

plan improvements, which improvements include, but are not limited to, sanitary sewers, storm drains, drainage and erosion control, catch basins, manholes, other improvements constructed chiefly below grade, curbing, paving, sidewalks, lighting and landscaping. Following site plan approval and prior to the issuance of a building permit, the developer shall post with the city a performance guarantee in the form and amount specified in section 14-501 specifying the completion of the improvements within two (2) years from the date of such guarantee. The developer shall provide a one-year defect bond upon completion of the improvements. The amount of the defect bond shall be ten (10) percent of the amount of the performance guarantee. At the same time that the developer posts a performance guarantee, the developer also shall pay to the public works authority the site plan improvement inspection fee equal to one and seven tenths (1.7) percent of the estimated cost of required site plan improvements.

(k) *Occupancy prior to completion of certain improvements.* Notwithstanding sections 14-463, 14-524(b) or any other provision of this Code, a certificate of occupancy may be issued for a development or portion of a development which has otherwise been completed in accordance with final site plan approval and all applicable provisions of this Code where the applicant submits a written request therefor to the planning authority and public works authority for their review and approval, stating those improvements which remain to be completed and the reasons why such improvements have not been completed. In no event shall any certificate of occupancy be issued (1) where conditions exist which would justify denial of a certificate of occupancy under chapter 6; or (2) where required improvements to the city right-of-way remain to be completed by the developer and any required lighting is not yet operational; or (3) all access roads and any other roads and driveways required for the building or building(s) for which the certificate(s) are requested have not been improved to a passable condition. Where a certificate of occupancy is sought for a portion of any development prior to the completion of the entire development, the following standards shall be met, in addition to all applicable requirements set forth above, prior to the issuance of any certificate of occupancy:

- (1) Those parking area required for the portion of the development for which a certificate of occupancy is sought shall be available for use. Alternative arrangements must be made on-site for parking for any periods during which such parking areas will not be available for use.
- (2) All foundation plantings and other landscaping required for the portion of a development for which a certificate of occupancy is sought shall be installed prior to the issuance of a certificate of occupancy. This requirement may only be waived where, in the opinion of the public works authority, landscaping improvements cannot practically be completed due to seasonal weather conditions.
- (3) No certificate of occupancy shall be issued to any portion of a residential development where, in the opinion of the building authority and the public works authority, the work required to complete the rest of the development will endanger the health or safety of inhabitants of the completed portion.

CITY OF PORTLAND, MAINE
MEMORANDUM

FROM: Hubert G. Irving, Code Enforcement Officer,
Building Inspections Dept.

TO: W. Paul Niehoff

DATE: December 11, 1990

SUBJECT: Your memorandum, dated Dec. 7, 1990, addressed to Sam Hoffses

I am responding to your memo addressed to Sam Hoffses because I am the one responsible for issuing the partial certificate of occupancy for the completed areas of the building of the Eagles Club at 184 St. Johns St. This included the approval of the Fire Dept. All safety systems were in operation throughout the entire building, including the fire alarm system, the sprinkler system, and other necessary safety features.

The Fire Dept. and myself were satisfied that the safety of the building, its occupants, and the surrounding community was properly secured. A last minute concern came up by the Fire Dept. regarding the fire rating of the elevator shaft. This concern arose, despite the fact that it had just been inspected and approved by the State Elevator Inspector. The shaft sprinkler system was operative and existing fire doors separated the floor levels. With these things considered, the concerns of the Fire Dept. seemed excessive and unnecessary. The Fire Dept. wanted to see the final cosmetics such as the dry walling of the shaft completed.

I hesitated issuing the final C. of O. that will be issued later this week when the Fire Dept.'s concerns are approved, to insure that the work would be speedily completed. But required safety features were in place and functioning, assuring public safety, so I granted the partial C. of O. A partial occupancy restricts them to the areas completed and approved. It did not cover the entire building, with all aspects. Only the safety of the entire building had been satisfied along with the completed areas that fulfilled all aspects of inspection.

You claim in your memo, that you had not been contacted, prior to the issuance of the C. O. First, the final C. O. has not been issued. Secondly, you certainly were notified by me of the issuance of the partial C. O. on 12/3/90, at approximately 8:30 AM. I had been cautioned by Mr. Hoffses to be sure to contact you and that I should get your reply in writing. Evidently, Mr. Hoffses puts little credence or trust in your verbal approvals and commitments.

In our conversation over the phone that morning, you told me that your only concern was that of the granite curbing. You had said that you wanted it stated on the final C. O., that it was being issued, subject to the granite curbing being placed in the spring. I gave you my assurance that it would contain that stipulation.

Your assistant, Pat Welch, stated emphatically to Mr. Hoffses, the morning before the C. O. was issued, that he did not want the curbing placed until spring when the frost has subsided. This is acceptable and is the standard practice during winter months. This also goes for the planting of shrubs and trees. Pat, himself, gave us approval, the day before you had done so. What I now ask is if there is any communication or cooperation between yourself and Mr. Welch. Either you two do not communicate, coming to an agreement, and instead act independently, betraying departmental conflicts, or you are relatively indecisive and have quickly changed your mind on what you and he agreed to.

But what remains is that you are getting what you had asked for, namely, a stipulation regarding the curb and this does not conflict with what was stated by Mr. Welch. I fail to understand why there was any need for any memo. There was no problem. Everything seems to be quite in order, and what questions might have remained could have easily been dealt with and cleared up by a simple phone call.

It is my impression that you are acting out of malice, without any intent of actually coming to the solution of a problem, in a proper and reasonable manner, with the objective of resolving the matter to the satisfaction of all parties involved. We all should be trying to create a spirit of cooperation, team work, and benevolent feelings for each other. Your tactics of finger pointing, back biting, false accusations, and taking issue with matters that are not a problem to begin with, have only created animosity and have not contributed to any productive results, whatsoever, as well as leaving us wondering what your objective was in the first place.

No where have we acted out of line or with any malice and do not understand why you have chosen to act like this. This is not the first time that you have given your verbal approval to something, only to later, at the last minute, raise objections, and being as deceitful and difficult as you are capable of in doing it. And it is not the first time that I have had to respond to you. You did this with the Airport Hotel, and again, at the Thrifty Rental Car building. One has to wonder who you are working for since it could not be the City or the public, since those are the two parties that you are continually slighting.

In the future, it would be greatly appreciated if you could deal with us in a much more civil manner, without the use of false and unnecessary memos, and with a spirit of honesty, friendliness, and cooperation, as if we were working for the same cause. This is not the first time that I have asked this, either. However, because I consider this unlikely to occur, I request that all communication as regards approvals or requirements that take place between you and your dept. and my dept. and me be made in writing to avoid future misunderstandings or

misgivings, whether they are legitimate or not. I will always request such things in writing, in the future, and hope that you will have no problem with this.

pc: M. Green, Assistant City Manager
N. Daniels, Assistant City Manager
B. Ringrose, City Engineer
W. Boothby, Deputy City Engineer
N. Burns, Corporation Counsel
J. Gray, Director of Planning Urban Development
S. Hoffses, Chief of Building Inspections
M. Schmuckel, Assistant Chief of Building Inspections



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 184 St. John St.

