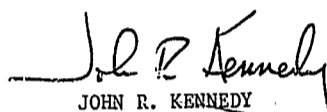


CITY OF PORTLAND, MAINE
MEMORANDIUM

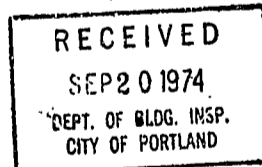
TO: Earle Smith, Building Inspection Department
FROM: John R. Kennedy, Department of Public Works
SUBJECT: Portland Regional Vocational School-Final Site Plan Review

DATE: 9-20-74

We are in receipt of the final site plan for the above project (received by this office September 19, 1974). Because of the complexity of the site plan and because it is a project for which the responsibility of maintenance, etc. will fall upon the City, we request that a full seven days from date of receipt be granted for site plan review (in accordance with Section 604.4E of the Site Plan Ordinance).


JOHN R. KENNEDY
ASSOCIATE ENG. II

JRK/dmf



CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Sept 5, 1974

Applicant: Heley Construction Co / City of Portland

Mailing Address: Black Point Road, Scarborough

Proposed Use of Site: Vocational Training School

Date: 1 Sept 1974

Address of Proposed Site: 182-183 Allen Ave

Site Identifier(s) from Assessors Maps: R-5-B-3

Zoning of Proposed Site: R-5-B-3

Acreage of Site / Ground Floor Coverage: _____

Proposed Number of Floors: _____

Total Floor Area: _____

Site Location Review (DEP) Required: Yes No

Board of Appeals Action Required: Yes No

Planning Board Action Required: Yes No

Other Comments: _____

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMISE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED								
APPROVED CONDITIONALLY								
DISAPPROVED								

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: See letter of 9-18-74

(Attach Separate Sheet if Necessary)

V.J. Marasso

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
MEMORANDUM

RECEIVED

OCT 8 1974

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

DATE: 10/7/74

TO: Earle Smith, Building & Inspection Services Department
FROM: John R. Chesebro, Chief Engineer
SUBJECT: Portland Regional Vocational Technical Center

On numerous occasions, through meeting and correspondences, our Department has requested that Wilbur Ingalls, Incorporated, architect for the subject project, incorporate various additional items into the construction plans for the Vocational School.

Among these items are the following which we consider important when considering public safety and maintenance costs, etc:

1. Drainage
2. Lighting
3. Roadway Widths
4. Entrance Design

To date these items have either been totally ignored or only partially complied with. At a meeting September 26th with the architect and City personnel, these items were again discussed -- at the request of the architect.

Since the contract had already been advertised, bids received, and the award made; the items referred to above could be incorporated into the project only by a change order or extra work order which the Building Committee alone has the authority to approve. Thus, the architect is to present these items to the Building Committee for their consideration.

Since the project is to be built with or without these additional items, it seems appropriate that the necessary permits be issued to allow the construction to begin; Public Works problems not withstanding.

It is therefore my recommendation that all necessary permits for construction be issued.

J. Chesebro

JOHN R. CHESEBRO
CHIEF ENGINEER
PUBLIC WORKS DEPARTMENT

JRC/dmd

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Wiley Construction Co / City of Portland
 Applicant

Black Point Road, Scarborough
 Mailing Address

Vocational Training School
 Proposed Use of Site

 Acreage of Site / Ground Floor Coverage

174-210
 Address of Proposed Site

Sept 5, 1974
 Date

 Site Identifier(s) from Assessors Maps

R-5-R-3
 Zoning of Proposed Site

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

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

Planning Board Action Required: (X) Yes* () No

Proposed Number of Floors _____

Total Floor Area _____

Other Comments: * PLANNING BOARD HAS APPROVED FINAL SITE PLAN, CONDOITIONAL UPON DEPARTMENTAL SITE PLAN APPROVALS.

Date Dept. Review Due: Sept. 20, 1974.

PLANNING DEPARTMENT REVIEW

Sept. 19, 1974.
 (Date Received)

Major Development — Requires Planning Board Approval: Review Initiated

Minor Development — Staff Review Below

0983

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X	X	X		X	X	X	X		X	X	X
APPROVED CONDITIONALLY				X					X			
DISAPPROVED												

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: ACCESS & LIGHTING IS APPROVED CONDITIONALLY UPON PUBLIC WORKS APPROVAL OF SAME.

(Attach Separate Sheet if Necessary)

Seward A. Kottenhoff
 SIGNATURE OF REVIEWING STAFF DATE
 PLANNING DEPARTMENT COPY

File

CITY OF PORTLAND, MAINE

Building & Inspection Services

172-210 Allen Avenue

Portland Regional Vocational Technical Center

Sept. 13, 1974

C Wilbur R. Ingalls, Jr.
45 Exchange Street

Re: letter from Wilbur Ingalls dated
9-11-74 regarding certain requirements
for Portland Regional Vocational
Technical Center

O Dear Mr. Ingalls:

Thank you for your letter of Sept. 11, 1974 correcting the
items which we pointed out were in noncompliance with the
BOCA Building Code.

P If your contractor now wishes to apply for an excavation
and foundation only permit, please contact the Fire Department
for their approval, and if you wish to further expedite the
permit please send a site plan to the Public Works Department
for their approval.

Y When these two departments notify this office that they have
no objection to an excavation and foundation only permit being
issued by us we will be glad to comply with your wishes in that
regard.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Jan. 28 19 86
 Receipt and Permit number b 22100

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: 196 Allen Avenue - Greenhouse
 OWNER'S NAME: PRVTC - ADDRESS: sare FEES

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) _____

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) X _____ 5.00
 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 _____ INSTALLATION FEE DUE _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____ DOUBLE FEE DUE _____

TOTAL AMOUNT DUE. 5.00

INSPECTION: Will be ready on _____, 19____; or Will Call XX

CONTRACTOR'S NAME: Mechanical Services

ADDRESS: 400 Presumpscot St.

TEL.: 774-151 31

MASTER LICENSE NO.: 03112 burner lic SIGNATURE OF CONTRACTOR: Rakut O'Cutler

LIMITED LICENSE NO.: _____

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

000083

FILL IN AND SIGN WITH INK

PERMIT ISSUED



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

JAN 30 1986

Portland, Maine, January 28, 1986

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 196 Allen Avenue... Use of Building greenhouse... No. Stories 1... Name and address of owner of appliance PRVEC - Portland School Department... Installer's name and address Mechanical Services - 400 Presumpscot St. Telephone 774-1531

General Description of Work

To install boiler & burner - steam - new

IF HEATER, OR POWER BOILER

Location of appliance 1st floor... Any burnable material in floor surface or beneath? no... Kind of fuel? # 2 fuel oil... Minimum distance to burnable material, from top of appliance or casing top of furnace 10'... Size of chimney flue 10"...

IF OIL BURNER

Name and type of burner Carlin - gun... Labeled by underwriters' laboratories? yes... Type of floor beneath burner concrete... Size of vent pipe 1 1/2"...

IF COOKING APPLIANCE

Location of appliance... Any burnable material in floor surface or beneath?... Skirting at bottom of appliance?... Distance to combustible material from top of appliance?... Is hood to be provided?...

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 17,500 - 105.00

APPROVED: [Signature]

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

INSPECTION FILE APPLICANT'S ASSESSOR'S COPY Robert C Dutton #03112

NOTES

2/11/86
C. J. Lee
C. J. Lee

Permit No. 86/83
Location 1944
Owner C. J. Lee
Date of permit 1-28-86
Approved 1-30-86

1. The permit is for the purpose of...
2. The permit is for the purpose of...
3. The permit is for the purpose of...
4. The permit is for the purpose of...
5. The permit is for the purpose of...
6. The permit is for the purpose of...
7. The permit is for the purpose of...
8. The permit is for the purpose of...
9. The permit is for the purpose of...
10. The permit is for the purpose of...

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9. The permit is for the purpose of...
10. The permit is for the purpose of...



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date December 7, 19 88
 Receipt and Permit number 24850

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: PRVTC Parking Lot 196 Allen Ave.
 OWNER'S NAME: Portland Public Schools ADDRESS: 331 Veranda St.

OUTLETS: FEES
 Receptacles 14 Switches _____ Plugmold _____ ft. TOTAL 14

FIXTURES: (number of)
 Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES:
 Overhead X Underground _____ Temporary _____ TOTAL amperes 100

METERS: (number of) 1

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 wire _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:
 FOR REMOVAL OF A "STOP ORDER" (304-16.1) DOUBLE FEE DUE:
 TOTAL AMOUNT DUE: N/C

INSPECTION:
 Will be ready on NOW 12/7/88, 1988; or Will Call _____
 CONTRACTOR'S NAME: Allen Higgins
 ADDRESS: 75 Westminster Ave. Portland 04103
 TEL.: 874-8126
 MASTER LICENSE NO.: 3143 SIGNATURE OF CONTRACTOR: Allen Higgins
 LIMITED LICENSE NO.: _____

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

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Earle Smith, Building Inspection Department

DATE: 9-20-74

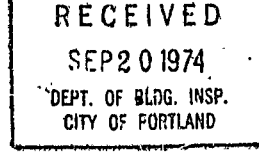
FROM: John R. Kennedy, Department of Public Works

SUBJECT: Portland Regional Vocational School-Final Site Plan Review

We are in receipt of the final site plan for the above project (received by this office September 19, 1974). Because of the complexity of the site plan and because it is a project for which the responsibility of maintenance, etc. will fall upon the City, we request that a full seven days from date of receipt be granted for site plan review (in accordance with Section 604.4E of the Site Plan Ordinance).

John R. Kennedy
JOHN R. KENNEDY
ASSOCIATE ENG. II

JRK/dmf



CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Wiley Construction Co / City of Portland

Sept 5, 1974

Applicant

Black Point Road, Scarborough

Date

Mailing Address

Vocational Training School

Address of Proposed Site

Proposed Use of Site

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

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

Proposed Number of Floors

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

Total Floor Area

Planning Board Action Required: () Yes () No

Other Comments:

Date Dept. Review Due:

FIRE DEPARTMENT REVIEW

(Date Received)

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

REASONS: See letter of 9-18-74

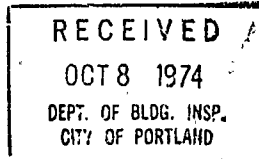
(Attach Separate Sheet if Necessary)

V.J. Marasso

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
MEMORANDUM



TO: Earle Smith, Building & Inspection Services Department
FROM: John R. Chesebro, Chief Engineer
SUBJECT: Portland Regional Vocational Technical Center

DATE: 10/7/74

On numerous occasions, through meeting and correspondences, our Department has requested that Wilbur Ingalls, Incorporated, architect for the subject project, incorporate various additional items into the construction plans for the Vocational School.

Among these items are the following which we consider important when considering public safety and maintenance costs, etc:

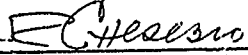
1. Drainage
2. Lighting
3. Roadway Widths
4. Entrance Design

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Since the project is to be built with or without these additional items, it seems appropriate that the necessary permits be issued to allow the construction to begin; Public Works problems not withstanding.

It is therefore my recommendation that all necessary permits for construction be issued.



JOHN R. CHESEBRO
CHIEF ENGINEER
PUBLIC WORKS DEPARTMENT

JRC/dmd

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant: Wiley Construction Co / City of Portland
 Mailing Address: Black Point Road, Scarborough
 Proposed Use of Site: Vocational Training School

174-210 Date: Sept 5, 1974
 Address of Proposed Site: 105-107 Portland, ME

Site Identifier(s) from Assessors Maps: R-5-R-3
 Zoning of Proposed Site: R-5-R-3

Acreage of Site / Ground Floor Coverage: _____

Proposed Number of Floors: _____

Total Floor Area: _____

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

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

Planning Board Action Required: (X) Yes* () No

Other Comments: * PLANNING BOARD HAS APPROVED FINAL SITE PLAN, CONDITIONAL UPON DEPARTMENTAL SITE PLAN APPROVALS.

Date Dept. Review Due: Sept. 20, 1974.

PLANNING DEPARTMENT REVIEW

Sept. 19, 1974.
 (Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

0983

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X	X	X		X	X	X	X		X	X	X
APPROVED CONDITIONALLY				X					X			
DISAPPROVED												

REASONS: ACCESS & LIGHTING IS APPROVED CONDITIONALLY UPON PUBLIC WORKS APPROVAL OF SAME.

(Attach Separate Sheet if Necessary)

Serald A. Kottenhoff
 SIGNATURE OF REVIEWING STAFF DATE
 PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Wiley Construction Co/City of Portland

Date Sept. 5, 1974

Mailing Address Black Point Road, Scarborough

Address of Proposed Site 174-210 Allen Avenue

Proposed Use of Site Vocational Training School

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

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

Proposed Number of Floors 3

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

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT-PROTRUSION	OFF-STREET PARKING	LOADING BAYS	
COMPLIES	74	✓	✓	YES	Sc local	✓	✓	✓	✓	✓	✓	✓	✓						
COMPLIES CONDITIONALLY	6																✓		CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY	9																		REASONS SPECIFIED BELOW

REASONS: Parking does not meet Zoning Ordinance requirements; however, based on Planning Board's recommendations (see enclosed notes Nov. 29, 1973) and the fact that more parking can be provided on City owned land this department approves plans on this basis.

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

RECEIVED
 SEP 13 1974
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

TO: Frank Tupper, School Superintendent
 FROM: Gerald A. Holtenhoff, Assistant Planning Director
 SUBJECT: Vocational School Site Plan

DATE: November 29, 1973

As a result of the Planning Board's workshop meeting Tuesday, November 22nd, an amended site plan was approved - one which specifically incorporates the changes specified below. The resultant revised site plan should be redrafted for submission to the Maine Department of Educational and Cultural Services as soon as possible to expedite the planning process with the State. He would also appreciate receiving a copy of this redraft.

Substantive Changes

1. Recreation - Delineation of illustrative outdoor recreational facilities should be deleted. The words "athletic fields" or "recreational open space" should be substituted instead.
2. Auto and Truck Access - The wide entrance boulevard should be narrowed considerably towards the south and the resultant parallel roadway, including slightly more to the southwest - northeast, to favor a smoother flow of traffic on the heavily used southern roadway.
3. Bus Access - A full continuous "U" shaped bus loop should be created on the southerly roadway to the central courtyard. The loop road area inside the loop should be narrowed to accommodate a loop road width of 40' to 50', and parallel sidewalks of ten-foot width with no esplanade.
4. Pedestrian and Bicycle Access - A second pedestrian access from the central courtyard to Allen Avenue, northerly of the adjusted entrance boulevard should be shown. A parallel bike path should also be shown.
5. Parking - The most westerly of the three parking areas should be deleted and substituted by an enlarged rectangular line designating "future parking area" which would be slated for development if and when a new high school is built. The two remaining parking lot areas should be provided with access streets each, to the southerly roadway. All parking lot islands should be well landscaped peripheral parking lot borders corresponding to the main entrance. Emergency fire access from the northerly edge of the westerly parking lot opposite that lot's westerly access to the southern roadway, should be shown extended to the area where the high school and core service buildings join. The number of parking spaces thus created should be more than enough to meet the following projected parking demand (vocational school only):

Number of Parking Spaces		Type of Parking
200		Students
25		Employees
20		Busing Room
245	Total	

RECEIVED
SEP 13 1974
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Parking - The most westerly of the three parking areas should be deleted and substituted by an enlarged rectangular line designating "future parking areas", which would be slated for development if and when a new high school is built. The two remaining parking lot areas should be provided with two access points each, to the southerly roadway. All parking lot islands should be deleted and landscaped peripheral parking lot borders correspondingly increased. Emergency fire access from the northerly edge of the westerly parking lot opposite that lot's westerly access to the southern roadway, should be shown extended to the area where the high school and core service buildings join. The number of parking spaces this created should be more than enough to meet the following projected parking demand (vocational school only).

<u>Number-of-Parking Spaces</u>	<u>Type of Parking</u>
200	Students
25	Employees
20	Dining Room
<u>245</u>	

The above demand is based upon current national standards for secondary schools in urbanized areas, tempered by projected long term increases in the use of public transit and car pooling.

WILBUR R. INGALLS, JR.
ARCHITECT A. I. A.
45 EXCHANGE STREET, PORTLAND, MAINE 04111

September 11, 1974

Earle S. Smith, Plan Examiner
Building And Inspection Services
City Hall
Congress Street
Portland, Maine

Re: Portland Regional Vocational Technical Center
Allen Avenue, Portland

Dear Mr. Smith:

In reply to your letter of July 18, 1974, concerning non-compliance items, we have done or will do the following:

1. Kitchen area in Building "A" - Plaster partitions and ceilings are 1 hour rated assemblies. Doors 105, 106 & 106A are all "B" Label with closers.
2. Rated assemblies of columns, beams, etc. - These are shown fireproofed with one inch plaster on wire lath on 3/4" chnls. Due to an oversight in the specifications, the plaster for this was specified as gypsum-sand which would give a 1 hour rating. This will be changed (by change order) to gypsum-perlite, which will give a 2 hour rating.
3. Boiler Room air - See attached letter from Maine Engineering Services on this item.
4. Corridor partitions & Doors - The plaster partitions are 1 hour rated. There are 28 classroom doors which we will change by change order to "C" Label. All but 2 of these now have closers and we will add the other 2. Glass in these doors will be changed to 1/4" wire. The maximum size glass in these doors is 864 sq. in.
5. Plumbing - See attached letter from Maine Engineering Services on these items.

Because of the time required to obtain prices on the above from the contractor, write the necessary change orders and process them, we would appreciate your approving the project at this time, subject to the above changes. We will send you copies of the change orders as soon as they are processed.

Sincerely yours,
Bill Ingalls
Wilbur R. Ingalls, Jr.

encl.

TELEPHONE SEVEN SEVEN TWO FOUR ZERO SEVEN THREE

Wilbur B. Ingalls, Jr., Architect, July 29, 1974

Page 2

THE SANITARY SEWER

The sanitary sewer is specified as cast iron to eight feet outside the building. This will have to be amended to cast iron to the first manhole and A/C pipe from the manhole to the street.

ALL WALL HYDRANTS AND HOSE BIBBS

All wall hydrants and hose bibbs comply with the code requirements. They have back flow preventors or vacuum breakers as specified on Page 15A12 paragraphs 10 and 11.

THE CATCH BASINS FROM THE AUTO SERVICE AREA

The catch basins from the auto service area have an oil interceptor specified on page 15A24 paragraph 15A44. This is a commercial cast iron interceptor for 150 gpm flow rate.

Very truly yours,

William J. Fake

William J. Fake, P.E.
MAINE ENGINEERING SERVICES COMPANY, INC.

WJF/or.

172-210 Allen Avenue
Portland Regional Vocational Technical Center

Sept. 13, 1974

Wilbur R. Ingalls, Jr.
45 Exchange Street

Re: letter from Wilbur Ingalls dated
9-11-74 regarding certain requirements
for Portland Regional Vocational
Technical Center

Dear Mr. Ingalls:

Thank you for your letter of Sept. 11, 1974 correcting the
items which we pointed out were in noncompliance with the
BOCA Building Code.

If your contractor now wishes to apply for an excavation
and foundation only permit, please contact the Fire Department
for their approval, and if you wish to further expedite the
permit please send a site plan to the Public Works Department
for their approval.

When these two departments notify this office that they have
no objection to an excavation and foundation only permit being
issued by us we will be glad to comply with your wishes in that
regard.

