

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1499	Issue Date:	CBL: 420 B005001
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Location of Construction: 273 Presumpscot St	Owner Name: C & N Properties Llc	Owner Address: Po Box 1838	Phone:
Business Name: Haskell & Hall	Contractor Name: RDB Construction, Inc	Contractor Address: 155 Center Street Auburn	Phone: 2077836339
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: I-M

Past Use: Commercial / Office	Proposed Use: Commercial / Office; New 1,482 sq.ft. second story addition for office space.	Permit Fee: \$945.00	Cost of Work: \$85,000.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	INSPECTION: Use Group: B-2 Type: 3	

Proposed Project Description: New 1,482 sq.ft. second story addition for office space.	Signature: <i>[Signature]</i>	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action. <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 12/06/2010	Zoning Approval
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<ol style="list-style-type: none"> 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 <i>n/A</i> <input type="checkbox"/> Wetland <i>using IA-426 b 006</i> <input type="checkbox"/> Flood Zone <i>12/6/10 with PA and Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #10-79900038 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>con def with 12/7/10</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Demed. Date:
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CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1499	Date Applied For: 12/06/2010	CBL: 420 B005001
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Location of Construction: 273 Presumpscot St	Owner Name: C & N Properties Llc	Owner Address: Po Box 1838	Phone:
Business Name: Haskell & Hall	Contractor Name: RDB Construction, Inc	Contractor Address: 155 Center Street Auburn	Phone (207) 783-6339
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial / Office; New 1,482 sq.ft. second story addition for office space.	Proposed Project Description: New 1,482 sq.ft. second story addition for office space.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 12/07/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Your permit is being approved under zoning using section 14-436(b) which allows an upward expansion on buildings with nonconforming setback. This upward expansion is using 12% at this time of the allowable 80%.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that this upward expansion is NOT on the area of the building that is located on an abutter's property.			
Dept: Building	Status:	Reviewer: Jeanine Bourke	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 12/15/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) New Stairs shall comply with the current building code.			
2) Fire extinguishers required. Installation per NFPA 10			
3) All construction shall comply with City Code Chapter 10.			
4) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require ammendments and approval.			

Comments:
12/7/2010-gg: received pdf and entered in the system. /gg
12/7/2010-mes: WAIT FOR PLANNING SIGN OFF
1/14/2011-jmb: Left vcmgs @ HKTA architects to discuss the review details
1/18/2011-jmb: Recieved return call from Bob Howe @ HKTA
1/19/2011-jmb: Spoke with Bob H. On details including SI statement, energy code requirements, stepped building fire separations, combustibile ext. Walls in type 3 constr., & 2hr rating, discrepancy of stair layout in S & A plans, confirm 1 story connected use in rear, missing A-2 plan, electronic files, UL design for rated columns, assemblies. He called back later to discuss a conceptual idea for fire walls and separation continuous from new 2nd floor ext. Walls into the existing warehouse. He will do some code research and speak with the owner and inform of the course of action.
7/21/2011-jmb: Permit application expired due to inactivity and newly issued permit in One Sol #2011-05-1046



10 1499

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: 273 Presumpscot Street, Portland, Maine		
Total Square Footage of Proposed Structure/Area 1,482 square feet		Square Footage of Lot 191,650
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 420-B-005-001	Applicant *must be owner, Lessee or Buyer* Name C & N Properties, LLC Address PO Box 1838 City, State & Zip Portland, ME 04104	Telephone: 775-1481 <i>4185,000</i>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>870.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>945.00</u>
Current legal use (i.e. single family) <u>Office Space</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Office Space</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>1,482 Square foot second story addition housing office space</u>		
<div style="border: 2px solid red; padding: 5px; display: inline-block; color: red; font-weight: bold; font-size: 1.2em;">RECEIVED</div> DEC - 6 2010 Dept. of Building Inspections City of Portland Maine		
Contractor's name: <u>RDB Construction</u>		
Address: <u>155 Center Street # 6</u>		
City, State & Zip <u>Auburn, ME 04210</u>		Telephone: <u>783-6339</u>
Who should we contact when the permit is ready: <u>Robert L. Bergeron</u>		Telephone: <u>775-1481</u>
Mailing address: <u>C & N Properties, LLC, PO Box 1838, Portland, ME 04104</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.

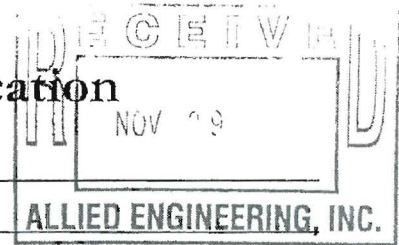
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: December 3, 2010
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This is not a permit; you may not commence ANY work until the permit is issue



Certificate of Design Application



From Designer:

AKTA/ARCHITECTS INC

Date:

NOVEMBER 24, 2010

Job Name:

HASCALL & HALL BUILDING - SECOND FLOOR ADDITION

Address of Construction:

273 PRESUMPSCOT STREET

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) Group B & Group S-2

Type of Construction TYPE III

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

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

Supervisory alarm System? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.1.1, 1807)

Floor Area Use	Loads/Shown
<u>OFFICE</u>	<u>50 psf + 20 partition</u>

	Live load reduction
<u>20 psf</u>	Roof live loads (1603.1.2, 1607.11)
	Roof snow loads (1603.7.3, 1608)
<u>45 psf</u>	Ground snow load, P_g (1608.2)
<u>31.2 psf</u>	If $P_g > 10$ psf, flat-roof snow load P_f
<u>0.9</u>	If $P_g > 10$ psf, snow exposure factor, C_e
<u>1.0</u>	If $P_g > 10$ psf, snow load importance factor, I_s
<u>1.1</u>	Roof thermal factor, C_t (1608.4)
<u>31.2 psf</u>	Sloped roof snowload, P_s (1608.4)

Wind loads (1603.1.4, 1609)

SIMPLIFIED Design option utilized (1609.1.1, 1609.6)

90 MPH Basic wind speed (1809.3)

1.0 Building category and wind importance factor, I_w (table 1604.5, 1609.5)

B Wind exposure category (1609.4)

+/- 0.18 Internal pressure coefficient (ASCE 7)

ZONE (4) 16 psf (5) 20 psf Component and cladding pressures (1609.1.1, 1609.6.2.2)

12.8 (W) 8.5 (L) Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

GROUND MOTION Design option utilized (1614.1)

II Seismic use group ("Category")

0.328g / 0.124g Spectral response coefficients, S_D & S_{D1} (1615.1)

D Site class (1615.1.5)

B Seismic design category (1616.3)

UPPER - TABLE 12.2.1 A-13 Basic seismic force resisting system (1617.6.2)

LOWER - TABLE 12.2.1 A-11 response modification coefficient, R , and reflection amplification factor, C_{RI} (1617.6.2)

UPPER 6/2 LOWER 1/2

UPPER .4 LOWER 1/4

	Analysis procedure (1616.6, 1617.5)
<u>0.2W</u>	Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)

 Elevation of structure

Other loads

 Concentrated loads (1607.4)

 Partition loads (1607.5)

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



Certificate of Design

Date: NOVEMBER 24, 2010

From: HKTA / ARCHITECTS, INC

These plans and / or specifications covering construction work on:

SECOND FLOOR ADDITION TO HASCALL & HALL
BUILDING @ 273 PRESUMPSCOT STREET

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: Robert E. Howe

Title: PRESIDENT

Firm: HKTA / ARCHITECTS INC

Address: 482 CONGRESS ST.

PORTLAND, ME 04101

Phone: 207-774-6016

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



Accessibility Building Code Certificate

Designer: HKTA / ARCHITECTS

Address of Project: 273 PRESUMPSCOT STREET

Nature of Project: HASCALL AND HALL BUILDING
SECOND FLOOR ADDITION

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 Act and Federal Americans with Disability Act. Residential Buildings with 4 units or more units conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

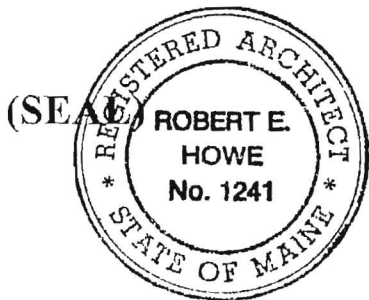
Signature: Robert E. Howe

Title: PRESIDENT

Firm: HKTA / ARCHITECTS INC

Address: 482 CONGRESS STR. STE 502
PORTLAND ME 04101

Phone: 207-774-6016



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



December 3, 2010

City of Portland
Building Inspections Division
389 Congress Street
Portland, Maine 04101

RE: 273 Presumpscot Street Addition

Dear Sir or Madam:

Enclosed is our completed General Building Permit Application along with one complete set of plans and other information necessary to apply for a permit to build an addition to the existing building at 273 Presumpscot Street currently leased by Hascall & Hall.

This 1,482 square foot, second story addition is for additional office space for use by Hascall & Hall. The new addition will comprise three (3) offices, a storage room and a bathroom and will not change the "footprint" of the existing building.

The project architect is HKTA/Architects Inc., 482 Congress Street, Portland, Maine 04101, (207) 774-6016.

Please feel free to contact us with any questions or if you require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert L. Bergeron', is written over a horizontal line.

Robert L. Bergeron
Its Member

RLB/kbb
Enclosures



Building a Remarkable City. Building a Community.

Planning & Urban Development Department

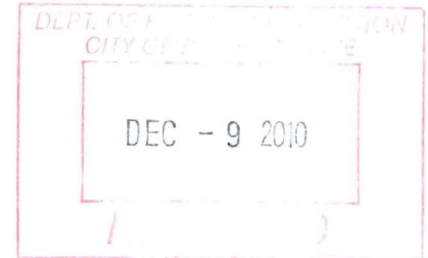
Penny St. Louis Littell, Director

Planning Division

Alexander Jaegerman, Director

DECEMBER 8, 2010

C & N Properties LLC
Attention: Robert L. Bergeron
Po Box 1838
Portland, ME 04104



RE: Review Comments for Final Plan – Administrative Review

Project Name: 273 Presumpscot Street; Addition of Second Story Office Space
Project ID: 10-79900036
Project Address: 273 Presumpscot St **CBL:** 420 - B-005-001
Planner: Shukria Wiar

Dear Mr. Bergeron:

On November 19, 2010, the Portland Planning Authority approved a minor site plan for an addition for a second story office space and a bathroom at 273 Presumpscot Street as submitted by the Applicant and shown on the approved plan prepared by Allied Engineering and dated 09.10.2010.

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

STANDARD CONDITIONS OF APPROVAL

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

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this Article V, Site Plan Ordinance of the Portland's Land Use Code.
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. An inspection fee payment of \$300 must be submitted to the Planning Division prior to a pre-construction meeting.
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. 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
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.)

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. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If you have any questions, please contact Shukria Wiar at 756-8083 or shukriaw@portlandmaine.gov.

Sincerely,



Alexander Q. Jaegerman
Planning Division Director

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

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

Comments
Submitted

11/3/10

City of Portland
Development Review Application
Planning Division Transmittal Form

Application Number: 10-79900038 Application Date: 11-1-10
Project Name: Haskell and Hall Addition
Address: 273 Presumpscot St. CBL: 420-B-005-001

Project Description: Presumpscot St.-273; Building Addition; C & N Properties, Applicant.

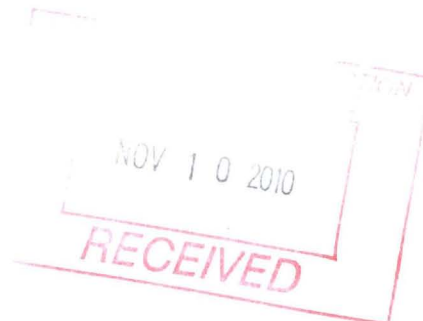
Zoning: IM

Review Type: Minor Site Plan

Applicant:
Robert L. Bergeron
C & N Properties, LLC
PO Box 1838
Portland, ME 04104

- Distribution List: *Shukria W.*
- | | |
|---|--|
| <input type="checkbox"/> Planner, Barbara Barhydt | <input type="checkbox"/> Parking, John Peverada |
| <input checked="" type="checkbox"/> Zoning Admin, 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, Phil DiPierro |

Preliminary Comments needed by: November 10, 2010
Final Comments needed by: November 17, 2010



They lease C & N Properties - owner
HASKAL & HALL

Applicant:

Date: 10/2/2010 3

Address:

279 Presumpscot St

C-B-L: A20-B-#3

A21-B-3

A20-A-5

CHECK-LIST AGAINST ZONING ORDINANCE

Part of the existing Bldg is over the property line currently 11,000 sq ft

Zone Location - I-M

Interior or corner lot -

Proposed Use/Work -

1482# Addition using 14-436b Above the existing footprint, but Not on the adjacent property

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

currently Nonconforming setback using 14-436b using 12% out of 68% allowed

Side Yard -

Projections -

Width of Lot -

sketch for rear yard

Height - 45' max

11/17/10 sketch shows 29.17' high confirmed 11/18/10 on survey 191.65' given

Lot Area - 4.1 acres

Lot Coverage/Impervious Surface -

Needs 75% MAX - my calcs show at least 37% pervious (25% min req)

Area per Family - N/A

Off-street Parking -

9x10 - Needs to show - states 48 show 29 shown I figured 45 parking min 11/18/10 ST PLG SPACES shown

Loading Bays -

Site Plan - 10-79900030

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

Level II Site plan 10' pavement setback

MARGE SCHMUCKAL – ZONING ADMINISTRATOR

November 16, 2010

The project is to allow a 2nd floor addition to an existing building on site that is occupied by Haskell & Hall. The property is located in an I-M Industrial Zone. The building in question is shown to be over the property line. It is noted on one sketch that the 2nd floor addition for new offices will not be over the building area that projects onto another property.

The filled in application is in error in several significant details such as the lot size. The given survey is showing a lot size of 191,650 sq. ft. The application states the lot size to be 161,842 sq ft. The applicant should confirm the lot size.

The addition is being allowed as described using 14-436(b) of the Ordinance. The applicant is using 12% out of the 80% allowed under this section.

The applicant supplied floor area information for the different uses on site. Using the information on the existing uses and the new addition, 45 parking spaces are required. The submitted plan only shows 29 parking spaces. The applicant must show where all the parking is located as requested previously. If the applicant cannot show the required parking, then there must be a variance appeal to the Zoning Board of Appeals.

The application does not show an elevation of the existing building and addition. I cannot complete my review without such a building elevation.

The applicant also did not supply information on the impervious surface of the lot. I did some general calculations. There is at least 37% pervious area where 25% would be the minimum required pervious area.

November 18, 2010

Kathy from Haskell and Hall dropped off follow-up information concerning the lot size, building height and parking. Now 54 parking spaces are shown on the new plans where 45 parking spaces are required. The project is currently meeting the parking requirements.

The building elevation sketch is being shown having a height of 29.17 feet where 45 feet is the maximum allowed. The project is currently meeting the building height requirements.

The applicant also confirmed that the building lot size per their survey is 191,650 square feet .

This project is meeting all the I-M Zoning requirements at this time.

MARGE SCHMUCKAL – ZONING ADMINISTRATOR

November 16, 2010

The project is to allow a 2nd floor addition to an existing building on site that is occupied by Haskall & Hall. The property is located in an I-M Industrial Zone. The building in question is shown to be over the property line. It is noted on one sketch that the 2nd floor addition for new offices will not be over the building area that projects onto another property.

The filled in application is in error in several significant details such as the lot size. The given survey is showing a lot size of 191,650 sq. ft. The application states the lot size to be 161,842 sq ft. The applicant should confirm the lot size.

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OK

11/10/10 - New plan submitted show 54 parking spaces show

The application does not show an elevation of the existing building and addition. I cannot complete my review without such a building elevation.

←

11/17/10 - sketch showing addition
OK

The applicant also did not supply information on the impervious surface of the lot. I did some general calculations. There is at least 37% pervious area where 25% would be the minimum required pervious area.

C & N Properties, LLC
P.O. Box 1838
Portland, Maine 04104
(207) 775-1481

November 17, 2010

Ms. Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

RE: 273 Presumpscot Street Building Addition

Dear Ms. Schmuckal:

This letter will address your comments of November 16 related to our Development Review Application for additional office space at 273 Presumpscot Street.

1. Regarding the lot size, our application was in error. The square footage of 191,650 as indicated on the survey is correct. We apologize for our mistake.
2. Enclosed is an updated survey which illustrates the additional parking spaces per your request.
3. An elevation drawing of the existing building that includes the proposed addition is also enclosed.

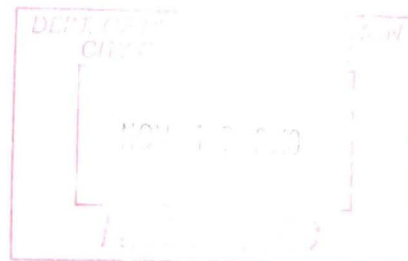
I trust this information satisfies your requirements. Please feel free to contact me should you need additional information.

Sincerely,



Robert L. Bergeron
Its Manager

RLB/kbb
Enclosures



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 101499

Please Read
Application And
Notes, If Any,
Attached

This is to certify that C & N Properties Llc /RDB Construction, Inc

has permission to New 1,482 sq.ft. second story addition for office space.

AT 273 Presumpscot St CBL 420 B005001

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 closed-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. Santrean

Health Dept. _____

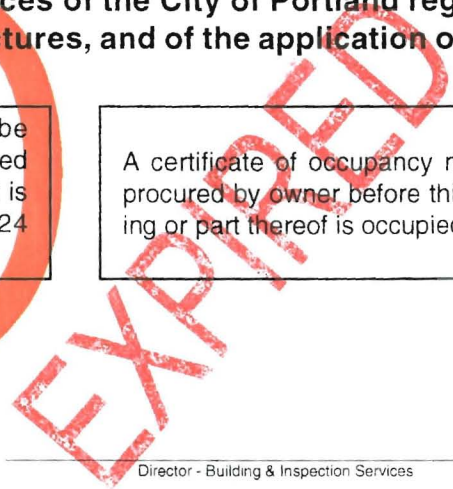
Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Dec 6 2011

Received from Harcourt Hill

Location of Work 273 Riverside

Cost of Construction \$ _____ Building Fee: 7500

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 7500

Total: 94500

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 440 B.005

Check #: 33709

Total Collected \$ 94500

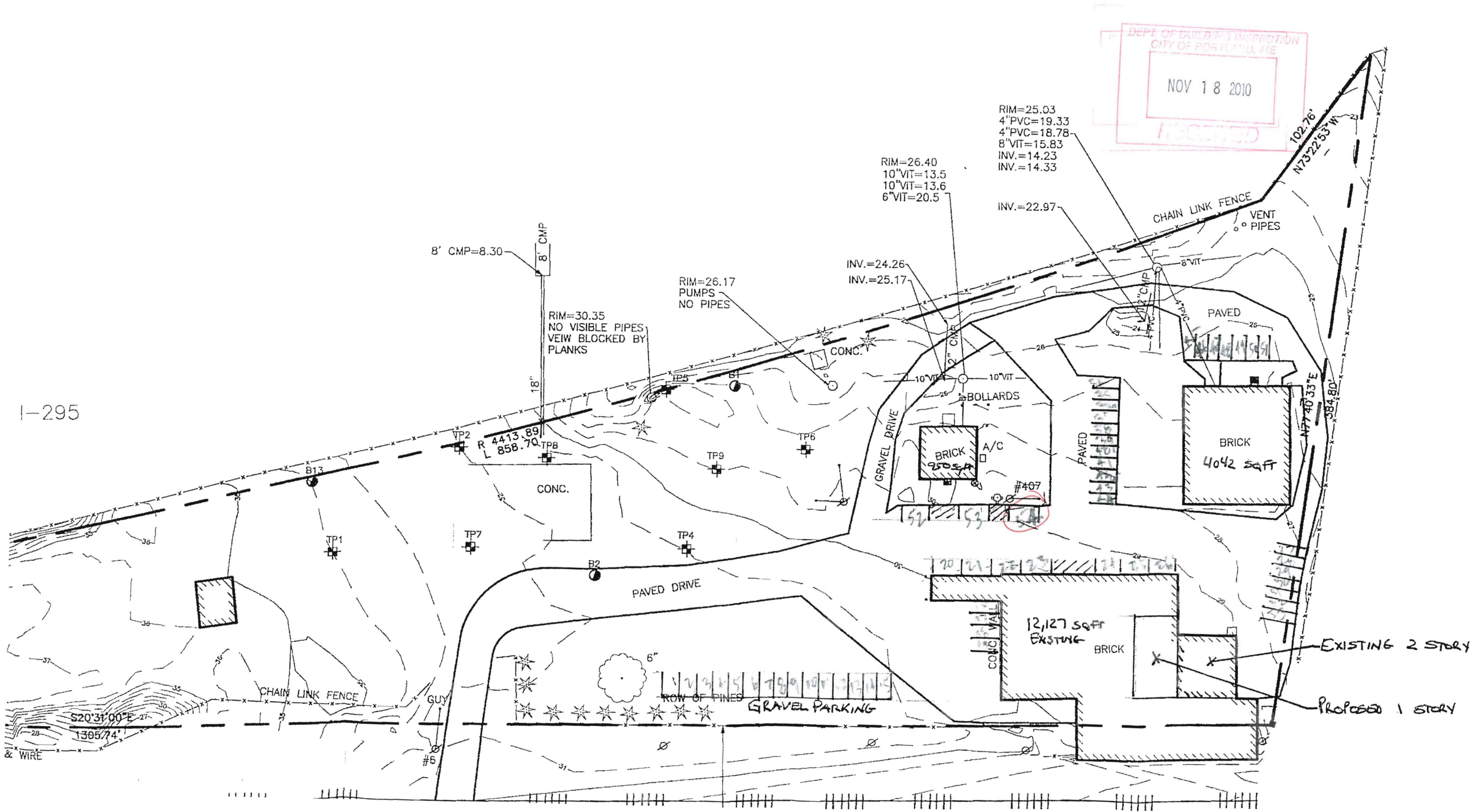
**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV 18 2010
RECEIVED

1-295



11/3/10

N74°23'39"W
179.3'

POB: 1189.44'

ARC: 46.91°

APPARENT RAILROAD RIGHT OF WAY

520' 31"E
1306.3'

25' R/W TO PRESUMPSCOT STREET
6" R/T RAILROAD

INTERSTATE 1-85 RIGHT OF WAY

POB: 2213.98'

ARC: 85.87°

1

9,500' office

1/20' office
11,000' water house

4,042'

N77°40'33"E - 384.8'

OLD CHAIN LINK FENCE

N73°22'53"W
108.76'

LEGEND

- 1 STORAGE BUILDING
- 2 GAS PUMP
- 3 " "
- 4 GAS PUMP BUILDING
- 5 COMMUNICATION COMPANY BUILDING
- 6 AVERY COMPANY BUILDING
- 7 HASKELL & HALL ET ALS
- A*B [diagonal lines] - LEASED AREA
- CANADIAN NATIONAL RAILROAD MONUMENT
- HIGHWAY MONUMENT
- ◻ FENCE CORNER
- RAILROAD FENCE
- INTERSTATE FENCE

MAIN PARCEL - 191,650 SF - 4.4 ACRES
 LEASED AREA 'A' - 3480 SF
 " " 'B' - 4100 SF

LAND IN
 PORTLAND, MAINE
 BELONGING TO
 EDWIN F. SMITH AND
 RUDOLPH L. VIOLETTE

NOVEMBER 1984 SCALE: 1" = 50'

SURVEY BY:
 A.W.I. ENGINEERING CO
 W. SCARBOROUGH, MAINE

