Portland, Maine Yes. Life's good here.

Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a ***legal signature*** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are ***paid in full*** to the Inspections Office, City of Portland Maine by method noted below:

☑ Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.

☐ Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.

☐ I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

Applicant Signature: _____ Date: 1/11/16

I have provided digital copies and sent them on: 1/12/2016 Date:

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.

Level III – Preliminary and Final Site Plans
Development Review Application
Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level III: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

Level III: Site Plan Development includes:

- New structures with a total floor area of 10,000 sq. ft. or more except in Industrial Zones.
- New structures with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- New temporary or permanent parking area(s) or paving of existing unpaved parking areas for more than 75 vehicles.
- Building addition(s) with a total floor area of 10,000 sq. ft. or more (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- A change in the use of a total floor area of 20,000 sq. ft. or more in any existing building (cumulatively within a 3 year period).
- Multiple family development (3 or more dwelling units) or the addition of any additional dwelling unit if subject to subdivision review.
- Any new major or minor auto business in the B-2 or B-5 Zone, or the construction of any new major or minor auto business greater than 10,000 sq. ft. of building area in any other permitted zone.
- Correctional prerelease facilities.
- Park improvements: New structures greater than 10,000 sq. ft. and/or facilities encompassing 20,000 sq. ft. or more (excludes rehabilitation or replacement of existing facilities); new nighttime outdoor lighting of sports, athletic or recreation facilities not previously illuminated.
- Land disturbance of 3 acres or more (includes stripping, grading, grubbing, filling or excavation).

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: http://me-portland.civicplus.com/DocumentCenter/Home/View/1080
Design Manual: http://me-portland.civicplus.com/DocumentCenter/View/2355
Technical Manual: http://me-portland.civicplus.com/DocumentCenter/View/2356

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8719

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

Updated: October 6, 2015

PROJECT NAME: 443 CONGRESS

PROPOSED DEVELOPMENT ADDRESS:

443 CONGRESS STREET, PORTLAND ME, 04101

PROJECT DESCRIPTION:

PARTIAL RENOVATION OF EXISTING BUILDING AND CONVERSION
TO 28 RESIDENTIAL UNITS ON FLOORS 4 THRU 7

CHART/BLOCK/LOT: 027 B002001

PRELIMINARY PLAN N/A (date)
FINAL PLAN 01/11/2016 (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: NORTHLAND ENTERPRISES, LLC Business Name, if applicable: Address: 17 SOUTH STREET, 3RD FLOOR City/State : PORTLAND, ME Zip Code: 04101	**Applicant Contact Information** Work # 207-780-0223 Home# Cell # Fax# e-mail: BRAD@NORTHLANDUS.COM
Owner – (if different from Applicant) Name: JJR 443 CONGRESS, LLC Address: 17 SOUTH STREET, 3RD FLOOR City/State : PORTLAND, ME Zip Code: 04101	**Owner Contact Information** Work # 207-780-0223 Home# Cell # Fax# e-mail: JOSH@NORTHLANDUS.COM
Agent/ Representative Name: ALAN NICHOLS DEVELOPMENT SERVICES OF NEW ENGLAND Address: 37 PINE STREET City/State : FREEPORT, ME Zip Code: 04032	**Agent/Representative Contact information** Work # Cell # 207-552-0688 e-mail: ANICHOLS@DEVELOPMENTSVCS.COM
Billing Information Name: JJR 443 CONGRESS, LLC Address: 17 SOUTH STREET, 3RD FLOOR City/State : PORTLAND, ME Zip Code: 04101	**Billing Information** Work # 207-780-0223 Cell # Fax# e-mail: BRAD@NORTHLANDUS.COM

Engineer Name: BENNETT ENGINEERING Address: 7 BENNETT ROAD City/State : YARMOUTH, ME Zip Code: 04096	**Engineer Contact Information** Work # 207-865-9475 Cell # Fax# e-mail: WILL@BENNETTENGINEERING.NET
Surveyor Name: SITELINES, PA Address: 8 CUMBERLAND ST City/State : BRUNSWICK, ME Zip Code: 04011	**Surveyor Contact Information** Work # нлттпнрпмнлл Cell # Fax# e-mail: KCLARK@SITELINESPA.COM
Architect Name: WINTON SCOTT ARCHITECTS, PA Address: 5 MILK ST, FLOOR 4 City/State : PORTLAND, ME Zip Code: 04101	**Architect Contact Information** Work # 207-774-4811 EXT 4 Cell # Fax# e-mail: PPLEQI@WINTONSCOTT.COM
Attorney Name: MURRAY PWMB & MURRAY Address: 75 PEARL ST City/State : PORTLAND, ME Zip Code: 04101	**Attorney Contact Information** Work # 207-523-8210 Cell # Fax# e-mail: DAA@MPMLAW.COM

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

Level III Development (check applicable reviews) √ Less than 50,000 sq. ft. ($500.00) ___ 50,000 - 100,000 sq. ft. ($1,000) ___ 100,000 – 200,000 sq. ft. ($2,000) ___ 200,000 – 300,000 sq. ft. ($3,000) ___ over 300,00 sq. ft. ($5,000) ___ Parking lots over 11 spaces ($1,000) ___ After-the-fact Review ($1,000.00 plus applicable application fee) **Plan Amendments (check applicable reviews)** ___ Planning Staff Review ($250) ___ Planning Board Review ($500) _____ The City invoices separately for the following: • Notices ($.75 each) • Legal Ad (% of total Ad) • Planning Review ($40.00 hour) • Legal Review ($75.00 hour) Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.	**Other Reviews (check applicable reviews)** ___ Traffic Movement ($1,000) ___ Stormwater Quality ($250) ___ Subdivisions ($500 + $25/lot) # of Lots ___ x $25/lot = _____ ___ Site Location ($3,000, except for residential projects which shall be $200/lot) # of Lots ___ x $200/lot = _____ ___ Other _____ √ Change of Use ___ Flood Plain ___ Shoreland √ Design Review ___ Housing Replacement √ Historic Preservation

APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan and each document submitted as separate files. Naming conventions for the individual files can be found on the **Electronic Plan and Document Submittal** page of the City's website at http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal

2. **In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.**

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:

1. **One (1) full size site plans** that must be **folded.**
2. One (1) copy of all written materials or as follows, unless otherwise noted:
   a. Application form that is completed and signed.
   b. Cover letter stating the nature of the project.
   c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

APPLICANT SIGNATURE:

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 Planning Authority and Code Enforcement'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.

This application is for a Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant:	**Date:**
	1/11/16

PROJECT DATA

The following information is required where applicable, in order to complete the application.

Total Area of Site	8,577 sq. ft.
Proposed Total Disturbed Area of the Site	45 sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.	
Impervious Surface Area	
Impervious Area (Total Existing)	2,347 sq. ft.
Impervious Area (Total Proposed)	2,347 sq. ft.
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	6,230 sq. ft.
Building Footprint (Total Proposed)	6,275 sq. ft.
Building Floor Area (Total Existing)	49,840 sq. ft.
Building Floor Area (Total Proposed)	49,885 sq. ft.
Zoning	
Existing	B3
Proposed, if applicable	n/a
Land Use	
Existing	COMMERCIAL
Proposed	COMMERCIAL / RESIDENTIAL
Residential, If applicable	
# of Residential Units (Total Existing)	0
# of Residential Units (Total Proposed)	28
# of Lots (Total Proposed)	0
# of Affordable Housing Units (Total Proposed)	0
Proposed Bedroom Mix	
# of Efficiency Units (Total Proposed)	4
# of One-Bedroom Units (Total Proposed)	16
# of Two-Bedroom Units (Total Proposed)	8
# of Three-Bedroom Units (Total Proposed)	0
Parking Spaces	
# of Parking Spaces (Total Existing)	5
# of Parking Spaces (Total Proposed)	0
# of Handicapped Spaces (Total Proposed)	0
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	0
# of Bicycle Spaces (Total Proposed)	0
Estimated Cost of Project	$2,000,000

PRELIMINARY PLAN (Optional) - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	**GENERAL WRITTEN SUBMISSIONS CHECKLIST**
		1	Completed Application form
		1	Application fees
		1	Written description of project
		1	Evidence of right, title and interest
		1	Evidence of state and/or federal approvals, if applicable
		1	Written assessment of proposed project's compliance with applicable zoning requirements
		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
		1	Written requests for waivers from site plan or technical standards, if applicable.
		1	Evidence of financial and technical capacity
		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
Applicant Checklist	Planner Checklist	# of Copies	**SITE PLAN SUBMISSIONS CHECKLIST**
		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	**Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)**
		Proposed grading and contours;	
		Existing structures with distances from property line;	
		Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;	
		Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);	
		Preliminary infrastructure improvements;	
		Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;	
		Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);	
		Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);	
		Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed;	
		Exterior building elevations.	

FINAL PLAN - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	**GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)**
√		1	* Completed Application form
owner will call		1	* Application fees
√		1	* Written description of project
√		1	* Evidence of right, title and interest
n/a		1	* Evidence of state and/or federal permits
√		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
n/a		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
√		1	* Evidence of financial and technical capacity
√		1	Construction Management Plan
n/a		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
n/a		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
n/a		1	Stormwater management plan and stormwater calculations
√		1	Written summary of project's consistency with related city master plans
√		1	Evidence of utility capacity to serve
√		1	Written summary of solid waste generation and proposed management of solid waste
√		1	A code summary referencing NFPA 1 and all Fire Department technical standards
√		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
√		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Applicant Checklist	Planner Checklist	# of Copies	**SITE PLAN SUBMISSIONS CHECKLIST** **(* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)**
√		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	**Final Site Plans including the following:**
√		Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);	
√		Existing and proposed structures on parcels abutting site;	
√		All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;	
√		Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;	
n/a		Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;	
n/a		Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;	
n/a		Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;	
n/a		Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;	
√		Location of all snow storage areas and/or a snow removal plan;	
n/a		A traffic control plan as detailed in Section 1 of the Technical Manual;	
n/a		Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);	
n/a		Location and proposed alteration to any watercourse;	
n/a		A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;	
n/a		Proposed buffers and preservation measures for wetlands;	
n/a		Existing soil conditions and location of test pits and test borings;	
n/a		Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;	
n/a		A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;	
n/a		Grading plan;	
n/a		Ground water protection measures;	
n/a		Existing and proposed sewer mains and connections;	

- Continued on next page -

√		Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
√		Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;
√		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
√		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
√		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
n/a		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
n/a		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
√		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
√		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
n/a		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
√		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.

PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST

A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant — Northland Enterprises, LLC
   17 South Street, Portland, ME, 04101 / 207-780-0223
   Contact: Brad Fries
2.
3. Name address, telephone number of architect — Winton Scott Architects, PA
   5 Milk Street, Portland, ME, 04101 / 207-774-4811 ext 4
   Contact: Pandika Pleqi
4. Proposed uses of any structures [NFPA and IBC classification]
5. See Plans and Application Cover Letter
6. Square footage of all structures [total and per story]
   See Plans
7. Elevation of all structures
8. Proposed fire protection of all structures — Building is currently sprinkled. The system will be upgraded to new standards
   - ***As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)***
9. Hydrant locations
   See Site Plan
10. Water main[s] size and location
    See Site Plan
11. Access to all structures [min. 2 sides]
    See Site Plan
12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.
    See Plans and Application Cover Letter

Some structures may require Fire flows using annex H of NFPA 1

Doc#: 10950 Bk:28544 Ps: 164

DEED OF SALE BY TRUSTEES

MAINE REAL ESTATE TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, THAT SIDNEY St. F. THAXTER and ROBERT E. STEVENS, TRUSTEES OF THE MARY J. E. CLAPP TRUST under the will of Mary J. E. Clapp dated July 14, 1917, having been appointed trustees by orders of Judges of the Probate Court of Cumberland County, copies of which appointment orders being recorded in Cumberland County Registry of Deeds in Book 1379, Page 277 and Book 1443, Page 579, by the power conferred by the Probate Code and pursuant to authorization of sale by the order of February 4, 2011 of the Judge of Probate in the matter titled In Re CLAPP ESTATE TRUST, Probate Court Docket No. 1912-0220, whose mailing address is c/o Curtis Thaxter, One Canal Plaza, Portland, Maine, 04101 FOR CONSIDERATION PAID, grant to JJR 443 CONGRESS STREET, LLC, a Maine limited liability company, whose mailing address is 134 Sheridan Street, Portland, Maine 04101 the following described real property located in Portland, Cumberland County, Maine:

Beginning at the easterly corner of Elm Street where it adjoins and marks a corner at back street (n/k/a Congress Street); thence running by the easterly side of Elm Street to Cumberland Street, n/k/a Cumberland Avenue; thence by Cumberland Street to the land now or formerly of the Reverend Dr. Deane; thence by land now or formerly of said Reverend Deane to back street aforesaid; thence by said back street to the corner first begun at.

The property is subject to the following outconveyances:

1. Deed from Asa W.H. Clapp to Nathaniel W. Morse, dated January 28, 1890 and recorded in the Cumberland County Registry of Deeds in Book 564, Page 438.

2. Taking by City of Portland against Sidney St. Felix Thaxter III and Robert E. Stevens, Successor Trustees under the Will of Mary J.E. Clapp, dated July 31, 1978 and recorded in said Registry of Deeds in Book 4289, Page 240.

3. Taking by City of Portland against Estate of Mary J.E. Clapp, dated July 18, 1988 and recorded in said Registry of Deeds in Book 8388, Page 267.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed by Daniel Davis to Asa Clapp, dated April 20, 1804 and recorded in said Registry of Deeds in Book 52, Page 77. Mary J.E. Clapp derived her title as only living heir of Asa William Henry Clapp, who died on March 22, 1891. Asa William Henry Clapp derived his title as a surviving heir of Asa Clapp with his brother Charles Q. Clapp. Charles Q. Clapp released his interest to Asa William Henry Clapp by virtue of a deed, dated February 6, 1854 and recorded in said Registry of Deeds in Book 252, Page 66.

The property is conveyed subject to the requirement that the memorial plaque to the Clapp family, as described in the will of Mary J.E. Clapp, presently in place on the exterior of the building to the right hand side of the front entrance, be maintained there so long as the building exists.

IN WITNESS WHEREOF Sidney St. F. Thaxter and Robert E. Stevens, Trustees of the Mary J. E. Clapp Trust hereunto set their hands and seals this 24th day of February, 2011.

WITNESS:

Sidney S. F. Thaxter, and

Robert E. Stevens,
both as Trustees of the Mary J. E. Clapp Trust

STATE OF MAINE
COUNTY OF CUMBERLAND, SS. February 24, 2011

Personally appeared the above-named Sidney S. F. Thaxter and Robert E. Stevens, Trustees of the Mary J. E. Clapp Trust as aforesaid, and acknowledged the foregoing instrument to be their free acts and deeds in their said capacity.

Before me,

Notary Public/~~Attorney-at-Law~~

SEAL

AURALEE J. BUSSONE
Notary Public, Maine
My Commission Expires July 11, 2012

O \SST\Clapp Estate 15751-400\Trustee's Deed.doc

Received
Recorded Register of Deeds
Feb 24,2011 12:10:11P
Cumberland County
Pamela E. Lovley

SACO & BIDDEFORD SAVINGS INSTITUTION

MAILING ADDRESS • 50 Industrial Park Rd, Saco, ME 04072 • 1-877-SACO-BID

December 8, 2015

Portland Planning Board
389 Congress Street
Portland, Me 04101

RE: JJR 443 Congress Street Renovations

Please be advised that Northland Enterprises has applied for a commercial loan for the renovations of 443 Congress Street into a mixed use office/apartment building.

Saco and Biddeford Savings Institution currently holds the first mortgage on 443 Congress Street and after careful review of the budget and proforma, we are excited about the opportunity to provide financing for the proposed renovations.

SBSI has worked with Northland Enterprises on many occasions and find them to be a very experienced Real Estate Developer with the knowledge and financial strength to complete this project.

Should you have any questions please feel free to contact me directly at (207) 602-7404 or jeanm@sbsavings.com.

Sincerely,

Michael Jean
VP/Business Loan Officer
2 Hannaford Drive
Westbrook, ME 04098

PROPOSED CONSTRUCTION MANAGEMENT PLAN
FOR THE
443 CONGRESS ST HOUSING CONVERSION PROJECT

CONSTRUCTION MANAGEMENT NARRATIVE:

The owner intends to hire a construction management firm (CM) to oversee and manage the entirety of the project through to occupancy. The CM firm will consist of project management and field supervision staff working together based out of an on-site construction field office at the premises. A Senior Project Manager (PM) will be based out of the CM firm's home office while making frequent job site visits on a weekly basis to oversee the work. A Superintendent will be based out of the on-site field office full time throughout the duration of the project. Both the PM and Superintendent will attend weekly meetings with the owner and owner's construction representative to discuss coordination issues and observer progress.