Very truly yours,

Barle S. Smith
Plan Examiner

BSS:mg

WILBUR R. INGALLS, JR.
ARCHITECT A. I. A.
85 EXCHANGE STREET, PORTLAND, MAINE 04101

August 14, 1974

Building & Inspection Services
Att: Mr. Earle S. Smith
389 Congress St. - City Hall
Portland, Maine

Dear Earle,

Inclosed is a copy of a letter from Maine Engineering Services, Inc.
with the information requested in you letter dated July 18, 1974.

The ballance of the architectural items have been done on the
bid documents.

Please call if additional information is required.

Sincerely,

Bill Ingalls
Wilbur R. Ingalls, Jr.

TELEPHONE SEVEN SEVEN TWO FOUR ZERO SEVEN THREE



MAINE ENGINEERING Services Company Inc

CONSULTING ENGINEERS • 95 HIGH STREET, AUBURN, MAINE 04210
TELEPHONE (207) 784-5613

OFFICERS
JAMES F. JOHNSTON, JR., P.E.
WILLIAM J. FAYE, P.E.

July 29, 1974

Mr. Wilbur R. Ingalls, Jr., Architect
45 Exchange Street
Portland, Maine 04111

Re: Letter to you from Earle S. Smith, City of Portland Bldg. and
Inspection Services dated 18 July 1974, MESCO #7402

Dear Bill:

Following is clarification or expansion of answer to Mr. Smith's questions.

COMBUSTION AIR REQUIREMENTS

With future installation of third boiler, total fuel consumed per hour will be
207.9 gallons or 69.3 gal/hour per boiler of #6 fuel oil at 150,000 BTU/gallon.
NFPA chapter 31 para. 1406 requires 1 square inch per 14,000 BTU per hour
sq. inches of free opening in louver is

$$\frac{207.9 \text{ gallons/hour} \times 150,000 \text{ BTU/gallon}}{14,000 \text{ BTU/SQ. IN.}} = 2227.5 \text{ SQ. IN.}$$

or 15.49 square feet required.

Louver specified is Carnes #38 88" wide x 72" high with 17.1 square feet free
opening.

PRESSURE DROP THRU LOUVER

At 207.9 gph, combustion air required (50% excess air) is 114.2 x 1.5 lbs. air
per gallon of oil or

$$\frac{207.9 \times 114.2 \times 1.5}{60 \text{ min/hour}} = 593.5 \text{ \#/min of air}$$

$$593.5 \text{ \#/Min} \times 13.5 \text{ cuft/\#} = 8013 \text{ cfm air}$$

from chart of louver manufacturer, pressure drop is less than .05 in. H₂O at
velocity of 468 feet/min thru louver.

VENTILATION AIR RATE

Ventilation air rate is 7500 cfm. Note that air is blown into boiler room,
creating additional air supply for boiler and excess air may go up chimney or
out the combustion air louver.

COMPLETE MECHANICAL AND ELECTRICAL ENGINEERING SERVICES

FINAL SITE PLAN REVIEW
Voc. School.

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
ADMINISTRATION
(207) 775-5451



F. WORTH LANDERS, P.E.
DIRECTOR OF PUBLIC WORKS
CITY ENGINEER
GERALD B. BREWSTER
DEPUTY DIRECTOR OF PUBLIC WORKS
WILLIAM W. RIDGEWAY, JR.
ADMINISTRATIVE ASSISTANT

July 22, 1974

Mr. Wilbur Ingalls
45 Exchange Street
Portland, Maine

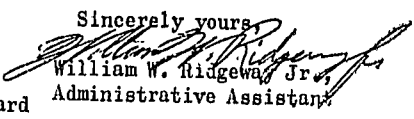
Dear Mr. Ingalls:

This letter is a supplement to Jerry Holtenhoff's letter of July 18, 1974. After reviewing the final site plan drawings I find the following items as not meeting the requirements:

- 1: The luminaires have no designation as to size. The luminaires on the roadways will be Z-1's and those on the walkways will be Z-2's.
- 2: The northerly roadway has no lighting. As I understand it there will be night classes in the automotive section. Therefore there will be lights on the northerly roadway. These will be the Z-1 luminaires and will be located at stations: 14+90, 16+45, 18+00, 19+40, 21+00 and 22+25[±].
- 3: The parking lots are not adequately lighted. There shall be in the northwesterly parking lot, four Z-1 luminaires located in the north, south, east and west corners. These luminaires shall be oriented to give the greatest coverage of the lot. There shall be in the northeasterly parking lot, a minimum of five Z-1 luminaires located as follows: three along the north side; one in the west corner and one near the center of the lot. Again these luminaires shall be oriented to give the greatest coverage of the lot.
- 4: The bus loop is inadequately lighted. There shall be Z-1 luminaires located in the island section of the bus loop at the following locations: Station 1+20, 2+80, 3+90, 5+10 and 0+70.

In addition to the above I believe that two Z-2 luminaires should be located in the area between the Horticultural Center and Building "A". One would be directly in front of the Center and the other would be located on the circular path near "A" Building.

Sincerely yours,


William W. Ridgeway, Jr.
Administrative Assistant

CC: Harry E. Cummings, Chairman, Planning Board
Donald E. Megathlin, Jr., Planning Director
Gerald A. Holtenhoff, Assistant Planning Director
R. Lovell Brown, Director of Building & Inspection Services
John R. Chesebro, Public Works
Richard Berman, Morleo and Gary

Allen Avenue Vocational School

July 18, 1974

Wilbur R. Ingalls, Jr.
45 Exchange Street

Dear Mr. Ingalls:

A check of the above plans against the requirements of the BOCA Building Code reveals several items which appear to be in non-compliance therewith.

Please bear in mind this is not a complete check because we have not heard from the Fire Department or the Public Works, but we thought the following items might help you in preparing for bids.

The kitchen area in Building A is required to be partitioned off with 3/4 hour fire resistant material with fire doors in the openings leading thereto. (See Sec. 419.4)

Please classify rated assemblies of columns, girder or trusses along with structural wall supports showing a minimum of 1 1/2 hour fire rating.

✓ Please submit data (computations) showing boiler room will receive enough air for combustion also the rate of exhausted air. *See letter from M. E. Long.*

All corridors partitions (exitway access corridors) are required to be 3/4 hour fire resistant and the classroom doors are required to be Class C fire doors with closers. (See Sec. 917.21) Please be guided by Sec. 919.4 as to limit of wireglass panels.

PLUMBING

The sanitary sewer is required to be cast iron from the building to the first manhole in each instance where it leaves the building, then from manholes it is permissible to use PC or transits to the city sewer.

All wall hydrants and hose bibbs must have back flow preventors or vacuum valves installed on them.

What provisions are made for oil and gas catch basins from auto mechanics and service area?

Mechanical and electrical check not included.

Very truly yours,

Earle S. Smith, Plan Examiner

172-210 Allen Avenue

Re: Vocational School

August 22, 1974

Wilbur R. Ingalls, Jr. AIA
45 Exchange Street

Dear Mr. Ingalls:

The electrical riser diagrams, Sheet E-11 is numbered 3,4, 13,16,18,19 and 23 to the transformers without an over current device on the secondary side of the transformer to conform with N.E.C. Art.#240-15, titled Overcurrent Protection. This article states that "Overcurrent devices shall be located at the point where the conductor receives its supply." In this case the supply is the transformer and in no way will any of the exceptions apply.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

P.S. If you have any questions concerning the above please contact Mr. Richard Libby, Electrical Inspector for the City of Portland.

CITY OF PORTLAND, MAINE
FIRE DEPARTMENT



JOSEPH R. CHENO
CHIEF

FIRE PREVENTION BUREAU
380 CONGRESS STREET
PORTLAND, MAINE

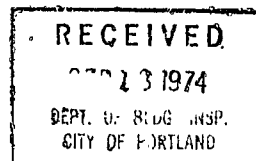
Re: Allen Avenue Vocational School

September 18, 1974

The permit to proceed with the construction of the proposed Vocational Training School on Allen Avenue is approved by this office with the understanding that the stipulations in Captain Herbert F. Miller's letter to Mr. Wilbur Ingalls dated July 23, 1974 be included. A copy of that letter is attached for your convenience.

Vincent L. Marcisso
Vincent L. Marcisso
Lieutenant - Fire Prevention Bureau

Enclosure



28 July 1974

Mr. Wilbur Ingalls
45 Exchange Street
Portland, Maine

Re: Proposed Vocational Training School - Allen Avenue.

Dear Sir:

A review of the plans of the proposed Vocational Training School finds the following requirements missing on the plans:

1. 2" conduit pipe feeding from the power pole, 25-E, to the boiler room. This is for the alarm cables to be run in to the building.
2. Two master alarm boxes are needed instead of one. One in each building.
3. Separate alarm systems are needed for each building, to be tied into separate master boxes. These systems are to have zoned indicator panels.
4. An automatic alarm system covering the entire basement, cellar, sub cellar if any, all hallways, corridors, class rooms and hazardous areas with heat and or smoke detectors tied in with the manual pull stations and sprinkler system will be required.

Respectfully,

Herbert P. Miller, Captain
Fire Prevention Bureau

JEM/t

RECEIVED
SEP 18 1974
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CITY OF PORTLAND, MAINE
PLANNING DEPARTMENT
(207) 775-5451



DONALD E. MEGATHLIN, JR.
PLANNING DIRECTOR

July 18, 1974

Mr. Wilbur Ingalls
45 Exchange Street
Portland, Maine

Dear Mr. Ingalls:

Last week the Planning and Public Works Departments received revised final site plan drawings which meets many of the requirements of the Public Works and Planning Departments. Several of the requirements by Public Works - notably those dealing with drainage and roadway construction details and widths - have not been satisfied in the revised site plan drawings nor has all of the required data been submitted. In addition, the following Planning Department requirements have not been met:

1. Provision of two 20 foot roadways and a median strip of 21 feet in width, along the entrance boulevard, with final curb cut design subject to approval by the Director of Public Works. As the enclosed memo shows, however, the Public Works Director is requiring a different curb cut design, which is legally binding and is therefore the one that should be adhered to.
2. Provision of at least 245 parking spaces.
3. Delineation of the location, number, and dimensions of all proposed loading berths.

In view of the fact, however, that many - though not all - of the requirements have been met, and in view of the need to expedite this project, the Planning Board at its meeting of July 9, 1974, approved the final site plan, contingent upon all legal requirements for site plan approval and building permit issuance having been met, as set forth in the City's Site Plan Ordinance, a copy of which is enclosed. In accordance with that ordinance, a building permit can be issued within seven days after receipt of the remaining applicable component plans and accompanying statements - i.e., further plan changes and additional data as stipulated by the Public Works and Planning Departments, pursuant to the City's Site Plan Ordinance. See

Mr. Wilbur Ingalls
July 18, 1974
Page 2

attached marked copy of memo for these remaining items to be submitted or complied with. Also, pursuant to the site plan ordinance, it will be necessary for four copies of any additional drawings and statements to be submitted to the Building and Inspection Services Department as part of the final City review process that's required and which is now underway.

Sincerely,
Gerald A. Holtenhoff
Gerald A. Holtenhoff
Assistant Planning Director

GAH/jk
Enclosures

- cc: Harry E. Cummings, Chairman, Planning Board
- Donald E. Megathlin, Jr., Planning Director
- R. Lovell Brown, Director of Building & Inspection Services
- John Chesebro, Public Works
- John Murnhy, Public Works
- Richard Berman, Morris and Gaty



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date Oct. 30, 19 78
 Receipt and Permit number A 13103

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: 196 Allen Avenue
 OWNER'S NAME: P.R.V.T. C. ADDRESS: same

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Flourescent _____ (not strip) TOTAL _____	
Strip Flourescent _____ ft. _____	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
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 <u>1</u> ✓	1.00
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 <u>10-45. amp</u> ✓	20.00
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 21.00

INSPECTION:
 Will be ready on _____, 19 ____; or Will Call XX
CONTRACTOR'S NAME: Cycle Electrical Contractors, Inc.
ADDRESS: RFD # 1 Poland Springs
TEL.: 926-4341
MASTER LICENSE NO.: 4452 **SIGNATURE OF CONTRACTOR:** _____
LIMITED LICENSE NO.: _____

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



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date Aug. 11, 19 78
 Receipt and Permit number A 12833

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: 196 Allen Avenue
 OWNER'S NAME: Portland Reg. Voc. Inst. ADDRESS: same

OUTLETS: (number of)

Lights	_____	FEES
Receptacles	_____	
Switches	_____	
Plugmold	_____ (number of feet)	
TOTAL	_____	

FIXTURES: (number of)

Incandescent	_____	FEES
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	
Strip Fluorescent, in feet	_____	

SERVICES:

Permanent, total amperes	_____	FEES
Temporary	_____	

METERS: (number of) _____ FEES _____

MOTORS: (number of)

Fractional	_____	FEES
1 HP or over	_____	

RESIDENTIAL HEATING:

Oil or Gas (number of units)	_____	FEES
Electric (number of rooms)	_____	

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	FEES
Oil or Gas (by separate units)	_____	
Electric (total number of kws)	_____	

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____	FEES
Cook Top	_____	Disposals	_____	
Wall Ovens	_____	Dishwashers	_____	
Dryers	_____	Compactors	_____	
Fans	_____	Others (denote)	_____	
TOTAL	_____			

MISCELLANEOUS: (number of)

Branch Panels	_____	FEES
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	3.00
Circus, Fairs, etc.	_____	
Alterations to wires	_____ xxx	
Repairs after fire	_____	
Heavy Duty, 220v outlets	_____	
Emergency Lights, battery	_____	
Emergency Generators	_____	

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9)
 TOTAL AMOUNT DUE: 3.00

INSPECTION:
 Will be ready on _____, 19____; or Will Call ~~xxx~~

CONTRACTOR'S NAME: Aladdin Electric
 ADDRESS: 171 Lancaster St.

TEL.: on file SIGNATURE OF CONTRACTOR:

MASTER LICENSE NO.: _____
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY

CHECK LIST FOR SIGNS

Date - _____

Checked By _____

Location - _____

- Zone Location - _____
- Fire Zone - _____
- Sign & Review Committee - over 8" in least dimension - _____
- Area of sign - _____
- Area of existing signs - _____
- Material - _____
- Design - _____
- Facing adjoining Residence Zone - _____
- Flashing or Steady light - _____
- If on State road - check with State - _____

Attached Sign -

Height above level of roof - _____

Detached or pole sign -

- Height - _____
- Required yards (single pole OK - 2 poles a structure) 40" setback - _____
- Corner clearance - _____
- Footing - _____
- Certificate of Design - _____

Projecting Sign -

- Clearance 10' - _____
- Bonded - _____
- Height - _____
- Written Consent - _____
- Projection over sidewalk (18" from curb) - _____



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION

NOV 2 1976

ZONING LOCATION PORTLAND, MAINE, Oct 1, 1976

CITY of PORTLAND

1021

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 196 Allen Ave.

- 1. Owner's name and address City of Portland
2. Lessee's name and address
3. Contractor's name and address Wiley Construction Blackpoint Rd.
4. Architect
Proposed use of building school
Last use school
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$

- Fire District #1 #2
Telephone
Telephone
Telephone 883-4364
Plans No. of sheets
No. families
No. families
Roofing
Fee \$ 16.70

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

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

Permit to construct detached sign on concrete slab 15 X 4 ft. 6 in as per plans 2 sheets

Stamp of Special Conditions

Appeal sustained 10-27-76

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

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

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE: 9.14.8.11.176
Fire Dept.:
Health Dept.:
Others:

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? yes

Signature of Applicant

Phone #

Type Name of above Raymond Wiley

Other 1 2 3 4
and Address

FIELD INSPECTOR'S COPY

122 - 210 Allen Avenue

March 3, 1976

Mr. Wilbur R. Ingalls, Jr.
45 Exchange St.
Portland, Maine 04111

c.c. Chairman
Regional Voc. Tech.
Building Committee

Dear Mr. Ingalls:

Responding to your letter of February 19, 1976 pertaining to fire dampers, it is a requirement of the B.O.C.A. Mechanical Code of Portland under Section 301.11 that fire dampers are required to meet the requirements of the code as referred to in your mechanical specification section 15 B-07 "Permit & Laws".

This office called your attention and the Vermont Heating and Ventilating firm's attention to the fact that fire dampers were required in some locations noted that evidently were to be installed or at least were not visible at the time our field inspector made his review. It is my opinion that this is a part of the laws and code requirements of your specifications and frankly is not an "extra" as it should have been in the design anyway to meet Spec. Section 15 B-07.

I cannot approve this item, only the building committee can judge it as such but I did receive a letter of Dec. 24, 1975 with sketches showing where Vermont Heating proposed the fire dampers to comply with the code. I did verbally OK their locations with them by phone shortly thereafter.

As afore mentioned, it is entirely up to the building committee as to their disposition of this as an "extra" item. My feeling is that they should be a part of this job as by intent of your specification & requirements to meet the code.

Very truly yours,

R. Lovell Brown
Director

RLB:k

File

CITY OF PORTLAND, MAINE
Building & Inspection Services

172-210 Allen Avenue
Re: Vocational School

August 22, 1974

C
O
P
Y

Wilbur R. Ingalls, Jr. AIA
45 Exchange Street

Dear Mr. Ingalls:

The electrical riser diagrams, Sheet E-11 is numbered 3, 4, 13, 16, 18, 19 and 23 to the transformers without an over current device on the secondary side of the transformer to conform with N.E.C. Art.#240-15, titled Overcurrent Protection. This article states that "Overcurrent devices shall be located at the point where the conductor receives its supply." In this case the supply is the transformer and in no way will any of the exceptions apply.

Very truly yours,

Earle S. Smith
Plan Examiner

ESStm

P.S. If you have any questions concerning the above please contact Mr. Richard Libby, Electrical Inspector for the City of Portland.

CITY OF PORTLAND, MAINE
Building & Inspection Services

169-210 Allen Avenue Vocational School

July 18, 1974

Donald R.
32 Norwood

Dear Mr.

Form
at the
in which
under the

Walbur R. Ingalls, Jr.
45 Exchange Street

Dear Mr. Ingalls:

A check of the above plans against the requirements of the BOCA Building Code reveals several items which appear to be in non-compliance therewith.

1.

Please bear in mind this is not a complete check because we have not heard from the Fire Department or the Public Works, but we thought the following items might help you in preparing for bids.

2.

The kitchen area in Building A is required to be partitioned off with 3/4 hour fire resistant material with fire doors in the openings leading thereto. (See Sec. 419.4)

3.

Please classify rated assemblies of columns, girder or trusses along with structural wall supports showing a minimum of 1 1/2 hour fire rating.

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Please submit data (computations) showing boiler room will receive enough air for combustion also the rate of exhausted air.

All corridors partitions (exitway access corridors) are required to be 3/4 hour fire resistant and the classroom doors are required to be Class C fire doors with closers. (See Sec. 917.21) Please be guided by Sec. 919.4 as to limit of wireglass panels.

PLUMBING

The sanitary sewer is required to be cast iron from the building to the first manhole in each instance where it leaves the building, then from manholes it is permissible to use RC or transite to the City sewer.

All wall hydrants and hose bibbs must have back flow preventors or vacuum valves installed on them.

What provisions are made for oil and gas catch basins from auto mechanics and service area?

Mechanical and electrical check not included.

Very truly yours,

Gayle S. Smith, Plan Examiner

SSS:ms

165-168 Allen Avenue

April 3, 1970

cc to: Harold Garber, 440 Allen Avenue
cc to: Corporation Counsel

Donald R. Peters
32 Norwood Street

Dear Mr. Peters:

Permit to construct a 1-story frame dwelling 25' x 36' at the above named location in the R-5 Residential Zone in which this property is presently not issuable under the Zoning Ordinance for the following reasons:

1. The setback on Allen Avenue is only 25' instead of the 40' required by Section 602.21 of the Zoning Ordinance.
2. The side yard on the side street is only 8' instead of the 15' required under Section 602.6b.3.
3. The width of the lot is only 50' instead of the minimum of 60' required under Section 602.6b.9.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director Building Inspection Dept.

