

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

## BUILDING INSPECTION PERMIT

Permit Number: 080179

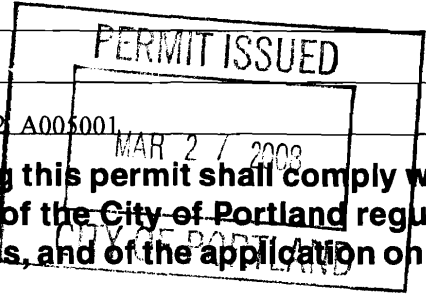
Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that CITY OF PORTLAND /Keep Construction

has permission to Miss Portland Diner w/ addi

AT 134 MARGINAL WAY

442 A005001



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

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

Notification of inspection must be given and when permission procured before this building or part thereof is altered or otherwise closed-in. 24 HOUR NOTICE REQUIRED.

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

### OTHER REQUIRED APPROVALS

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

Jamie Banks 3/27/08  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

## BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

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

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

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


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


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

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

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

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

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

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

3.29.08  
\_\_\_\_\_  
Date

3/27/08  
\_\_\_\_\_  
Date

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 08-0179	Date Applied For: 02/28/2008	CBL: 442 A005001
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Location of Construction: 134 MARGINAL WAY	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone (207) 773-8499
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Miss Portland Diner - Miss Portland Diner w/ addition	Proposed Project Description: Miss Portland Diner w/ addition
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 02/29/2008

Note: Ok to Issue:

- 1) Performance Standards under 14-299(a) storage requires that all waste shall be stored in covered containers that do not leak or otherwise permit liquids or solids to escape from the container. All food processing waste shall be stored within a completely enclosed structure and if not refrigerated, shall be removed from the site in an enclosed container within forty-eight (48) hours of its generation. All enclosed and exterior areas shall be cleaned and sanitized on a regular basis.
- 2) This permit can not be issued until the Planning Division gives the final sign-off and approvals.
- 3) Separate permits shall be required for any new signage.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 03/27/2008

Note: Ok to Issue:

- 1) A separate application and approval is required for the kitchen hood system
- 2) Approval of license is subject to health inspections per the Food Code.
- 3) New restaurant must meet the requirements of the City and State Food Codes
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire      Status: Approved      Reviewer: Capt Greg Cass      Approval Date: 03/12/2008

Note: Ok to Issue:

Dept: Public Works      Status: Open      Reviewer:      Approval Date:

Note: Ok to Issue:

Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 03/26/2007

Note: Ok to Issue:

Dept: Parks      Status: Open      Reviewer:      Approval Date:

Note: Ok to Issue:

<b>Location of Construction:</b> 134 MARGINAL WAY	<b>Owner Name:</b> CITY OF PORTLAND	<b>Owner Address:</b> 389 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Keeley Construction	<b>Contractor Address:</b> P.O. Box 1174 Portland	<b>Phone</b> (207) 773-8499
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	

**Dept:** Fire      **Status:**      **Reviewer:** Cptn Greg Cass      **Approval Date:** 03/27/2007  
**Note:**      **Ok to Issue:**

**Dept:** DRC      **Status:** Approved      **Reviewer:** Rick Knowland      **Approval Date:** 03/27/2008  
**Note:**      **Ok to Issue:**

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Richard Knowland      **Approval Date:** 03/27/2008  
**Note:**      **Ok to Issue:**

1)  That the site plan shall be revised for review and approval addressing the comments of Dan Goyette dated May 11, 2007. Since a land survey is already on file in the Planning Office that comment is already addressed. Mr. Goyette's memo is attached.

2.  The Applicant shall contribute \$7,000 towards implementation of the Marginal Way Master Plan and \$1,500 towards planned improvements at the Franklin Street and Marginal Way intersection. Applicant shall also be responsible for installing a crosswalk across Marginal Way on the east side of Chestnut Street (including a tipdown curb). The cost of this improvement and other improvements within the Marginal Way right-of-way may be credited to the applicant's contribution towards the Marginal Way Master Plan. Applicant shall incorporate an appropriate transition between the proposed curb line adjacent to the Miss Portland Diner site and the existing curb line towards the east as reviewed and approved by the City Traffic Engineer. The City Traffic Engineer will be reviewing the street improvement plan for the Bayside Village project and may require some adjustments in the curb line along the Miss Portland Diner site if necessary.

3.  A more appropriate material for the dumpster screen including a manufacturer's catalog cut shall be submitted for Planning Staff review and approval.

4.  The color of the Holophane Esplanade series street lighting pole, bracket and fixture shall be silver metallic aluminum (F264H). For your information the light fixture is supplied by Central Maine Power. The applicant is responsible for purchasing and installing the light base, light pole and bracket including the wiring and the decorative base. Applicant is also responsible for installing the light fixture in coordination with Central Maine Power.

