0000186	
D. Number	

Timothy Higgins			9/27/00
Applicant			Application Date
242 Veranda Street, Portland, ME 04103 Applicant's Mailing Address			Ocean Ave
			Project Name/Description
SAA	and the second s	1050 Ocean Ave, Portland	Maine 04103
Consultant/Agent		Address of Proposed Site 415-A-007	
838-5870 Applicant or Agent Daytime Telephone, Fax		Assessor's Reference: Char	t-Block-Lot
	5 1		_
Proposed Development (check all that apply): Office Retail Manufacturin	⊠ New Building □ Warehouse/Distribu	Building Addition ☐ Change Cution ☐ Parking Lot ☐ C	Of Use 🔲 Residential Other (specify)
Office Retail Manufacturir	lg ☐ vvalenouse/bistribu	Illon	or (specify)
Proposed Building square Feet or # of Units	Acreage	of Site	Zoning
Check Review Required:			
⊠ Site Plan □	Subdivision	PAD Review	☐ 14-403 Streets Review
	# of lots	II	29 II
	Shoreland	☐ HistoricPreservation	☐ DEP Local Certification
		Thistories reservation	-
Zoning Conditional Use (ZBA/PB)	Zoning Variance		Other
Fees Paid: Site Plan \$200.00	Subdivision	Engineer Review	\$100.00 Date: 9/27/00
DRC Approval Status:		Reviewer Chris Earle	
Approved	Approved w/Conditions see attached	☐ Denied	
Approval Date 9/28/00	Approval Expiration 9/28	B/01 Extension to	Additional Sheets
Condition Compliance Chi	is Earle	9/28/00	Attached
	gnature	date	
Performance Guarantee	Required*	☐ Not Required	
		submitted as indicated below	
* No building permit may be issued until a per	ormance guarantee has been	Submitted as indicated below	
Performance Guarantee Accepted			a minima data
	date	amount	expiration date
☐ Inspection Fee Paid			
8	date	amount	
☐ Building Permit			
	date		
Performance Guarantee Reduced			
- Tonormanos suchanos resussas	date	remaining balance	signature
T Towns Contificate Of Continonal		Conditions (See Attache	ort)
☐ Temporary Certificate Of Occupancy	date	Conditions (occ Attache	
	duto ,		
Final Inspection	44-	signature	
Certificate Of Occupancy	date	Signature	
Certificate Of Occupancy	date	La Company	
Performance Guarantee Released	<u> </u>		
	date	signature	
☐ Defect Guarantee Submitted		Name in the Contraction of the C	and the delication of the
Defect Guarantee Released	submitted date	amount	expiration date

TO:

Sam Hoffses, Chief Building Inspector

Inspections

FROM:

Jay Reynolds, Development Review Coordinator

DATE:

July 19, 2001

RE:

C. of O. for 1050 Ocean Ave.

lead cbl (415A007); (Id# 2000-0186)

After visiting 1050 Ocean Avenue, I found all the work to be completed.

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

Please contact me if you have any questions or comments. Thank You.

Cc:

