



8-22-13

GF/BKL

CHOSE IN - PASS

9-19-13

GF - ABOVE CEILING - PASS

BKL

CANT MAKE APT

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

A.D. BEANER/P C Construction

Located at

11 DIAMOND ST

PERMIT ID: 2013-00491

ISSUE DATE: 04/12/2013

CBL: 023 E006001

has permission to **Change of use - Interior alterations to fit up space for coffee roasting & retail and to replace existing ramp with new handicap accessible ramp.**

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

\_\_\_\_\_  
Fire Prevention Officer

*Jeannie Bouke*  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00491

Located at: 11 DIAMOND ST

CBL: 023 E006001

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

**REQUIRED INSPECTIONS:**

Footings/Setbacks  
Plumbing Rough  
Close-in Plumbing/Framing  
Electrical Close-in  
Above Ceiling Inspection  
Final - Electric  
Certificate of Occupancy/Final  
Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

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

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

<b>Permit No:</b> 2013-00491	<b>Date Applied For:</b> 03/13/2013	<b>CBL:</b> 023 E006001
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<b>Location of Construction:</b> 11 DIAMOND ST	<b>Owner Name:</b> A.D. BEANER	<b>Owner Address:</b> 43 WASHINGTON AVE	<b>Phone:</b> (207) 831-2063
<b>Business Name:</b>	<b>Contractor Name:</b> P C Construction	<b>Contractor Address:</b> 131 Presumpscot Street Portland	<b>Phone:</b> (207) 874-2323
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Warehouse & Coffee Roasting with a small retail area	<b>Proposed Project Description:</b> Change of use - Interior alterations to fit up space for coffee roasting & retail and to replace existing ramp with new handicap accessible ramp.
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 03/18/2013

**Note:** Total area impacted by the change of use is 6,431 square feet. **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) With the issuance of this permit and the certificate of occupancy, the use of this property shall remain as warehouse on the right side of the building and warehouse, shipping, coffee roasting and retail (ancillary to the coffee roasting) on the left side. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for any new signage.
- 4) The plans show potential assembly use in the retail area. Special events or functions for either private groups or the public are not a permitted use in the IIb zone.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jeanie Bourke      **Approval Date:** 04/12/2013

**Note:** **Ok to Issue:**

- 1) Penetrations through fire resistance rated assemblies shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL 1479
- 2) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions shall be effectively and permanently identified with signs or stenciling per IBC Sec. 703.6
- 4) Approval of City license is subject to health inspections per the Food Code.
- 5) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept.
- 6) New café, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes.
- 7) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.
- 8) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 9) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.
- 10) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Ben Wallace Jr      **Approval Date:** 04/11/2013

**Note:** **Ok to Issue:**

- 1) The glazing assemblies between Areas 1 and 2 shall be in accordance with NFPA 251 or 257.

<b>Location of Construction:</b> 11 DIAMOND ST	<b>Owner Name:</b> A.D. BEANER	<b>Owner Address:</b> 43 WASHINGTON AVE	<b>Phone:</b> (207) 831-2063
<b>Business Name:</b>	<b>Contractor Name:</b> P C Construction	<b>Contractor Address:</b> 131 Presumpscot Street Portland	<b>Phone</b> (207) 874-2323
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

- 2) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
- 3) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
- 4) A master box fire alarm system is required.
- 5) A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.
- 6) A firefighter Building Marking Sign is required.
- 7) Fire extinguishers are required per NFPA 1.
- 8) All means of egress to remain accessible at all times.
- 9) Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 10) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 11) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 12) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 13) The entire sprinkler system shall be maintained in accordance with NFPA 25, Standard for Inspection, Testing and Maintenance of Water-Based Fire Protection Systems, 2008 edition.
- 14) Construction or installation shall comply with City Code Chapter 10.
- 15) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 16) Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.

**Ann Machado - Re: 11 Diamond Street**

**From:** Brewster Buttfield <brewster@prospectdesign.me>  
**To:** Ann Machado <AMACHADO@portlandmaine.gov>  
**Date:** 3/15/2013 2:10 PM  
**Subject:** Re: 11 Diamond Street  
**CC:** Barbara Barhydt <BAB@portlandmaine.gov>  
**Attachments:** P&S 11 Diamond.pdf; Administrative Authorization Approval.pdf; C-102 Nov. 15, 2012.pdf

Ann

Attached is the purchase and sale agreement. The closing was yesterday so this document is actually out of date. I will see if I can get a copy of the new deed, but that may take a little while.