Issued to Fraternal Order of Eagles

Date of Issue 12/3/90

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 90/1945, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Change of Use - from vacant industrial building
to lodge hall

Limiting Conditions:

Issued conditional to completion of entire building to the
Fire Department's approval before opening for public activity.

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 184 St. John St.

Issued to Fraternal Order of Eagles

Date of Issue 12/3/90

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 90/1946, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Change of Use - from vacant industrial building
to lodge hall

Limiting Conditions:

Subject to completion of curb work in the Spring of 1991
to be approved by Public Works

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

918281

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$30. Zone _____ Map # _____ Lot# _____

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

Owner: Portland Eagles Phone # 773-7440
 Address: 184 St John St; Pld, ME k 04.02
 LOCATION OF CONSTRUCTION 184 St John St.
 Contractor: owner Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: MMH temp sign
 Past Use: _____
 # of Existing Res. Units: _____ # of New Res. Units: _____
 Building Dimensions: L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion: erect temp sign - 10/1/91 to 12/31/91

PERMIT ISSUED
 For Official Use Only
 Date: 11/26/91 Subdivision: _____
 Inside Fire Limits: _____ Name: DEC - 9 1991
 Bldg Code: _____ Ownership: _____
 Time Limit: _____
 Estimated Cost: _____
CITY OF PORTLAND

Zoning: R-2
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: WDA 12-3-91

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

Floor:
 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. Sudding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 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. Sudding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____ Not in District for Landmark
 2. Ceiling Strapping Size _____ Spacing _____ Does not require review
 3. Type Ceilings: _____ Requires Review
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____ Action: Approved
 2. Sheathing Type _____ Size _____ Approved with Code Book
 3. Roof Covering Type _____ Date: 11/26/91

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: 1 11/26/91

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

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

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

Permit Received By Louise E. Chase

Signature of Applicant James Ashe Date 11-26-91

CEO's District 30 James Ashe

PERMIT ISSUED WITH LETTER

CONTINUED TO REVERSE SIDE 13 11/26/91

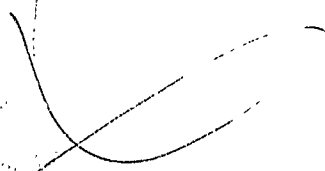
White - Tax Assessor

Ivory Tag - CEO



PLOT PLAN

OK



FEES (Breakdown From Front)

Base Fee \$ 30-

Subdivision Fee \$ _____

Site Plan Review Fee \$ _____

Other Fee: \$ _____

(Explain) _____

Late Fee \$ _____

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

COMMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property and that I have authorized the proposed work to be done on this property. If a permit for work described in this application is issued, I certify that the code official or the code enforcement representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to the permit.

I hereby certify 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 has authorized agent and 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 or the code enforcement representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to the permit.

SIGNATURE OF APPLICANT

ADDRESS

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 3, 1991

Portland Eagles
184 St. John Street
Portland, ME 04102

Re: 184 St. John Street

Dear Sir:

Your application to erect a temporary sign at the above address has been reviewed and a permit is herewith issued subjects to the following requirement:

1. This sign must be positioned so not to block sight of traffic.

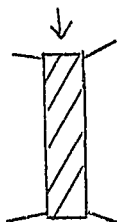
If you have any questions regarding this requirement, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PORTLAND
EAGLES
Building

4X6 LIGHTED
SIGN



PORTLAND EAGLES
PARKING LOT

SIDEWALK

DRIVEWAY

SIDEWALK

184 ST JOHN ST

6 FT.

NON-PROFIT

TO BENEFIT

BRUCE ROBERTS

4 FT

184 St John St

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 30, 1992

Fraternal Order of Eagles
184 St John St
Portland, ME 04102

Re: 184 St John St


Dear Sir,

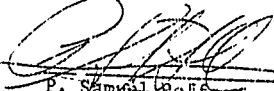
Recent inspection of the new entranceway at the above location revealed that the work appears to be completed with the exception of a railing or guard over the entranceway as shown on your plans.

The doors leading to this upper area should be barred from use until such time as your railings are installed.

If you have any questions regarding this matter, please feel free to call.

Sincerely,


Kathleen A. Lowe
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

024251

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 55.00 Zone _____ Map # _____ Lot# _____

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

Owner: Fraternal Order of Eagles Phone # 773-9448

Address: 184 St John St Ptld, ME 04102

LOCATION OF CONSTRUCTION 184 St John St

Contractor: Maletta Const. Sub: _____

Address: _____ Phone # _____

Est. Construction Cost: 7,000.00 Proposed Use: Fraternal Order w/int REARING

_____ Past Use: Fraternal Order

of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion Ext Reno - Creating New Entranceway

For Official Use Only	
Date <u>Oct 19, 1992</u>	Subdivision _____
Inside Fire Limits _____	Name <u>OCT 21 1992</u>
Bldg Code _____	Lot _____
Time Limit _____	Ownership _____
Estimated Cost _____	CITY OF PORTLAND

Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other WPA - 10-21-92 (Explain) _____

Foundation: 68-D-1

- Type of Soil: _____
- Set Backs - Front _____ Rear _____ Side(s) _____
- Footings Size: _____
- Foundation Size: _____
- Other _____

Floor:

- Sills Size: _____ Sills must be anchored.
- Girder Size: _____
- Lally Column Spacing: _____ Size: _____
- Joists Size: _____ Spacing 16" O.C.
- Bridging Type: _____ Size: _____
- Floor Sheathing Type: _____ Size: _____
- Other Material: _____

Exterior Walls:

- Studding Size _____ Spacing _____
- No. windows _____
- No. Doors _____
- Header Sizes _____ Span(s) _____
- Bracing: Yes _____ No _____
- Corner Posts Size _____
- Insulation Type _____ Size _____
- Sheathing Type _____ Size _____
- Siding Type _____ Weather Exposure _____
- Masonry Materials _____
- Metal Materials _____

Interior Walls:

- Studding Size _____ Spacing _____
- Header Sizes _____ Span(s) _____
- Wall Covering Type _____
- Fire Wall if required _____
- Other Material _____

Ceiling:

- Ceiling Joists Size: _____
- Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark
- Type Ceilings: _____ Does not require permit
- Insulation Type _____ Size _____ Requires Review
- Ceiling Height: _____

Roof:

- Truss or Rafter Size _____ Spacing _____ Approved
- Sheathing Type _____ Size _____ Approved with Conditions
- Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

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

Plumbing:

- Approval of soil test if required Yes _____ No _____
- No. of Tubs or Showers _____
- No. of Flushes _____
- No. of Lavatories _____
- No. of Other Fixtures _____

Swimming Pools:

- Type: _____
- Pool Size: _____ x _____ Square Footage _____
- Must conform to National Electrical Code and State Law.

Permit Received By: Mary Green
Signature of Applicant: Jim Ash
CEO's District: 3

PERMIT ISSUED WITH LETTER

PERMIT ISSUED OCT 19, 1992 WITH LETTER

White - Tax Assessor

Ivory Tag - CEO

[3] Mrs. Lowe

CONTINUED TO REVERSE SIDE

4251

City of Portland and BUILDING PERMIT APPLICATION Fee \$5.00 Zone _____ Map # _____ Lot# _____

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

Owner: Fraternal Order of Eagles Phone # 773-9448
 Address: 184 St John St Ptd, ME 04102
 LOCATION OF CONSTRUCTION 184 St John St
 Contractor: Maietta Con Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 7,000.00 Proposed Use: Fraternal Order w/int rznng
 Past Use: Fraternal Order
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Ext Renc @ Creating New Entranceway

PERMIT ISSUED
 For Official Use Only
 Date: Oct 19, 1992 Subdivision: _____
 Inside Fire Limits _____
 Bldg Code _____
 Time Limit _____
 Estimated Cost _____
 City of Portland
 OCT 21 1992

Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) _____

68-0-016

CEILING
 1. Ceiling Joists Size: _____ Not in District nor Landmark
 2. Ceiling Strapping Size _____ Spacing _____ Does not require variances
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____ Requires R/V/W
 5. Ceiling Height: _____

ROOF
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

CHIMNEYS
 Type: _____ Number of Fire Places _____

HEATING
 Type of Heat: _____

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

PLUMBING
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

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

Permit Received By _____
 Signature of Applicant _____ Date Oct 19, 1992
 CEO's Distri. _____

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO [3] MRS. Lowe

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

FLOOR
 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 _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 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 _____

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

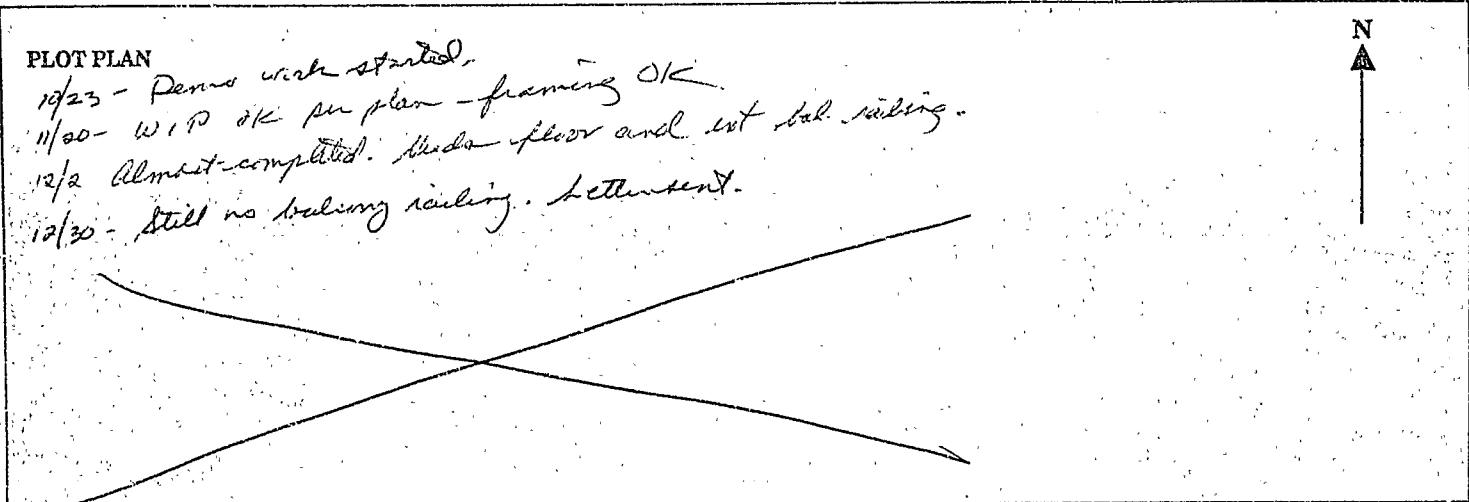
White - Tax Assessor

940130

212519A

PLOT PLAN

10/23 - Perms work started.
 11/20 - WIP OK per plan - framing OK
 12/2 - Almost completed. Second floor and ext bal railing.
 12/30 - Still no bal railing. Letter sent.



FEES (Breakdown From Front)

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

Inspection Record

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 21, 1992

RE: 184 St. John St.

Fraternal Order of Eagles
184 St. John St.
Portland, ME 04102

Dear Sir:

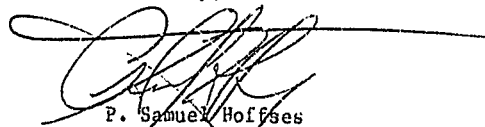
Your application to construct a new entranceway has been reviewed and a permit is herewith issued subject to the following requirements.

No certificate of occupancy can be issued until all requirements of this letter are met.

1. Exit doors shall be marked with illuminated signs. Signs shall be provided with illuminators in the emergency lighting mode.
2. Emergency lighting shall be provided to illuminate the path of travel to the exterior.
3. There shall be a level landing on each side of the outswinging exit doors at the same elevation.
4. The railing or guard shown above the entryway shall be at least 42" high and the balusters or intermediate rails shall be spaced so as to prevent the passage of a 4" sphere.
5. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection.)
6. If you have any questions regarding these requirements, please do not hesitate to contact this office.

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

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

/e1

cc: LT. Wallace Garroway, Fire Prevention Bureau

040130



Fraternal Order of **EAGLES**

CASCO AERIE NO. 565

184 ST JOHN STREET PORTLAND, MAINE 04102

240130

THE PORTLAND EAGLES AT 184 ST. JOHN ST WOULD LIKE TO CONSTRUCT A NEW ENTRY WAY ONTO OUR BUILDING. THE ENTRY WAY WILL HELP WITH THE COLD AIR THAT BLOWS INTO THE BUILDING IN THE WINTER TIME WHEN THE DOOR IS OPENED. ALSO IT WOULD ADD TO THE EXTERIOR OF OUR BUILDING MAKING IT A LOT MORE ATTRACTIVE.

THANK YOU

James Ashley

JIM ASHEY
MANAGER

2/25/94

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 184 St John St		Owner: Eagles		Phone: 773-9448		Permit No: 951193	
Owner Address: SAA Pctd, ME 04102		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED OCT 3 1995 CITY OF PORTLAND </div>	
Past Use: Fraternaty		Proposed Use: Same		COST OF WORK: \$ 1,000.00 PERMIT FEE: \$ 25.00		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: 33 Type: 30 Signature: <i>[Signature]</i>	
Proposed Project Description: Int Reno - Install Wall/Door				PEDESTRIAN ACTIVITIES DISTRICT (PAD) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: B2 CEL: 068-D-001 Zoning Approval: 25/001/183/195 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 23 October 1995					

- This permit application doesn't 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..

PERMIT ISSUED WITH REQUIREMENTS

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

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 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 provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: Jr Ashley ADDRESS: 184 St. John St. DATE: 23 October 1995 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **3**

185 SIM 25007

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 184 St. John St.		Owner: Fraternal Order of Eagles 565	Phone: 773-9448	Permit No: 950787
Owner Address: same	Leasee/Buyer's Name:	Phone:	Business Name:	
Contractor Name: self	Address:	Phone:		
Past Use: loading dock	Proposed Use: outside deck	COST OF WORK: \$ 2,000.00	PERMIT FEE: \$ 30.00	
Proposed Project Description: to construct outside deck as per plan		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: <u>4</u> Use Group: <u>A3</u> Type: <u>3B</u>	PERMIT ISSUED JUL 19 1995 CITY OF PORTLAND Zone: <u>GBL</u> <u>67-68-D-76</u> Zoning Approval: <u>OK WS 7/14/95</u> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		Signature: <u>(WSM)</u>	Signature: <u>(WSM)</u>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: Date:	
Permit Taken By: Latini	Date Applied For: 6/29/95			

- This permit application doesn't 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.

pickup truck for debris

**PERMIT ISSUED
WITH LETTER**

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 or 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 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 provisions of the code(s) applicable to such permit

Signature of Applicant: James W. Ashby ADDRESS: 59 Munde St DATE: 13 July 1995 - Bldg Permit Routed 6/29/95
 Signature of Responsible Person: JAMES W. ASHBY TITLE: MANAGER PHONE: 772-1789
 Signature of City: (Signature) PHONE: 773-9448

Historic Preservation
 Not In District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: 7/14/95

CEO DISTRICT **3**

White-Permit Desk Green-Assessor's Canary-D.R.W. Pink-Public File Ivory Card-Inspector

City of Portland, Maine -- Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 184 St. John St.		Owner: External Order of Eagles 565	Phone: 773-9448	Permit No: 950737
Owner Address: same	Lease/Buyer's Name:	Phone:	Business Name:	PERMIT ISSUED JUL 19 1995 CITY OF PORTLAND Zone: CBL 68-D-16 Zoning Approval: 7/11/95 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Contractor Name: self	Address:	Phone:		
Past Use: loading dock	Proposed Use: outside deck	COST OF WORK: \$ 2,000.00	PERMIT FEE: \$ 30.00	
Proposed Project Description: to construct outside deck as per plan.		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: 4 Use Group: 15 Type: 1	
		Signature: [Signature]	Signature: [Signature]	
Permit Taken By: Latina	Date Applied For: 6/29/95	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
		Signature:	Date:	

- This permit application doesn't 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..

pickup truck for debris

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

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 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 provisions of the code(s) applicable to such permit

13 July 1995 - Bldg Permit Routed 6/29/95

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
JAMES A. [Signature]	7 [Address]	6/29/95	772 1729
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:
			773-9448

Historic Preservation
 Not In District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: **7/14/95**

CEO DISTRICT **3**

[Signature]

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

7/21/95 Intend to remove 8'-0 fence and exclose patio area on street side. Have not closed on real estate purchase of adjacent property yet. Will notify me of pre-con mtg.

8/3/95 NWY

8/7/95 VICTA PERMIT

Mr. Ashby says they've decided to put deck until the spring of '96. Would like to get entire perimeter out of deck.

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____



CITY OF PORTLAND

July 18, 1995

Fraternal Order of Eagles # 565
184 St. John St
Portland, ME 04101

RE: 184 St. John St., Portland, ME

Dear Sir,

Your applications to construct an outside deck has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until requirements of this letter are met.

Site Plan Review Requirements

Inspection Services - Please be aware of the B-2 Zone restrictions for exterior effects - Please be aware of the New noise ordinance passed by the City Council that restricts noises to only 500 dbas after 10:00 PM.
- (See Attached) M. Schmuckal

Fire Dept. - Approved - Lt. McDougal PFD

Planning Division - Approved - S. Hopkins

Development Review Coordinator - Approved - O'Sullivan

Building & Fire Code Requirements

1. Guardrail & Handrails -A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
2. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.

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

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

cc: Lt. McDougal
M. Schmuckal - Assistant Chief of Inspections
M. O'Sullivan - Development Review Coordinator
S. Hopkins - Senior Planner



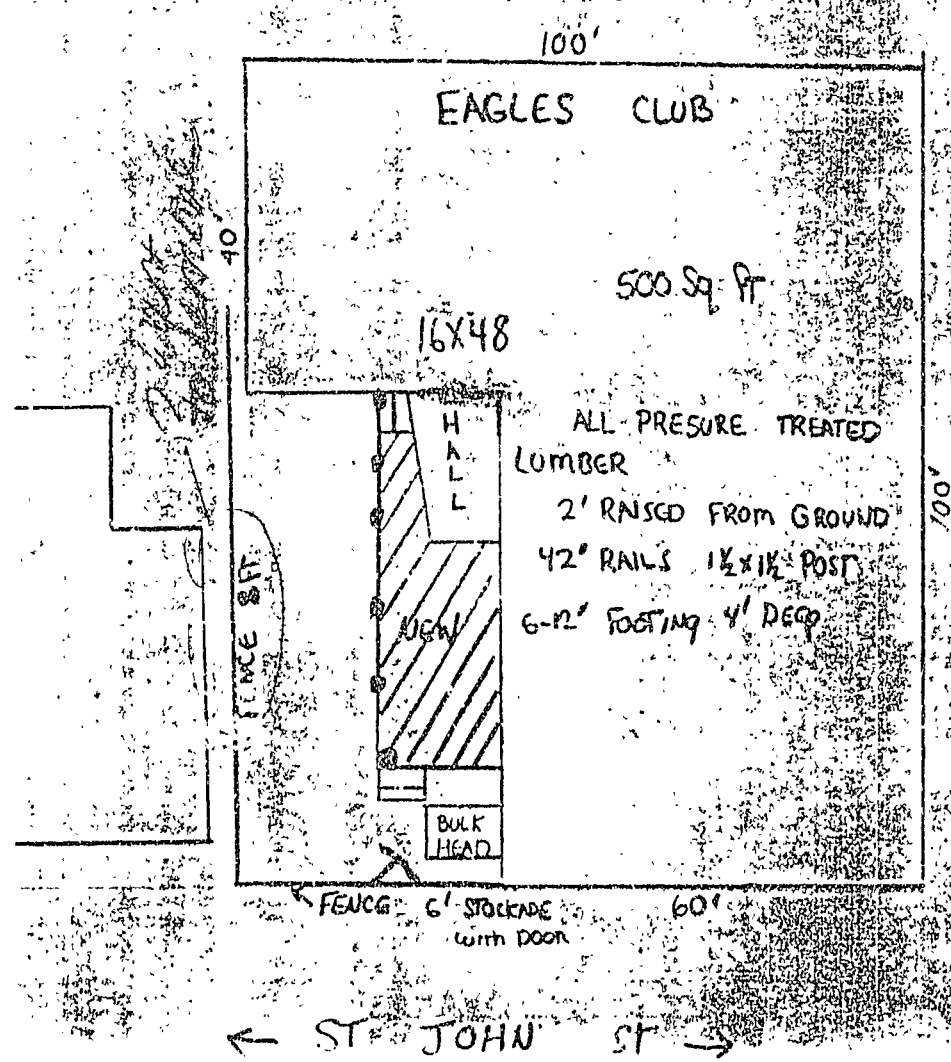
Fraternal Order of EAGLES

CASCO AERIE NO. 585

184 ST JOHN STREET, PORTLAND, MAINE 04102

CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS
DATE OF APPROV 7/13/75

RECEIVED
INSPECTION
PORTLAND, ME
JUN 29 1975

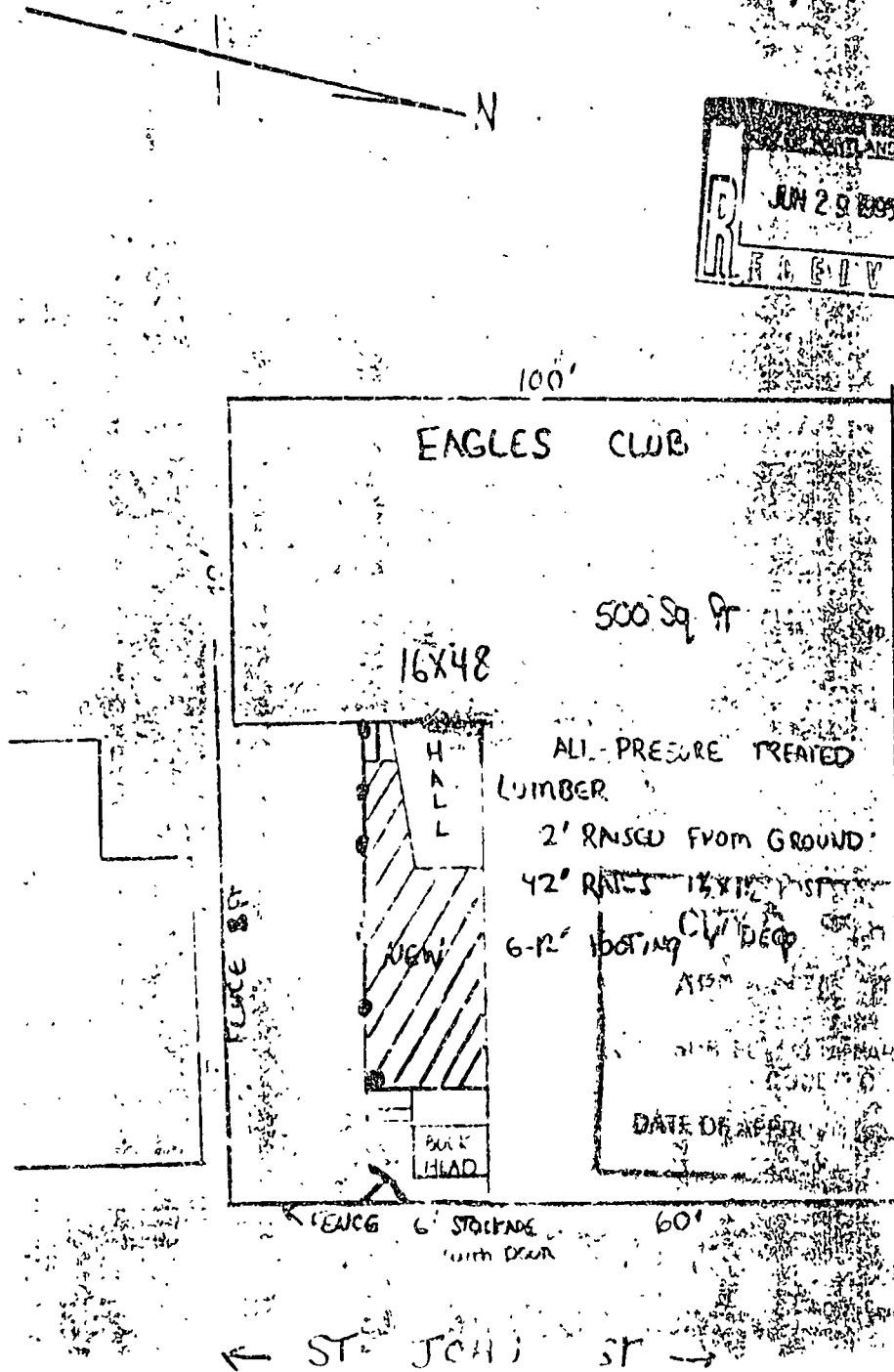
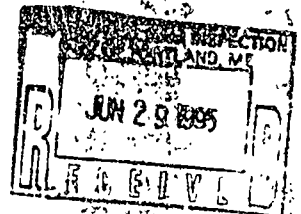


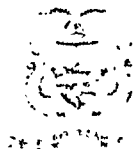


Fraternal Order of EAGLES

CASCO Aerie No. 888

134 ST JOHN STREET, PORTLAND, MAINE 04102





CITY OF PORTLAND

July 13, 1995

Jim Ashe
Portland Eagles
184 St. John Street
Portland, ME 04102

Re: Construction of an Outdoor Deck

Dear Mr. Ashe:

On July 13, 1995 the Portland Planning Authority granted minor site plan approval for the construction of an outdoor deck at the Portland Eagles facility at 184 St. John Street.

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

Please note the following provisions and requirements for all site plan approvals:

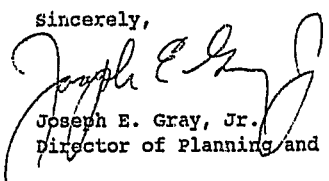
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

Preconstruction and preconstruction meeting shall be held at the project site with the contractor, development review coordinator, and City representatives and City staff. The contractor shall provide and/or furnish to the City the site building contract and shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

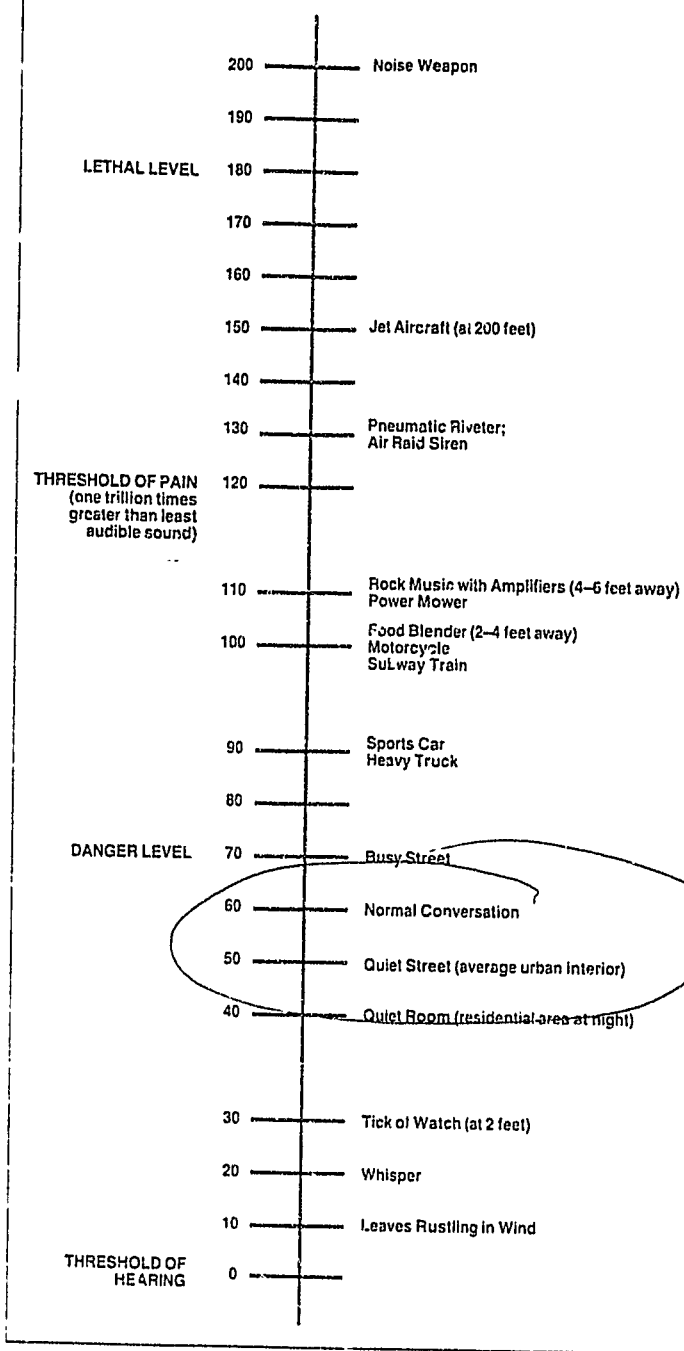
If there are any questions, please contact the Planning Staff.

sincerely,


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

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
✓ P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer
Michael O'Sullivan, Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Paul Nishoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File

FIGURE 4. NOISE LEVELS IN DECIBELS



Source: A Guide to Noise Control in the Metropolitan Community, State of Environmental Law, Science, January, 1975, by Douglas E. Jones, Loren H. Knox, and David L. Spinkney.

note of caution: Some or others considered by the Island study, still use pre-octave bands. These were removed from service in (*Industrial Performance St* 1992 19). It would be better to bring these standards up

Unfortunately, finding research and models for standards and definitions as easy as it once was. In 1970s, the U.S. EPA supported noise control research and produced publications for municipalities developing policies. That program, however, was effectively disbanded in the Reagan administration. It remains to be seen whether it will be restored under the new Clinton administration.

Vibration

The nuisance factor associated with vibrations is fairly obvious. Excessive vibrations from industrial operations can interfere with the operations of neighboring facilities. Over a prolonged period, they can weaken structures. Although many ordinances simply prohibit perceptible vibrations at a facility's boundary line, there are other cases where greater specificity makes an ordinance more enforceable. Table 2 lists some typical standards. Some communities also specify setbacks from the property for heavy vibrating equipment. Maywood, Illinois, requires a 500-foot setback. This tends to ensure that the vibrations necessary entailed in the operation of such machinery will be dissipated by distance.

Air Pollution

Air pollution is clearly an area where local regulation predominated the field before the advent of major state and federal legislation. In many areas, particularly California, municipalities still play a major role in regulating air quality. In some cases, cities may act as enforcement agents for the state by incorporating state air quality standards by reference and

All nonresidential uses in the B-2 zone shall be subject to the provisions of the zoning ordinance and bulk regulations and exceptions of this article in addition to the following requirements:

- (1) *Landscaping and screening:* The site shall be suitably landscaped for parking, surrounding uses and accessory site elements, including storage and solid waste receptacles where required by article IV (subdivisions) and article V (site plan).
- (2) *Curbs and sidewalks:* Curbs and sidewalks as specified in article VI of chapter 25.
- (3) *Off-street parking and loading:* Off-street parking and loading are required by division 20 and division 21 of this article.
- (4) *Front yard parking:* There shall be no parking in the front yard between the street line and the required minimum setback line. A maximum of ten (10) percent of the total parking provided on the site may be located between the principal structure and the front yard.
- (5) *Signs:* Signs shall be subject to the provisions of division 22 of this article.
- (6) *Exterior storage:* There shall be no exterior storage with the exception of receptacles for solid waste disposal. Such receptacles shall be shown on the approved site plan.
- (7) *Storage of vehicles:* Storage of vehicles is subject to the provisions of section 14-335.
- (8) *Shoreland and flood plain management regulations:* If the lot is located in a shoreland zone or in a flood hazard zone, then the requirements of division 26 and/or division 26.5 apply.

(Ord. No. 293-88, 4-4-88)

Sec. 14-187. External effects.

Every use in a B-2 zone shall be subject to the following requirements:

- (1) *Enclosed structure:* The use shall be operated within a completely enclosed structure except for those customarily operated in the open air.
- (2) *Noise:* The volume of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American Standard Association), generated shall not exceed sixty (60) decibels on the A scale between 7:00 a.m. and 9:00 p.m. and fifty-five (55) decibels on the A scale between 9:00 p.m. and 7:00 a.m., on impulse (less than one (1) second), at lot boundaries, excepting air raid sirens and similar warning devices.
- (3) *Vibration and heat:* Vibration inherently and recurrently generated and heat shall be imperceptible without instruments at lot boundaries.
- (4) *Glare, radiation or fumes:* Glare, radiation or fumes shall not be emitted to an annoying or dangerous degree beyond lot boundaries.

Applicant: James Ashby / Engle

Date: 7/14/95

Address: 194 St John St

Assessors No.: 68-D-16

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-2

Interior or corner lot -

Use - New Deck

Sewage Disposal -

Rear Yards - N/A

Side Yards - 10' req - 20' + shown

Front Yards - 10' req - 10' + shown (can average abutting front yards to be closer)

Projections -

Height - 1 story

Lot Area -

Building Area - on existing asphalt per planner

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan - minor

Shoreland Zoning - N/A

Flood Plains - N/A



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

I. D. Number

Fraternal Order of -Eagles 565

June 29, 1995

Applicant
184 St. John St. Portland, ME 04102

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

184 St. John St.
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax
Ashley 773-9448

Assessor's Reference: Chart-Block-Lot
68-D-116

Proposed Development (check all that apply):
New Building Building Addition Change of Use Residential Office Retail Manufacturing Warehouse/Distribution Other (specify) outside deck

Proposed Building Square Feet or # of Units 500 sq. ft. Acreage of Site 100 X 350 Zoning B-2

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer Mary Schumaker

- Approved Approved w/Conditions listed below Denied

1. Please be aware of The B-2 Zone Restrictions for External effects
2. PLEASE BE AWARE OF THE NEW NOISE ORDINANCE PASSED BY THE CITY COUNCIL THAT RESTRICTS NOISES TO ONLY 50 dbA's AFTER 10:00 PM
3. _____
4. _____

Approval Date _____ Approval Expiration _____ date Extension to _____ date 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

Performance Guarantee Accepted _____ date _____ amount _____ expiration date

Inspection Fee Paid _____ date _____ amount _____

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature _____

Pink - Building Inspections Blue Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

Address: 184 St. John St.



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

I. D. Number

Fraternal Order of Eagles 565

June 29, 1995

Applicant
184 St. John St. Portland, ME 04102

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

184 St. John St.
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax
773-9446

Assessor's Reference: Chart-Block-Lot
68-D-16

Proposed Development (check all that apply):
 New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) outside deck

Proposed Building Square Feet or # of Units
500 sq. ft.

Acreage of Site
200 X 350

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 6300.00 subdivision _____

Approval Status:

Reviewer [Signature]

- Approved Approved w/Conditions listed below Denied

2.
3.
4.

Approval Date 6/29/95 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ date
signature _____ date

Performance Guarantee Required* Not Required

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

Performance Guarantee Accepted _____ date _____ amount _____ expiration date

Inspection Fee Paid _____ date _____ amount

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature

Performance Guarantee Released _____ date _____ signature

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

Address: 184 St. John St.



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

I. D. Number

Fraternl Order of -Eagles 565

June 29, 1995

Applicant
184 St. John St. Portland, ME 04102

Application Date

Applicant's Mailing Address

Project Name/Description:

Consultant/Agent

184 St. John St.
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax
Ashley 773-9668

Assessor's Reference: Chart-Block-Lot
68-10-16

Proposed Development (check all that apply):
New Building ___ Building Addition ___ Change of Use ___ Residential ___
Office ___ Retail ___ Manufacturing ___ Warehouse/Distribution ___ Other (specify) outside deck

Proposed Building Square Feet or # of Units
500 sq. ft.

Acreage of Site
100 X 350

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer My O'Sullivan

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 13 July 95 Approval Expiration 13 July 96 Extension to _____ date date Additional Sheets Attached

Condition Compliance My O'Sullivan 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT,DPUD

Address: 184 St. John St.



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

I. D. Number _____

Proceural Order of -Regles 563

June 28, 1995

Applicant **186 St. John St. Portland, ME 04102**

Application Date

Applicant's Mailing Address _____

Project Name/Description

Consultant/Agent
Archey 773-9448

186 St. John St.
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

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 Other (specify) **outside deck**
500 sq. ft. **100 X 350**

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan **\$300.00** subdivision _____

Approval Status:

Reviewer **Sarah**

- Approved Approved w/Conditions listed below Denied

Approval Date **7/13/95**

Approval Expiration _____ date

Extension to _____ date

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

Performance Guarantee Accepted _____ date _____ amount _____ expiration date

Inspection Fee Paid _____ date _____ amount _____

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

Performance Guarantee Released _____ date _____ signature _____

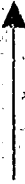
Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature _____

PLOT PLAN

10/23 Work completed prior to permit. No structural plan submitted.

N



FEES (Breakdown From Front)

Base Fee \$ 35-
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type

Inspection Record

Date

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

COMMENTS

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Mark W. ...

SIGNATURE OF APPLICANT

ADDRESS

1-800-479-8459

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

Inspection Services
Samuel P. Hoffes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 16, 1992

Fraternal Order/Eagles
184 St John St.
Portland, ME 04102

Re: 184 St John St

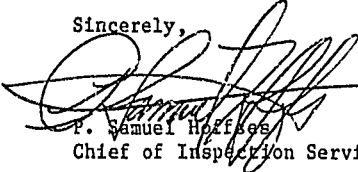
Dear Sir,

Your application to install a satellite dish/antenna has been reviewed and a permit is herewith issued subject to the following requirements:

This permit is being issued with the understanding that a structural plan be submitted and approved before work begins.

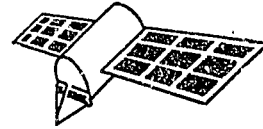
If you have any question regarding this requirement, please do not hesitate to contact this office.

Sincerely,

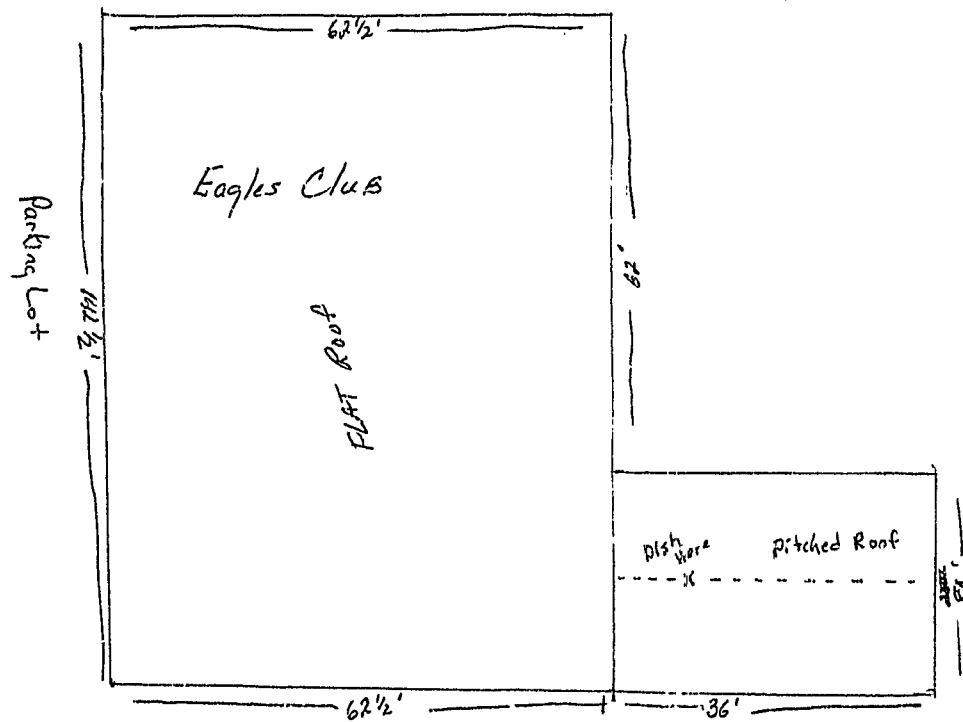

P. Samuel Hoffes
Chief of Inspection Services

Midcoast Satellite TV

54 Oliver Street, Bath, Maine 04530 1-800-479-8499



St Johns St.



Specifications: Roofmount Installation
Heavy Duty snow horse roofmount (special Design for this type installation)
2x10 F.T. outside
2x10 R.T. inside (Hooked to rafters)
10' Black Heavy Duty Universal Antenna
5' 3 1/2' O.D. pipe

Location: Eagles Club
184 St. John St.
Portland, Me. 04102



wave of the future! Telephone number

773-9448

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 184 St John St		Owner: Eagles		Phone: 773-9448		Permit No: 951138	
Owner Address: SAA Fcld, ME 04102		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		PERMIT ISSUED	
Past Use: Fraternity		Proposed Use: Same		COST OF WORK: \$ 1,000.00		PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 712 Signature: [Signature]	
Proposed Project Description: Int. Reno - Install Wall/Door				Signature: [Signature]		Signature: [Signature]	
Permit Taken By: Mary Gresik		Date Applied For: 23 October 1995		PEDESTRIAN ACTIVITIES DISTRICT (P.O.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: 25/10/95 [Signature] Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Welland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
				Signature:		Date:	

- This permit application doesn't 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.

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: [Signature]

PERMIT ISSUED WITH REQUIREMENTS

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 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 provisions of the code(s) applicable to such permit

Signature of Applicant: [Signature] ADDRESS: 184 St John St DATE: 23 October 1995 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

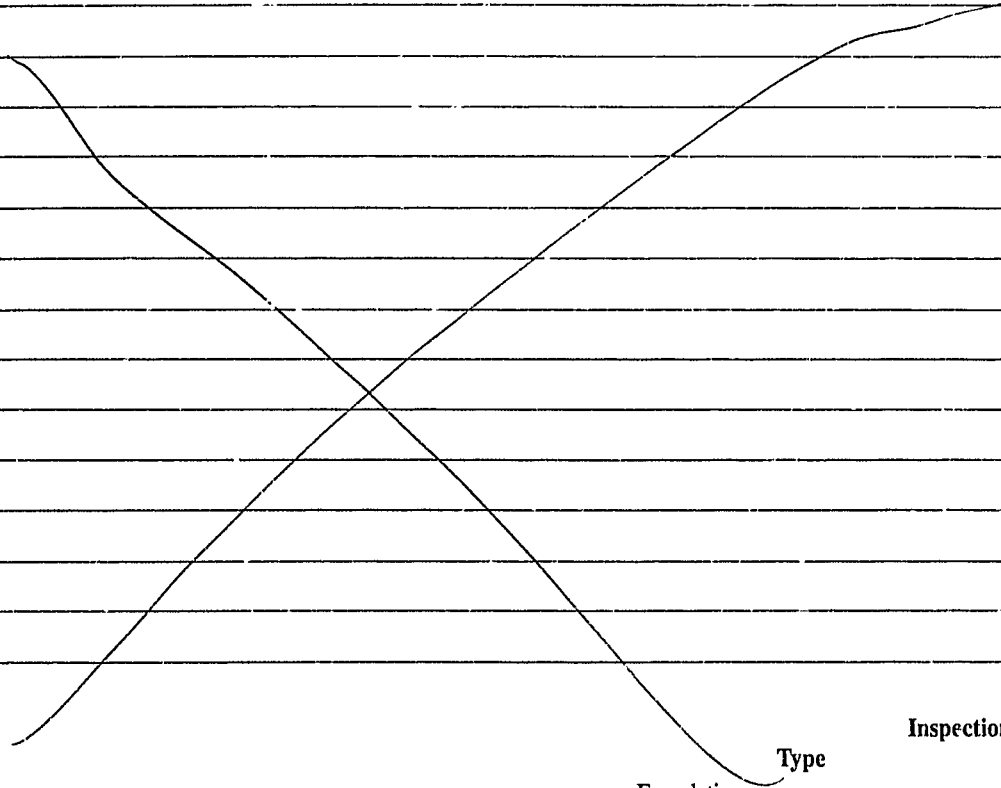
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

GEO DISTRICT 3

10/25/95

COMMENTS

11-1-95 Work performed prior to obtaining permit. Fire Extinguishers located @ door, all exit signage maintained.



Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

DATE: 26/OCT/95 ADDRESS: 184 ST. John St
 REASON FOR PERMIT: To make interior renovations.
 BUILDING OWNER: Portland Eagles
 CONTRACTOR: owner APPROVED: XB K/11/2X3
 PERMIT APPLICANT: _____ DEFENSE _____

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
- X 8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)

*11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

*12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)

*13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 6-1/4" maximum rise. All other Use-Group minimum 11" tread, 7" maximum rise.

14. Headroom in habitable space is a minimum of 7'6".

15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.

17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

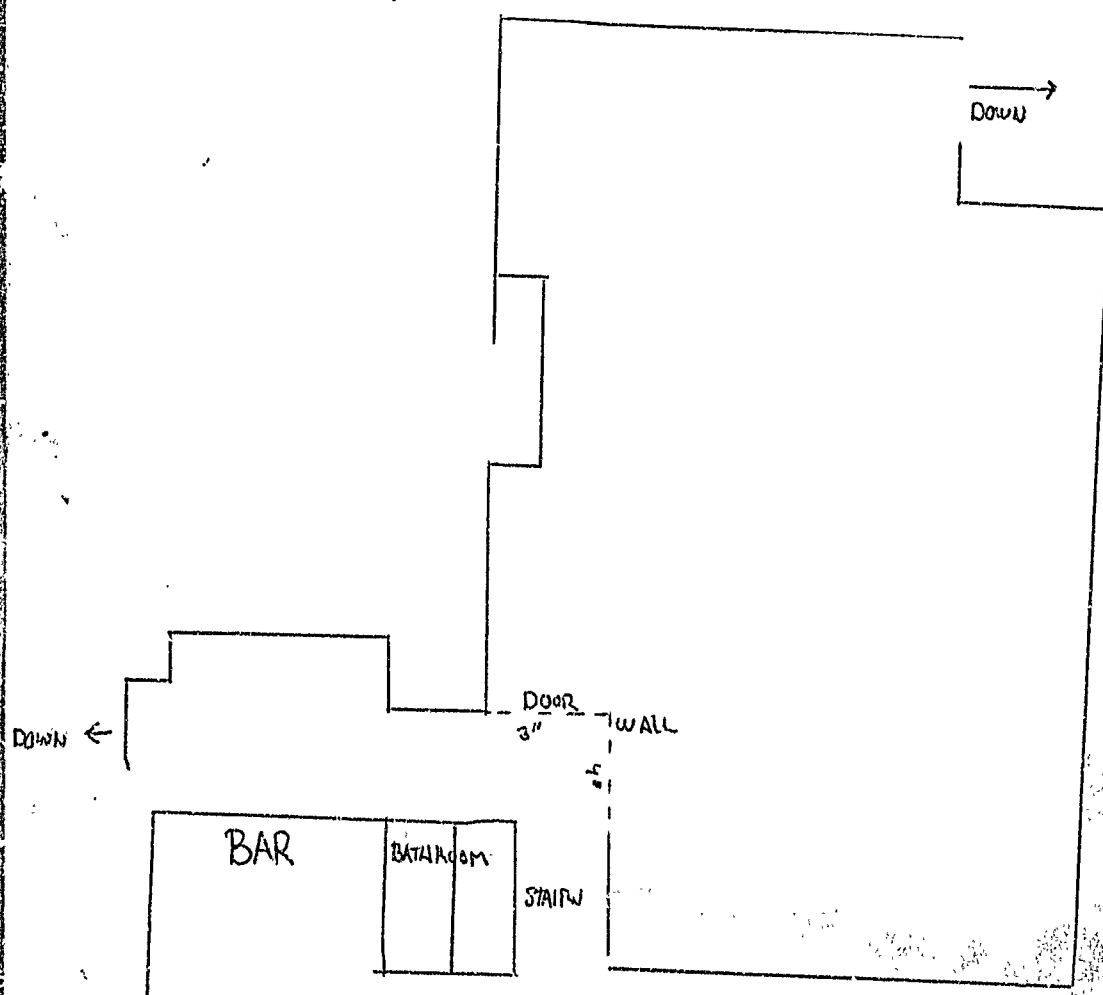


Fraternal Order of EAGLES

CASCO AERIE NO. 365

184 ST JOHN STREET PORTLAND, MAINE 04102

UPSTAIRS



2x4 16' ON CENTER
3/8 Door
7/8 Sheetrock