

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Steve Harris
PH

County of Cumberland, Maine
 Applicant County Commissioners
 142 Federal St., Portland, Maine 04101
 Mailing Address
 Court House Addition
 Proposed Use of Site
 23,951 sq. ft. / 22,142 sq. ft.
 Acreage of Site / Ground Floor Coverage

124-130 Federal Street
 Address of Proposed Site
 28-G-10
 Site Identifier(s) from Assessors Maps
 B-3
 Zoning of Proposed Site

February 23, 1988
 Date

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors 3
 Total Floor Area 66,077 sq. ft.

Other Comments: _____
 Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

APPROVED
 APPROVED
 CONDITIONALLY
 DISAPPROVED

TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Steve Harris 7/6/88
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

PERMIT # 002321 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

*Owner: County of Cumberland, Maine
 Address: County Commissioners, 147 Federal St., Portland, Me. 04101

LOCATION OF CONSTRUCTION 124-130 Federal Street

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: \$150,000.00 Type of Use: Court House

Past Use: None
 Building Dimensions L x W x H: _____ Sq Ft. _____ Stories: 1 Lot Size: 73,961 Sq. ft.

Is Proposed Use: _____ Seasonal _____
 Conversion, Explain (to construct addition to courthouse)

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
 Residential Buildings Only: _____
 # Of Dwelling Units: _____ # Of New Dwelling Units: _____

Phase I - Excavation
 of piles, 2 sets of plans
 5 sheets on 6/5/89

Foundations:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____

Floors:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____
 5. Bracing: Yes _____ No _____ Span(s) _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall If required _____
 5. Other Materials _____

For Official Use Only

Date: February 23, 1988 Subdivision: Yes / No _____
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Block _____
 Estimated Cost: \$150,000.00 Permit Expiration _____
 Value of Structure _____ Ownership: Public / Private _____
 Fee: \$70.00

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceiling: _____
 4. Insulation Type _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____
 2. Sheathing Type _____
 3. Roof Covering Type _____
 Other: _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

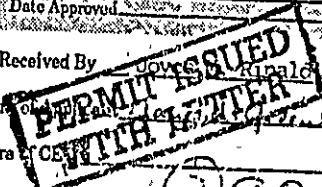
Plumbing:
 1. Approval of roll test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of C. or Fixtures _____

Swimming Pools:
 1. _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Zoning:
 District: _____ Street Frontage Req. _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required: _____
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance: _____ Site Plan _____ Subdivisor _____
 City and Fl. Explain Mgmt. _____ Special Exemption _____
 Other: (Explain) _____
 Date Approved: _____

Permit Received By: _____
 Signature of _____ Date: 2/23/88
 Signature of _____ Date: _____
 Inspection Dates: Da



White-Tax Assessor Yellow-GPCOG White Tag-GEO Copyright GPCOG 1987

17 MA AD 1170

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ _____
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ 350.00 (Major)
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS - 11-15-89 Setting poles OK. Call
 3-8-91 - walk through with Bob. Issues of
 RSL. WI OK. Cedar in air well raised to
 FD requirement. OK

Signature of Applicant John B. Mitchell 6-5-87
James H. Greenlaw

Date 2/23/87



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

July 7, 1989

RE: 124-130 Federal Street

County of Cumberland, Maine
County Commissioners
142 Federal Street
Portland, Maine 04101

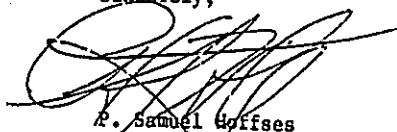
Dear Sirs:

Your application to install piles Phase I-Excavation only has been reviewed and a permit is herewith issued subject to the following requirements:

1. This permit is being issued for piles only.
2. A copy of all inspections shall be sent to my office for review.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

County of Cumberland, Maine

February 23, 1988

Applicant County Commissioners

Date

142 Federal St., Portland, Maine 04101
Mailing Address

124-130 Federal Street
Address of Proposed Site

Court House Addition

28-C-10
Site Identifier(s) from Assessors Maps

Proposed Use of Site

B-3
Zoning of Proposed Site

23,961 sq. ft. / 22,142 sq. ft.

Area of Site / Ground Floor Coverage

Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 3

Board of Appeals Action Required: () Yes () No

Total Floor Area 66,077 sq. ft.

Planning Board Action Required: () Yes () No

Comments: _____

Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

Does NOT comply with Zoning Ordinance

Requires Board of Appeals Action

Requires Planning Board/City Council Action

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK
if applicable

COMPLIES

COMPLIES
CONDITIONALLY

DOES NOT
COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

County of Cumberland, Maine
 Applicant County Commissioners
 142 Federal St., Portland, Maine 04101
 Mailing Address
 Court: Home Addition
 Proposed Use of Site
 23,961 sq. ft. / 22,142 sq. ft.
 Acreage of Site / Ground Floor Coverage

February 23, 1988
 Date
 124-130 Federal Street
 Address of Proposed S.
 28-C-10
 Site Identifier(s) from Assessors Maps
 B-3
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors 3
 Total Floor Area 65,677 sq. ft.

Other Comments: _____

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

10/3
 (Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMENGE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attorney's Name to Show if Necessary)

44 Robert P. Polkowski

SIGNATURE OF REVIEWING STAFF/DATE
 FIRE DEPARTMENT COPY

ZONE DISTRICT B-3

(23,961 SF ±)

VACANT LOT

LOT SIZE 1.56 AC. (COUNTY LAND ONE CONTIGUOUS LOT.)

FF AREA OF PROPOSED ADDN. 22,142 SF

TOTAL BUILDING SF 66,077 SF

BUILDING HEIGHT 3 STORIES

(GROUND LOUVR 1ST AND 3RD)

APPLICANT:

COUNTY OF CUMBERLAND

COUNTY COMMISSIONERS GARY PLUMMER CHAIRMAN

142 FEDERAL ST

PTLD M3

ADDITIONAL VACANT AREA ADJACENT TO 142 FED ST. COURT HOUSE

TERREN ARCHITECTS 774-6016 Robert Metcalf 2/23/88

FERRIEN
ARCHITECTS

900 Maine Savings Plaza
Portland, Maine 04101
207 774-6018

Transmittal

RECEIVED

FEB 24 1988

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

To: CITY OF PORTLAND
CODE ENFORCEMENT OFFICE
CITY HALL

Date: 23 FEB 1988
Re: SITE PLAN APPLICATION
Job No: B6038.00

Item

- Attached
- Hand delivered
- Under separate cover via
- Shop drawings
- Prints
- Samples
- Specifications
- Copy of letter
- Change order
- Other

Copies	Date	No.	Description
6	23 FEB 88	5	PRELIMINARY SITE PLAN APPLICATION

Purpose

- For approval
- No exception taken
- Rejected
- For your use
- Make corrections noted
- Review and comment
- As requested
- Revise and resubmit
- Other

Remarks

ADDITIONAL INFORMATION TO BE PROVIDED TO
PLANNING DEPARTMENT UNDER SEPARATE COVER.

Copy to _____ Signed *[Signature]*

If enclosures are not as noted kindly notify us at once

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Sam Hoffses, Chief Building Inspections

FROM: Stephen K. Harris, Planning Engineer *SKH*

DATE: 7/7/89

SUBJECT: Cumberland County Courthouse Addition (foundation permit only)

I have reviewed the requested foundation permit with Paul Niehoff, and we have no problem with the issuance of a permit since the permit will not incorporate any permissions for public improvements.

LeMessurier Consultants

1033 Massachusetts Avenue, Cambridge, MA 02230
617/863-1200 Telex: 710-320-7669 SCICAM

30 May 1989

received

JUN 2 1989

Terrien Architects, Inc.

Mr. Brian Curley
Terrien Architects
900 Maine Savings Plaza
Portland, Maine 04101

Reference: Cumberland County Courthouse
LeM File No. 87184

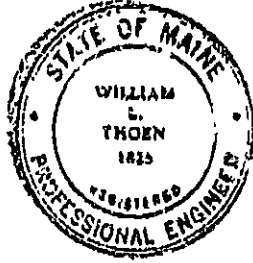
Dear Brian:

This will confirm that the pile layout plan for the Cumberland County Courthouse shows the piles required to support the proposed addition. This is based on a pile design capacity of 40 tons as recommended by the project geotechnical engineer Morrison Geotechnical Engineering.

Very truly yours,

LeMESSURIER CONSULTANTS

William L. Thoen
William L. Thoen, P.E.



WLT:dt

xc: A. Lewis
P. Banning

RECEIVED

JUN 05 1989

DEPT OF BUILDING INSPECTION
CITY OF PORTLAND



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04102
(207) 775-5431

PLANNING & URBAN DEVELOPMENT

JOSEPH E. GRAY, JR.
DIRECTOR

June 26, 1989

Mr. Robert B. Metcalf
Terrien Architects
900 Maine Savings Plaza
Portland, ME 04101

RE: Cumberland County Courthouse Addition - 124-130 Federal

Dear Mr. Metcalf:

We are in receipt of your letter dated June 22, 1989 and of your revised plans for the Courthouse addition. As your letter and plans indicate, you propose to seek permits in two phases for this work. Phase I will include only site excavation and the installation of piles for the construction of the building. Phase II will include the construction of the remainder of the building.

We have reviewed the revisions administratively and approve the revisions as they pertain to the Phase I work. As no public improvements are included in Phase I, we will not require a performance guarantee in conjunction with this work. We have a few questions remaining regarding Phase II work and also will be requiring the posting of a performance guarantee and inspection fee prior to issuance of the Phase II permit.

By copy of this letter, I am indicating to the Building Inspections Division that a site plan revision has been approved for Phase I work. They will then process your building permit for Phase I work in their usual process.

If there are any questions on this matter, please contact me or Philip Meyer (Ext. 8723).

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Philip L. Meyer, Urban Designer
P. Samuel Hoffsen, Chief of Inspection Services
Lt. Wallace Garroway, Fire Prevention Bureau
William Bray, City Traffic Engineer
Steve Harris, Planning Engineer
Paul Niehoff, Public Works

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: P. Samuel Hoffses, Chief of Inspection Services

FROM: Philip L. Meyer, Urban Designer PLM

DATE: October 1, 1990

SUBJECT: Amendment to Site Plan, Cumberland County Courthouse Addition

I have reviewed the attached request for the deletion of one standard Cobra Head light fixture and pole from in front of the courthouse addition along Federal Street. This change is an amendment to the previously approved site plan for this project. I have discussed this change with Bill Bray, City Traffic Engineer, and we agree that the proposed change is acceptable.

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
William Bray, City Traffic Engineer
Thomas N. Emery, Terrien Architects

Terrien Architects, Inc.
130 Park Street
Portland, Maine 04101
207 774-6016 Fax: 774-9126

RECEIVED

27 1990

LAND PLANNING OFFICE

T E R R I E N
A R C H I T E C T S

26 September 1990

City of Portland
P: Samuel Hoffses, Chief of Inspection Services
City Hall Rm. 315
389 Congress Street
Portland, Maine 04101

Subject: Cumberland County Court House Exterior Lighting

Dear Sam:

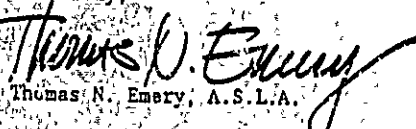
Terrien Architects was requested by the City to provide a metal light pole with a Central Maine Power Company standard cobra fixture in front of the new addition to the Cumberland County Court House, on the southerly side of Federal Street.

During construction it has become apparent that there is lighting in front of the Court House without the new Cobra fixture and pole.

I spoke with Bill Bray Monday, September 24, 1990 - re matter. He approved our deleting the new cobra head fixture and pole in front of the Court house addition because adequate lighting will be provided by the existing cobra head fixture located in front of the court house, a Town and Country fixture located in front of the jail steps next to our east property line, and the four new pole mounted metal halide fixtures we have located directly in front of the new addition.

At Bill's request, I am confirming our understanding by copy of this letter to you. Please contact me if you have any questions or comments.

Sincerely,


Thomas N. Emery, A.S.L.A.

cc: Bill Bray, City Engineer
Alex Jaegerman, Senior Planner
File

89013.60
M:\ccchltz.doc.tns

Principals: George B. Terrien, Robert E. Howe, Donald R. McGilvery

Emery, Brian O'Donnell, Merrill D. Grohman