The CM will oversee and coordinate all subcontractors, vendors and suppliers who will be hired through a competitive bid process where the owner will be intimately involved with the review and final negotiation of each divisional trade of construction. CM is responsible for providing a construction schedule highlighting the critical path of the project prior to work commencing as well as regular updates to the schedule on a monthly basis throughout the course of the construction.

The work involves a complete interior renovation of floors 4 through 7 of the existing building which will be converted into twenty eight (28) apartment units. New mechanical and electrical systems will be integrated into the existing building's operating systems to accommodate the newly renovated areas while also minimizing disruption to the existing occupied areas. Upgrades and modifications will be made to existing common areas of the building (ie – stairwells, lobbies, elevators, and entrances) to meet local codes and ordinances as required.

It is critical to the owner to minimize disruption to the existing tenants (ie – Portland Chamber of Commerce and Planned Parenthood of Northern New England) who occupy floors 1, 2 and 3. At no time during the construction will the proposed work impact these tenants from carrying out their daily operations.

Key issues to be managed during construction include:

- Public safety and continued accessibility within common areas of the building and exterior entrances
- Communication with existing commercial tenants

- Coordination for subcontractor material deliveries
- Management of existing rear driveway area to minimize disruption to commercial tenant employees parking within driveway area
- Laydown and material storage areas within the building
- Waste management
- Construction field office setup
- Snow plowing and removal

The CM will work with Code Enforcement and other local officials as needed for regularly required inspections.

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991

Date: 12/28/15

David Margolis-Pineo
Deputy City Engineer
207-874-8850
207-400-6696
dmp@portlandmaine.gov

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 443 Congress Street

Chart Block Lot Number: Map 27, Lot B-2, Bk 28553

Proposed Use: Mixed use; commercial/multi-unit residential
Previous Use: Commercial office only
Existing Sanitary Flows: 350 GPD
Existing Process Flows: 350 GPD
Description and location of City sewer that is to receive the proposed building sewer lateral.
4" DOMESTIC / 6" FIRE / 10" SEWER
ENTERS BLDG FROM ELM ST. ON SW SIDE

Site Category		
	Commercial *(see part 4 below)*	x
	Industrial *(complete part 5 below)*	
	Governmental	
	Residential	
	Other *(specify)*	

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: Barbara Barhydt Phone: 207-874-8699
Owner/Developer Name: JJR 443 Congress LLC
Owner/Developer Address: 17 South Street, 3rd Floor Portland, ME 04101
Phone: 207-780-0223 Fax: N/A E-mail: brad@northlandus.com
Engineering Consultant Name: Bennett Engineering
Engineering Consultant Address: 7 Bennett Rd Freeport, ME 04032
Phone: 207-865-9475 Fax: 207-865-9475 E-mail: will@bennettengineering.net

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 7,070 GPD
Peaking Factor/ Peak Times:
Specify the source of design guidelines: *(i.e.__"Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," __ Portland Water District Records, __ Other (specify)*

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: _____

Size of External Grease Interceptor: N/A

Retention Time: _____

Peaking Factor/ Peak Times: _____

Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet.

5. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ GPD

Do you currently hold Federal or State discharge permits? Yes ____ No ____

Is the process wastewater termed categorical under CFR 40? N/A Yes ____ No ____

OSHA Standard Industrial Code (SIC): *(http://www.osha.gov/oshstats/sicser.html)*

Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps.

Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided, or attached, as a separate sheet.

11/20/2015

John VanBrunt
Project Coordinator

Seabee Electric, Inc.
84 Pleasant Hill Rd.
Scarborough, Me. 04074
Sent via email to: Johnv@seabeeelectric.com

RE: Ability to Serve Letter 443 Congress Street, Portland, ME.

Dear Mr. VanBrunt:

CMP has the ability to serve the proposed project located at 443 Congress Street in Portland, Maine, in accordance with our CMP Handbook (web link below). We can provide you the desired capacity per your request and city approval, in accordance with our CMP Standards Handbook. Please note that final design and loadings will determine costs of the project. If you have any questions on the process, or need help in completion of the documents, please feel free to contact me.

New Service Milestones

- Call 1-800-565-3181 to establish a new account and an SAP work order.
- Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections if you have them.
- Submit Load information. Please complete this CMP spreadsheet using load information
- Submit the easement information worksheet. Please complete this CMP form and either email or fax back to us.
- Preliminary meetings with CMP to determine the details of job
- Field planner design appointment to cost out job and develop CMP Invoice.
- Submit invoice for payment.
- Easements signed and payment received.
- Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer delivery, potential substation upgrades, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements:

CMP Handbook of Standard Requirements

(http://www.cmpco.com/MediaLibrary/3/6/Content%20Management/YourAccount/PDFs%20and%20Docs/handbook.pdf)

If you have any questions, please contact me.

Regards,

Jamie

Jamie Cough
Energy Services Advisor
Central Maine Power Company
162 Canco Road
Portland, ME 04103
207-842-2367 office
207-458-0382 cell
207-626-4082 fax

CENTRAL MAINE
POWER

BENNETT ENGINEERING
MECHANICAL · ELECTRICAL

28DEC15

City of Portland
Planning Division
389 Congress Street, 4th Floor
Portland, Maine 04101

Attn: Barbara Barhydt

Re: 443 Congress Street

Regarding the question of existing vs. new natural gas loads for the building:

1. The existing gas loads exceed the new gas loads as a result of the removal of a number of existing loads for a net reduction overall. See the following information.
2. The existing gas load is approximately 2520 Mbh, consisting of five (5) ton units with 100 mbh gas furnaces, four (3) units with 80 Mbh gas furnaces and boilers totaling 1700 Mbh.
3. The gas load will change as a result of adding two (2) 250 Mbh gas-fired water heaters and removing 660 Mbh of existing gas-fired equipment.
4. The net reduction in gas load is approximately 2520 Mbh-2360 Mbh=160 Mbh.

Let us know if you have any questions.

Stephen P. Doel, Vice President
BENNETT ENGINEERING, INC.

SPD/mmm
3814

7 Bennett Road, P.O. Box 297, Freeport, Maine 04032 207-865-9475 207-865-1800 (fax)

PROPOSED WASTE MANAGEMENT PLAN
FOR THE
443 CONGRESS ST HOUSING CONVERSION PROJECT

WASTE MANAGEMENT AND REMOVAL NARRATIVE:

This section provides estimates of solid waste generation during construction of the finished product and post-occupancy.

The project is expected to generate the following estimated volumes of solid waste during the demolition and construction of the project:

- 625 cubic yards of mixed demolition
- 360-420 cubic yards of mixed debris during construction
- ??? cubic yards per week of municipal solid waste during operation post-occupancy of the housing units and commercial tenant spaces

Solid Waste Generated During Construction/Demolition

It is anticipated that approximately 625 cubic yards of demolition debris will be generated during the initial phase of the project. Waste generated during ongoing construction activities is estimated to be in the range of 12-14 cubic yards per week of mixed debris. The project is expected to take approximately 7 months to complete.

The Construction Manager will be required to provide at least one (1) 30 cubic yard container or two (2) smaller containers including segregation for disposal. The rear driveway area of the site is the only area designated for dumpster containers which is limited.

Solid Waste Generated Post-Occupancy (after construction)

Waste generated post-construction once the housing units are occupied will consist of one (1) 10 cubic yard trash container and one (1) 4 cubic yard recycling container located in the rear driveway adjacent to the new stair entry to the rear exterior door. These containers will be shared by all commercial and residential tenants throughout the building. The containers are proposed to be emptied by the owner's waste removal vendor at least 2 days/week. The frequency of pick-ups may be increased if deemed necessary by the owner after the first 3 months of operating post-occupancy.

PROPOSED SNOW STORAGE AND REMOVAL PLAN
FOR THE
443 CONGRESS ST HOUSING CONVERSION PROJECT

SNOW STORAGE AND REMOVAL NARRATIVE:

The snow removal areas of this site are limited to the rear driveway (on the Northerly side of the building which is accessed from Elm Street), a rear exterior door entrance (off the driveway), a private sidewalk connecting the rear entry door to the public sidewalk, and two (2) entrances along Congress St (off the public sidewalk). The driveway area consists mostly of asphalt paving and is abutted on 2 sides by our building and the neighbor's building while also being abutted on 1 side by a wrought iron fence against curbing.

The owner has engaged Southern Maine Landscaping over the past several years to handle all snow plowing and shoveling at this property which will continue through the winter of 2015-16 and presumably into the following winter as well. Southern Maine Landscaping regularly monitors the level of snowfall and/or ice accumulation at all areas of the site during and after each storm. Their contract with the owner requires them to plow snow in the driveway area and hand shovel entrances and private sidewalks after an accumulation of at least 1"; and then regular clearing during a storm as accumulations reach 2" intervals. The contractor comes back to perform a final clearing after the storm has concluded. Sand and salt are applied to all areas during and after each storm to minimize slip and fall hazards.

Snow storage is allotted to the rear (or Northeasterly side) of the driveway area against the neighbor's building but is very limited due to the size of the area. It is critical to the owner not to impact any existing parking spaces or dumpster access. Therefore, the contractor is required to haul snow off site when on-site snow storage begins to impact the existing parking spaces and dumpster in the driveway area. The contractor and owner use their own judgment and discretion collectively to determine an appropriate time to haul snow off site.

Key issues to be managed during construction include:

- Public safety and continued accessibility within driveway area and exterior entrances to the building
- Communication with existing commercial tenants and snow removal contractor
- Dumpster access
- Snow hauling off site (as required)

BRADFORD WHITE®
WATER HEATERS

Commercial eF Series® Ultra High Efficiency Gas Water Heater

Photo is of
EF-60T-199E-3N

FEATURING:

THE BRADFORD WHITE ICON HD
COMMERCIAL CONTROL SYSTEM

The eF Series® Models feature:

- **Thermal Efficiency up to 99.1%—**Ultra High Efficiency results in less fuel consumption and greater hot water recovery.
- **ICON HD™—**Intelligent proven design combines temperature control, diagnostic codes, and system ignition functions into a single control board with a digital LCD display.
- **ENERGY STAR® Models Available—**EF60T125 & EF100T (150,199,250,399) Models.
- **Factory Installed Hydrojet® Sediment Reduction System—**Cold water inlet sediment reducing device helps prevent sediment build up in the tank.
- **Direct Spark Ignition—**For improved operational dependability and durability.
- **Operation Mode—**Two different digitally displayed operation modes have the capability of adjusting the temperature setting up to 180°F (82°C), and adjusting the degree setting (ºF to ºC, or ºC to ºF).
- **Service Mode—**Eight different digitally displayed service screens can be easily cycled through by pressing the select button. There is the capability of adjusting the temperature setting up to 180°F (82°C), adjusting the degree setting (ºF to ºC, or ºC to ºF), locking the maximum temperature setting that can be adjusted in operation mode, displaying the temperature sensor reading, displaying the flame current, and displaying diagnostic codes.
- **Premix Power Burner—**A self compensating negative regulation system automatically increases or decreases fuel flow when a change in combustion air is detected. This provides the range for optimum combustion and efficiency (automatic high altitude compatibility).
- **Flexible Venting—**The eF Series® can vent vertically or horizontally with either 2", 3" or 4" PVC, CPVC or ABS (not approved for Canada) vent pipe, and is approved for direct vent closed combustion applications, or those applications that require inside air for combustion. Foam Core pipe is permitted on the entire venting system. The eF Series® is also approved for unbalanced venting, which means the air intake pipe doesn't have to be vented the same distance as the exhaust.
- **Ultra Quiet Operation**.
- **A Single Exhaust Pressure Switch**.
- **1" NPT Side Connections for Space Heating**.
- **Sanitizing Capability—**Temperature setting up to 180°F (82°C).
- **Complies with the latest ultra-low NOx requirement (14 ng/J NOx limit)**.
- **ASME Code Available on All Models**.
- **NSF Construction Available**.
- **T&P Relief Valve—**Installed.
- **Low Restrictive Brass Drain Valve—**Durable tamper proof design.

AHRI · ASME HLW · NSF · CSA LLC - Low Lead Content

3 or 5-Year Limited Tank Warranties / 1-Year Limited Warranty on Component Parts.

For more information on warranty, please visit www.bradfordwhite.com

For products installed in USA, Canada and Puerto Rico. Some states do not allow limitations on warranties. See complete copy of the warranty included with the heater.

Commercial Gas High Efficiency Water Heater

eF Series® Additional Equipment Features:

Three Pass Heat Exchanger System—The three pass Heat Exchanger system keeps the hot combustion gases moving at a high velocity. The combination of high turbulence and velocity causes an enormous rate of heat transfer into the water.

Submerged Combustion Chamber—Submerging the combustion chamber in the center of the water storage tank minimizes radiant heat loss and improves efficiency.

Zero Inch Clearance—The eFSeries® jacket is cool to the touch and is approved for zero inch clearance to combustibles for unsurpassed installation flexibility.

Vitraglas® Lining—Bradford White tanks are lined with an exclusively engineered enamel formula that provides superior tank protection from the highly corrosive effects of hot water. This formula (Vitraglas®) is fused to the steel surface by firing at a temperature of over 1600ºF (871ºC).

Magnesium Anode Rods—Each eF Series® model has multiple anodes to provide added protection against corrosion for long trouble-free service (EF100T399 has one powered anode rod and 2 magnesium anode rods).

Factory Installed Hydrojet® Sediment Reduction System—Cold water inlet sediment reducing device helps prevent sediment build up in tank.

Water Connections—Factory installed true dielectric waterway fittings extend water heater life and eases installation.

Hand Hole Cleanout—Allows inspection of tank interior and facilitates the removal of sediment deposits.

E.C.O.—A manual re-set Energy Cut Off (E.C.O) shuts off all gas in event of an overheat condition. The ECO is manually resettable.

Non-CFC Foam Insulation—Covers the sides and top of tank, reducing the amount of heat loss. This results in less energy consumption, improved operation efficiencies and jacket rigidity.

	EF-60T-125		EF-60T-150 EF-100T-150		EF-60T-199 EF-100T-199	
2" Vent Pipe	**Power Direct Vent**	**Power Vent**	**Power Direct Vent**	**Power Vent**	**Power Direct Vent**	**Power Vent**
Max. Intake Length	15 ft.	N/A	15 ft.	N/A	15 ft.	N/A
Max. Exhaust Length	15 ft.	30 ft.	15 ft.	30 ft.	15 ft.	30 ft.

	EF-60T-125 EF-100T-150		EF-60T-150 EF-100T-199		EF-60T-199 EF-100T-250		EF-100T-300		EF-100T-399	
3" Vent Pipe	**Power Direct Vent**	**Power Vent**	**Power Direct Vent**	**Power Vent**	**Power Direct Vent**	**Power Vent**	**Power Direct Vent**	**Power Vent**	**Power Direct Vent**	**Power Vent**
Max. Intake Length	60 ft.	N/A	50 ft.	N/A	40 ft.	N/A	30 ft.	N/A	25 ft.	N/A
Max. Exhaust Length	60 ft.	120 ft.	50 ft.	100 ft.	40 ft.	80 ft.	30 ft.	60 ft.	25 ft.	50 ft.

	EF-60T-125 EF-100T-150		EF-60T-150 EF-100T-199		EF-60T-199 EF-100T-250		EF-100T-300		EF-100T-399	
4" Vent Pipe	**Power Direct Vent**	**Power Vent**	**Power Direct Vent**	**Power Vent**	**Power Direct Vent**	**Power Vent**	**Power Direct Vent**	**Power Vent**	**Power Direct Vent**	**Power Vent**
Max. Intake Length	85 ft.	N/A	75 ft.	N/A	65 ft.	N/A	55 ft.	N/A	50 ft.	N/A
Max. Exhaust Length	85 ft.	170 ft.	75 ft.	150 ft.	65 ft.	130 ft.	55 ft.	110 ft.	50 ft.	100 ft.

	EF-100T-399	
6" Vent Pipe	**Power Direct Vent**	**Power Vent**
Max. Intake Length	120 ft.	N/A
Max. Exhaust Length	120 ft.	240 ft.

Air intake cannot exceed exhaust by more than 30 ft. in any venting situation. Subtract 5 ft. for each additional 90° elbow.

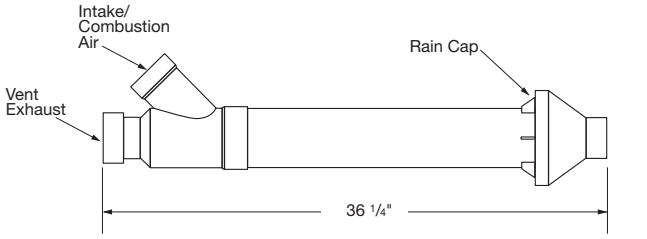
eF Series® Optional Equipment Features:

Maxitrol Gas Pressure Regulating valve—Ensures proper supply pressure to eF unit of 7" to 11" W.C. (provided incoming pressure is between 1/2 and 2 psi). This can be ordered as a separate part, or as part of the heater. For the separate part, please use p/n 243-45517-00. Part is included with EF100T399 model.

NSF Compliance Kit—p/n 265-44542-04.

Low Inlet Gas Pressure Option—Pre-assembled to allow operation with natural gas inlet pressure down to 3.5" w.c. (Not available on EF-100T-300/399E-3N(A) models or any size propane models.)

Concentric Vent Kit Termination—3" termination fitting provides for only one exit opening through wall or roof (p/n 239-44069-01).



p/n 239-44069-01

p/n 239-44069-02 (for 2" vent pipe only)

Commercial Gas High Efficiency Water Heater

eF Series® Models

NATURAL GAS AND LIQUID PROPANE GAS

Meet or exceed ASHRAE 90.1b (current standard) C.E.C. Listed

Model Number	Capacity U.S. Gal.	Capacity Imp. Gal.	Input Nat. BTU/Hr. Input	Input LP BTU/Hr. Input	GPH Recovery at Degree Rise* 40°F	100°F	140°F	Therm. Eff. %	A Floor to Top of Heater in.	B Jacket Dia. in.	C Floor to Hot Water Conn. in.	D Floor to Cold Water Conn. in.	E Floor to Gas Conn. in.	F Floor to Vent Conn. in.	G Floor to Air Intake Conn. in.	H Floor to T&P Conn. in.	Water Conn. Dia. in.	Gas Conn. Dia. in.	Relief Valve Open in.	Approx. Shipping Weight lbs.
EF-60T-125E-3N(A)	60	50	125,000	125,000	364	145	104	96.0	57	28 1/4	42 1/2	12 7/8	53 1/2	5	52 1/2	40	1 1/2	3/4	3/4	570
EF-60T-150E-3N(A)	60	50	150,000	150,000	423	169	121	93.0	57	28 1/4	42 1/2	12 7/8	53 1/2	5	52 1/2	40	1 1/2	3/4	3/4	570
EF-60T-199E-3N(A)	60	50	199,999	199,999	558	223	159	92.0	57	28 1/4	42 1/2	12 7/8	53 1/2	5	52 1/2	40	1 1/2	3/4	3/4	570
EF-100T-150E-3N(A)	100	83	150,000	150,000	450	180	129	99.1	77 5/8	28 1/4	62 1/2	12 7/8	74 3/4	5	73 1/8	60	1 1/2	3/4	3/4	900
EF-100T-199E-3N(A)	100	83	199,999	199,999	597	239	171	98.5	77 5/8	28 1/4	62 1/2	12 7/8	74 3/4	5	73 1/8	60	1 1/2	3/4	3/4	900
EF-100T-250E-3N(A)	100	83	250,000	250,000	735	294	210	97.0	77 5/8	28 1/4	62 1/2	12 7/8	74 3/4	5	73 1/8	60	1 1/2	3/4	1	900
EF-100T-300E-3N(A)	100	83	300,000	300,000	836	335	239	92.0	77 5/8	28 1/4	62 1/2	12 7/8	74 3/4	5	73 1/8	60	1 1/2	3/4	1	900
EF-100T-399E-3N(A)	100	83	399,999	399,999	1127	451	322	94.0	77 5/8	28 1/4	63	13	74 1/4	5	73 1/8	60	1 1/2	1	1	950

Model Number	Capacity Liters	Input Nat. kW/Hr. Input	Input LP kW/Hr. Input	LPH Recovery at Degree Rise* 22°C	56°C	78°C	Therm. Eff. %	A Floor to Top of Heater mm.	B Jacket Dia. mm.	C Floor to Hot Water Conn. mm.	D Floor to Cold Water Conn. mm.	E Floor to Gas Conn. mm.	F Floor to Vent Conn. mm.	G Floor to Air Intake Conn. mm.	H Floor to T&P Conn. mm.	Water Conn. Dia. mm.	Gas Conn. Dia. mm.	Relief Valve Open mm.	Approx. Shipping Weight kgs.
EF-60T-125E-3N(A)	227	36.6	36.6	1378	549	394	96.0	1448	718	1087	327	1359	127	1334	1016	38	19	19	259
EF-60T-150E-3N(A)	227	43.9	43.9	1601	640	458	93.0	1448	718	1087	327	1359	127	1334	1016	38	19	19	259
EF-60T-199E-3N(A)	227	58.6	58.6	2112	844	602	92.0	1448	718	1087	327	1359	127	1334	1016	38	19	19	259
EF-100T-150E-3N(A)	379	43.9	43.9	1703	681	488	99.1	1972	718	1588	327	1899	127	1857	1524	38	19	19	408
EF-100T-199E-3N(A)	379	58.6	58.6	2260	905	647	98.5	1972	718	1588	327	1899	127	1857	1524	38	19	19	408
EF-100T-250E-3N(A)	379	73.2	73.2	2782	1113	795	97.0	1972	718	1588	327	1899	127	1857	1524	38	19	25	408
EF-100T-300E-3N(A)	379	87.9	87.9	3165	1268	905	92.0	1972	718	1588	327	1899	127	1857	1524	38	19	25	408
EF-100T-399E-3N(A)	379	117.2	117.2	4266	1707	1219	94.0	1972	718	1600	330	1861	127	1857	1524	38	25	25	431