5.  Any proposed exterior repairs or alterations to the dining car itself will be subject to review and approval by the Historic Preservation staff.

6.  Applicant shall provide further information to Fire Department on details for fire access and available water supply for fire fighting use.

7.  The three (3) Dawn Redwoods and two (2) White Birch trees shall be preserved along  
 the northerly edge of driveway. Applicant shall consult with the City Arborist (Jeff  
 Tarling (tel no. 874-8793) prior to construction to determine if any of the existing trees  
 along Marginal Way can be transplanted. Also additional upright landscaping shall be planted in front of the dumpster screening and the easterly wing of the building addition as it faces Marginal Way as reviewed and approved by the City Arborist.

8.  Catalog cuts of the proposed light fixtures shall be submitted for review and approval. Fixtures shall have a full cut-off feature. Plan shall be revised and submitted for review and approval.

9. The width of the driveway behind the diner shall be 24 feet not 23 feet as shown on the plan.

10. The permit should state that the landscaping shown on the site plan adjacent to the dumpster shall consist of 4 arborvitae 5 ft. To 6 ft. High. Also, no light fixtures shall be mounted on the original diner unless approved in writing by the Historic Preservation staff.

<b>Location of Construction:</b> 134 MARGINAL WAY	<b>Owner Name:</b> CITY OF PORTLAND	<b>Owner Address:</b> 389 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Keeley Construction	<b>Contractor Address:</b> P.O. Box 1174 Portland	<b>Phone</b> (207) 773-8499
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	

**Comments:**

2/29/2008-mes: DO NOT ISSUE UNTIL MARGE RECEIVES THE STAMPED APPROVED SITE PLAN FROM PLANNING - see updated note

3/25/2008-jmb: Email sent to David Lloyd: Hi David,

I have completed the plan review for this project and have the following comments:

1. Please provide a statement of special inspections per IBC 2003 Sec. 1704
2. Question on the layout for the food establishment: I see only one sink that appears to be for handwash. I'm concerned about the area for the checkout/waitstaff and whether sinks are needed here for service. There is no layout for the diner, so I don't know what is available behind the fountain counter.
3. Can you confirm that there is a prep sink?

3/27/2008-mes: Today Marge received the stamped approved site plan and the ok from Rick Knowland to issue the permit.

3/26/2008-jmb: Received the statement of special inspections and the plan for the diner

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 08-0179	Issue Date:	CBL: 442 A005001
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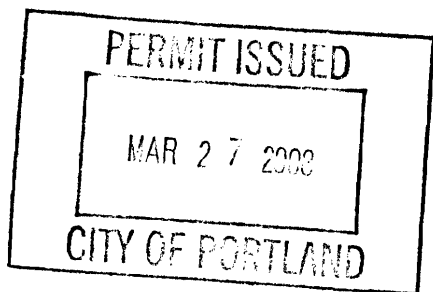
Location of Construction: 134 MARGINAL WAY	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone: 2077738499
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-7

Past Use: Vacant Land	Proposed Use: Miss Portland Diner - Miss Portland Diner w/ addition	Permit Fee: \$5,095.00	Cost of Work: \$500,000.00	CEO District: 1
Proposed Project Description: Miss Portland Diner w/ addition		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A2 Type: SB FBC-2003	
		Signature: <i>Greg Cass</i>		Signature: <i>AMB 3/27/08</i>
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: Idobson	Date Applied For: 02/28/2008	<b>Zoning Approval</b>
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel B zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2007-0052</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>ok with conditions 2/29/09</i>	<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: _____	<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: <i>S</i>



**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the 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

**Jeanie Bourke - RE: Miss Portland Diner**

**From:** Jeanie Bourke  
**To:** David Lloyd  
**Subject:** RE: Miss Portland Diner  
**CC:** 'David Tetreault'; 'Susan McEwen'; 'Tom Manning'

Ok, thankyou....are there any other food prep or service areas in the diner? It would be helpful to have a floor plan of this area.

>>> "David Lloyd" <lloyd@archetypepa.com> 03/26 7:15 AM >>>

Jeanie

I will have our structural engineer provide statement of special inspections today.

There is a hand sink in the diner car, a prep sink shown on dwg. in the new kitchen in the prep area ,and hand sink at the end of the grill line in the new kitchen.