ASL:sm

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Moriece & Gary, Inc., and Wilbur Ingalls

DATE: July 2, 1974

FROM: Gerald A. Holtenhoff, Assistant Planning Director

SUBJECT: Revisions to Final Site Plan for New Vocational School

As the result of the meeting held Thursday afternoon in City Hall regarding the final site plan for the new vocational school, the following changes and modifications have been agreed to be incorporated in a revised final site plan prior to submittal of such plan to the Planning Board for its final review and action, Tuesday, July 9th:

- ① AUTO CIRCULATION. Modify to show two parallel one-way entrance roadways, 26 feet in width, separated by a 21 foot median strip. Intersection of above roadways with Allen Avenue should have a radius of between 20 to 25 feet. Final curb cut design is subject to approval by the Director of Public Works.
2. PEDESTRIAN CIRCULATION. Show northerly walkway extended all the way from Allen Avenue to the Vocational School building.
- ③ PARKING. In the easterly parking lot, reduce number of access points from three to two, preferably eliminating the middle one. Any resultant reduction in parking should not exceed five (5). To avoid a greater reduction, it may be necessary to create a limited number of spaces elsewhere in the lot, or to expand the westerly parking lot.
4. FIRE SAFETY. The altered locations of the site's two fire hydrants as approved by the Fire Chief and reflected in plumbing drawings, should be so shown on the revised final site plan.
- ⑤ LOADING. The location, number, and dimensions of all proposed loading berths should be shown on those copies of the final site plan being submitted to the Planning and Public Works Departments.
- ⑥ OUTDOOR LIGHTING. Supplant existing roadway lighting scheme with scheme showing lighting fixtures at 125-150 foot spacing and develop lighting scheme for the two connecting walkways to Allen Avenue.
7. SITE DRAINAGE.
 - a. Convert catch basin #8 to double-throated drop inlet and serve as a manhole; manhole #4 to be converted to a catch basin to drain the roadway.
 - b. Insert two drain inlets at low points in entrance roadways.
 - c. Create drainage swale on inside of roadway "C" from stone wall to basin at station 17+50, and from basin along roadway to building "B".

NOTE: CIRCLED ITEMS ARE ITEMS YET TO BE SUBMITTED OR
COMPLIED WITH.

- (d.) Provide drain inlet or basin near northeasterly corner of easterly parking lot and construct pipe under adjacent roadway near station 10+75, constructing connecting catch basin on opposite (southerly) side of roadway.
- e. Create drainage swales to the extent necessary (low points, etc.) along both connecting walks to Allen Avenue. Culverts without headwalls should be used as often as required to properly drain.
- (f.) All pipes should be of reinforced concrete, asbestos cement 3300, or VCES under roadways - preferably the first two.
- g. Create east-west drainage swale to channel surface water flows westerly from vicinity of upper rear loading area to at least two hundred feet westerly thereof.
- (h.) Secure offer to donate storm drainage easement from abutting property owner to the north as soon as possible.
- (i.) Submit written statement to Department of Public Works explaining the adequacy of a 12" gravel base for roadway construction (18" grave base is required in municipal subdivision ordinance).
- (j.) Add catch basin on roadway "C" on southerly side near Station 5+30. Can utilize 15" culvert under roadway.*
- (k.) Use sloped edging around tangent at entrance and slight curbing of median area to match edging.*
- (l.) Curbing entrance and exit roadways from Allen Avenue to tangent points on roadway "C". This is regarded as essential for proper drainage control and plowing operations. Roadside areas without curbing or edging will be constantly dug up by flows and encroached upon by traffic.*
- (m.) Create a drainage swale along the back property lines of Plymouth Street to insure that drainage from these properties is not blocked.*
- n. Create a drainage swale along the southerly side of roadway "B" to insure drainage is directed towards catch basin.*
- (o.) Drainage structure referred to in n above to be double-throated inlet.*
- p. Create drainage swale within the small grassy area at northwesterly corner of Building "B". Runoff to enter basin provided.*
- (q.) Widen Roadway "C", from 25' to at least 28'.*

(* Additional modifications which, upon further review, are regarded as necessary for Public Works approval of site plan).

WILBUR R. INGALLS, JR.
ARCHITECT A. I. A.
45 EXCHANGE STREET, PORTLAND, MAINE 04111

May 20, 1975

R. Lovell Brown, Director
Building & Inspection Services
389 Congress Street
Portland, Maine

Re: Portland Regional Vocational Technical Center
Allen Ave.

Dear Mr. Brown:

We are sending you herewith one set of sprinkler and standpipe shop drawings for Building "A". These are for your review & comment and/or approval.

These have been approved by the Insurance Services Office and by our office (copies of letters enclosed).

Sincerely,
Gregory K. Johnson
Gregory K. Johnson

OK HPM
Fire Dept

Canal Sprinkler system
BELATED FEB 21

RECEIVED
MAY 21 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

TELEPHONE SEVEN SEVEN TWO FOUR ZERO SEVEN THREE



INSURANCE SERVICES OFFICE
OF MAINE

402 CONGRESS STREET, PORTLAND, MAINE 04111
(603) 774-0378



April 25, 1975

DAVID F. HALE, MANAGER

Carco Sprinkler Corp.
365 Park Avenue
Portland, Maine 04104

Re: Portland Regional Vocational
Technical Center
Portland, Maine
Building "A" Only

Gentlemen:

We have reviewed the submitted plans for the proposed sprinkler system at the above captioned location. Based on the submitted information, the plans appear consistent with minimum requirements of nationally recognized fire protection standards except for the following points:

1. Inside standpipe piping layout appears adequate; however, the public water supply is not capable of meeting the requirements outlined in N.F.P.A. #14.
2. Sprinklers are to be provided under building overhangs at 1st floor level and beneath roofs over all entryways; unless of non-combustible construction, and space below is not used for storage.
3. We recommend that building "A" be supplied by a separate alarm valve.

We suggest that consideration be given to the preceding recommendations because, while compliance with them is not mandatory, they may affect the fire insurance rating consideration allowed for the installation.

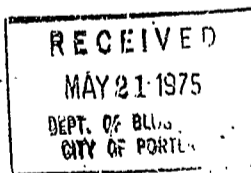
Any review, recommendation or inspection made by this office relates solely to fire insurance considerations; no representations or warranties of any kind are intended or made.

Very truly yours,

INSURANCE SERVICES OFFICE

D. F. Hale
David F. Hale
State Manager

dcj:wk
cc: Portland Regional Vocational Technical Center



11. The City does hereby allow and authorize Contractor to enter upon the premises on which said buildings are located to make appropriate use thereof during the contract period for the purpose of demolition of said buildings, it being specifically understood and agreed that the Contractor has no rights pertaining to said property other than the use of same for the removal of said buildings and the salvage rights above mentioned.

12. Contractor will forever hold and keep the City safe and harmless from any and all cost, loss, or damage for property damage, personal injury, or death resulting from the performance of this contract.

13. Contractor agrees to provide and maintain during the period of demolition public liability insurance in the minimum amount of \$100,000/\$500,000 for personal injury or death and \$25,000 for property damage. Contractor further agrees to provide Workmen's Compensation coverage if required by the laws of the State of Maine.

14. Contractor shall also furnish performance bond in the amount of ~~None~~ guaranteeing full and faithful performance of all of the terms of this contract. (Bond waived)

15. The City agrees that, upon the performance of all of the terms and conditions of this contract, it will pay the Contractor the sum of \$3300.00

IN WITNESS WHEREOF, the said CITY OF PORTLAND has caused this contract to be signed and sealed in its corporate name by John E. Harris, its City Manager, thereunto duly authorized, and D. & J. EXCAVATING CO., INC. has caused this contract to be signed and sealed in its corporate name by Donald Z. Vance, its thereunto duly authorized the day and year first above written.

Signed, Sealed and Delivered in presence of

CITY OF PORTLAND
by City Manager
D. & J. EXCAVATING CO., INC.

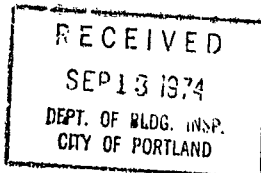
THIS AGREEMENT made and entered into this 7th day of January
A. D. 19 72 by and between the CITY OF PORTLAND, a body politic and corporate,
located in the County of Cumberland and State of Maine, hereinafter called the "City"
and D. & J. EXCAVATING CO., INC., a corporation organized and existing under
the laws of the State of Maine and having a place of business in Windham in the
County of Cumberland and State of Maine
hereinafter called "Contractor".

W I T N E S S E T H

Contractor agrees that (he) (it) will demolish and remove from the premises
the buildings located at 174-210
Allen Avenue (brick building and barn partially burned)
in said Portland on the following terms and conditions:

1. Material salvaged from the building will become the property of the Contractor and will be removed from the premises at once. Demolition shall be performed so as to prevent dust, dirt, and undue noise from the operation becoming objectionable to the adjoining neighborhood. On completion of the demolition, the lot shall be cleared of all debris.
2. The superstructure shall be completely removed. Plaster shall be removed before taking out the windows. Cellar shall be entirely cleared of all combustible and perishable material.
3. Underpinning and foundation walls shall be removed down to a level 2'0" below existing land elevation. This material may be used to fill the cellar. Remainder of the excavation shall be filled to surrounding grade with clean, coarse gravel, well tamped and compacted in layers not over 12" deep.
4. Electric service, if any, shall be removed to the pole in the street under advice of the Central Maine Power Company.
5. Water service, if any, shall be terminated just inside the present cellar wall under advice of the Portland Water District.
6. Gas service, if any, shall be terminated just inside the present cellar wall under advice of the Portland Gas Light Co.
7. Sewers, if any, shall be capped at the point of entrance to cellar, as directed by the Sewer Division of the Public Works Department of the City.
8. Where evidence of rodent and/or vermin infestation exists in or about the premises, proper extermination procedures shall be carried out by a pest control operator (or terminator) registered with the Health Department. This requirement must be met before the Building Inspector will issue a demolition permit to the Contractor.
9. Once the work of demolition is started, it shall be continued to completion uninterruptedly except for Sundays and holidays or acts beyond the Contractor's control. Demolition shall be commenced immediately and all work, including the cleaning up of debris and material, shall be completed no later than one (1) week thereafter.
10. Contractor will secure all necessary permits for this work at (his) (its) own expense. (Permit waived).

September 29, 1973
Page 2



The above demand is based upon current national standards for secondary high schools in urbanized areas, tempered by projected long term increases in the use of public transit and car pooling.

6. Site Boundary - The Palmer Avenue right-of-way should be excluded from the site.

(Some of the above changes have been shown on an untitled, undated site plan drawing, prepared by Moriece & Gary.)

In addition, the following items should be shown in detail in the final site plan:

Loading - The precise location, number, and dimensions of loading berths; loading access.

Fencing & Screening - Peripheral fencing and landscape screening to protect abutting residences.

General Landscaping - Detailed landscaping plan, which would also show a maximum retention of existing desirable tree growth.

Outdoor Lighting - The direction, power, and hours of operation of all outdoor lighting, floodlighting and signing. (All lighting should minimize glare onto residential properties.)

*Extend
storm*
Storm Drainage - Storm sewer connection to the storm sewer easement traversing the northwesterly corner of the site.
line 200' or more westerly.

Before a final site plan is actually prepared, a meeting between the site planner and architects and City planning staff should be scheduled to help expedite final site plan approval by the Planning Board and School Building Committee.

Gerald A. Holtenhoff
Gerald A. Holtenhoff

GAH/1

cc: Mayor Edward I. Bernstein, Vocational School Building Committee Chairman
Wilbur Engalls, Architect
Martin Fehlau, Director Portland Vocational School
F. Worth Landers, Director of Public Works
Richard E. Anderson, Director of Parks and Recreation
Donald E. Megathlin, Jr., Planning Director
Moriece & Gary, Inc.
Planning Board



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

194 Allen Avenue

September 13, 1988

William and Rhonda Shackley
194 Allen Avenue
Portland, Maine 04103

Dear Mr. and Mrs. Shackley:

It is my understanding that a new business use known as Atlantic Limousine Service is operating with your residence as a base of operations in the R-5 Residence Zone. There is no record of a change of use for this location and the use does not qualify for acceptance by the City as a home occupation.

It appears that such a use in the R-5 Residence Zone is in direct violation of the City Zoning Ordinance which does not permit business uses in the residential zones, with but a limited few exceptions. The limousine service is not included among the permitted home occupations listed in Section 14-410 of the City Zoning Ordinance.

This letter is intended to serve you with notice to find a suitable site in which to relocate your business use within a more appropriate business zone or other acceptable location, that is in conformance with the City's Zoning Ordinance requirements. We expect that you will take necessary action to cease operations at 194 Allen Avenue within thirty (30) days.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Kathleen Taylor, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel