, 404.4, 405.5, 408.8, 410.3.7.2, 1019.1.8, 1024.6.2.1)
_____	Design requirements (909.1 - 909.4)
_____	Smoke barriers (909.5)
_____	Pressurization method (909.6)
_____	Airflow method (909.7)
_____	Exhaust method (909.8)
_____	Equipment/Power (909.10, 909.11)
_____	Detection and control (909.12 - 909.18)
_____	Smokeproof enclosures (909.20)
_____	Underground buildings (909.21)

SMOKE AND HEAT VENTS (910)	
_____	Requirements (910.1 - 910.3)
_____	Mechanical alternative (910.4)

FIRE COMMAND CENTER (911)	
_____	Features (911.1)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 320 ALLEN AVE CBL 344 E040001

Issued to Bangor Savings Bank /Landry Construction Corp /Denis Landry Date of Issue 01/03/2011

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. 10-0952, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
Entire

APPROVED OCCUPANCY
Bangor Savings Bank
Use Group B
Type 5B
IBC-2003

Limiting Conditions: This is a temporary occupancy certificate, which expires on June 1, 2011. See attached memo from Planning Division.

This certificate supersedes
certificate issued

Approved:

1-3-10

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 320 ALLEN AVE CBL 344 E040001

Issued to Bangor Savings Bank

Date of Issue 08/10/2011

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. 10-0952, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Bangor Savings Bank
Use Group B
Type 5B
IBC-2003

Limiting Conditions: NONE

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: August 10, 2011

RE: C. of O. for # 320 Allen Avenue, Bangor Savings Bank
(Id # 09-99900003) (CBL 344 E 040001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager