

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Maine Medical Center

B. Property Location 22-40 Bramhall St. Cor. 330-336 Charles St.

C. Applicant's Interest in Property:

(x) Owner
() Tenant
() Other _____

D. Property Owner Maine Medical Center

E. Owner's Address 22 Bramhall St., Portland, Me.

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4

R-P B-1 B-2 B-3 A-B

I-P I-1 I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required _____

H. Present Use of Property Hospital

I. Section(s) to Which Variance Related Sec. 602.7.B.5

J. Reasons Why Permit Cannot be Issued Because proposed addition will have an average height of 82'7" rather than the 65' maximum permitted in the R-6 Residential Zone in which this property is located.

K. Requested Variance Would Permit Proposed addition with an average height of 82'7" rather than the 65' maximum permitted under Sec. 602.7.B.5 of Zoning Ordinance in R-6 Residential Zone in which property is located.

L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

B. Those Opposing Variance

COEN WELCH ^{HOSPITAL}
ADMINISTRATOR

KURT DECKER - GILMAN ST

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

(A) LETTER TO ADDRESS ISSUES (B) ELEVATION PLAN

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (c))

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons TIE INTO EXISTING BUILDING.
SIDE OF A HILL.

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons UNIQUE OPERATION (HOSPITAL)

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons SAME AS ABOVE

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons NO REASONS OTHERWISE LACK OPPOSING PUBLIC IN DOT

V. Specific Relief Granted

After a public hearing held on 4/15/82 the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

() Disapproval - All conditions required by Sec.602.240 3.b. (1) do not exist with respect to this property, as evidenced by no or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Isaac D. Zayac Chairman
Michael E. [unclear]
[unclear]
Thomas Murphy
Merrill H. [unclear]



MAINE MEDICAL CENTER • PORTLAND, MAINE 04102

March 23, 1982

Mr. Malcolm G. Ward
Zoning Enforcement Officer
City of Portland
City Hall
389 Congress Street
Portland, Maine 04101

Dear Mr. Ward:

Maine Medical Center has been informed that a variance will be required for the height of the planned new construction portion of our Phase I Project. We request an opportunity to meet before the Board of Appeals on April 1, 1982 to seek the variance necessary to proceed.

A Site Application has been filed with the City. If additional drawings or data are needed for the appeals process, please call.

Attached is the response to Section 602.24 C(3)(b)(1).

Sincerely,

Don McDowell
Executive Vice President
and Treasurer

/jr

Attachment



An Equal Opportunity Employer



MAINE MEDICAL CENTER • PORTLAND, MAINE 04102

March 23, 1982

Mr. Malcolm G. Ward
Zoning Enforcement Officer
City of Portland
City Hall
389 Congress Street
Portland, Maine 04101

Dear Mr. Ward:

Maine Medical Center has been informed that a variance will be required for the height of the planned new construction portion of our Phase I Project. We request an opportunity to meet before the Board of Appeals on April 15, 1982 to seek the variance necessary to proceed.

A Site Application has been filed with the City. If additional drawings or data are needed for the appeals process, please call.

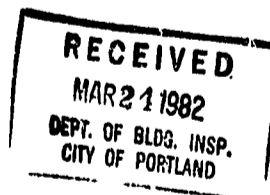
Attached is the response to Section 602.24 C(3) (b) (1).

Sincerely,

Don McDowell
Executive Vice President
and Treasurer

/jr

Attachment



An Equal Opportunity Employer

As noted in Maine Medical Center's Site Plan Application, attendant drawings and Certificate of Need Application (a copy of which has been provided to the City of Portland Planning Department), Maine Medical Center proposes to correct numerous space deficiencies, provide more appropriate facilities to better meet existing needs and demands and prepare for future demands all, or in part, through a program of new construction and renovation of existing facilities.

The new construction element, around which this appeal is made, consists of four levels of patient care and related services and a fifth partial level providing mechanical systems support space. In all, the new construction will rise 82' 7" which includes 18' 2" of mechanical space as noted on drawing A.9. The new construction will conclude in Phase I at what is the fifth floor level of the existing Richards Wing. The new construction is designed to allow future expansion to the same total height as the Richards Wing.

It will be noted that the expansion occurs on an owned and existing site. While a portion of the site has an exceptional topographical feature, that being the slope to Gilman and Congress Streets, a plan has been developed which fits the site very well and requires minimal alteration to the slope.

The Center explored numerous geographic alternatives for expansion during the development of the Long-Range Facility Master Plan. Settling on the proposed site assured that development could occur on the existing site, allowed the critical vertical adjacencies of the services which new construction addresses, allows the essential floor to ceiling heights to be achieved in the new space and still permits the physical connection with the Richards Wing.

While major efforts have been made to plan the expansion in a location that is consistent with past development of the Center, in a way that makes the best use of the existing site, and that does not have an adverse effect on adjacent properties or the community at large, the planning process has not disclosed any conditions which, if created, would be detrimental to the public health or safety.

All appropriate City, State and Federal requirements will be met.

Development of the site as described is the cornerstone to a rational plan which will meet the needs of Maine Medical Center on its existing site in the years ahead.

A height variance is requested to permit continuation of the project.



MAINE MEDICAL CENTER • PORTLAND, MAINE 04102

March 10, 1982

Mr. Malcolm Ward
Building Inspection Department
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Mr. Ward:

Enclosed is a check in the amount of \$50.00 which should have accompanied our site plan delivered to you yesterday. I believe this will complete our foundations only permit application.

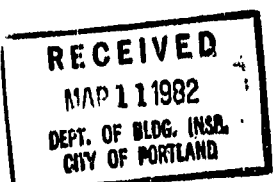
If you have any questions or if other materials are required, please do not hesitate to call me.

Sincerely,

Donald L. McDowell
Executive Vice President
and Treasurer

DM:ja
Enclosure

cc: Ren Welch



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MAINE MEDICAL CENTER • PORTLAND, MAINE 04102

March 9, 1982

Mr. Samuel Hoffses
Director
Building and Inspection Services
City of Portland
City Hall
389 Congress Street
Portland, Maine 04101

Dear Mr. Hoffses:

In keeping with Chapter 604, Site Plan Ordinance, Maine Medical Center is applying for a building permit for a major development. We have requested formal review of MMC's expansion plan by the Portland Planning Board on March 23, 1982.

We appreciate the guidance we have received from you and City Planning Staff to date. We are prepared to meet with you at any time regarding our project and site plan.

Sincerely yours,

Don McDowell
Executive Vice President
and Treasurer

/jr

cc: Mr. Gray
Ms. Harrington

871-2536
~~871-2536~~

RECEIVED
MAR - 9 1982
DEPT. OF BLDG. ...
CITY OF PORTLAND

An Equal Opportunity Employer

SHEPLEY BULFINCH RICHARDSON AND ABBOTT

ARCHITECTS
ONE COURT STREET BOSTON MASSACHUSETTS 02108 617-742-1400

FOUNDED 1874

8 March 1982

MES FORD - CLAPP, JR.
AN PAUL CARLHAN
GH SHEPLEY
IS H ROBINSON
ORGE R. MATHIEY
OYD PHELPS AUSTON
O O McEACHERN
ICHARD M. POTTER
MASON SMITH III
URMAN MORRIS

Mr. Reynold R. Welch
Associate Vice President
Maine Medical Center
22 Bramhall Street
Portland, Maine 04102

Re.: Maine Medical Center

Dear Ren:

Enclosed are the following site plan documents:

- 4 copies Site Analysis - Zoning Plan
- 4 copies Sheet L-1 - Site Plan
- 4 copies Sheet SU-1 - Site Utilities Plan
- 4 copies pages 1-8 Report on Subsurface Exploration.

Referencing the City of Portland's Site Plan Ordinance Section 604.4.B.1, items are set forth as follows:

- a) name and address of applicant - Sheet L-1
- b) scale and north points - all drawings
- c) boundaries of the site - Zoning Plan
- d) total land area of the site - Zoning Plan
- e) topography at 2' intervals - Site Plan
- f) existing soil conditions - Subsurface Report
- g) location of water, marshes, etc. - Site Plan
- h) location of existing structures - Site Plan
- i) approximate location of abutting parcels - Zoning Plan
- j) location of on-site utilities, etc. - Site Utilities Plan
- k) location of easements, rights-of-way - None that we know of
- l) location of pedestrian and vehicular access - Site Plan
- m) landscape and plantings - Site Plan
- n) location of fencing and screening - Site Plan
- o) location and intensity of outdoor lighting - Site Plan

Please notify me if other supporting documents are required.

Sincerely,

SHEPLEY BULFINCH RICHARDSON AND ABBOTT

Elise F. Woodward
Elise F. Woodward

EFW:gs

RECEIVED

MAR - 9 1982

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAVAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

March 22, 1982

22-40 Bramhall Street
Corner 330-336 Charles Street

Mr. Donald L. McDowell
Executive Vice President
and Treasurer
Maine Medical Center
22 Bramhall Street
Portland, Maine 04102

cc: Shepley Bulfinch
Richardson and Abbott
1 Court Street
Boston, MA 02108

Dear Mr. McDowell:

Building permit and Certificate of Occupancy for Phase I of the Maine Medical Center expansion program are not issuable under the Zoning Ordinance because the proposed addition will have an average height of 82'7" rather than the 65' maximum permitted under Section 602.7.B.5 of the ordinance applying to the R-6 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$25.00 for a Space & Bulk Appeal shall be paid at this office at the time that the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.C.3.b.1.

Yours truly,

Malcolm G. Ward
Zoning Enforcement Officer

MGW/jmr

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAVAC
Chairperson
MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

April 16, 1982

Maine Medical Center
22 Bramhall Street
Portland, Maine

cc to: Shepley Bullfinch
Richardson & Abbott
1 Court Street
Boston, Mass. 02108

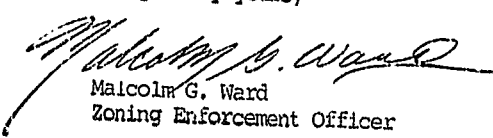
RE Appeal at 22-40 Bramhall Street

Dear Sir:

Following is the decision of the Board of Appeals regarding your petition to construct 82'7" addition to already existing building at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Please make all check payable to the City of Portland.

Very truly yours,


Malcolm G. Ward
Zoning Enforcement Officer

MGN/t



MAINE MEDICAL CENTER • PORTLAND, MAINE 04102

March 23, 1982

Mr. Malcolm G. Ward
Zoning Enforcement Officer
City of Portland
City Hall
389 Congress Street
Portland, Maine 04101

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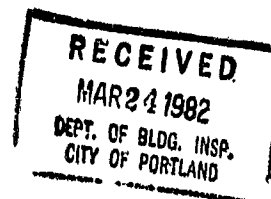
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Don McDowell
Executive Vice President
and Treasurer

/jz

Attachment



An Equal Opportunity Employer

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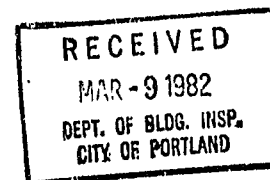
Development of the site as described is the cornerstone to a rational plan which will meet the needs of Maine Medical Center on its existing site in the years ahead.

A height variance is requested to permit continuation of the project.



REPORT ON
SUBSURFACE EXPLORATIONS
AND LABORATORY SOIL TESTING
PROPOSED ADDITION TO THE
MAINE MEDICAL CENTER

for
Maine Medical Center
Portland, Maine



by
Haley & Aldrich, Inc.
Consulting Geotechnical Engineers and Geologists
Cambridge, Massachusetts

File No. 4937

January 1982



I. INTRODUCTION

1-01. GENERAL

This report represents the results of the subsurface exploration and laboratory soil testing program undertaken for the proposed addition to the Maine Medical Center (MMC) in Portland, Maine. This work was undertaken in accordance with a letter proposal to MMC, dated 7 December 1981 and subsequent written authorization. Foundation design studies and recommendations will be presented in a following report.

The proposed addition is planned to be located in the area between the existing hospital buildings and the parking garage. The general location of the project is shown on Figure 1, Project Locus.

It is understood that the project will consist of a building which measures approximately 180 ft. by 240 ft. in plan dimensions. The building is planned to vary in height, from approximately three to eleven stories. Consideration may be given to one or two basements under the ground floor, currently planned to be at El. 116.

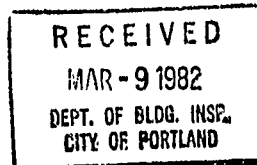
The project owner is the Maine Medical Center, and Shepley, Bulfinch, Richardson & Abbott, Inc. are the project architects. Structural engineer for the project is Zaldastani Associates, Inc.

1-02. PURPOSE AND SCOPE

The subsurface exploration and laboratory testing program was undertaken in order to provide additional site information on subsurface soil and groundwater conditions, as required for foundation design for the project. This program was undertaken to augment subsurface information obtained from MMC for previous explorations and testing conducted at and near the site.

The scope of work for the subsurface investigation phase included the following:

1. Site visits to examine existing conditions.
2. Obtaining and compiling available data on subsurface



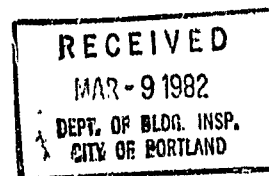


conditions and existing building foundations at and near the site, from previous borings, laboratory testing, construction records and foundation plans of adjacent buildings.

3. Planning and monitoring of program of test borings.
4. Performing laboratory tests on soil samples recovered from subsurface explorations.
5. Preparing a data report to present the results of the exploration and testing program.

1-03. ELEVATION DATUM

All elevations are in feet and refer to U.S.G.S. Mean Sea Level Datum (1929).





II. SUBSURFACE EXPLORATIONS

2-01. PREVIOUS TEST BORINGS (Prior to December 1981)

Test borings have been made near the site in connection with design of adjacent buildings and previous investigations of the proposed site. Figure 2 shows the locations of test borings made in the vicinity of the project. These include:

1. Borings #1 through #12 for the Centennial Wing of the Richards Building, drilled by Northeast Soil Services during the period May 1965 through June 1965.
2. Borings 71-4 through 71-C31 for the Parking Garage, drilled by Raymond International, Inc., during the period January 1971 through June 1971.
3. Borings B1 through B10 and B12 for a previous subsurface investigation of the present site by Maine Test Borings, Inc., during the period 14-28 May 1981.

Logs of these borings are provided in Appendix B.

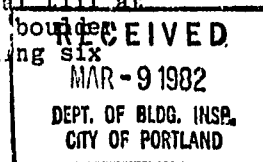
Haley & Aldrich, Inc. was not involved in the monitoring of these previous borings. The May 1981 test boring soil samples were recently made available for our review. In 1971, Haley & Aldrich reviewed the soil samples of the 1971 test borings. Logs of these borings as provided herein include notes added by Haley & Aldrich.

2-02. RECENT TEST BORINGS

In order to supplement existing subsurface information, seven test borings were made at the site by Maine Test Borings, Inc. during the period 14-22 December 1981. Groundwater observation wells were installed in completed boreholes at three locations. The test boring program was planned and monitored in the field by Haley & Aldrich, Inc.

All borings were advanced by a 2-1/2 in. I.D. hollow stem auger rig. 1-3/8 in. I.D. split-spoon samples were obtained for every five feet of penetration.

Boring B-102 met refusal on a boulder in the glacial till at a depth of 11.5 ft. A five-inch thickness of the boulder was cored to a final depth of 11.9 ft. The remaining six

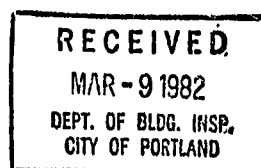




borings were terminated at depths of 36.5 ft. to 81.5 ft. in the glacial till.

The locations of the seven borings were determined in the field by Haley & Aldrich personnel by taping from the existing buildings. Elevations of the borings were determined by interpolation between contours on the topographic plan used as the basis for the "Site and Subsurface Exploration Plan" included as Figure 2.

Three observation wells were installed to measure groundwater levels at the site. Observation well OW-1 was installed in completed boring B-106, OW-2 in B-104 and OW-3 in B-102. The groundwater observation well installation reports and summaries of water level readings are included in Appendix C.





III. SITE AND SUBSURFACE CONDITIONS

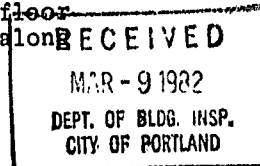
3-01. SITE CONDITIONS

A portion of the proposed site is presently occupied by an asphalt parking area, ground surface El. 124 to El. 143. The ground surface at the north and northwest portions of the site slopes downwards from the parking area at a grade of approximately 2 horizontal to 1 vertical. Also located in the paved parking area is a retaining wall approximately 235 ft. in length (bottom of footings at El. 119 to El. 122) and an oxygen bulk storage unit. The ground surface elevation varies over the proposed building site from approximately El. 75 on the slope at the northwest corner to El. 143 at the southern end of the paved area.

3-02. ADJACENT BUILDINGS

The proposed site is abutted to the north by the parking garage and to the south by two wings of the hospital complex, the Centennial Wing of the Richards Building and the wing containing the hospital power plant and laundry. Also adjacent to the site at the hospital power plant is an octagonal brick chimney approximately 140 ft. in diameter at its base. Locations of structures are shown on Figure 2. Further details of structures are as follows:

- Parking Garage: This 6 story structure is on spread footings and was constructed in 1972. The ground floor elevation follows the topography, the highest elevation being at approximately El. 84 at the southeast corner of the building and the lowest elevation is El. 52 at the northwest corner. A retaining wall was constructed adjacent to the southern side of the structure and approachways. It is expected that the drainage system associated with these retaining walls has caused a lowering of the groundwater levels behind the walls.
- Centennial Wing - Richards Building: This 9-story addition to the hospital was built around 1970. The basement floor is typically a 6-in. thick reinforced concrete slab-on-grade (finished floor El. 130.2). The outlines of the footings along





the north and west wall of the building (as shown on the foundation plan by Smith, Smith, Haines, Lundberg & Waehler of New York, New York, dated March 25, 1966) are shown on Figure 2. The building rests on spread footings designed for a maximum soil pressure of two tons per square foot. The bottoms of these footings are at approximately El. 122.

- Power Plant, Laundry Facility and Brick Chimney: According to the architectural plans by Smith, Smith, Haines, Lundberg & Waehler (referenced above) the finished floor grades for the boiler room extension and fuel oil tank vault are at El. 126.7. The floor is typically a 6-in. thick reinforced slab-on-grade. The wing nearest the site rests on spread footings and a perimeter wall footing. The bottom of the wall footing in this location is at El. 125.2. The bottom of the octagonal spread footing for the chimney is at El. 122.2.

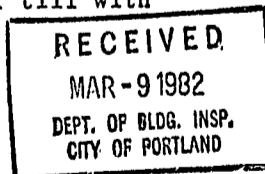
3-03. SUBSURFACE SOIL AND ROCK

Results of the test borings indicate a subsurface sequence consisting of four major soil units, as shown on the subsurface profiles (Figures 5, 6, 7 and 8). The soil strata are identified as follows, in order of increasing depth:

1. Fill
2. Sand
3. Clay
4. Glacial Till

The above sequence reflects the geologic order of deposition of the sediments, with fill being the most recent deposit. Due to the complexity of the deposition processes, strata thicknesses vary, some strata may contain substrata and some may be absent at a given location. The stratification lines shown on the profiles represent the approximate boundary between soil types and the transition may be gradual. Discussion of these basic soil units follows, in order of deposition. Note that bedrock was not encountered in the test borings.

Glacial Till. This deposit generally consists of a very stiff to hard, coarse to fine sandy silt or compact to very compact silty sand, with little clay and traces of coarse to fine gravel and cobbles. Occasional zones of glacial till with





standard penetration resistance values in the range of 8 to 15 blows/ft., corresponding to a stiff consistency or loose to medium compact density, were encountered in borings #1, #2, #3, 71-B6, B3, B4, B6, B8 and B-103. The color of the till is generally gray; however, some brown till was encountered at the top of the deposit in borings B-104, B-105, and B-106, possibly due to oxidation above the groundwater table.

Clay. The clay stratum generally consists of stiff to very stiff, with occasional very soft to medium stiff layers of brown to gray silty clay. Occasional layers of brown sand were encountered in the clay layer at borings B-101, B-103 and B-107 along the westerly portion of the site. This clay layer varies in thickness up to 15 ft., and is located in the northwest half of the site. The approximate plan limits and thickness of the clay layer are shown on Figure 4.

Sand. This deposit generally consists of medium to very compact, brown to mottled brown-gray, slightly stratified medium to fine sand with trace to little gravel and silt. This deposit was not encountered at the northern corner of the site (B-104) and increases in thickness to a maximum of about 40 ft. at the southern corner (B-107). Loose zones in this stratum were encountered in borings B3, B4 and B-103.

Fill. Fill materials completely blanket the site. The fill generally consists of loose to medium compact silty coarse to fine sand, trace to some gravel with varying amounts of brick, wood, cinders, boulders, cobbles, coal organic soils and clay. The thickness of the fill varies from up to 30 ft. and is thicker at the north and west ends of the site.

3-04. GROUNDWATER CONDITIONS

Groundwater levels measured in the observation wells installed during the recent test boring program are listed in Appendix C. Groundwater readings have been plotted on the soil profiles based on the data obtained from the current and previous observation well readings and test boring data.

From the available data, the groundwater level generally appears to follow the topography of the site. Higher levels are generally reported in wells and borings in the southeast portion of the site.

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CITY OF PORTLAND



IV. LABORATORY SOIL TESTING

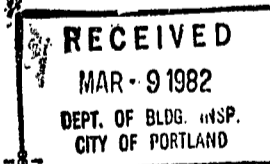
4-01. GENERAL

The laboratory testing program was undertaken to aid in classifying the soils encountered in the subsurface explorations. The testing was planned to supplement existing data from studies done for the Parking Garage.

4-02. SOIL TESTING

Grain size analysis by the method of sieving was conducted on the fill, sand and till material recovered from borings B-103, 104, 105, 106 and 107. Grain size distribution curves are included in Appendix D of this report.

Also in Appendix D are the results of the laboratory testing program performed by Haley & Aldrich in connection with studies for the Parking Garage. These previous tests included natural water content, classification tests (Atterberg Limits), undrained shear strength tests and one-dimensional laboratory consolidation tests performed on four 3-in. diameter stationary piston tube samples of clay recovered from Boring 71-C26.



604.4 B.2

Introduction:

Maine Medical Center's Phase I Project constitutes a major development in terms of the Portland Site Plan Ordinance. The following written statement is in response to Section 604.4 B.2

604.4 B.2 (a) - Description (attached)

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604.4 B.2(a)

(a) A description of the proposed uses to be located on site, including quantity and type of residential units, if any;

Response:

Since the needs of the institution through 1990, as described in the Center's Long-Range Facility Master Plan, required funds beyond the institution's financial capability, it was decided that only the most urgent problems identified through 1985 could be addressed. Those urgent needs are:

- Operating Rooms, Ambulatory Surgery and Recovery Room
- Additional medical/surgical, Neonatal Intensive Care, Special Care and obstetrical beds
- Labor and Delivery Suite
- Additional parking (as required by City Codes)
- Improved support services - clinical and basic
- Correction of mechanical and code deficiencies
- Improved access and flow of patients, staff and supplies

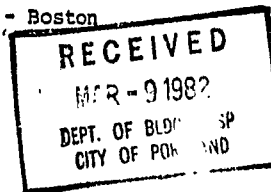
On June 25, 1981, the Board of Trustees of the Medical Center reviewed a conceptual plan to meet these urgent needs and authorized the employment of architects, construction managers, financial feasibility consultants and investment bankers to implement the project. By October, interviews had been conducted and consultants selected as follows:

Architects: Shepley, Bulfinch, Richardson and Abbott - Boston

Construction Manager: MCBRO - St. Louis

Financial Feasibility: Ernst & Whinney - Portland

Underwriter: Goldman, Sachs & Co. - New York



Since early October 1981 the staff of the Medical Center has been working with the various consultants to develop the material and drawings included in the application. Every effort was made during development of the plans to reduce costs by (1) locating the new construction in an area that allowed existing functions to continue, (2) reducing the number of "shifts" of functions in renovated space, (3) adapting building systems to the most economical approach and (4) planning to use construction techniques to speed construction, thereby saving interest and the cost of inflation.

-3-

It should be recognized that areas to be developed in new construction are more firmly defined while areas to be placed in renovated space have not been established definitively. Since renovations will not be accomplished for over two years, it is thought that final designing decisions should be delayed to accommodate minor changes. In summary, the following components make up the project:

New Construction

1st Level	Mechanical Space Central Storeroom Food Preparation and Storage Blood Bank Central Supply
2nd Level	Operating Suite Ambulatory Surgery Unit Recovery Room
3rd Level	Special Care and Burn Unit O.R. Support Dialysis Unit
4th Level	Labor and Delivery Neonatal Intensive Care Unit
5th Level	Mechanical

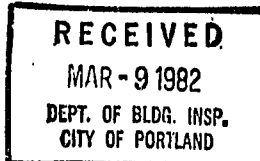
Renovation

Basement ESB	Housekeeping Lockers Storage
Basement Power Plant	Animal Holding
Basement NDF	Radiology
Ground - Annex C	Animal O.R.
Ground - MGB	Medical Records Storage
Ground - Pavilion and '56 Wing	Admissions, Coffee Shop, Gift Shop Pharmacy
Ground - Richards	Food Service
1st Floor - MGB	Medical Records Offices
2nd Floor - Pavilion	Normal Nursery
2nd Floor - Richards	OB Nursing Unit

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4th Floor - MGB	Pulmonary Expansion Rehab Support
4th Floor - Pavilion	Rehab Therapy
4th Floor - '56 Wing	Nursing Unit
5th Floor - MGB	Offices and On Call Space
5th Floor - Pavilion	Computer Repair Bed Repair Storage Audio Visual
5th Floor - '56 Wing	Classrooms
5th Floor - Richards	Add to Nursing Unit
6th Floor - Richards	Nursing Unit
7th Floor - Pavilion	Mechanical
9th Floor - Richards	CICU Cardiac Progressive Care
Parking Garage	Add three levels (approximately 380 spaces)
Code Corrections	

Legend: ESB - Engineering Services Building
NDF - New Diagnostic Facility
MGB - Maine General Building



604.4 B.2 (b) The total land area of the site and the total floor area and ground coverage of each proposed building and structure;

Response:

The site is reported as two elements consisting of the major lot holding existing hospital buildings) 475,080 square feet and the Bramhall parking lot 109,771 square feet (584,851 square feet). The ground coverage of the existing buildings is approximately 124,250 square feet, and the ground coverage of the new building is 44,200 square feet for a total of 168,450 square feet.

The total floor area of existing buildings is approximately 550,328 square feet, and the total floor area of the new building will be 182,250 square feet for a total of 732,578 square feet (exclusive of parking garage).

604.4 B.2 (c) Easements.

Response:

It is not planned that any easements will be placed on the property being developed.

604.4 B.2 (d) Method for handling solid waste disposal;

Response:

Maine Medical Center installed a steam generating waste incinerator in November 1981. Since that time, burnable solid waste has been disposed of on site. A limited amount of waste is handled by the Regional Waste system via commercial dumpster and hauler. The incinerator will accommodate added solid waste generated by the expansion.

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604.4 B.2 (e) The applicant's evaluation of the availability of off-site public facilities, including sewer, water and streets.

Response:

The Center's experience is that the existing facilities are adequate. It has been projected that, at project completion, total daily flow of water will be 75,000 gallons per day; that peak flow for the sanitary sewer will be 1.35 cubic feet per second, and that the peak flow for the storm sewer will be unchanged from the existing flow. Currently, rain water is picked

up at the parking level. The new building will collect water at roof drains. While the collection plane is changed, the area of collection is not.

604.4 B.2 (f) A description of any problems of drainage or topography or a representation that, in the opinion of the applicant, there are none.

Response:

In the opinion of the applicant, the project will not contribute any drainage problems.

604.4 B.2 (g) An estimate of the time period required for completion of the development.

Response:

The project schedule has been established around the Certificate of Need process. The applicant submitted its Certificate of Need Application on March 1, 1982 and anticipates a construction start in September 1982. Completion of the new construction phase is anticipated at February 1985 and the renovation phase at March 1986. A copy of the Design and Construction Schedule is appended to this application.



-7-

604.4 D Land ownership and estimated cost of the development.

Response:

(attached)

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604.4 D

Statement of Ownership and Cost of Development

The property proposed to be developed is owned by Maine Medical Center, a not-for-profit acute care facility.

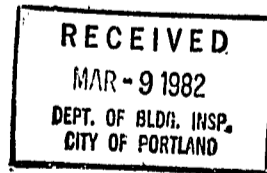
James L. Moody, Jr. is Chairman, Board of Trustees.

Edward C. Andrews, Jr., M.D. is President of the hospital

The estimated construction cost, exclusive of fees, is \$45,963,000.

Donald L. McDowell

Donald L. McDowell
Executive Vice President
and Treasurer



Addendum:

The applicant believes that requirements for final site plan review and compliance with Chapter 604, Site Plan Ordinance, have been provided to the best of its ability. From meetings with City of Portland Planning Staff and a workshop session with the Planning Board, it is clear that there have been concerns for traffic, parking, fire access and drainage.

Review of a preliminary site plan with Lt. Collins led to a significant change in the shape and relationship of the new construction to the rear of existing buildings. With respect to drainage, the plane of water collection will change, but we believe the area will not. The Center has every intent of complying with parking code requirements through the addition of three (3) levels to the existing parking ramp. The Center has also retained Vanasse Hangen Associates, Parking and Traffic Consultants, to assist in assuring requirements are met and that the City's concerns are addressed. Mr. Bray has been instrumental in providing guidance in this regard.

The data from the consultant's study will be available for joint review by Mr. Bray and Maine Medical Center on March 18, 1982.

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CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

April 16, 1982

Maine Medical Center
22 Bramhall Street
Portland, Maine

cc to: Shepley Bullfinch
Richardson & Abbott
1 Court Street
Boston, Mass. 02108

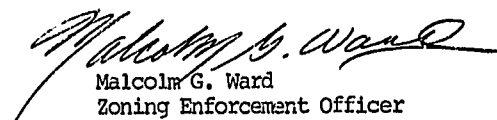
RE Appeal at 22-40 Bramhall Street

Dear Sir:

Following is the decision of the Board of Appeals regarding your petition to construct 82'7" addition to already existing building at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Please make all check payable to the City of Portland.

Very truly yours,


Malcolm G. Ward
Zoning Enforcement Officer

MGW/t

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, April 15, 1982 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

Maine Medical Center, owner of the property at 22-40 Bramhall Street Corner of 330-336 Charles Street under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit Building Permit and Certificate of Occupancy for Phase I of the Maine Medical Center expansion program not issuable under the Zoning Ordinance because the proposed addition will have an average height of 82'7" rather than the 65' maximum permitted under Section 602.7.B.5 of the ordinance applying to the R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C. (3) (b) (1) of the Zoning Ordinance have been met.

Michael E. Westort
Secretary

54-D-7 Elizabeth B & John J Hammett- 325 Brackett Street
54-C-12 June Soule-71 Plymouth Street
53-I-13 Ernest Henderson, III-892 Worcester St. Wellsley, Mass.
65-H-8 Fraternal Order of The Eagles-265 Valley Street
65-E-28-Walch Properties Inc.-321 Valley Street
65-H-29 James Vasile-Vesper St. Higgins Beach, Scarboro
65-H-30-Sportsman's Realty Inc-911 Congress Street
65-D-17-Robert A McDougal-P.O.Box 1744, Portland
63-A-3-Clinton S. Mason Jr.-RR# 1 P.O. Box 398, Yarmouth
63-A-5 Ronald A. Vincent, 94 Park Avenue
53-I-16-George B Frederick Jr.-879 Congress Street
53-I-17- George B Frederick Jr.-10 Old Neck Rd. Scarboro
53-D-1-James H Sullivan-20 Charles Street
53-E-1-Kurt Becker-37 Crescent Street
53-G-1-National Medical Care of Portland, Inc.-13 Charles Street
53-G-13-Agnes M. Kierstead-39 Ellsworth Street
65-H-2-Egythe D Field-3443 Esplanade Ave. Apt. 365-New Orleans, La.
65-H-5-John A Godsoe Trustees-48 Gilman Street
63-A-6-Elnora W Wasson & Harriet W Lutes-9 Bramhall Street

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Maine Medical Center
Mr. Donald L. McDowell, Executive, owner of property at 22-40 Bramhall Street
22-40 Bramhall Street
Vice President and Treasurer
under the provisions of Section 602.24 C of the Zoning Ordinance of the City
of Portland, hereby respectfully petitions the Board of Appeals to permit:

Addition having an average height of 82'7" rather than the 65' maximum permitted in R-6
Residential Zone in which this property is located. Sec. 602.7.B.5

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of
Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of
the Zoning Ordinance have been met. (See reverse side hereof for said
conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If
Site Plan approval is required, a preliminary or final site plan is attach-
ed hereto as Exhibit A.

Ronald L. McDowell

APPELLANT

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 608

ZONING LOCATION PORTLAND, MAINE, ..6-26-81.....

PERMIT ISSUED

JUL 2 1981

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 22 Bramhall Street..... Fire District #1 #2
1. Owner's name and address Maine Medical Center - same..... Telephone
2. Lessee's name and address..... Telephone
3. Contractor's name and address Bel's Company, Inc. - 390 Presumpscot St., City Telephone 773-6431...
4. Architect..... Specifications..... Plans..... No. of sheets.....
Proposed use of building Hospital (To install fuel oil tank)..... No. families.....
Last use same..... No. families.....
Material..... No. stories..... Heat..... Style of roof..... Roofing.....
Other buildings on same lot.....
Estimated contractual cost \$..... Fee \$..10,00.....

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234 To install one 10,000 gal. fuel oil tank, as per plan.
Garage
Masonry Bldg. Stamp of Special Conditions
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated ... number commercial cars to be accommodated ...
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ...yes..

Signature of Applicant Thomas Williams, Phone #.....

Type Name of above Thomas Williams 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

Handwritten numbers 5 and 5



APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 9 1981

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 162

ZONING LOCATION PORTLAND, MAINE, March 6, 1981

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .. 22 Bramhall Street .. Fire District #1 , #2
 Telephone .. 871-0111
 1. Owner's name and address .. Maine Medical Center .. same .. Telephone ..
 2. Lessee's name and address Telephone ..
 3. Contractor's name and address .. Langford & Low - P.O. Box 662 04101 .. Telephone .. 797-5141
 4. Architect Specifications .. Plans .. No. of sheets ..
 Proposed use of building .. foundation & lintel alterations .. No. families ..
 Last use Roofing ..
 Material .. No. stories .. Heat .. Style of roof ..
 Other buildings on same lot ..
 Estimated contractual cost \$.. ~~19,320.00~~ .. Fee \$.. 91.00 ..
 FIELD INSPECTOR—Mr. .. 19,320.00 .. GENERAL DESCRIPTION

This application is for:
 Dwelling .. @ 775-5451
 Garage .. Ext. 234
 Masonry Bldg.
 Metal Bldg.
 Alterations ..
 Demolitions ..
 Change of Use ..
 Other ..

To construct 50' x 24' concrete foundation only, and alterations to already existing lintel to expand to 18' as per plans Stamp of Special Conditions & 4 sheets of plans.

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4
 Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. Is any electrical work involved in this work? ..
 Is connection to be made to public sewer? .. If not, what is proposed for sewage? ..
 Has septic tank notice been sent? .. Form notice sent? ..
 Height average grade to top of plate .. Height average grade to highest point of roof ..
 Size front .. depth .. No. stories .. solid or filled land? .. earth or rock? ..
 Material of foundation .. Thickness, top .. bottom .. cellar ..
 Kind of roof .. Rise per foot .. Roof covering .. Kind of heat .. fuel ..
 No. of chimneys .. Material of chimneys .. of lining .. Corner posts .. Sills ..
 Framing Lumber—Kind .. Dressed or full size? .. Size .. Max. on centers ..
 Size Girder .. Columns under girders .. O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor .. 2nd .. 3rd .. roof ..
 On centers: 1st floor .. 2nd .. 3rd .. roof ..
 Maximum span: 1st floor .. 2nd .. 3rd .. roof .. height? ..
 If one story building with masonry walls, thickness of walls? ..

IF A GARAGE

No. cars now accommodated on same lot .., to be accommodated .. number commercial cars to be accommodated ..
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? ..

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ..

APPROVALS BY:
 BUILDING INSPECTION—PLAN EXAMINER .. DATE ..
 ZONING: ..
 BUILDING CODE: ..
 Fire Dept.: ..
 Health Dept.: ..
 Others: ..

Signature of Applicant *James A. Langford* .. Phone # .. same ..
 Type Name of above Langford & Low - James Langford 2 3 4
 Other ..
 and Address ..

FIELD INSPECTOR'S COPY

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 2045

Date Issued **4-7-80**
 Portland Plumbing Inspector
 By ERNOLD R GOODWIN

App. First Insp.

Date By **8 1980**

Date By **Final Insp.**

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

Address 22 Bramhall Street		PERMIT NUMBER 2045	
Installation For: Hospital			
Owner of Bldg Maine Medical Center			
Owner's Address same		Date 4-7-80	
Plumber: Scribner & Iverson P.O. Box 37		NO. FEE	
NEW	REPL.		
x		SINKS	2 4.00
		LAVATORIES	
		TOILETS	
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS base fee	3.00
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
TOTAL			7.00

Building and Inspection Services Dept.: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

Date Issued **4-19-79**
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

App. First Insp.
 Date _____
 By _____
 App. Final Insp.
 Date **APR 20 1979**
 By _____
 Type of Bldg.
 Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

Address 22 Bramhall Street		PERMIT NUMBER 1861
Installation For: Hospital		
Owner of Bldg.: Maine Medical Center		
Owner's Address: same		
Plumber: Scribner & Iverson-P.O. Box 27		Date: 4-19-79
NEW	REPL	FEE
XX		
	SINKS Flushing Rim & Hand ring	
	LAVATORIES	
	TOILETS	4.00
	BATH TUBS	
	SHOWERS	
	DRAINS FLOOR SURFACE	
	HOT WATER TANKS	
	TANKLESS WATER HEATERS	
	GARBAGE DISPOSALS	
	SEPTIC TANKS	
	HOUSE SEWERS	
	ROOF LEADERS base fee	3.00
	AUTOMATIC WASHERS	
	DISHWASHERS	
	OTHER	
TOTAL		7.00

Building and Inspection Services Dept.: Plumbing Inspection

PERMIT TO INSTA'L PLUMBING

PERMIT NUMBER **1807**

Address **22 Bramhall St.**

Installation For: **hospital**

Owner of Bldg: **Maine Medical Center**

Owner's Address: **22 Bramhall St.**

Plumber: **Scribner & Ivarson**

Date: **1-12-79**

Date Issued

Portland Plumbing Inspector

By **ERNOLD R. GOODWIN**

App. First Insp.

Date **JAN 15 1979**

By **ERNOLD R. GOODWIN**

App. Final Insp.

Date

By

JAN 23 1979

Type of Bldg:

- Commercial
- Residential
- Single Family
- Multi Family
- New Construction
- Remodeling

NEW	REPL.		NO.	FEE
	1	SINKS	1	2.00
	2	LAVATORIES	2	4.00
	1	TOILETS	1	2.00
		BATH TUBS		
		SHOWERS		
	2	DRAINS FLOOR SURFACE	2	4.00
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
	2	DISHWASHERS	2	4.00
		OTHER base		3.00
TOTAL:				19.00

Building and Inspection Services Dept.; Plumbing Inspection

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **2029**

Date Issued **2-5-80**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp.

Date

By

App. Final Insp.

Date

By

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

Address		22 Bramhall Street		PERMIT NUMBER 2029	
Installation For		hospital			
Owner of Bldg		Maine Medical Center			
Owner's Address		same			
Plumber		Scribner & Iversen		Date	2-5-80
NEW	REPL	P. O. Box 27		NO	FEE
		SINKS			
		LAVATORIES			
		TOILETS			
		BATH TUBS			
		SHOWERS			
		FRAM.	FLOOR	SURFACE	
		HOT WATER TANKS			
XX		TANKLESS WATER HEATERS		1	2.00
		GARBAGE DISPOSALS			
		SEPTIC TANKS			
		HOUSE SEWERS		base fee	3.00
		ROOF LEAKS			
		AUTOMATIC WASHERS			
		DISHWASHERS			
		OTHER			
				TOTAL	5.00

Building and Inspection Services Dept., Plumbing Inspection

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **2039**

Date Issued **3-25-80**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp.
 Date
 By

App. Final Insp.
 Date
 By

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address 22 Bramhall Street		PERMIT NUMBER 2039	
Installation For hospital			
Owner of Bldg Maine Medical Center			
Owner's Address same			
Plumber Donald McCubrey		Date: 3-25-80	
NEW	REPL	NO	FEE
			SINKS
	xx	2	LAVATORIES 4.00
	x	2	TOILETS 4.00
			BATH TUBS
			SHOWERS
			DRAINS FLOOR SURFACE
			HOT WATER TANKS
			TANKLESS WATER HEATERS
			GARBAGE DISPOSALS
			SEPTIC TANKS
			HOUSE SEWERS base fee 3.00
			ROOF LEADERS
			AUTOMATIC WASHERS
			DISHWASHERS
			OTHER
TOTAL			11.00

Building and Inspection Services Dept; Plumbing Inspection

PERMIT TO INSTALL PLUMBING

Address 22 Bramhall St-Old Maine PERMIT NUMBER **2339**
 Installation For: hospital General
 Owner of Bldg.: Maine Medical Center
 Owner's Address: 22 Bramhall St.

Date Issued
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

Plumber: Donald McCubry Date: 6-8-81
P.O. box 27

App. First Insp. JUN 9

Date
 By

App. Final Insp. JUN 11 1981

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

NEW	REPL.		NO.	FEE
		SINKS		
1981	1	LAVATORIES	1	3.00
	1	TOILETS	1	3.00
		BATH TUBS		
	1	SHOWERS	1	3.00
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL	9.00

Building and Inspection Services Dept.; Plumbing Inspection



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 11-28, 19 79
 Receipt and Permit number A39761

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 22 Bramhall St.
 OWNER'S NAME: Maine Medical ADDRESS: same

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1-30</u>	3.00
FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____ Strip Fluorescent _____ ft.	
SERVICES: Overhead _____ Underground _____ Temporary <u>x</u> TOTAL amperes <u>100</u>	3.00
METERS: (number of) <u>1</u>	.50
MOTORS: (number of) Fractional _____ 1 HP or over _____	
RESIDENTIAL HEATING: Oil or Gas (number of units) _____ Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____ Oil or Gas (by separate units) _____ Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of) Ranges _____ Water Heaters _____ Cook Tops _____ Disposals _____ Wall Ovens _____ Dishwashers _____ Dryers _____ Compactors _____ Fans _____ Others (denote) _____ TOTAL _____	
MISCELLANEOUS: (number of) Branch Panels _____ Transformers _____ Air Conditioners Central Unit _____ Separate Units (windows) _____ Signs 20 sq. ft. and under _____ Over 20 sq. ft. _____ Swimming Pools Above Ground _____ In Ground _____ Fire/Burglar Alarms Residential _____ Commercial _____ Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____ over 30 amps _____ Circus, Fairs, etc. _____ Alterations to wires _____ Repairs after fire _____ Emergency Lights, battery _____ Emergency Generators _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT FOR REMOVAL OF A "STOP ORDER" (304-16.b)	INSTALLATION FEE DUE: DOUBLE FEE DUE:
	TOTAL AMOUNT DUE: <u>6.50</u>

INSPECTION:
 Will be ready on 11-29, 1979; or Will Call _____
 CONTRACTOR'S NAME: Eastern Elec.
 ADDRESS: P.O. Box 346
 TEL.: 772-6762
 MASTER LICENSE NO.: 3279 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **1700**

Date Issued **8-25-78**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp.
 Date
 By

App. Final Insp.
 Date
 By

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address 22 Bramhall Street		PERMIT NUMBER 1700	
Installation For: Hospital			
Owner of Bldg: Maine Medical Center			
Owner's Address: same			
Plumber: Grisbner & Iverson		Date: 8-25-78	
P. O. Box: 227		NO.	FEE
NEW	REPL		
		SINKS	
		LAVATORIES	
		TOILETS	
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
		urinal base fee	1 2.00
			3.00
TOTAL			5.00

Building and Inspection Services Dept.; Plumbing Inspection

AUG 28 1978
 ERNOLD R. GOODWIN
 PORTLAND PLUMBING INSPECTOR

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE
05170

LPI NUMBER
123

DATE ISSUED
11 / 18 / 79
Month Day Year

No **32771 IC**

Certificate of App. Number

Installer's Name MCCUBREY F.I. M.I. DC

Installer Code

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burnerman
- 4. Employee of Public Utilities
- 5. Manufactured Housing Dealer
- 6. Manufactured Housing Mechanic

Owner Me. Medical Center

Address 22 Bramhall Street
St./Lot Number Street, Road Name Subdivision
(Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING REGULATIONS.

Amelia D. Godwin

OWNER'S COPY

Signature of LPI _____
Date Inspected NOV 15 1979

ORIGINAL—To be sent to: Department of Human Services,
Division of Health
Engineering, Augusta, Maine 04333

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE 05170 LPI NUMBER 123 DATE ISSUED 11 18 79 No **32771 IC**
Month Day Year
 Certificate of App. Number

Installer Name MCCUBERT Last Name D F.I. M.I. 0 Installer Code 2

Owner ME Medical Center Address 22 Bramhall Street
St./Lot Number Street, Road Name Subdivision
 (Location where plumbing was done and inspected)

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burner
- 4. Employees of Public Utilities
- 5. Manufactured Housing Dealer
- 6. Manufactured Housing Mechanic

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING REGULATIONS.

Emilio J. Gaudin

TOWN'S COPY

Signature of LPI _____
 Date Inspected NOV 15 1979
 ORIGINAL—To be sent to: Department of Human Services,
 Division of Health
 Engineering, Augusta, Maine 04333

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF Portland

Town/City Code 05170 LPI Number 123 Date Issued 11 18 79 INSTALLER'S License No. 388 No **32771 IP**
Month Day Year
 PERMIT NUMBER

Address of Where Plumbing is Done 22 BRAMHALL STREET Subdivision _____
St./Lot Number Street/Road Name Subdivision

Name of Owner ME MEDICAL CENTER Last Name S F.I. M.I. _____ Mailing Address _____ Zip Code _____

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burner
- 4. Employees of Public Utilities
- 5. Manufactured Housing Dealer
- 6. Manufactured Housing Mechanic

Type of Construction	1. New	2. Remodeling	3. Addition	4. Remodeling & Addition	5. Replacement of Hot Water Heater	6. Hook-up of Mobile Home	7. Hook-up of Modular Home	8. Other (Specify) <input checked="" type="checkbox"/>
Plumbing To Serve	1. Single (Res)	2. Multi-Fam (Res)	3. Mobile Home	4. Modular Home	5. Commercial	6. School	7. Other (Specify) <u>Hospital</u>	<input checked="" type="checkbox"/>
Number of Fixtures or Hook-Ups	Sink(s) <u>7</u>	Toilet(s) <u>2</u>	Bathtub(s) <u>1</u>	Lavatorie(s) <u>2</u>	Shower(s) <u>1</u>	Urinal(s) <u>0</u>		
	Clothes Washer(s) <u>0</u>	Dish-Washer(s) <u>0</u>	Hot Water Heater(s) <u>0</u>	Floor Drain(s) <u>0</u>	Hook-Up(s) <u>3</u>			

This "Internal Plumbing Permit" is invalid if work is not commenced within six(6) months from date of issuance. Upon completion of work a "Certificate of Approval" must be obtained from the LPI.

SCHEDULE OF "FEES"

1-10	Fixtures	\$2.00 each
11-20	Fixtures	\$1.00 each
21	Fixtures on up	\$.50 each
	Hook-Ups	\$2.00 each

NOTE: Hotwater Heater (Tank or Tankless) is a Fixture!

Fixture Fee	<u>6</u> <u>00</u>
Hook-Up Fee	<u>0</u> <u>00</u>
Administrative Fee	<u>3</u> <u>00</u>
Total Fee	<u>9</u> <u>00</u>
If Double Fee Check Box	<input type="checkbox"/>

TOWN'S COPY

Signature of LPI _____