The square footage you are looking at does not represent the change of use. If you look at LS-101 you get a more accurate reflection of the area. LS-101 shows three areas:

Area 1 - 18358 sq ft - *aren changing - 3379 + 454 - 3833*  
 Area 2 - 1668 sq ft *retail*  
 Area 3 - 3020 sq ft *new existing office - new area 930*  
 Area 4 - 21676 sq ft *no change - warehouse*

RECEIVED

MAR 15 2013

In Area 1 the Roastery 3379 sq ft and the roastery office 454 are change of use. Dept. of Building Inspections  
 In Area 2 all 1668 sq ft is change of use City of Portland Maine  
 In Area 3 new office total is 3020 and existing office is 2090 for a change of 930 sq. ft.  
 Area 4 no change.

Total change is 6431 This also does not take into account several small offices in the existing warehouse space which would further reduce that number to about 6000 sq ft.

Attached is the site plan that went with the administrative authorization application and it shows the entire site. Let me know if you want to log in a revision, because it will need a new number to coordinate with the city's new system.

Brewster

On Fri, Mar 15, 2013 at 12:34 PM, Ann Machado <AMACHADO@portlandmaine.gov> wrote:

Brewster -

Your email is the only email address I had.

To complete my zoning review, I need the following.

1. I need either the deed or the purchase and sales agreement to show right, title and interest for the owner to apply. The assessor's still have Goodwill Industries as the owner.
2. I need the exact square footage of the areas that are changing from existing warehouse and office to retail, roasting & office and training. If I add up the number from sheet A101 Floor Plan - retail (1668), roasting (7828) & office including training & roasters office (4685) the total is 14,181 sf. Any change of use over 10,000 sf needs a Level II Site Plan Review. Does the 4685 sf for the office, training etc. include the existing office space at the front of the building or is the 4685 sf in addition to the existing office space?
3. There should be a site plan that shows the whole property for the changes that are proposed to the exterior not just the new loading dock.

Thanks.

Ann

Ann Machado

Zoning Specialist

Planning & Urban Development

Portland City Hall

(207) 874-8709

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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Brewster Buttfield | Prospect Design | 207.749.7400  
[www.prospectdesign.me](http://www.prospectdesign.me)





# General Building Permit Application

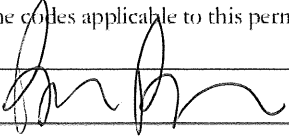
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <b>1-11 Diamond Street</b>		
Total Square Footage of Proposed Structure/Area <b>Existing 44,722 sq.ft.</b>		Square Footage of Lot <b>1.40 Acres</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <b>23-E-6</b>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <b>Birch Island LLC</b> Address <b>43 Washington Ave</b> <b>Portland, ME</b> City, State & Zip	Telephone: <b>207-831-2063</b>
RECEIVED <b>MAR 13 2013</b> Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <b>290,000</b> C of O Fee: \$ <b>75</b> Total Fee: \$ <b>2,920</b> <b>2,995</b>
	Current legal use (i.e. single family) <u>Warehouse</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Warehouse, Roastery</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Interior Remodeling + Exterior Renovations</u> <i>*need better description</i> <u>* Admin Auth on File</u> <i>change of use</i> <i>warehouse -&gt; coffee roasting</i>	
Contractor's name: <u>PC Construction</u>		
Address: <u>Presumpscot St</u>		
City, State & Zip: <u>Portland</u> Telephone: _____		
Who should we contact when the permit is ready: <u>Jared Ballard 207-874-2323</u> Telephone: _____		
Mailing address: <u>Coffee By Design, 43 Washington Street, Portland 04101</u>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature:  Date: Mar 13, 2013

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

*Branster@prospectdesigns.me*

**Brad Saucier - Re: 1-11 Diamond St.**

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**From:** Brad Saucier  
**To:** Brewster Buttfield  
**Date:** 3/13/2013 4:10 PM  
**Subject:** Re: 1-11 Diamond St.

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Hi, just so you know, there is a certificate of occupancy needed for this type of project, and that was NOT provided in the payment you dropped off with your application. There's still a \$75 balance, and the permit will not be issued until that has been paid. Thanks for providing the electronic documents.

***Brad Saucier***  
Administrative Assistant  
Inspections Division  
City of Portland  
(207) 874-8703



# Certificate of Design Application

From Designer: Brewster Buttfield, Prospect Design; Joe Hemes, Hemesphere Design LLC

Date: March 13, 2013

Job Name: Diamond Street Warehouse Renovation

Address of Construction: 1-11 Diamond Street

## 2009 International Building Code

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

Building Code & Year IBC 2009, NFPA 2009 Use Group Classification (s) S,M,B

Type of Construction Type 3, Ordinary

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC Yes

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Separated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) N/A

### Structural Design Calculations Existing Structure

\_\_\_\_\_ Submitted for all structural members (106.1 – 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609)

\_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)

\_\_\_\_\_ Basic wind speed (1809.3)

\_\_\_\_\_ Building category and wind importance Factor,  $I_w$  (table 1604.5, 1609.5)

\_\_\_\_\_ Wind exposure category (1609.4)

\_\_\_\_\_ Internal pressure coefficient (ASCE 7)

\_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)

\_\_\_\_\_ Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

\_\_\_\_\_ Design option utilized (1614.1)

\_\_\_\_\_ Seismic use group ("Category")

\_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_I$  (1615.1)

\_\_\_\_\_ Site class (1615.1.5)

\_\_\_\_\_ Live load reduction

\_\_\_\_\_ Roof  $l/r$  loads (1603.1.2, 1607.11)

\_\_\_\_\_ Roof snow loads (1603.7.3, 1608)

\_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)

\_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load  $P_f$

\_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$

\_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$

\_\_\_\_\_ Roof thermal factor,  $C_t$  (1608.4)

\_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)

\_\_\_\_\_ Seismic design category (1616.3)

\_\_\_\_\_ Basic seismic force resisting system (1617.6.2)

\_\_\_\_\_ Response modification coefficient,  $R_f$  and deflection amplification factor  $C_{d1}$  (1617.6.2)

\_\_\_\_\_ Analysis procedure (1616.6, 1617.5)

\_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

\_\_\_\_\_ Flood Hazard area (1612.3)

\_\_\_\_\_ Elevation of structure

### Other loads

\_\_\_\_\_ Concentrated loads (1607.4)

\_\_\_\_\_ Partition loads (1607.5)

\_\_\_\_\_ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



# Accessibility Building Code Certificate

**Designer:** Brewster Buttfield, Prospect Design; Joe Hemes, Hemisphere Design LLC  
March 13, 2013

**Address of Project:** Diamond Street Warehouse Renovation  
1-11 Diamond Street

**Nature of Project:** Interior renovations to an existing warehouse structure, minor exterior changes  
to improve handicap accessibility and egress.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

**(SEAL)**

Signature: *Brewster*  
 Title: *Principal*  
 Firm: *Prospect Design*  
 Address: *58 Fore St*  
*Portland ME*  
 Phone: *207-749-7400*

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



# Certificate of Design

Date: March 13, 2013

From: Brewster Buttfield, Prospect Design; Joe Hemes, Hemesphere Design LLC

These plans and / or specifications covering construction work on:

Interior improvements and minor exterior changes to 1-11 Diamond Street

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

**(SEAL)**

Signature: Brew Butt

Title: Principle

Firm: Prospect Design

Address: 58 Fore St

Portland ME

Phone: 207-749-7400

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

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**RECEIPT OF FEES**

<b>Application No:</b> 201300491	<b>Applicant:</b> GOODWILL INDUSTRIES OF NO
<b>Project Name:</b> Interior and Exterior Renovations.	<b>Location:</b> 11 DIAMOND ST
<b>CBL:</b> 023 E006001	<b>Permit Type:</b> Alterations - Commercial
<b>Invoice Date:</b> 03/13/2013	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$2,995.00		\$2,920.00		\$75.00	On Receipt

**First Billing**

<b>Previous Balance</b>	<b>\$0.00</b>
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Fee Description	Qty	Fee/Deposit Charge
Certificate of Occupancy	1	\$75.00
Building Permit Fee First \$1000	1	\$30.00
Building Permit Fee Add'l \$1000	1	\$2,890.00
		\$2,995.00
<b>Total Current Fees:</b>		+ \$2,995.00
<b>Total Current Payments:</b>		- \$2,920.00
<b>Amount Due Now:</b>		<b>\$75.00</b>

Detach and remit with payment

**CBL** 023 E006001  
**Bill to:** GOODWILL INDUSTRIES OF NORTHERN NEW E  
 353 CUMBERLAND AVE  
 PORTLAND, ME 04104

**Application No:** 201300491  
**Invoice Date:** 03/13/2013  
**Invoice No:** 40383  
**Total Amt Due:** \$75.00  
**Payment Amount:**

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

2012-638



# Administrative Authorization Application

Portland, Maine  
Planning and Urban Development Department, Planning Division

**PROJECT NAME:** 1 Diamond Street, Coffee By Design

**PROJECT ADDRESS:** 1-11 Diamond Street **CHART/BLOCK/LOT:** 023 E006001

**APPLICATION FEE:** \$50.00 (\$50.00)

**PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)**

Replacement and relocation of existing dilapidated wooden ramp with a new concrete handicap accessible ramp.

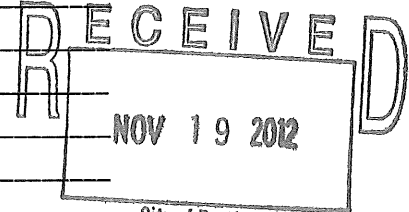
**CONTACT INFORMATION:**

**OWNER/APPLICANT**

**Name:** Bartlett Island LLC, Alan Spear  
**Address:** 43 Washington Avenue  
Portland ME 04101  
**Work #:** 207-879-2233  
**Cell #:** 207-831-2063  
**Fax #:**  
**Home #:**  
**E-mail:** alan@coffeebydesign.com

**CONSULTANT/AGENT**

**Name:** Brewster Buttfield, Prospect Design  
**Address:** 424 Fore Street  
Portland ME 04101  
**Work #:** 207-749-7400  
**Cell #:** same  
**Fax #:**  
**Home #:**  
**E-mail:** brewster@prospectdesign.me



City of Portland  
Planning Division

**Criteria for an Administrative Authorization:**  
(see section 14-523(4) on pg .2 of this appl.)

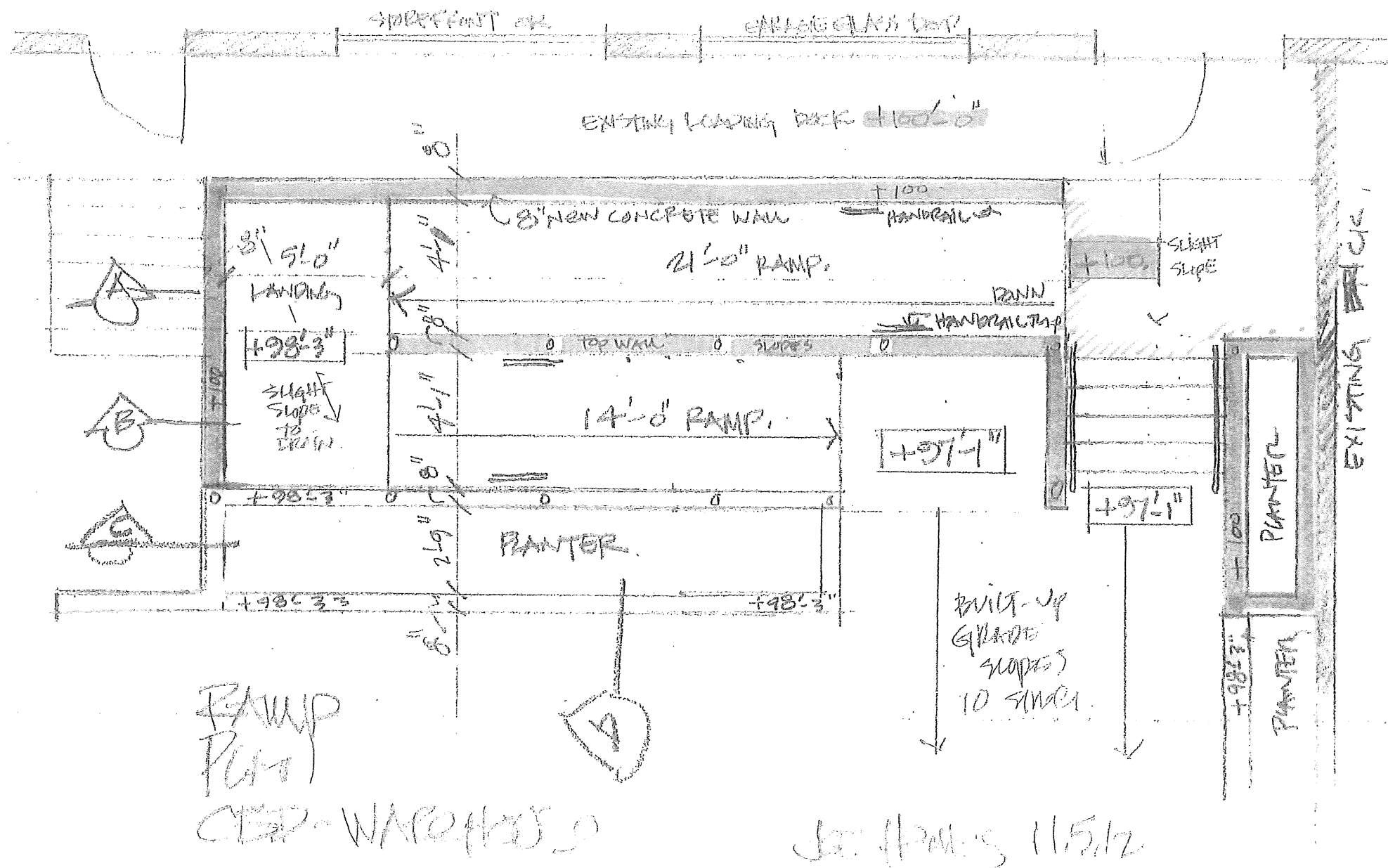
- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

**Applicant's Assessment**  
Y(yes), N(no), N/A

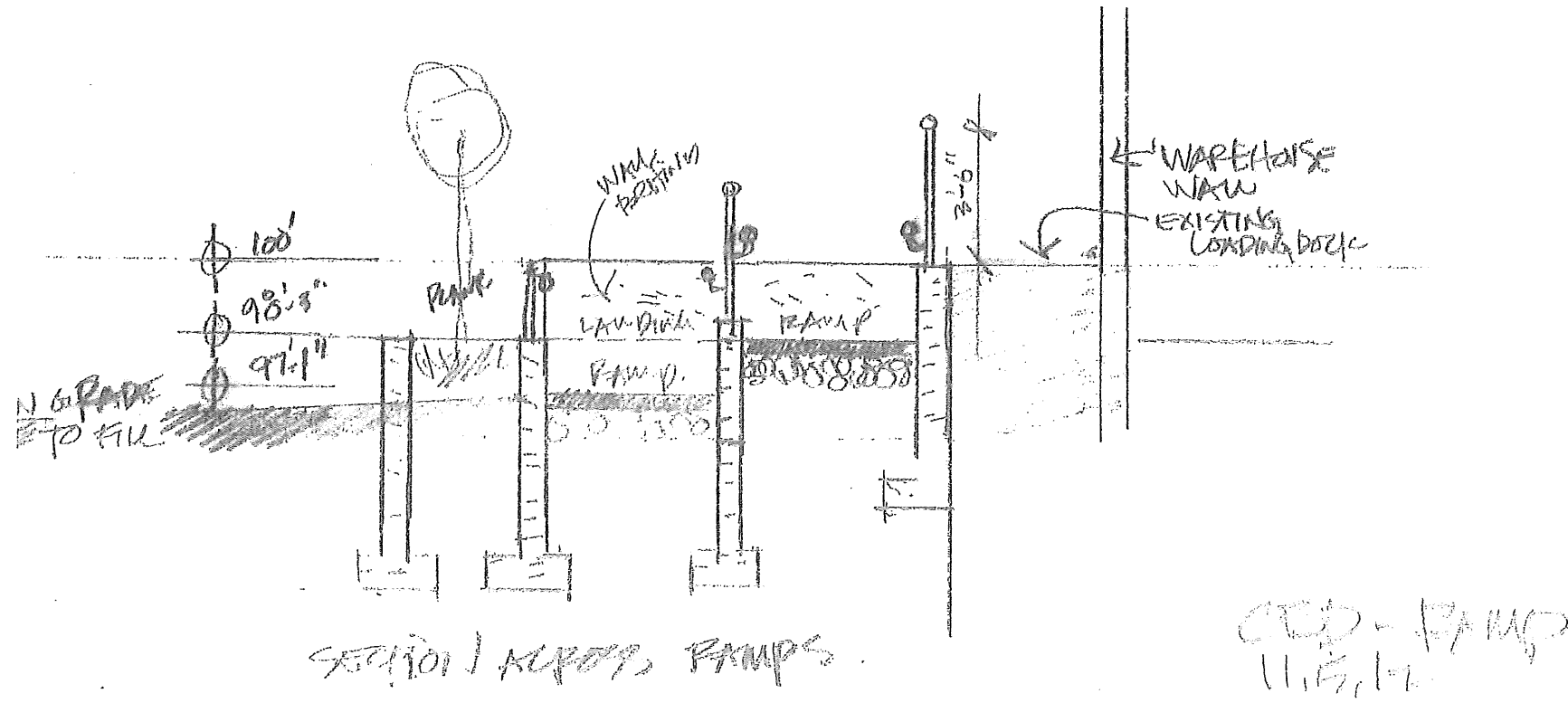
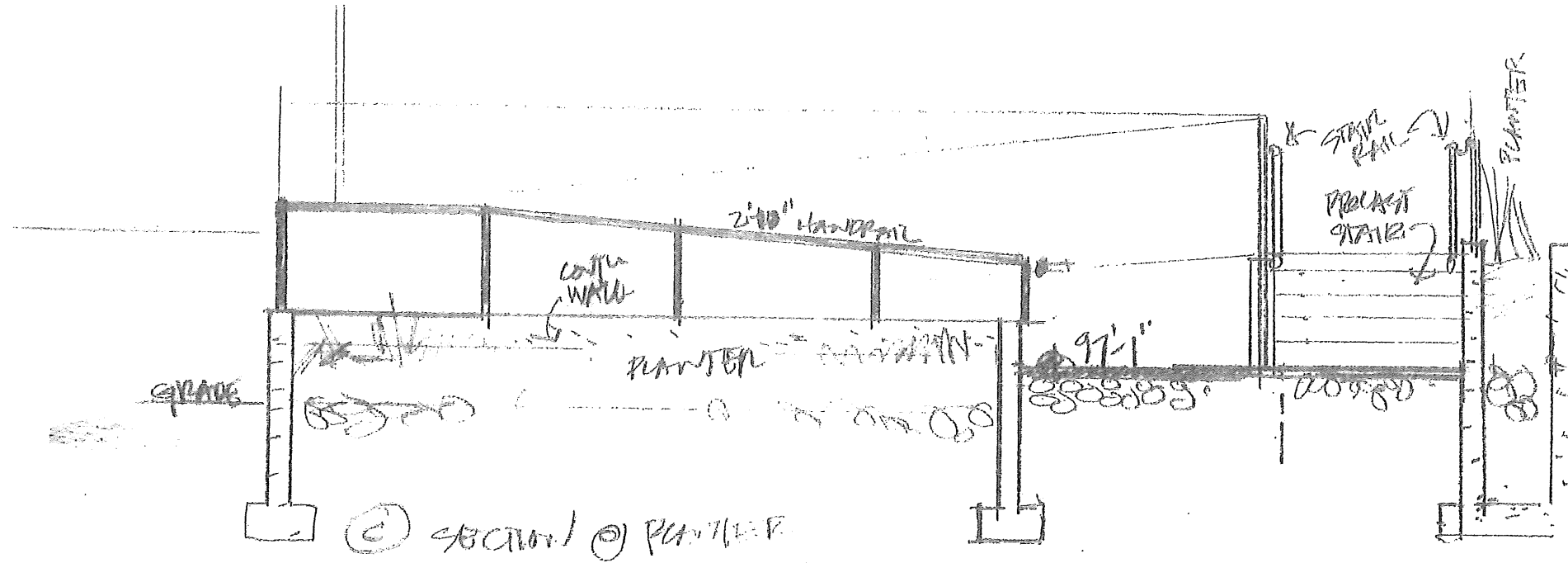
Yes  
\_\_\_\_\_  
No  
\_\_\_\_\_  
N/A  
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No  
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N/A  
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N/A  
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N/A  
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Yes  
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No  
\_\_\_\_\_  
N/A  
\_\_\_\_\_  
No  
\_\_\_\_\_

**Signature of Applicant:** *[Signature]* **Date:** 11/13/12

**IMPORTANT NOTICE TO APPLICANT:** The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

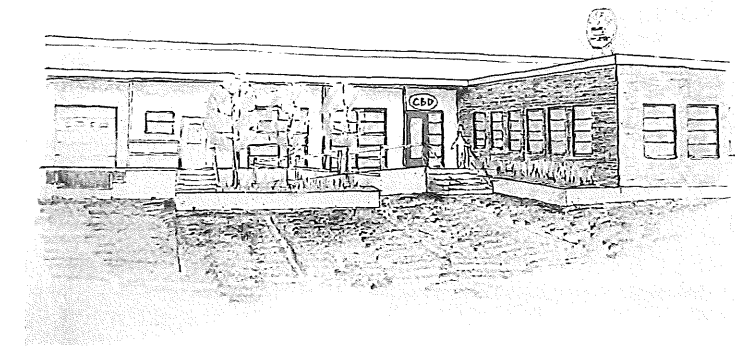








**SITE LOCATION**



**ENTRY CONCEPT**

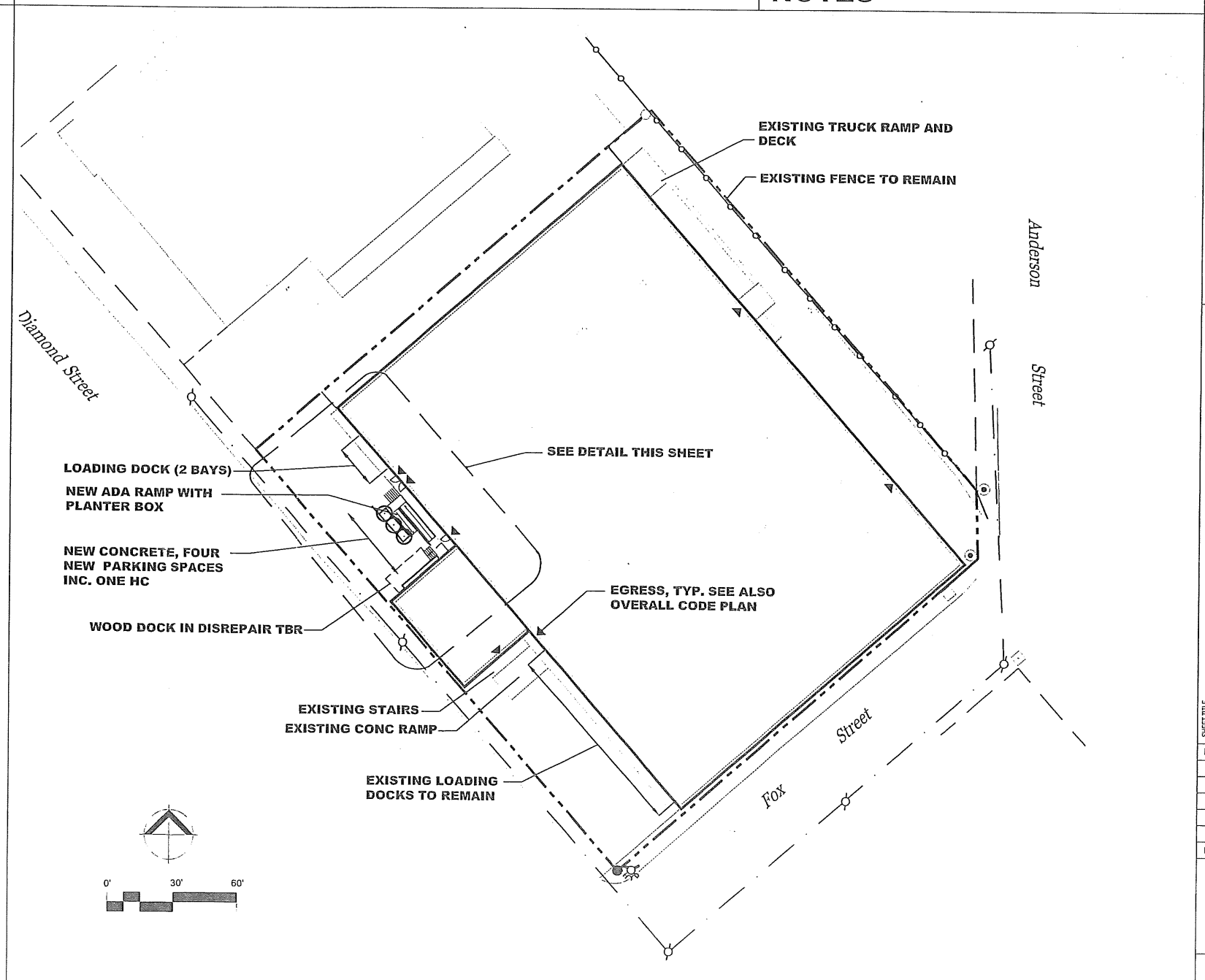
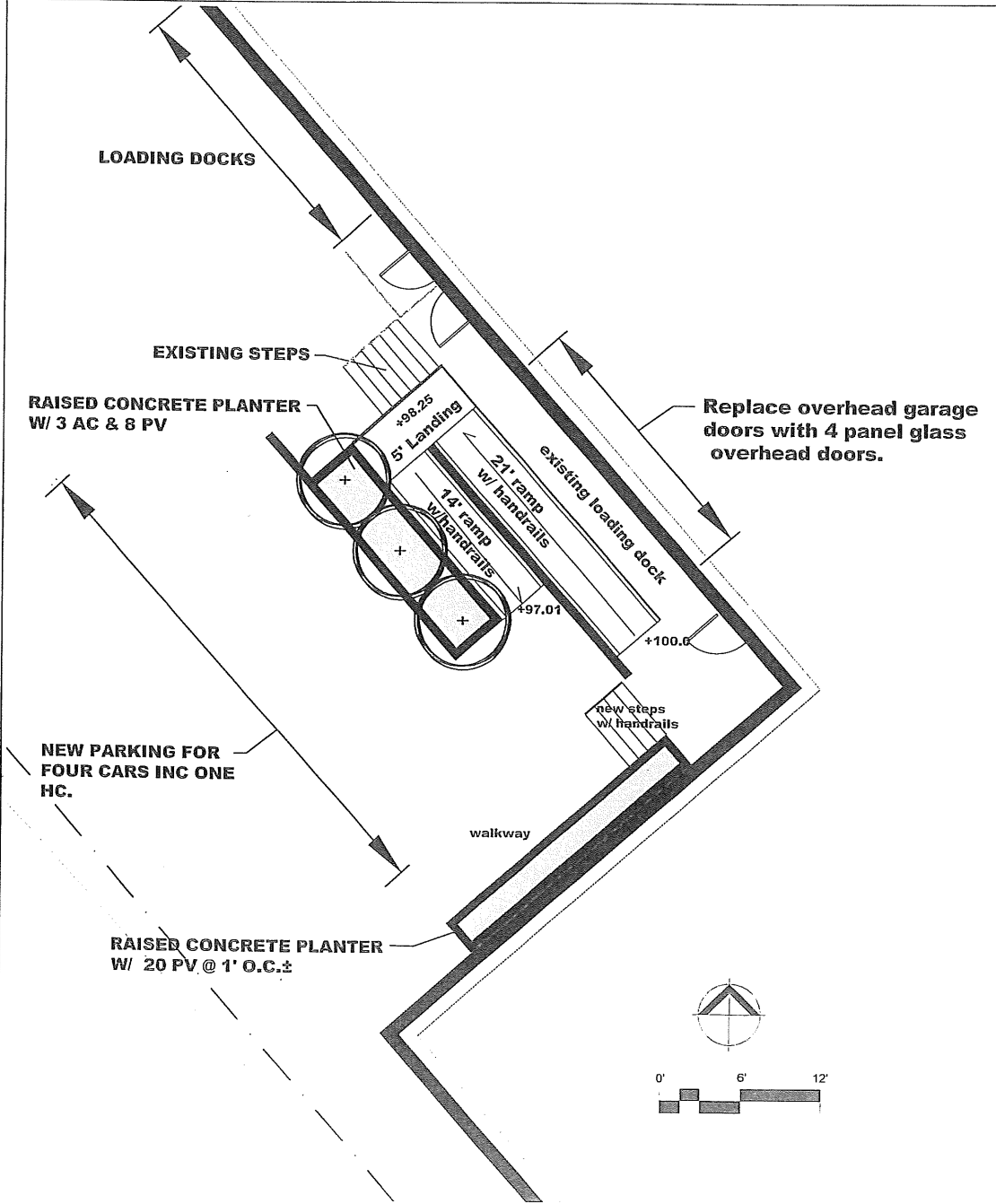
**Notes:**

- 1 Bartlett Island LLC has a purchase and sale agreement for the property.
2. Chart Block Lot 023 E006001
3. Square footage of existing ramp TBR is 226 sqft. Square footage of new ramp is 200 sqft.
3. Existing yardage on Diamond Street is all loading dock bay parking.
4. Proposed site includes four parking spaces in place of two loading bays.
5. Plan is based on Nadeau survey dated Nov 5, 2012.

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	SIZE
Ac	Acer compestre	Hedge Maple	10 gallon
Pv	Panicum virgatum	Switch grass	1 gallon

**NOTES**



**PROSPECT I**  
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**BARTLETT ISLAND LLC**  
**43 WASHINGTON AVENUE**

**SITE PLAN**

SHEET TITLE

REVISION

DRAWN BY PAB

DATE:

11-15-201