Thank you for help in getting us permitted. I know my client and the city are both very interested in getting this project going

David

**David Lloyd**

Archetype, P.A.  
48 Union Wharf  
Portland, ME 04101  
Phone: (207) 772-6022  
Fax: (207) 772-4056  
lloyd@archetypepa.com  
<http://www.archetype-architects.com>

**From:** Jeanie Bourke [mailto:JMB@portlandmaine.gov]  
**Sent:** Tuesday, March 25, 2008 5:17 PM  
**To:** lloyd@archetypepa.com  
**Subject:** Miss Portland Diner

Hi David,

I have completed the plan review for this project and have the following comments:

1. Please provide a statement of special inspections per IBC 2003 Sec. 1704

2. Question on the layout for the food establishment: I see only one sink that appears to be for handwash. I'm concerned about the area for the checkout/waitstaff and whether sinks are needed here for service. There is no layout for the diner, so I don't know what is available behind the fountain counter.
3. Can you confirm that there is a prep sink?

Thanks

Jeanie Bourke  
Inspection Services Division Director

City of Portland  
Planning & Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
[jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)  
(207)874-8715



**MISS PORTLAND DINER**  
**NFPA 101 2006 EDITION CODE SUMMARY**

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Note: Building reviewed by and approved by Office of Public Safety, Stephen Dodge Plan Reviewer.

Occupancy

Assembly (Restaurant), less than 300 people

Occupant Load

Existing Dining Car, 46 seats

New Dining Area, 48 seats

(729 sq. ft. ÷ 15 = 48.6)

Kitchen 1054 sq. ft. ÷ 100 = 11 people

Total Occupant Load = 105

TBL

- 13.1.6 Type of construction V permitted with occupancy load less than 1000
- 12.2.2.2.3 Exit Rooms: panic hardware required
- 12.2.3.8 Minimum corridor widths of 44"
- 12.2.9.1 Emergency lighting required
- 12.2.10 Exit signs provided
- 13.3.4 Detection, Alarm & Communications not required for less than 300 people
- 12.3.5.2 Sprinkler not required with occupant loads less than 300



# 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>134 Marginal Way</u>		
Total Square Footage of Proposed Structure/Area <u>2121 plus diner car</u>		Square Footage of Lot <u>6010 sq. ft.</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>442-A-5</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Thomas Manning</u> Address <u>116 Armour Rd.</u> City, State & Zip <u>Mahwah, NJ 07430</u>	Telephone:  <u>(212) 445-4133</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>500,000</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>5,095<sup>95</sup></u>
Current legal use (i.e. single family) <u>Vacant</u> If vacant, what was the previous use? <u>Restaurant</u> Proposed Specific use: <u>Restaurant</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Former Miss Portland Diner Restaurant</u>		
Contractor's name: <u>Jim Keeley</u> Address: <u>Keeley Construction</u> <u>PO Box 1074</u> City, State & Zip <u>Portland, ME 04104</u> Telephone: <u>(207) 773-8499</u> Who should we contact when the permit is ready: <u>Jim Keeley - Keeley Construction</u> Telephone: <u>(207) 773-8499</u> Mailing address: <u>PO Box 1074, 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](http://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: 2/28/08

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



# Certificate of Design Application

From Designer: Archetype, P.A.  
 Date: 2/28/08  
 Job Name: Miss Portland Diner  
 Address of Construction: Marginal Way, Portland

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) A2  
 Type of Construction 5B  
 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) \_\_\_\_\_  
 Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) Attached

### 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 (7603.11, 1807)

Floor Area Use	Loads Shown
Dining Room and Kitchen	100 psf

### Wind loads (1603.1.4, 1609)

ASCE 7 Design option utilized (1609.1.1, 1609.6)  
100 MPH Basic wind speed (1809.3)  
I, 1.0 Building category and wind importance Factor,  $I_w$  (table 1604.5, 1609.5)  
B Wind exposure category (1609.4)  
N/A 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)

E.L.F Design option utilized (1614.1)  
D Seismic use group ("Category")  
Sds=0.525 Sdi=0.233 Spectral response coefficients,  $S_D$  &  $S_{D1}$  (1615.1)  
E Site class (1615.1.5)

N/A Live load reduction  
N/A Roof *live* loads (1603.1.2, 1607.11)  
46 psf Roof snow loads (1603.7.3, 1608)  
60 psf Ground snow load,  $P_g$  (1608.2)  
46 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,  $C_{t1}$  (1608.4)  
N/A Sloped roof snowload,  $P_s$  (1608.4)  
D Seismic design category (1616.3)  
LFW with Shear Panels Basic seismic force resisting system (1617.6.2)  
6.0 Response modification coefficient,  $R$  and deflection amplification factor  $C_{d1}$  (1617.6.2)  
E.L.F Analysis procedure (1616.6, 1617.5)  
S.O.K Design base shear (1617.4, 1617.5.1)  
**Flood loads (1803.1.6, 1612)**  
N/A Flood Hazard area (1612.3)  
N/A Elevation of structure  
**Other loads**  
N/A Concentrated loads (1607.4)  
N/A 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: Archetype, P.A.

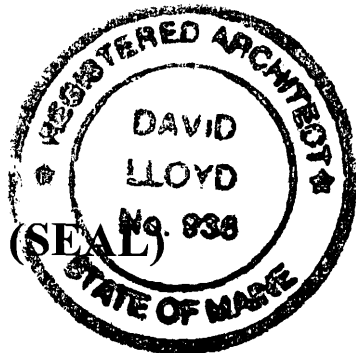
Address of Project: Marginal Way


Nature of Project: Restaurant

\_\_\_\_\_

\_\_\_\_\_

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:   
David Lloyd

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf  
Portland, ME

Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design

Date: 2/28/08

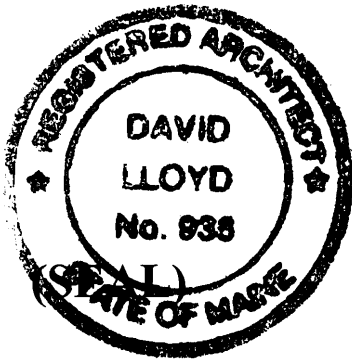
From: Archetype, P.A.

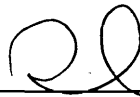
These plans and / or specifications covering construction work on:

Miss Portland Diner

Marginal Way, Portland

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:   
David Lloyd

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf

Portland, ME

Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

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

**2007-0052**  
Application I. D. Number  
**3/16/2007**  
Application Date  
**Miss Portland Diner**  
Project Name/Description

**Tomaks, LLC.**  
Applicant  
**116 Armour Drive, Mahwah, NJ 07430**  
Applicant's Mailing Address

Consultant/Agent  
**Agent Ph:** \_\_\_\_\_ **Agent Fax:** \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

**Marginal Way, Portland, Maine**  
Address of Proposed Site  
**034A B001001**  
Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units 6010 Acreage of Site \_\_\_\_\_ Zoning B7

**Check Review Required:**

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

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 3/20/2007

**Zoning Approval Status:**

Reviewer Mages - Dmap

- Approved  Approved w/Conditions See Attached  Denied

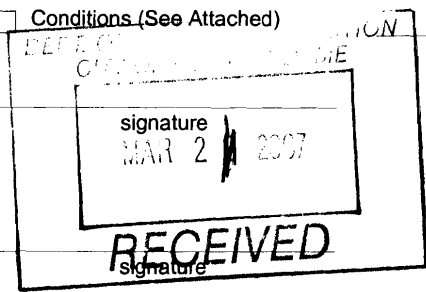
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

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

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



3/21/07



# City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: <b>MARGINAL WAY, PORTLAND, ME. Zone: B7</b>		
Existing Building Size: _____ sq. ft.	Proposed Building Size: <b>2956</b> sq. ft.	
Existing Acreage of Site: _____ sq. ft.	Proposed Acreage of Site: <b>6010</b> sq. ft.	
Tax Assessor's Chart, Block & Lot: Chart# <b>34A</b> Block# <b>B</b> Lot# <b>2</b>	Property owner's mailing address: <b>CITY OF PORTLAND, MAINE 389 CONGRESS ST. PORTLAND, M.E. 04101</b>	Telephone #:
Consultant/Agent, mailing address, phone # & contact person: <b>207-797-8661 DAVID O. LEASURE ARCHITECTURAL ASSOC. INC. 1344 WASHINGTON AVE. PORTLAND, ME. 04103</b>	Applicant's name, mailing address, telephone #/Fax#/Pager#: <b>TOMAKS, LLC 116 ARMOUR DRIVE MAYWAH, NJ. 07430</b>	Project name: <b>MISS PORTLAND DIVER MARGINAL WAY PORTLAND, MAINE</b>
<b>Fee For Service Deposit (all applications) _____ (\$200.00)</b>		
<b>Proposed Development (check all that apply)</b> <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Storm water Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____		
<b>Major Development (more than 10,000 sq. ft.)</b> <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
<b>Minor Site Plan Review</b> <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
<b>Plan Amendments</b> <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00)		

~ Please see next page ~

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

MR. THOMAS MANDING  
TOMAKS, LLC  
116 ARMOUR DRIVE  
MAHWAN, N.J. 07430

Submittals shall include (9) separate **folded** packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: **Amendment applications should include 9 separate packets of the above (a, b, & c)**

**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**


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

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

Signature of applicant: ?

Date:

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

AGENT:  
ARCHITECTURAL ASSOC. INC.  
By:   
DAVID LEASURE