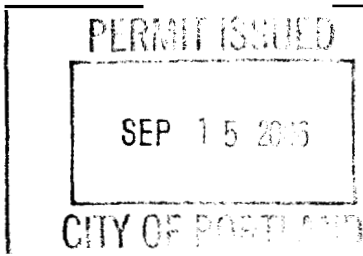


389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

06-1188	033 K008001
---------	-------------

Location of Construction: 341 CUMBERLAND AVE		Owner Name: EARL APARTMENTS LLC		Owner Address: 104 GRANT ST		Phone:	
Business Name:		Contractor Name: Keeley Construction		Contractor Address: P.O. Box 1174 Portland		Phone: 2077738499	
Lessee/Buyer's Name:		Phone:		Permit Type: Change of Use - Dwellings			Zone: B-3
Past Use: Multi Use		Proposed Use: Multi Use Convert 1st floor space into 7 apartments		Permit Fee: \$3,385.00		Cost of Work: \$329,000.00	CEO District: 1
Proposed Project Description: Convert 1st floor space into 7 apartments				FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>		INSPECTION: Use Group: R2 Type: 3B 9/14/06 <i>Clayton</i>	
				Signature: <i>CASS</i>		Signature: <i>Clayton</i>	
				Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>N/A</i> Date:			

Permit Taken By: dmartin	Date Applied For: 08/11/2006	Zoning Approval		
		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>pad 13 zone C</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2005-0263 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/23/06</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>S</i>



CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061 188

Please Read Application And Notes, If Any, Attached

This is to certify that EARL APARTMENTS LLC Leeley Construction
has permission to Convert 1st floor space into apartment
AT 341 CUMBERLAND AVE 033 K008001

PERMIT ISSUED
SEP 15 2006
CITY OF PORTLAND

provided that the person or persons who accept 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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Classification of inspection must be given and when permission procedure is complete this building or part thereof is closed or service is closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Wesley Carr
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1188	Date Applied For: 08/11/2006	CBL: 033 K008001
------------------------------	--	----------------------------

Location of Construction: 341 CUMBERLAND AVE	Owner Name: EARL APARTMENTS LLC	Owner Address: 104 GRANT ST	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone (207) 773-8499
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Multi Use Convert 1st floor space into 7 apartments	Proposed Project Description: Convert 1st floor space into 7 apartments
---	---



Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 09/14/2006

Note: **Ok to Issue:**

- 1) Spiral treads are designed to be 7.5 inches at a point 15.5 inches from the narrow edge, This DOES NOT comply with the Section 1009.9 of the Code. The treads must be 7.5 inches at a point 12 inches from the narrowest edge. David Lloyd has agreed to redesign this feature prior to installation .
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) All penetrations of any required fire separation assembly must be protected in accordance with Chapter 7 of the IBC. A penetration protection plan must be submitted for review and approval prior to framing.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 08/31/2006

Note: **Ok to Issue:**

- 1) Sprinkler system shall comply with NFPA 13
- 2) Standpipe shall comply with NFPS 14
- 3) Fire alarm system shall comply with NFPA 72 and City Ordinance

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 12/12/2005

Note: **Ok to Issue:**

- 1) All building construction to comply with NFPA 101, Chapter 30. Plan outlining compliance required.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jean Fraser **Approval Date:** 02/07/2006

Note: 8.28.06: All conditions met from Planning viewpoint; understood that Fire were looking at it for NFPA 101, Chap 30 etc. JF 8.29 Approved plans circulated by JF **Ok to Issue:**

- 1) That the developer contribute \$2800 towards the City's Residential Tree Program to cover the cost of purchasing and installation of two(2) trees per unit in the vicinity of the project. That landscaping contribution shall be provided prior to issuance of a building permit.
- 2) That final recording subdivision plat will be completed to the satisfaction of the Associate Corporation Counsel and include a listing of any conditions imposed by the Planning Board, and will be submitted for the Planning Board's Signature.

Location of Construction: 341 CUMBERLAND AVE	Owner Name: EARL APARTMENTS LLC	Owner Address: 104 GRANT ST	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone (207) 773-8499
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Comments:

8/23/2006-mes: Wait for final planning sign-off before issuing permit. Received on 8/29/06 w/conditions

9/12/2006-jmb: Still need more of the original questions answered, left message with archtype

8/29/2006-mes: received final stamped approved site plan - gave to Cpt. Cass to put with permit.

9/2/2006-mjn: The Following Email was sent to the Designer:

- 1) Accessibility Certificate, as the units need to comply with the Fair Housing Act.
- 2) The plans are not stamped.
- 3) Need a detail for the spiral stairs that established compliance with Chapter 10 of the IBC, make sure you include guard/handrail details, closed risers etc.
- 4) Please provide the method that you used to calculate the "open room" where the mezzanines are located, I'm having difficulty coming up with the same amount of space, in order to establish compliance with Section 506.2 (the 1/3 rule). This is important as the building is at maximum stories and if the Mezzanines are too large, they must be counted as an additional floor.
- 5) The We wall assembly does not have an STC specifically assigned to it, please find a UL listed assembly.
- 6) Similarly the Floor/Ceiling assembly does not have a UL listed Fire or STC rating and IIC Rating, pleas provide this.
- 7) What is the loading capability of the mezzanines, it appears that some of the 3- 2" x 8" girder applications are over spanned.
- 9) These framing details require more retails as well, particularly at fastener areas and post unions.
- 10) Please provide HVAC details that include fire resistance rated assembly penetration protection plans that comply with Chapter 7 of the 2003 IBC.

9/6/2006-ldobson: brought in additional information put back in MJN box

A R C H E T E C T Y P E

December 2, 2005

Alex Jaegerman
City of Portland
389 Congress Street
Portland, ME 04101

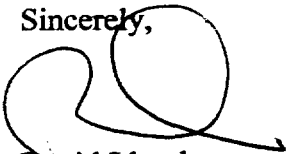
RE: 341 Cumberland Avenue – The Earl

Dear *Alex*,

This is an existing forty one (41) unit rental apartment building. The unit count is twenty two (22) two bedroom apartments, seventeen (17) one bedroom apartments and two (2) studio apartments. There is presently space on the first floor of this building that is not being used. Our intention is to convert this space to seven one-bedroom units.