For propane gas models change suffix "N" to "X" and remove "E" from the model number.
Example: EF-100T-150-3X

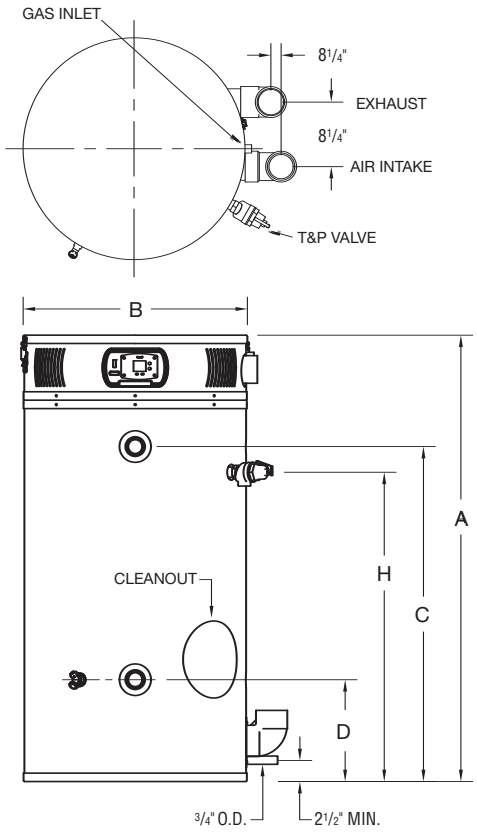
(A) ASME - All models are available with ASME construction. To order ASME construction add the (A) to the end of the model number.

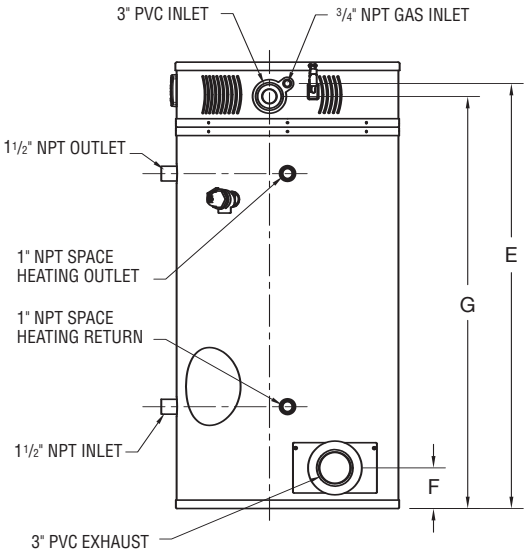
Example: EF-60T-125E-3NA

Note: The weight is the same for both ASME and Non-ASME models.

All models comply with the latest ultra-low NOx requirements of 14 ng/J or less. Amp Draw range = 1.0 to 1.8 amps.

14.0" w.c. maximum static, 4.5" w.c. minimum running (recommend 7.0" w.c. minimum running)





Note: Diagrams are for both 60 and 100 gallon models.

Commercial Gas High Efficiency Water Heater

Sample Specification

The water heater shall be a Bradford White model EF-_____ with a rated storage capacity of not less than _____ gallons/ liters, a minimum gas input of _____ BTU/hr., a minimum recovery of _____ GPH/LPH at 100°F (56°C) temperature rise, and a Thermal Efficiency Rating of ____%. It shall be design certified by CSA International (formerly AGA and CGA) for 180°F (82°C) application, either with or without a separate storage tank. The tank shall be lined with Vitraglas® vitreous enamel and shall have a bolted hand hole cleanout. The tank shall have four extruded magnesium anode rods installed in separate head couplings. This water heater shall be equipped with stainless steel cold water inlet, Hydrojet® Sediment Reduction System. The heater shall be insulated with Non-CFC foam. This water heater shall be equipped with an electronic ignition system, an ASME rated T&P relief valve and a premix closed combustion system for direct venting using either 3" (76mm) or 4" (102mm) PVC, CPVC or ABS vent pipe. (115V AC required). The water heater shall be factory assembled and tested. The water heater shall be approved for zero inch clearance to combustibles. A digital LCD display shall be integrated into the front and be an adjustable electronic thermostat to any temperature up to 180°F. A recycling Energy Cut Off (E.C.O.) shuts off all gas in the event of an overheat condition. The entire installation shall be made in compliance with state and local codes and ordinances.

General

All gas water heaters are certified at 300 PSI test pressure (2068 kPa) and 150 PSI working pressure (1034 kPa). All models are design certified by CSA International (formerly AGA/CGA), ANSI standard Z-21.10.3, for up to 180°F (82°C) application as an Automatic Storage Heater. As an Automatic Storage Heater, all models are complete, self-contained water heating systems. It needs no separate storage tank, pump, wiring or elaborate piping network. When equipped with a mixing valve, it will supply 180°F (82°C) sanitizing and lower temperature general purpose hot water simultaneously. These models can be used either as a single unit or in multiples connected in series or parallel (recommended).

Dimensions and specifications subject to change without notice in accordance with our policy of continuous product improvement.

BRADFORD WHITE®
WATER HEATERS
Ambler, PA
For U.S. and Canada field service, contact your professional installer or local Bradford White sales representative.
Sales **800-523-2931** • Fax **215-641-1670** / Technical Support **800-334-3393** • Fax **269-795-1089** • Warranty **800-531-2111** • Fax **269-795-1089**
International: Telephone **215-641-9400** • Telefax **215-641-9750 / www.bradfordwhite.com**
BRADFORD WHITE-CANADA® INC. Sales / Technical Support **866-690-0961** / **905-238-0100** • Fax **905-238-0105** / **www.bradfordwhite.com**

Built to be the Best™