Sarah Hopkins, Development Review Services Manager

Mike Nugent, Inspection Services Manager

File: O:\drc\1050ocean2.doc

20000186	
LD Number	

and the state of t	ADDENDUM	2775322
imothy Higgins	_:	9/27/00
applicant		Application Date
42 Veranda Street, Portland, ME 04103	4	Ocean Ave
Applicant's Mailing Address	AT Fig.	Project Name/Description
SAA	1050 Ocean Ave, Porti	
Consultant/Agent	Address of Proposed Si	ite
38-5870	415-A-007	
Applicant or Agent Daytime Telephone, Fax	Assessor's Reference:	Chart-Block-Lot
DRC Conditions	of Approval	
Approved subject to site plan review condition of approval sheet.		
All damage to sidewalk, curb, street, or public utilities shall be repaired	to City of Portland standards prior t	to
ssuance of a Certificate of Occupancy.		
Two (2) City of Portland approved species and size trees must be plant	ted on your street frontage prior to	
ssuance of a Certificate of Occupancy.	<u> </u>	
Your new street address is now 1050 Ocean Avenue		M. A. C.
the number must be displayed on the street frontage of your house prior	to issuance of a Certificate of Occi	upancy.
The Development Review Coordinator (874-8300 ext.8722) must be no	otified five (5) working days	
prior to date required for final site inspection. Please make allowances for	r completion of site plan requiremen	ts
determined to be incomplete or defective during the inspection. This is es	ssential as all site plan requirements	must
be completed and approved by the Development Review Coordinator prior	or to issuance of a Certificate of	
Decupancy. Please schedule any property closing with these requirement	ats in mind	
Show all utility connections: water, sanitary, sewer, storm drain, electric	c telephone cable	
A street opening permit(s) is required for your site. Please contact Card	rol Merritt av 874-8300. ext. 8828.	
	or Morrice dy 07 1 0000, District Court	
(Only excavators licensed by the City of Portland are eligible.) As-built record information for sewer and stormwater service connection	ons must be submitted to Public Wo	orks
Engineering Section (55 Portland Street) and approved prior to issuance	of a Certificate of Occupancy	
Engineering Section (35 Portiand Street) and approved prior to issuance	ore determined first floor elevation	
The building contractor shall check the subdivision recording plat for p	et above the finish street/curh eleva	tion
and establish the first floor elevation (FFE) and sill elevation (SE) to be se	et above the fillion of concern clove.	
to allow for positive drainage away from entire footprint of building.	chood and basement windows to be	in
The site contractor shall establish finish grades at the foundation, bulk	t by the building contractor to provid	le
conformance with the first floor elevation (FFE) and sill elevation (SE) set	t by the building contractor to provid	
for positive drainage away from entire footprint of building.	Pariou Coordinator showing first flor	or
A drainage plan shall be submitted to and approved by Development R	evicting and proposed contours	oi .
elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading	g, existing and proposed contours,	cos
drainage patterns and paths, drainage swales, grades at or near abutting	property lines, erosion control device	
and locations and outlets for drainage from the property.	ditional let grading or other drainage	
The Development Review Coordinator reserves the right to require add	altional for grading of other drainage	
improvements as necessary due to field conditions.	at the pouth parmer of this lot	
Applicant shall install and maintain erosion contrrol devices especially	at the south corner of this lot.	
Applicant shall be required to keep Ocean Street from from mud or ot	ther debris from this site.	
		The state of the s
		7.
	20.00	

Planning Conditions of Approval

20000188	
l. D. Number	186

Timothy Higgins	**************************************		9/27/00
Applicant 242 Veranda Street, Portland, ME 04103			Application Date Ocean Ave
Applicant's Malling Address		1050	Project Name/Description
SAA		4041 Ocean Ave, Portland I	Vialine 04 103
Consultant/Agent 838-5670		Address of Proposed Site 416-A-007	
Applicant or Agent Daytime Telephone, Fax		Assessor's Reference: Chart	-Black-Lot
VIII	-		
Proposed Development (check all that appl			ruse 🗡 Residential ther (specify)
1864		492	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Proposed Building square Feet or # of Unit	. A	creage of Site	Zoning
Check Review Required:		300 300 300 300 300 300 300 300 300 300	
Site Pien (major/minor)	Subdivision # of lots	PAD Review	☐ 14—103 Streets Review
☐ Flood Hazard	3 Shoreland	☐ HistoricPreservet(on	☐ DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zoning Variance		Other
Fees Paid: Site Plan \$200.0	O Subdivision	Engineer Review \$	100.00 Dete: 9/27/00
BBC Assessed Status		Reviewer Plans	Enl.
DRC Approval Status: ☐ Approved	Approved w/Condition	-	
Approval Date 9/38/00	Approval Expiration	Extension to	Additional Sheets Attached
Condition Compliance	signature	date	1 may 1 and
Performance Guarantee	☐ Required*	☐ Not Required	
* No building permit may be issued until a p	erformance guarantee ha	s been submitted as indicated below	
☐ Performance Guarantee Accepted			
	date	amount	expiration date
☐ Inspection Fee Paid			
	date	amount	
Building Permit			
_	dale		
Performance Guarantes Reduced			A STATE OF THE STA
_	date	remaining balance	signature
☐ Temporary Certificate Of Occupancy		Conditions (See Attached	1)
_	date		
☐ Final Inapection	3 - 10 - 10 - 10 - 10 - 10 - 10 - 10 - 1	olanohur.	
Certificate Of Occupancy	date	signature	
	ďale		
Performance Guarantee Released			
☐ Defect Guarantee Submitted	date	signature	
□ Defect Guarantee Submitted			purioni data



SEP. 28. 2000 Dr. 3: 15PMMAN DELUCA HOFFMAN ASSOC

776 MAIN STREET SUITE 8 SOUTH FORTLAND, MAINE 04106 TEL, 207 775 1121 FAX 207 879 0896

ROADWAY DNO. 963
ENVIRONMENTAL ENVINEERING
TRAFFIC STUDIES AND MANAGEMENT
PERMITTING
AIRPORT ENGINEERING
SITE PLANNING
CONSTRUCTION ADMINISTRATION

FAX COVER SHEET

so: CITY 0	of Portland	From: Chris Eavle		
Pla	nning			
ax# 756	5-8258	Date: 9/23/00		
Phone:		_ Pages (Incl. Cover):		
Re:	50 Ocean			
Urgent	For Review C	lease Please Please Recycle		
COMMENTS:	DKC-KEL	ILLW		
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The state of the s				
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	The same of the sa			
) k			

CITY OF PORTLAND, MAINE SITE PLAN REVIEW (ADDENDUM) CONDITIONS OF APPROVAL

APPLICANT:	Timothy Higgins
ADDRESS	242 Veranda St Partland, Me 14103
SITE ADDRES	S/LOCATION: 1050 Been Ave
DATE:	9/28/00
only and does no completely finis	Development Review Coordinator is for General Conformance with ordinances and standards of relieve the applicant, his contractors or agents from the responsibility to provide a hed site, including but not limited to: increasing or concentrating of all surface runoff onto instream properties, issues regarding vehicle sight distance, location of public utilities and ations.
CONDIT	IONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN
iX	All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.
2	Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3	Your new street address is now
4. <u>X</u>	The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. 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.
5. <u>X</u>	Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6	A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8829. The Wastewarer and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7	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.)

O:PLAMCORRESP(SECRETAR/FORMS/CONDAPP.SAP10/10/96

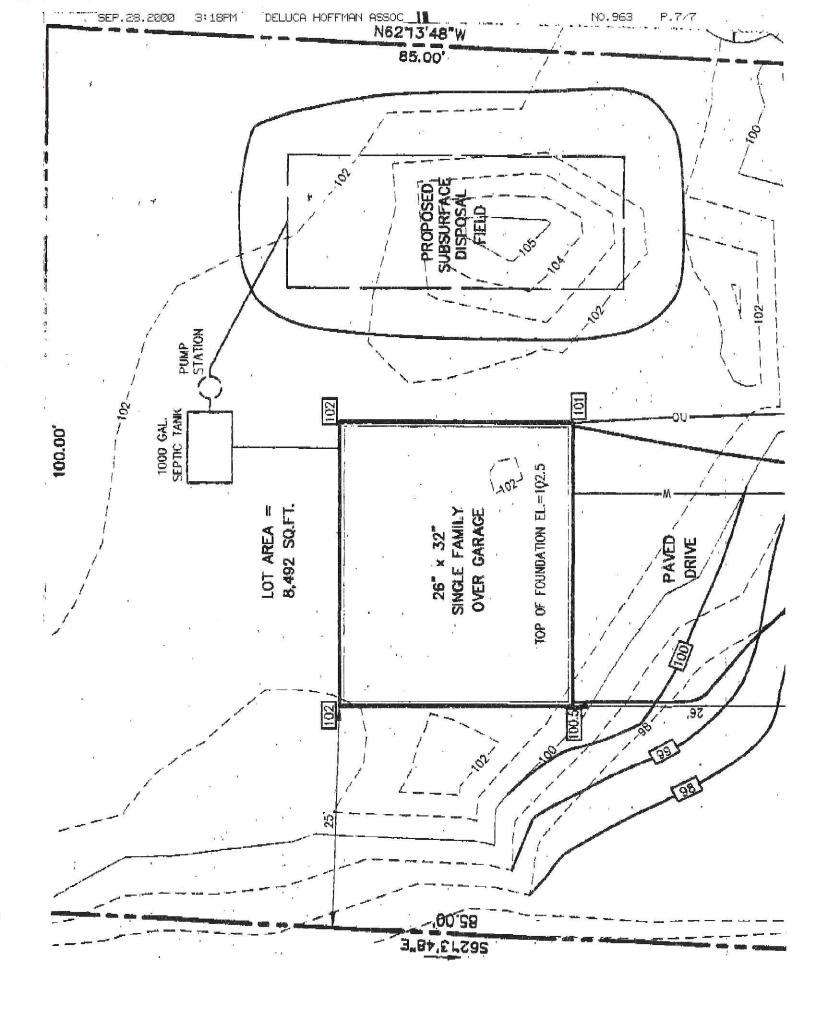
Katherine Staples, P.E., City Engineer

CC:

14 x Applicant shall be required to keep Ocean 5+ Ence from mud or other debris from this site.

Applicant shall install and maintain crosion

es especially at the south corner



0000186	
D. Number	

Timothy Higgins			9/27/00
Applicant		8	Application Date
242 Veranda Street, Portland, ME 04103			Ocean Ave
Applicant's Mailing Address	10	1050 Occan Ave. Bertle	Project Name/Description
SAA Consultant/Agent		Address of Proposed Site	
Consultant/Agent 838-5870		415-A-007	
Applicant or Agent Daytime Telephone, Fax	(T T T T T T T T T T T T T T T T T T T	Assessor's Reference: Cl	hart-Block-Lot
Proposed Development (check all that apply):	☐ Warehouse/Distrib	- pro-	e Of Use Residential Other (specify)
1664	8492	10%-	Zoning
Proposed Building square Feet or # of Units	Acreage	e or Site	Zoning
Check Review Required:			
Site Plan Subdiv (major/minor) # of lo		☐ PAD Review	☐ 14-403 Streets Review
☐ Flood Hazard ☐ Shorel	and	☐ HistoricPreservation	DEP Local Certification
	y Variance		Other
- Annual	odivision	Engineer Review	\$100.00 Date: 9/27/00
DRC Approval Status:		Reviewer Chris Earle	
Approved Appro	oved w/Conditions tached	☐ Denied	d ,
Approval Date 9/28/00 Approv	al Expiration 9/2	28/01 Extension to	
		9/28/00	Attached
Condition Compliance Chris Ear signature		date	_
Performance Guarantee Requi	red*	☐ Not Required	
* No building permit may be issued until a performan	ice guarantee has been	submitted as indicated below	
Performance Guarantee Accepted			
	date	amount	expiration date
☐ Inspection Fee Paid			8 8
Inspection ree raid	date	amount	r, n a
Duilding Pormit	*60/77/00/674		2
Building Permit	date		
D B forman Constitute Badward			
Performance Guarantee Reduced	date	remaining balar	nce signature
		Conditions (See Attac	
Temporary Certificate Of Occupancy	date	Conditions (See Attac	cried)
_	uale	#	
Final Inspection	مامار	nianatura	
Contificate Of Occupancy	date	signature	
Certificate Of Occupancy	date	- 2 :	9
Performance Guarantee Released			
a 20 7	date	signature	
Defect Guarantee Submitted			arainatina data
Defect Guarantee Released	submitted date	amount	expiration date

20000186	
L D. Number	

imothy Higgins	9/27/00
Applicant	Application Date
42 Veranda Street, Portland, ME 04103	Ocean Ave
Applicant's Mailing Address	Project Name/Description
SAA	1050 Ocean Ave, Portland Maine 04103
Consultant/Agent	Address of Proposed Site
338-5870	415-A-007
Applicant or Agent Daytime Telephone, Fax	Assessor's Reference: Chart-Block-Lot
DRC Conditions o	of Approval
Approved subject to site plan review condition of approval sheet.	
All damage to sidewalk, curb, street, or public utilities shall be repaired t	o City of Portland standards prior to
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(Only excavators licensed by the City of Portland are eligible.)	
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conformance with the first floor elevation (FFE) and sill elevation (SE) set	by the building contractor to provide
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elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading	, existing and proposed contours,
drainage patterns and paths, drainage swales, grades at or near abutting	property lines, erosion control devices
and locations and outlets for drainage from the property.	
The Development Review Coordinator reserves the right to require addi	itional lot grading or other drainage
improvements as necessary due to field conditions.	
Applicant shall install and maintain erosion contrrol devices especially	at the south corner of this lot.
Applicant shall be required to keep Ocean Street from from mud or oth	ner debris from this site.

Planning Conditions of Approval

0000186	
D. Number	

Timothy Higgins		9	/27/00
Applicant	9		opplication Date
242 Veranda Street, Portland, ME 04103			Ocean Ave Project Name/Description
Applicant's Mailing Address SAA		1050 Ocean Ave, Portland Maine	
Consultant/Agent		Address of Proposed Site	
838-5870		415-A-007	70 m
Applicant or Agent Daytime Telephone, Fax		Assessor's Reference: Chart-Block	r-Lot
Proposed Development (check all that apply): Office Retail Manufacturing 1664	New Building U Warehouse/Distribut	Building Addition	Residential specify)
Proposed Building square Feet or # of Units	Acreage of	of Site	Zoning
Check Review Required:			
**************************************	- I - II di Toss	D DAD Doview	☐ 14-403 Streets Review
	ubdivision of lots	PAD Review	14-403 Streets Review
☐ Flood Hazard ☐ S	horeland	☐ HistoricPreservation	☐ DEP Local Certification
☐ Zoning Conditional ☐ Zour (ZBA/PB)	oning Variance		Other
Fees Paid: Site Plan \$200.00	Subdivision	Engineer Review \$100.0	0 Date: 9/27/00
DRC Approval Status:		Reviewer Chris Earle	
Approved A	pproved w/Conditions ee attached	Denied	N. W.
Approval Date 9/28/00 Ap	oproval Expiration 9/28	/01 Extension to	Additional Sheets
Condition Compliance Chris	Earle	9/28/00	Attached
30.000 P	nature	date	
Performance Guarantee R	equired*	☐ Not Required	
* No building permit may be issued until a perfo	rmance guarantee has been s	submitted as indicated below	
	Section 2017	y	a 25 480
Performance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid	3 		
	date	amount	
☐ Building Permit			
_ building to thin	date		
Performance Guarantee Reduced			
L Fellolliance Guarantee Neutroeu	date	remaining balance	signature
Tammaran Carliffords Of Castimora		Conditions (See Attached)	120
Temporary Certificate Of Occupancy	date		
Final Inspection			
	date	signature	
Certificate Of Occupancy			
—	date		
Performance Guarantee Released	date	signature	
Defect Guarantee Submitted	uale	Signature	<u> </u>
	submitted date	amount	expiration date
Defect Guarantee Released			

20000186			
L D. Number	111		

9/27/00 **Timothy Higgins** Application Date Applicant Ocean Ave 242 Veranda Street, Portland, ME 04103 Project Name/Description Applicant's Mailing Address 1050 Ocean Ave, Portland Maine 04103 SAA Address of Proposed Site Consultant/Agent 415-A-007 838-5870 Assessor's Reference: Chart-Block-Lot Applicant or Agent Daytime Telephone, Fax **DRC Conditions of Approval** Approved subject to site plan review condition of approval sheet. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy. Your new street address is now 1050 Ocean Avenue the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy. The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. 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. Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable. A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.) As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy. The building contractor shall check the subdivision recording plat for pre-determined first floor elevation

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Planning Conditions of Approval