Please call with any questions or concerns.

Sincerely,



David Lloyd
Architect

$$\begin{array}{r} 1 \\ 22 \\ 17 \\ 2 \\ \hline 41 \end{array}$$



City of Portland Site Plan Application

If you or the property owner owe real estate taxes, property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 341 Cumberland Avenue		Zone: B-3
Total Square Footage of Proposed Structure: 3,437		Square Footage of Lot: 5,446
Tax Assessor's Chart, Block & Lot: Chart# 33 Block # #	Property owner's mailing address: Earl Associates, LLC C/O Port Property Management 104 Grant Street Portland, ME 04101	Telephone #: (207) 771-2883
Consultant/Agent, mailing address, phone # & contact person: David Lloyd Archetype, PA 48 Union Wharf Portland, ME	Applicant's name, mailing address, telephone #/Fax#/Pager#: David Lloyd-Archetype, PA 48 Union Wharf Portland, ME 04101 (207) 772-6022 Fax (207) 772-4056	Project name: The Earl

 X

Minor Site Plan Review

 X Less than 10,000 sq. ft. (\$400.00)

 After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

 Planning Staff Review (\$250.00)

 Planning Board Review (\$500.00)

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Tom Watson
Earl Associates, LLC
O/O Port Property Management
104 Grant Street
Portland, ME 04101
(207) 771-2883

Submittals shall include (9) separate **folded packets** of the following:


- a. copy of application
- b. **cover letter stating the nature of the project**
- c. **site plan containing the information found in the attached sample plans checklist**
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

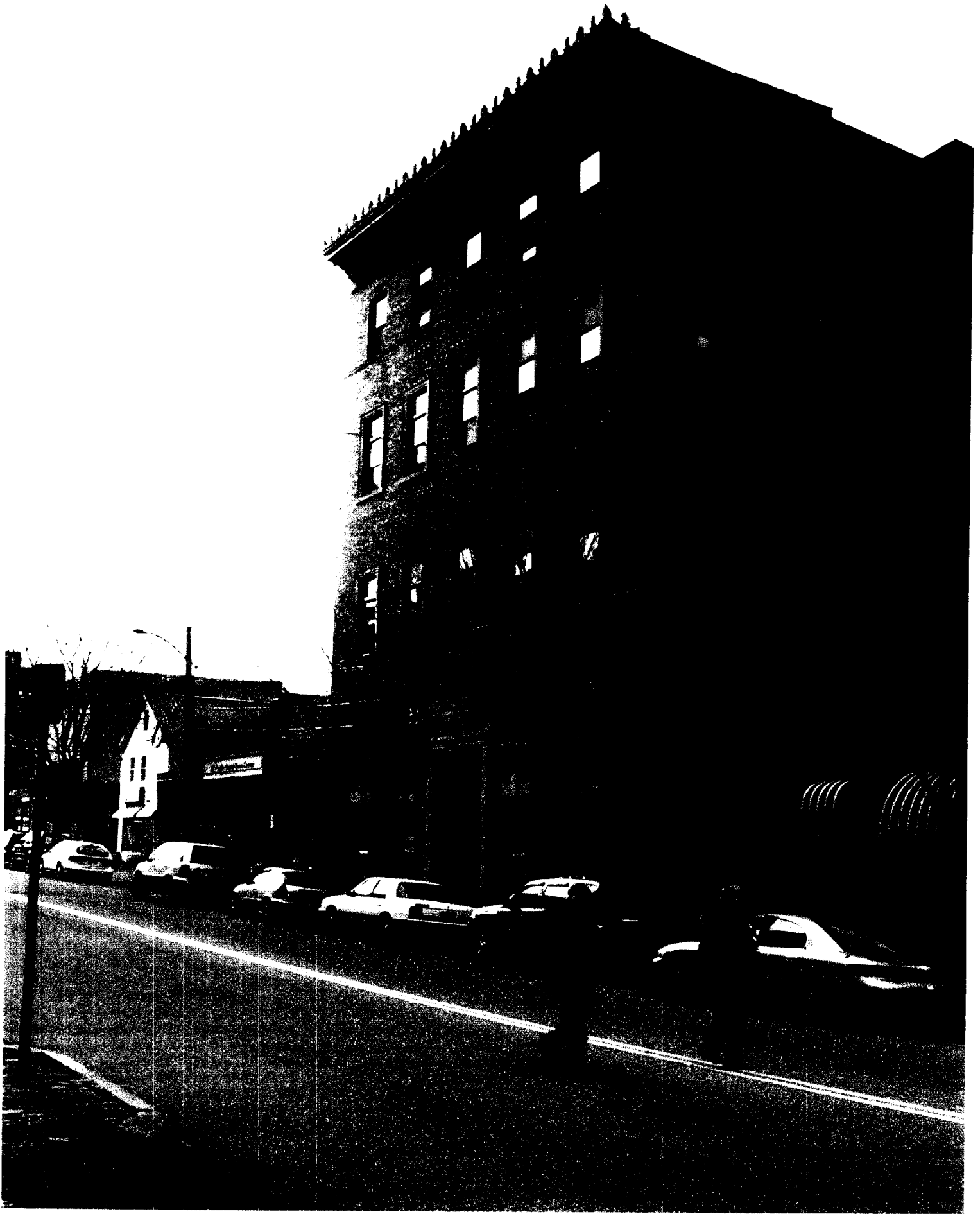
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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 of applicant: 	Date: 12/2/05
---	---------------

This application is for site review ONLY; a building Permit application and associated fees will be required prior to construction.



341 Cumberland Ave

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

2005-0263
Application I. D. Number

Archetype _____
Applicant _____

12/2/2005
Application Date

48 Union Wharf, Portland, ME 04101
Applicant's Mailing Address

The Earl
Project Name/Description

Consultant/Agent _____
Applicant Ph: (207)772-6022 Applicant Fax: (207)772-4056
Applicant or Agent Daytime Telephone, Fax

341 - 341 Cumberland Ave, Portland, Maine
Address of Proposed Site
033 K008001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

3,437s.f. 63
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
#of lots <u>7</u> | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$1,075.00 Subdivision _____ Engineer Review _____ Date 12/5/2005

Zoning Approval Status:

Reviewer Margaret - Dmap.
 Denied

- Approved Approved w/Conditions
See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

- | | | |
|---|----------------------------|--|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____ | _____ amount _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ |
| <input type="checkbox"/> Building Permit Issue | _____ date _____ | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date _____ | <input type="checkbox"/> Conditions (See Attached) _____ expiration date _____ |
| <input type="checkbox"/> Final Inspection | _____ date _____ | _____ signature _____ |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date _____ | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date _____ | _____ signature _____ |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ expiration date _____ |
| <input type="checkbox"/> Defect Guarantee Released | _____ date _____ | _____ signature _____ |



PLANNING BOARD REPORT #

DRAFT

341 CUMBERLAND AVENUE ("THE EARL")
SUBDIVISION AND MINOR SITE PLAN REVIEW
EARL ASSOCIATES LLC, APPLICANT

submitted to:

Portland Planning Board
Portland, Maine
February 7, 2006 Public Hearing

Prepared by:

Jean Fraser, Planner

Planning Board Report # __-06
Earl)
February 7th, 2006 Public Hearing

341 Cumberland Avenue ("The

Page 2
February 3, 2006

L INTRODUCTION

Earl Associates LLC have requested a Subdivision and Minor Site Plan Review of ~~their~~ proposal for creating **7** one bedroom units within the existing first floor of the **5-story** apartment building known as "The Earl", located at 341 Cumberland Avenue adjacent to the ~~Teen~~ Center.

The first floor of the building is currently ~~unused~~ and thought to have previously ~~been~~ used as a dance studio/~~gymnasium~~. ~~On~~ the other four floors there are a total of **22** existing units comprising 17 one bedroom units, 3 ~~two-bedroom~~ units and 2 studio apartments.

The existing apartment building is a fine red brick building with a grand front entrance and four first floor windows with splayed lintels with center keystones facing onto Cumberland Avenue. The rear of the building is visible from Preble Street and Portland Street but presents a rather bleak elevation rising from ~~the~~ parking lot of Maria's restaurant. There is no external space as part of the building parcel, though it does benefit from ~~the~~ use of a passageway leading ~~from~~ the lower rear of the building to Portland Street.

This proposal would normally be ~~an~~ administrative review, but the conversion of the first floor is technically a subdivision which requires Planning Board approval. Given the minor nature of the development, Staff suggest it does not need a Workshop meeting and have brought the proposal directly to a ~~Hearing~~. A Neighborhood ~~Meeting~~ was held January 31, 2006, which was noticed to property owners within 500 feet (see Attachment I) and attended by ~~_____~~ *[awaited- mtg is Tues 1.31.06]*. (Attachment ~~N~~).

Notices for ~~the~~ Hearing have also ~~been~~ sent to property owners within 500 feet and appeared in the *Portland Press Herald* on ~~___~~ and ~~___~~.

II. ZONING

The property is located within a B3 business zone, which does not have a ~~minimum~~ land area ~~per~~ dwelling unit and does not require ~~parking~~ to be provided for any change of use (see e-mail from Marge Schmuckal of 12.30.2005 in Attachment ~~D~~).

III. SUMMARY OF FINDINGS

zoning:	B3
Parcel Size:	8446 square feet
Parking Spaces:	None
Building Floor Area:	3369 square feet (part of existing first floor)
Building Height:	5 story (existing)
Uses:	7 One bedroom residential units

IV. PROPOSED DEVELOPMENT

Earl Associates LLC are proposing to divide most of the first floor of the property into seven one-bedroom units, one of **548** square feet and six which have a mezzanine level 'bed room' within a

Planning Board Report # __-06
Earl")
February 7th, 2006 Public Hearing

341 Cumberland Avenue ("The

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single large room that ranges from 455 square feet to **673** square feet total floor area (see letter from David Lloyd dated 12.2.2005 in Attachment B, as updated by e-mail of 1.18.2006 in Attachment I, and illustrated in Sheet A-1 -Plan in Attachment P). One of the units will be created from the area behind the large and decorative front windows (facing onto Cumberland Avenue) to the left of the front entrance, with the area behind the windows to the right of ~~the~~ lobby excluded from the proposals. The applicant has confirmed (David Lloyd letter of 1.24.2006-Attachment K) that the windows on Cumberland Avenue will not be changed.

The proposals will not involve ~~the~~ addition of new window openings to any elevation. Three existing openings at the first floor level on the rear elevation will be **fitted** with two reinstatement windows and a **glass** door with French railing. The lower level of the rear elevation (see photo in Sheet A-2, Attachment Q) is a combination of concrete, brick and block infill and will be repainted

The property benefits from a shared right-of-way over a passageway leading from the basement level at the back, running alongside the rear entrance to the Teen Center to Portland Street, separated from Maria's **parking** lot by a row of jersey barriers. A dumpster (garbage tote) **servicing** the property is located in this passageway near the back of the building, and is rolled to the street for collection by a private garbage collector (**see** fax from Tom Watson re the ROW and use of the passageway, Attachment E). There are no proposals to alter the existing passageway nor to alter the dumpster's exposed position. There is no existing or proposed **parking** on site.

V. STAFF REVIEW

The proposed development has been reviewed by staff for conformance with the relevant review standards of the subdivision and site plan ordinances. Staff comments are included in this report.

VI. SUBMISSION REVIEW

Subdivision Recording Plat

The Associate Corporation Counsel, Penny Littell, has advised that the subdivision plat for this proposal may comprise the layout plan with a signature line for the Planning Board, and that the plat should include the definition of the subdivision together with planning notes **and** requirements. (Attachment L)

Once the Board has confirmed what conditions (if any) it wishes to impose, these will be included on the plat. The subdivision plat is required as a condition of approval.

1. Water and Air Pollution
The project will not result in undue water or air pollution, as it ~~is~~ not in a flood plain and ~~does~~ not involve new construction.
- 2/3. Water
The applicant has not provided a 'Capacity to Serve' letter but in view of the fact ~~the~~

Planning Board Report # __-06
Earl")

341 Cumberland Avenue ("The

February 7th, 2006 Public Hearing

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proposed units are entirely within an unused floor of an existing apartment building this has not been pursued.

4. Soil Erosion

The proposal will not cause unreasonable soil erosion as it is entirely within an existing building.

5. Traffic

Parking

There are no *zoning* requirements in respect of parking. The building **takes** up all of the site parcel *so* there is no scope for parking on site. The area is served by on street and garage parking nearby. A Commercial loading parking bay is immediately outside the property on Cumberland Avenue.

6/7. Sanitary Sewer/Soils/Stormwater

The proposal is minor in nature and anticipated to be served by ~~the~~ existing **services** which serve the building.

8. Solid Waste Disposal

The disposal of waste is by private contractor, as outlined in ~~the~~ fax from Tom Watson of **1.4.2006**(Attachment F).

9. Scenic Beauty

The proposal **does** not have any undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or significant wildlife habitat or rare or irreplaceable natural areas. It is not located within a Historic District nor near a Historic Landmark.

The existing building, with its attractive windows and entrance way onto Cumberland Avenue, contributes **significantly** to local urban townscape. The applicant has confirmed that ~~the~~ windows on Cumberland Avenue will not be changed (Attachment ~~K~~) and this will preserve the quality of the front elevation. Furthermore, no additional window **openings** are proposed to any elevation which will preserve the integrity and proportions of the original building.

The proposals improve the rear elevation of the building itself, though do not address ~~the~~ rather unattractive rear aspect which includes the dumpster, **some** chain link fencing and the jersey barriers along the passageway. Technical Standards **regarding** the provision of street trees so not apply as they relate to **single** family subdivision

10. Comprehensive Plan

The creation of **7** new units of housing is supported by the Comprehensive Plan policy ("A New Vision for Bayside", April 2000 and "Housing: Sustaining Portland's Future" November **2002**) which encourages ~~the~~ provision of more housing in the city, especially where the housing can be located near to businesses, services, and public transit.

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Earl")

341 Cumberland Avenue ("The

February 7th, 2006 Public Hearing

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11. Financial Capability

The applicant has provided a letter confirming financial capability from William Schad ,
Vice President of Banknorth (1.23.2006, Attachment K(a)).

12.113. Groundwater/Flood Hazard/Shoreland/Wetlands

The proposal is entirely within the envelope of an existmg building and an existing paved
area adjacent to the building, and therefore **does** not adversely affect the quality/quantity of
groundwater, is not in a **flood** prone area and has no effect on wetlands or waterways.

Conformity with code

Staff requested clarification of the proposal in view of the applicant's description of the proposals
as "one bedroom units". Some of ~~the~~ units have only one window at the lower level *so* the only bed
'room' appears to be a mezzanine area accessed by a single spiral stairway with no window at that
level. Code requires that **sleeping** areas have two means of egress or have a sprinkler system
installed.

The architects for the proposals have had discussions with Mike Nugent, **the** City h e c t o r of
Inspections, and it appears that there are a couple of possible solutions to ensure the proposal
conforms with relevant Code provisions without necessitating further external alterations (eg new
windows) (see e-mail from David Lloyd of 1.30.06 Attachment M).

VII. SITE PLAN REVIEW

1/2. Traffic

See VI Subdivisionreview, paragraph 5. Traffic.

3.14. Bulk. Location, **Health**. Safety Air/Height of Proposed Buildings

The proposal does not include the construction of any new buildings **and** there are no
known health or safety problems with the existing building.

5. Sewers. Stormdrains. Water

Refer to VI Subdivision Review, paragraphs 1, 2, 3, 6, and 7.

6./7. Landscaping and Existing Vegetation

The proposal **does** not include any landscaping and as **this** is a not a single-family
subdivision the standard which requires 2 street trees **per** unit does not apply. Scope for
tree planting near ~~the~~ sidewalk is limited by the need to provide vehicle access at this point.

However, the City,' Technical **Standards** regarding screening of accessory site elements
requires that "all trash containers, bottled gas **tanks**, storage sheds, utility meters or other
similar items or accessory structures to be located and suitably screened by plantmg or
fencing *so* as not to be clearly visible from the street ot abutting properties." (Section VI,
8A) **Staff** requested enclosure of the dumpster in a letter of 1.17.2006(Attachment H).

Planning Board Report # __-06
Earl")
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341 Cumberland Avenue ("The

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The applicant considers that it is not possible to enclose the dumpster because it is located in a right-of-way (the passageway) at the rear of the building and requests a waiver for this requirement (see letter from David Lloyd dated 1.24.2006 Attachment K).

Although the rear elevation is being improved (see VI Subdivision Review Paragraph 9)

the dumpster remains an unattractive feature set in what is already a large paved area crossed by a row of concrete 'jersey' barriers. Staff considers that if a fixed enclosure of the dumpster is not possible and waived by the Planning Board, then some form of attractive and appropriate concealing feature should be provided in substitution.

8. Soils and Drainage

Refer to VI Subdivision Review, paragraphs 4.

9. Exterior Lighting

There are no proposals for exterior lighting.

9. Fire

The Fire Department has commented (Greg Cass, Urban Insight 12.12.2005 Attachment C) that all building construction must comply with NFPA 101, Chapter 30, with a plan outlining compliance required.

10. City Infrastructure

No details have been submitted as the building is currently served by all utilities.

Development located in the B-3 Zone Requirements

The proposal is within the B-3 zone and therefore must also meet other standards described in the Downtown Urban Design Guideline (Ordinance 14-526 (A) (16)). It has already been noted that the proposals contribute to the relationship with the pedestrian environment (first 35 feet) by retaining the important features on the front elevation to Cumberland Avenue.

At the suggestion of the Urban Designer, Came Marsh, the applicant was requested (letter from Jean Fraser dated 1.17.2006 Attachment H and letter from David Lloyd dated 1.24.2006 Attachment K) to ensure not only that the window framing detail onto Cumberland Avenue would be retained and that all four would match, but also that the windows in the area excluded from the subdivision would remain "active windows" with something appropriate and interesting within the glazed area. This latter point has not been addressed and is suggested as a condition.

The relationship to the pedestrian environment at the rear of the property may not be as important as it is set back from the sidewalk, though it is widely visible. The applicant proposes works to improve the windows at the first floor, but has requested a waiver for the enclosure of the dumpster.

The City's Zoning Ordinance for B3 (14-221) requires that "(d) Exterior Storage: There shall be no

Planning Board Report # __-06
February 7th, 2006 Public Hearing

341 Cumberland Avenue ("The Earl")
Page 8

exterior storage, with the exception of receptacles for solid waste disposal which are not visible from a public street. Such receptacles ~~shall~~ be shown on the approved site plan."

As indicated in paragraph 6/7 above, a waiver of the City's Technical Standards for a fixed **enclosure** of the dumpster could be supported. However, the Zoning Ordinance requires that ~~the~~ dumpster **not be visible** from the public street. Therefore the applicant should arrange, if necessary in conjunction with those sharing the right-of-way, some means of concealing the dumpster- which could be integrated with upgrading of the vicinity (ie through landscaping ~~or~~ attractive fencing).

VIII. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report # __-06 relevant to standards for subdivision and site plan regulations, and other findings as follows:

1. That the plan is in conformance with the subdivision standards of the land use code.

Potential Conditions of Approval:

- i. The **final recording** subdivision plat will be prepared to the satisfaction of the Associate Corporation Counsel and include an accurate description of the subdivision and **listing** any conditions imposed **by** the Planning Board, and will be submitted for the Planning Board's Signature.

2. That the plan is in conformance with the site plan standards of ~~the~~ land use **code**.

Potential Conditions of Approval

- i. That the four windows facing onto Cumberland Avenue be maintained as attractive 'active windows' .

3. That ~~the~~ Planning Board waives the Technical Standard (Section VI, 8A1) which requires in relation to subdivisions "all trash containers, bottled gas tanks, storage sheds, utility meters or other **similar** items **or** accessory structures to be located and suitably screened by planting or fencing so as not to be clearly visible from the **street** or abutting properties" due to the location of the dumpster and the difficulty **of** fully enclosing it with a fixed structure. The waiver is subject to further investigation and submission of some method of **concealing** the dumpster from ~~the~~ public **street** in order to meet the **B3** Zoning Ordinance.

Attachments:

- A. **Submitted** application, including photograph of front of "The Earl" facing Cumberland Avenue
- B. David Lloyd, Archetype PA, ~~letter~~ dated December 2, 2005.
- C. **Greg** Cass, Urban Insight 12.12.2005
- D. Marge Schmuckal, Zoning Administrator, ~~s mail~~ dated December 30, 2005
- E. David Lloyd, ~~s mail~~ dated January 3, 2006
- F. Tom Watson, Fax dated January 4, 2006

O:\PLAN\DEVRE\W\Cumberland341\PBH 341 Cumberland Feb 7th06 draft.doc

- Planning Board Report# __-06
February 7th, 2006 Public Hearing
- 341 Cumberland Avenue ("The Earl")
Page 9
- G. Dan Goyette, Woodard & curran, DRC memo dated January 17,2006
 - H. Jean Fraser, letter dated January 17,2006
 - I. David Lloyd, letter to neighbors January 18,2006
 - J. David Lloyd, e-mail of January 18,2006 updating December 2,2005 letter
 - K. David Lloyd, Archetype PA, letter dated January 24,2006
 - a. William R. Schad, Vice President, Banknorth letter dated January 23,2006
 - b. Title and Ownership of the main building
 - L. Penny Littell, Associate Corporation Counsel, e-mail dated January 30,2006
 - M. David Lloyd, e-mail dated January 30,2006
 - N. Certificate of Neighborhood Meeting (attendance/minutes) **[awaited]**
 - O. Boundary ~~Survey~~ from Owen Haskell Inc (1997)
 - P. Sheet A-1, Plan
 - Q. Sheet A-2 Rear Elevation

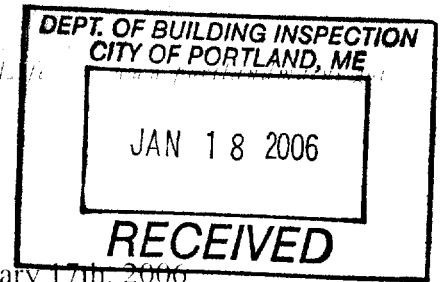


Strengthening a Remarkable City. Building a Community for Life.

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director
David Lloyd
Archetype, PA
48 Union Wharf
Portland, ME. 04101

*copy for
Marge S.*



January 17th, 2006

Dear Mr. Lloyd,

**Re: Minor Site Plan Review (Subdivision): 341 Cumberland Avenue (The Earl)
2005-0263**

I am writing to confirm the receipt and registration of the Minor Site Plan Application submitted on behalf of Earl Associates LLC for the subdivision of the first floor into seven one-bedroom units.

Given that the alterations to the outside of the building will be minor in nature we are currently prepared to take this project directly to a Public Hearing, provided that the proposals meet City standards and a neighborhood meeting is held at least one week prior to the Hearing. The Planning Board Hearing is provisionally scheduled for February 7th, 2006.

Thank you for the further information received by e-mail and letter and I have a few additional comments:

- A. The proposals are generally acceptable in terms of the B3 Zoning for the site. I understand from you that the proposals shown in Plan A-1 have been discussed with Mike Nugent and that there are no Code issues. In your letter of December 2, 2005 you describe the new units as "one-bedroom units" although this is not clear on the submitted Plan A-1.
- B. Proposals in this Zone must meet Urban Design Guidelines and in this instance, where the entire rear elevation of the building is visible from Portland Street, I suggest that the lower rear wall should be repainted along with upgrading of the lower door/door opening in the rear elevation. Also please confirm that the reinstatement of the wall around the new glazing, where there is currently a door at first floor level, will be brick to match the existing brick. Both of these can be indicated on Plan A-2, which I understand you will be revising in any case to reflect the decision not to create a new unit at the lower level.



General Building Permit Application

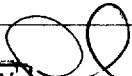
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

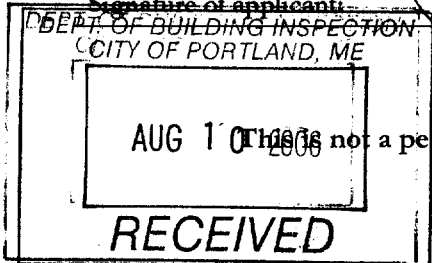
Total Square Footage of Proposed Structure 4280 sq. ft. (1sr Floor)		Square Footage of Lot 0.125 acres	
Tax Assessor's Chart, Block & Lot Chart# 33 Block# K Lot# 8		Owner: Earl Associates, LLC CO Port Property Management 104 Grant Street Portland, ME 04101	Telephone: (207) 774-9599
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: David Lloyd Archetype, PA 48 Union Wharf Portland, ME 04101 (207) 772-6022		cost Of Work \$ 329,000 Fee: \$ 3,310.00 C of O Fee: \$ 75.00
<p>Project description: Conversion of existing 1st floor space into seven (7) apartments.</p> <p>Specifications N/A Geotech Report N/A</p>			
<p>Contractor's name, address & telephone: Keeley Construction Co. Inc. PO Box 1074 Portland, ME 04104 (207) 773-8499</p> <p>Who should we contact when the permit is ready: <u>Keeley Construction</u></p> <p>Mailing address: Keeley Construction Co. Inc. Phone: <u>(207) 773-8499</u> PO Box 1074 Portland, ME 04104</p>			

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: 	Date: <u>8-8-06</u>
---	---------------------



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

Applicant: Earl Apartments LLC

Date: 8/23/06

Address: 341 Cumberland Ave

C-B-L: 33-K-008

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Development

06-1188

Zone Location - B-3

Interior or corner lot -

Proposed Use/Work - to convert 1st floor space into 7 new res. D.U. Existing 41 res. D.U. =

Sevage Disposal - City total after work - 48 res. D.U.

Lot Street Frontage - N/A

Front Yard -

Rear Yard -

Side Yard -

None req - no change

Projections -

Width of Lot -

Height -

No change

Lot Area - No min

Lot Coverage/ Impervious Surface - 100%

Area per Family - No min req.

Off-street Parking -

None required within Existing Structure

Loading Bays -

Site Plan - # 2005-0263

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

Panel 13 Zone C

Not in FAD
Not in Historic

From: Marge Schmuckal
To: Jean Fraser
Date: 8/23/2006:45:43 PM
Subject: 341 Cumberland Avenue -the Earl apts.

Jean,
I have a building permit application for this building. Can I get a stamped approved site plan? Can we issue a building permit?
Marge

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

2005-0263
Application I. D. Number
12/2/2005
Application Date
The Earl
Project Name/Description

Archetype 3
Applicant
48 Union Wharf, Portland, ME 04101
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 772-6022 Applicant Fax: (207) 772-4056
Applicant or Agent Daytime Telephone, Fax

341 - 341 Cumberland Ave, Portland, Maine
Address of Proposed Site
033 K008001
Assessor's Reference. Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify)

3,437 s.f. Proposed Building square Feet or # of Units **63** Zoning
Acreage of Site

Check Review Required:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input checked="" type="checkbox"/> Subdivision #of lots 7 | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other |

Fees Paid: Site Pla **\$1,075.00** Subdivision Engineer Review **\$151.50** Date **5/5/2006**

Zoning Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer _____

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------------|--|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| <input type="checkbox"/> Building Permit Issue | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date |
| <input type="checkbox"/> Final Inspection | _____ date | _____ signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date | _____ signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ date | _____ signature | |

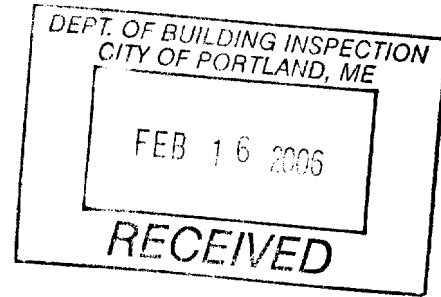
CITY OF PORTLAND, MAINE

PLANNING BOARD

Kevin Beal, Chair
Michael Patterson, Vice Chair
John Anton
~~Lee Lowry III~~
Shalom Odokara
David Silk
Janice E. ~~Tevarian~~

February 13, 2006

David Lloyd, Archetype PA
48 Union Wharf
Portland ME 04101



RE: 341 Cumberland Avenue (The Earl)
Application ID Number: 2005-0263
Chart 33, Block K, Lot 8

Dear Mr. Lloyd,

On February 7, 2006 the Portland Planning Board voted 6-0 (Anton absent) to approve the proposal to subdivide the first floor of "The Earl" apartment building into seven (7) one-bedroom units. The approval was granted for the project by the following motions:

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #11-06 relevant to standards for subdivision and site plan regulations, and other findings as follows:

1. That the plan is in conformance with the subdivision standards of the land use code.

Conditions of Approval:

- i. The final recording subdivision plat will be completed to the satisfaction of the Associate Corporation Counsel and include a listing of any conditions imposed by the Planning Board, and will be submitted for the Planning Board's Signature.
- ii. That the developer contribute \$2800 towards the City's Residential Tree Program to cover the cost of purchasing and installation of two (2) trees per unit in the vicinity of the project. The landscaping contribution shall be provided prior to issuance of a building permit.
- iii. That the applicant will develop an alternative solid waste management and disposal plan, to conform with technical standards and not be visible from the public street, which shall be approved by the Planning Authority; and that the applicant present for review by City staff demonstration of sufficient right, title and interest to the land required for the solid waste management/disposal facility.
- iv. That the applicant shall, prior to issuance of a building permit, present a plan that demonstrates compliance with life safety codes, including NFPA 101, Chapter 30, to be approved by the appropriate City staff.

2. That the plan is in conformance with the site plan standards of the land use code.

Conditions of Approval

- i. That the applicant shall meet the appropriate life safety codes, including NFPA 101, Chapter 30, to be approved by the appropriate City staff.
- ii. That the four windows facing onto Cumberland Avenue be maintained as attractive 'active windows'.
- iii. That the applicant show the existing chain link fence at the rear of the building on the site plan.

The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #11-06, which is attached.

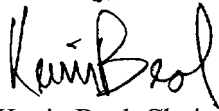
Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at 874-8728 or jf@portlandmaine.gov.

Sincerely,

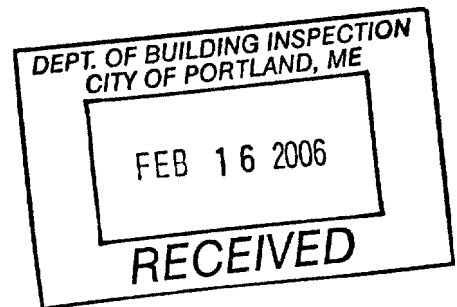


Kevin Beal, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jean Fraser, Planner
Jay Reynolds, Development Review Coordinator
— Marge Schmuckal, Zoning Administrator
Mike Nugent, Director of Inspections
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File
Earl Associates, LLC (fao Tom Watson), c/o Port Property Management
104 Grant Street, Portland ME 04101

Attachments:

Planning Board Report #11-06



Archetype, P.A.
48 Union Wharf
Portland, ME 04101
(207) 772-6022
(207) 772-4056(Fax)

TRANSMITTAL

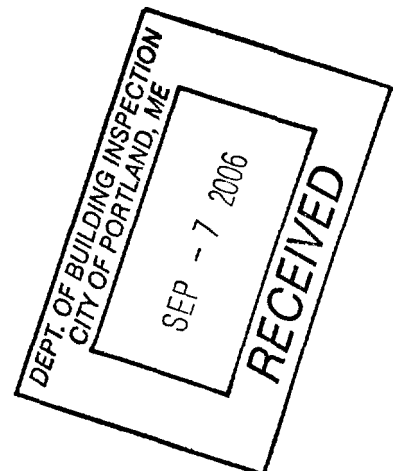
DATE: September 6, 2006
FROM: Barry Yudaken
TO: Mike Nugent
City of Portland
389 Congress Street
Portland, ME 04101
RE: The Earl – 341 Cumberland Ave.

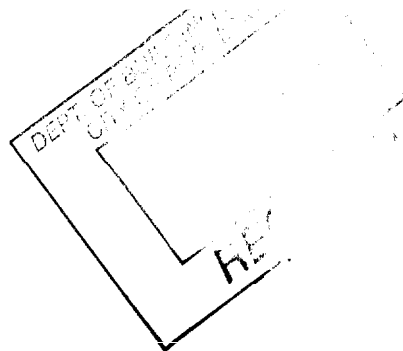
ATTACHED:

One set of updated, stamped plans to replace the set previously submitted with the building permit.

A1 – Demolition Plan 8/7/06
A2 – 1st Floor Plan 8/29/06
A3 – Mezzanine Plan 8/7/06
A4 – Mezzanine Framing Plan 8/7/06
A5 – Typical Mezzanine Section 8/7/06
A6 – Rear Elevation Window Schedule Details 8/7/06

As Requested





CITY OF PORTLAND, MAINE
Department of Building Inspections

Aug 11 20 06

Received from Port Properties Management

Location of Work 341 Cumberland Ave

cost of Construction \$ 329 000

Permit Fee \$ 3385.

Building (IL) Plumbing (15) ___ Electrical (12) ___ Site Plan (U2) ___

Other _____

CBL: 33 K 008

paid by post

Check #: 12828

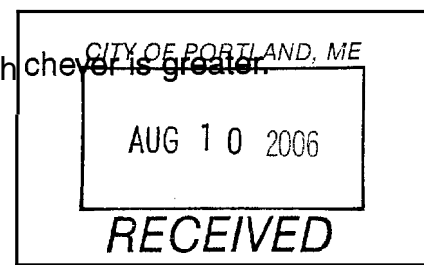
Total Collected \$ 3385.

THIS IS NOT A PERMIT

receipt less \$10.00 or 10% whichever is greater. n of the

Donna

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1188	Date Applied For: 08/11/2006	CBL: 033 K008001
------------------------------	--	----------------------------

Location of Construction: 341 CUMBERLAND AVE	Owner Name: EARL APARTMENTS LLC	Owner Address: 104 GRANT ST	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone: (207) 773-8499
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Multi Use Convert 1st floor space into 7 apartments

Convert 1st floor space into 7 apartments

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/23/2006**Note:** existing 41 residential D.U. With 7 new res. D. U. Proposed**Ok to Issue:**

- 1) This property shall remain a forty-eight (48) residential family dwelling with the issuance of this permit and subsequent issuance of certificates of occupancy. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:****Note:****Ok to Issue:** **Dept:** Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 08/31/2006**Note:****Ok to Issue:**

- 1) Fire alarm system shall comply with NFPA 72 and City Ordinance
- 2) Standpipe shall comply with NFPS 14
- 3) Sprinkler system shall comply with NFPA 13

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 12/12/2005**Note:****Ok to Issue:**

- 1) All building construction to comply with NFPA 101, Chapter 30. Plan outlining compliance required.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jean Fraser **Approval Date:** 02/07/2006**Note:** 8.28.06: All conditions met from Planning viewpoint; understood that Fire were looking at it for NFPA 101, Chap 30 etc. JF 8.29 Approved plans circulated by JF**Ok to Issue:**

- 1) That the four windows facing onto Cumberland Avenue be maintained as attractive 'active windows'.
- 2) That the applicant shall, prior to the issuance of a building permit, present a plan that demonstrates compliance with life safety codes, including NFPA 101, Chapter 30, to be approved by the appropriate City staff.
- 3) That the applicant will develop an alternative solid waste management and disposal plan, to conform with technical standards and not be visible from the public street, which shall be approved by the Planning Authority; and that the applicant present for review by City staff demonstration of sufficient right, title and interest to the land required for the solid waste management/disposal facility.
- 4) That final recording subdivision plat will be completed to the satisfaction of the Associate Corporation Counsel and include a listing of any conditions imposed by the Planning Board, and will be submitted for the Planning Board's Signature.
- 5) That the applicant show the existing chain link fence at the rear of the building on the site plan.

Location of Construction: 341 CUMBERLAND AVE	Owner Name: EARL APARTMENTS LLC	Owner Address: 104 GRANT ST	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone (207) 773-8499
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

6) That the

Comments:

8/23/2006-mes: Wait for final planning sign-off before issuing permit. Received on 8/29/06 w/conditions

8/29/2006-mes: received final stamped approved site plan - gave to Cpt. Cass to put with permit.

9/2/2006-mjn: The Following Email was sent to the Designer:

- 1) Accessibility Certificate, as the units need to comply with the Fair Housing Act.
- 2) The plans are not stamped.
- 3) Need a detail for the spiral stairs that established compliance with Chapter 10 of the IBC, make sure you include guard/handrail details, closed risers etc.
- 4) Please provide the method that you used to calculate the "open room" where the mezzanines are located, I'm having difficulty coming up with the same amount of space, in order to establish compliance with Section 506.2 (the 1/3 rule). This is important as the building is at maximum stories and if the Mezzanines are too large, they must be counted as an additional floor.
- 5) The We wall assembly does not have an STC specifically assigned to it, please find a UL listed assembly.
- 6) Similarly the Floor/Ceiling assembly does not have a UL listed Fire or STC rating and IIC Rating, pleas provide this.
- 7) What is the loading capability of the mezzanines, it appears that some of the 3- 2" x 8" girder applications are over spanned.
- 9) These framing details require more retails as well, particularly at fastener areas and post unions.
- 10) Please provide HVAC details that include fire resistance rated assembly penetration protection plans that comply with Chapter 7 of the 2003 IBC.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Archetype, P.A.

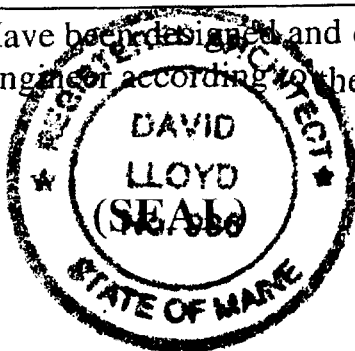
RE: Certificate of Design


DATE: 8/8/06

These plans and / or specifications covering construction work on:

341 Cumberland Street Apartments - The Earl

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.



Signature: 
David Lloyd

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf
Portland, ME 04101

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

FROM DESIGNER: Archetype, P.A.

DATE: 8/8/06

Job Name: 341 Cumberland Street Apartments - The Earl

Address of Construction: 341 Cumberland Street

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) R2

Type of Construction 3B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

Is the Structure mixed use? N if yes, separated or non separated (see Section 302.3) _____

Supervisory alarm system? _____ Geotechnical/Soils report required?(See Section 1802.2) N/A

STRUCTURAL DESIGN CALCULATIONS

N/A Submitted for all structural members
(106.1, 106.1.1)

**DESIGN LOADS ON CONSTRUCTION DOCUMENTS
(1603)**

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
Residential	40 psf

~~Wind loads (1603.1.4, 1609)~~

~~N/A~~

- ~~Design option utilized (1609.1.1, 1609.6)~~
- ~~Basic wind speed (1609.3)~~
- ~~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 (1609.1.1, 1609.6.2.1)~~

~~Earthquake design data (1603.1.5, 1614 - 1623)~~

~~Equivalent Static Force~~

- ~~Design option utilized (1614.1)~~
- ~~Seismic use group ("Category") (Table 1604.5, 1616.2)~~
- ~~Spectral response coefficients, S_{DS} & S_{D1} (Table 1609.5, 1616.2)~~
- ~~Site class (1615.1.5)~~

- ~~Live load reduction (1603.1.1, 1607.9, 1807.10)~~
- ~~Roof live load (1603.1.2, 1607.11)~~
- ~~Roof snow loads (1603.1.3, 1608)~~
- ~~Ground snow load, P_g (1608.2)~~
- ~~If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)~~
- ~~If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)~~
- ~~If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)~~
- ~~Roof thermal factor, C_t (Table 1608.3.2)~~
- ~~Sloped roof snowload, P_s (1608.4)~~
- ~~Seismic design category (1616.3)~~
- ~~Basic seismic force-resisting system (Table 1617.6.2)~~
- ~~Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)~~
- ~~Analysis procedure (1616.6, 1617.5)~~
- ~~Design base shear (1617.4, 1617.5.1)~~
- ~~Flood loads (1603.1.5, 1612)~~
- ~~Flood hazard area (1612.3)~~
- ~~Elevation of structure~~
- ~~Concentrated loads (1607.4)~~
- ~~Partition loads (1607.5)~~
- ~~Impact loads (1607.8)~~
- ~~Misc. loads (Table 1607.8, 1607.12, 1607.13, 1607.2, 1607.10, 17.8.1, 1609.10)~~