

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

Permit Number: 070791

PERMIT

This is to certify that HEGA REALTY TRUST / Aetotype P A Architects

has permission to Build new garage for 537 Lo

AT 0 Tolman Pl (rear of 531 Congress St)

037 C03001

PERMIT ISSUED

JUL 3 2007

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of 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.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. **HEAVY NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. Craig O'Neil

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Jeanie Bouke 7/30/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

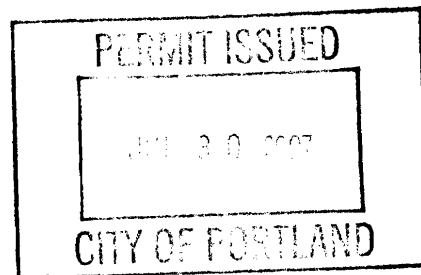
Permit No: 07-0791	Issue Date:	CBL: 037 C013001
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Location of Construction: 0 Tolman Pl <i>(rear of 531 Congress)</i>	Owner Name: HEGA REALTY TRUST	Owner Address: C/O Dirigo Management Co., One Cit	Phone:
Business Name:	Contractor Name: Archetype P A Architects	Contractor Address: 48 Union Wharf Portland	Phone: 2077726022
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-3

Past Use: Parking lot	Proposed Use: Garage - Build new garage for 8 parking spaces for the 10 residential condos located at 537 Congress Street	Permit Fee: \$695.00	Cost of Work: \$60,000.00	CEO District: 1
Proposed Project Description: Build new garage for 537 Lofts		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>U</i> Type: <i>7B</i> <i>IBC-2003</i>	
		Signature: <i>Craig Cass</i> Signature: <i>JMB 7/30/07</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 06/29/2007	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 13 zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>#2006-0218</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>7/16/07</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon.

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialzing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Don McEun
Signature of Applicant/Designee

7-30-07
Date

[Signature]
Signature of Inspections Official

7-30-07
Date

CBL: 31-C-13

Building Permit #: 070791

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0791	Date Applied For: 06/29/2007	CBL: 037 C013001
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Location of Construction: 0 Tolman Pl	Owner Name: HEGA REALTY TRUST	Owner Address: C/O Dirigo Management Co., One City	Phone:
Business Name:	Contractor Name: Archetype P A Architects	Contractor Address: 48 Union Wharf Portland	Phone: (207) 772-6022
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Garage - Build new garage for 8 parking spaces for the 10 residential condos located at 537 Congress Street	Proposed Project Description: Build new garage for 537 Lofts
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/16/2007

Note: 8 covered parking spaces located on 037-C-013 as accessory to the 10 residential condos located at 037-C-014: 537 lofts. **Ok to Issue:**

Planning still needs to sign off on the site plan application.

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) It is understood that this parking for 8 covered spaces is accessory to the 10 residential condo units (537 lofts) located on 037-C-014.
- 3) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:**

Note: 7/25/07 Waiting for Planning approval **Ok to Issue:**

- 1) 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.

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** 07/16/2007

Note: **Ok to Issue:**

Dept: Public Works **Status:** Approved **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:**

Note: **Ok to Issue:**

Dept: Parks **Status:** Not Applicable **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Dept: Fire **Status:** **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Dept: DRC **Status:** Approved **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Location of Construction: 0 Tolman Pl	Owner Name: HEGA REALTY TRUST	Owner Address: C/O Dirigo Management Co., One City	Phone:
Business Name:	Contractor Name: Archetype P A Architects	Contractor Address: 48 Union Wharf Portland	Phone (207) 772-6022
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Dept: Planning **Status:** Approved with Conditions **Reviewer:** **Approval Date:**
Note: **Ok to Issue:**

Comments:

7/16/2007-mes: Site plan #2006-0218 has been on hold because there was a minimum height requirement of 35'. This garage is only 10' high. However, it was known that the planning division was in the process of revising this section of the ordinance. Barbara B. notified the applicant. On 6/4/07, the City Council approved amendments that exempt accessory covered parking garages from the minimum height requirements. The amendments went into effect on 7/4/07 (30 days). The site plan now must be followed up and approved prior to issuing this permit.

7/25/2007-jmb: Spoke with Bill at Archetype to verify if the asphalt for the garage floor meets the ASTM E136 test for noncombustible material. He confirmed it does, ok to issue when approved by Planning.

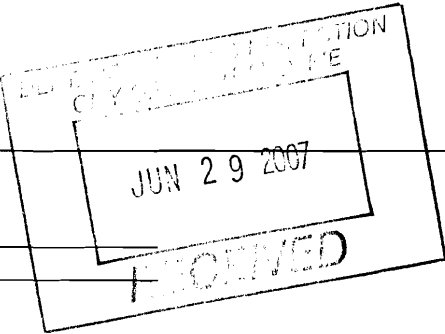
7/30/2007-jmb: Received planning approval, ok to issue



General Building Permit Application

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

Location/Address of Construction: <u>537 Lofts Parking Garage - Tolman Place</u>		
Total Square Footage of Proposed Structure <u>176.0 Sq. Ft.</u> <u>176.0?</u>	<i>where cond of are located</i>	Square Footage of Lot <u>.132 acres</u>
Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>C</u> Lot# <u>137</u>	Owner: <u>Hega Realty Trust</u> <u>C/O Dirigo Management Company</u> <u>One City Center</u> <u>Portland, ME 04101</u>	Telephone: <u>(207) 871-1080</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Archetype, PA (207) 772-6022</u> <u>48 Union Wharf</u> <u>Portland, ME 04101</u> As Agent For: <u>Hega Realty Trust</u>	Cost Of Work: \$ <u>60,000</u> Fee: \$ <u>620.00</u> C of O Fee: \$ <u>75.00</u>
Current legal use (i.e. single family) <u>Parking Lot</u>		Total: \$695.00
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Parking Garage</u>		
Is property part of a subdivision? <u>NO</u>	If yes, please name _____	
Project description: <u>537 Lofts Parking Garage</u>		
Geotech Report <u>N/A</u> Specifications <u>N/A</u>		
Contractor's name, address & telephone: <u>Unknown</u>		
Who should we contact when the permit is ready: <u>Hega Realty Trust</u>		
Mailing address: <u>Hega Realty Trust</u> Phone: <u>(207) 871-1080</u> <u>C/O Dirigo Management Company</u> <u>One City Center</u> <u>Portland, ME 04101</u>		



**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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature of applicant: 	Date: <u>6-28-07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

From: "David Lloyd" <lloyd@archetypepa.com>
To: "Barbara Barhydt" <BAB@portlandmaine.gov>
Date: 7/23/2007 1:53:09 PM
Subject: RE: 531 Congress St

- 1 Need fire rating of connecting wall.
3+ hours per IBC 2003 T720.1(2)
- 2 Need code summary for ventilation requirements.
There are no ventilation requirements that we can find.
- 3 Need code summary for means of egress
Egress based on NFPA 101 . 7.2.1.4.1.6

David Lloyd
Archetype, P.A.
48 Union Wharf
Portland, ME 04101
Phone: (207) 772-6022
Fax: (207) 772-4056
lloyd@archetypepa.com
<http://www.archetype-architects.com>

-----Original Message-----

From: Barbara Barhydt [mailto:BAB@portlandmaine.gov]
Sent: Friday, July 20, 2007 3:18 PM
To: lloyd@archetypepa.com
Subject: 531 Congress St

Here are Captain Cass comments.

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov



Certificate of Design Application

From Designer: Archetype, PA
 Date: June 21, 2007
 Job Name: 537 Lofts Parking Garage
 Address of Construction: Tolman Place

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) U
 Type of Construction 5B
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No
 Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) _____
 Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) From adjoining building

Structural Design Calculations

N/A Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>N/A</u>	<u>N/A</u>

Wind loads (1603.1.4, 1609)

1609.1.1 Design option utilized (1609.1.1, 1609.6)
100 MPH Basic wind speed (1809.3)
I Building category and wind importance Factor, I_w table 1604.5, 1609.5)
B Wind exposure category (1609.4)
N/A Internal pressure coefficient (ASCE 7)
N/A Component and cladding pressures (1609.1.1, 1609.6.2.2)
15.9 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

ASCE-7 Design option utilized (1614.1)
B Seismic use group ("Category")
 $S_Ds=0.25$ $S_{D1}=1.07$ Spectral response coefficients, S_Ds & S_{D1} (1615.1)
B Site class (1615.1.5)

N/A Live load reduction
N/A Roof *live* loads (1603.1.2, 1607.11)
34 PSF Roof snow loads (1603.7.3, 1608)
60 PSF Ground snow load, P_g (1608.2)
34 PSF If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
0.8 If $P_g > 10$ psf, snow load importance factor, I_s
1.0 Roof thermal factor, C_t (1608.4)
N/A Sloped roof snowload, P_s (1608.4)
B Seismic design category (1616.3)
1H Basic seismic force resisting system (1617.6.2)
R=6.5 Response modification coefficient, R_f and
 $C_d=3.5$ deflection amplification factor C_d (1617.6.2)
Simplified Analysis procedure (1616.6, 1617.5)
7.0 Kips Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)
N/A Elevation of structure

Other loads

N/A Concentrated loads (1607.4)
N/A Partition loads (1607.5)
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer: N/A

Address of Project: _____

Nature of Project: _____

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

(SEAL)

Signature: _____

Title: Architect

Firm: Archetype, PA

Address: 48 Union Wharf

Portland, ME

Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

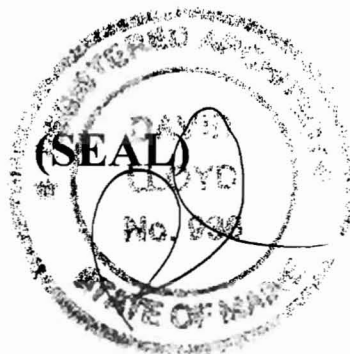
Date: June 21, 2007

From: Archetype, PA

These plans and / or specifications covering construction work on:

537 Lofts Parking Garage
Tolman Place

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, PA

Address: 48 Union Wharf

Portland, ME

Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

From: Marge Schmuckal
To: Barbara Barhydt
Date: 7/16/2007 11:42:43 AM
Subject: #2006-0218

Barbara,

This application for a one-story structure for 8 covered parking spaces was put on hold because it was not meeting the B-3 minimum structure height of 35'. However, on 6/4/07 the City Council approved amendments to the B-3 zone allowing an exemption for accessory "covered parking". This project is now meeting the requirements of the B-3 zone.

We currently have a building permit application. This site plan must now be approved thru the site plan review process prior to construction. Please let this office know when this site plan is approved so that we can issue the permit.

thanks,
Marge

Completeness Review

Applicant:

Date:

11/7/06

Address:

531 Congress St
Winstow left

C-B-L:

37-C-14

CHECKLIST AGAINST ZONING ORDINANCE

Date -

permit # ~~037-0011~~

Zone Location -

B-3

07-0791

Interior or corner lot -

Proposed Use/Work -

Amendment for an approved site plan

Sevage Disposal -

Lot Street Frontage -

15' min

Front Yard -

Street will build to line - 5' max (within) unless PB. Approved
TOWN PLACE IS TOO NARROW (19') TO BE
A "STREET" FOR THIS
FRONTAGE PURPOSE

Rear Yard -

Side Yard -

Projections -

Width of Lot - None Req

Height -

14 - 220 ft

min height 35' - 10' shown
allows an exemption for covered
parking

Lot Area -

No min req

Lot Coverage/ Impervious Surface -

100%

Area per Family -

N/A

Off-street Parking -

N/A

Loading Bays -

N/A

Site Plan -

2006-0218

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

Panel B, Zone C

perhaps an amendment

Council

passed Amendment
in effect

2
19
18
9
46'

6/4/07
7/4/07

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in the B-3, B-3b and B-3c zones shall meet the following requirements:

- (a) *Minimum lot size:* None.
- (b) *Minimum street frontage:* Fifteen (15) feet.
- (c) *Street wall build-to line:* All buildings or structures shall be located within five (5) feet of the property line along street frontages, unless the Planning Board requires or approves an additional distance to comply with the requirements of section 14-526(a) (16).
- (d) *Minimum yard dimensions:* None required.
- (e) *Minimum lot width:* None required.
- (f) *Maximum length of undifferentiated blank wall along a public street or publicly accessible pedestrian way:*
 - 1. PAD overlay zone: Fifteen (15) feet.
 - 2. All other areas: Thirty (30) feet.
- (g) *Maximum lot coverage:* One hundred (100) percent.
- (h) *Minimum building height:* No new construction of any building shall be less than thirty-five (35) feet in height within fifty (50) feet of any street frontage, except that this provision shall not apply to:
 - 1. Accessory building components and structures such as truck loading docks, covered parking, mechanical equipment enclosures and refrigeration units.
 - 2. Information kiosks and ticketing booths.
 - 3. Public transportation facilities of less than 10,000 square feet, or additions of less than 5000 square feet to existing public transportation facilities provided that the cumulative additions as of June 4, 2007 do not exceed 10,000 square feet.

PASSED
6/4/07

4. Additions to buildings existing as of June 4, 2007 provided that the cumulative additions since June 4, 2007 do not exceed ten percent (10%) of the building footprint on June 4, 2007, except building additions on those portions of the lot located closer to the street line than the building footprint existing as of June 4, 2007 shall not be included in this 10% limitation.
 5. Utility substations, including sewage collection and pumping stations, water pumping stations, transformer stations, telephone electronic equipment enclosures and other similar structures.
 6. Additions to and/or relocation of designated historic structures or structures determined by the historic preservation committee to be eligible for such designation.
 7. Parking attendant booths or bank remote teller facilities.
 8. Structures accessory to parks and plazas.
 9. Buildings or building additions of less than 2,500 square feet footprint, on lots or available building sites of less than 3,000 square feet.
- (i) *Maximum height of structures:*
1. The overall maximum permitted height of structures shall be as depicted on the downtown height overlay map, a copy of which is on file in the department of planning and urban development.
 2. Maximum height along street frontages and minimum step-back dimensions shall be as depicted on the downtown maximum street wall height and minimum step-back map, a copy of which is on file in the department of planning and urban development.
 3. Where the downtown height overlay map depicts a height plus forty (40) feet, the building form may

Application ID Number: 2006-0218

Save Close

Distribution: 11/07/2006

Add Review

Current Status: Comments Submitted

Reviewer

Approval Date

Department: Zoning

Expiration Date

Extension Date



OK to Issue Permit Name Date Date 2 Conditions

Comments

Status: Comments Submitted Date: 11/09/2006

Print

Comment:

On 11/7/06 Barbara & I did a completeness check - this property is in a B-3 Zone which requires a MINIMUM height of 35'. This project will only be 10' in height and does not meet zoning. Alex J. Proposed to amend the ordinance on the minimum height to allow structures such as what is proposed - Zoning can not sign off at this time.



Memo

Create Date: 11/06/2006 By jimy

Update Date: By

Application ID Number: 2006-0218

Save Close

Distribution: _____

Add Review

Current Status: Comments Submitted

Reviewer _____

Approval Date _____

Department: Planning

Expiration Date _____

Extension Date _____



OK to Issue Permit

Name _____

Date _____

Date 2 _____

Conditions

Comments

Status: Comments Submitted

Date: 11/08/2006

Print

Comment:

The proposed garages do not meet the B-3 zoning for minimum height requirement within 50 feet of a street. I spoke with David Lloyd, representative, on 11/8/2006 and told him that the City will be proposing an amendment to the B-3 zone, which is patterned after the exceptions to minimum height regulations contained in B-5 and B-7 zones. He agreed to inform his client and keep the project on hold until the zoning is resolved.



Memo

Create Date: 11/06/2006 By jmy

Update Date: _____ By _____

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

2006-0218
 Application I. D. Number

11/2/2006
 Application Date

Archetype 2
 Applicant
48 Union Wharf, Portland, ME 04101
 Applicant's Mailing Address

completeness check 11/7/06
not meeting zoning comment submitted

Amendment to Plan - 531 Congress Str
 Project Name/Description

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

531 - 531 Congress St, Portland, Maine
 Address of Proposed Site
037 C014001
 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 Apt 0 Condo 0 Other (specify) **Amendment to Plan**

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning **B3**

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Other _____
 After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

Zoning Approval Status:

Reviewer *Morgan S. - JWP*

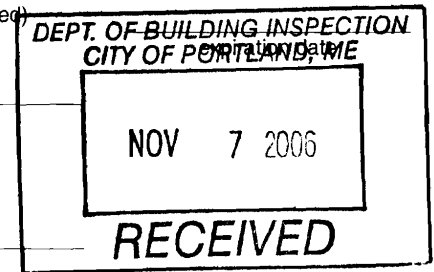
- Approved Approved w/Conditions See Attached Denied

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 | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | 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 | |



November 2, 2006

Bill Needelman
Development Review Manager
City of Portland
389 Congress Street
Portland, ME 04101

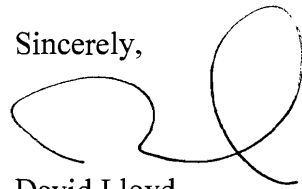
RE: 537 Lofts - Site Plan Revision

Dear Bill,

Attached is a site plan showing a proposed eight (8) unit parking garage to be placed on eight (8) existing parking spaces. Each space will have an overhead door.

Please call with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "David Lloyd", with a large, stylized flourish extending to the right.

David Lloyd
Architect



City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal 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: 531 Congress Street		Zone: B-3
Existing Building Size:	Parking Lot	sq. ft.
Proposed Building Size:		1,520 sq. ft.
Existing Acreage of Site:	.484 Acres	sq. ft.
Proposed Acreage of Site:		.484 Acres sq. ft.
Tax Assessor's Chart, Block & Lot:		Property owner's mailing address:
Chart# 037	Block# C	Lot# 14
		HEGA Realty Trust C/O Dirigo Management Co. One City Center Portland, ME 04101
		Telephone #: (207) 871-1080
Consultant/Agent, mailing address, phone # & contact person: David Lloyd Archetype, P.A. 48 Union Wharf Portland, ME 04101		Applicant's name, mailing address, telephone #/Fax#/Pager#: David Lloyd Archetype, P.A. 48 Union Wharf Portland, ME 04101
		Project name: 537 Lofts

Fee For Service Deposit (all applications) (\$200.00)

Proposed Development (check all that apply)

- New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking lot
 Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable
 Site Location of Development (\$3,000.00)
 (except for residential projects which shall be \$200.00 per lot _____)
 Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)
 Section 14-403 Review (\$400.00 + \$25.00 per lot)
 Other _____

Major Development (more than 10,000 sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
 50,000 - 100,000 sq. ft. (\$1,000.00)
 Parking Lots over 100 spaces (\$1,000.00)
 100,000 - 200,000 sq. ft. (\$2,000.00)
 200,000 - 300,000 sq. ft. (\$3,000.00)
 Over 300,000 sq. ft. (\$5,000.00)
 After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

- 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 #)

Peter S. Skapinsky
HEGA Realty Trust
C/O Dirigo Management Co.
One City Center
Portland, ME 04101
(207) 871-1080

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 9 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: 11-2-06
--	----------------------

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

MEMORANDUM

To: FILE

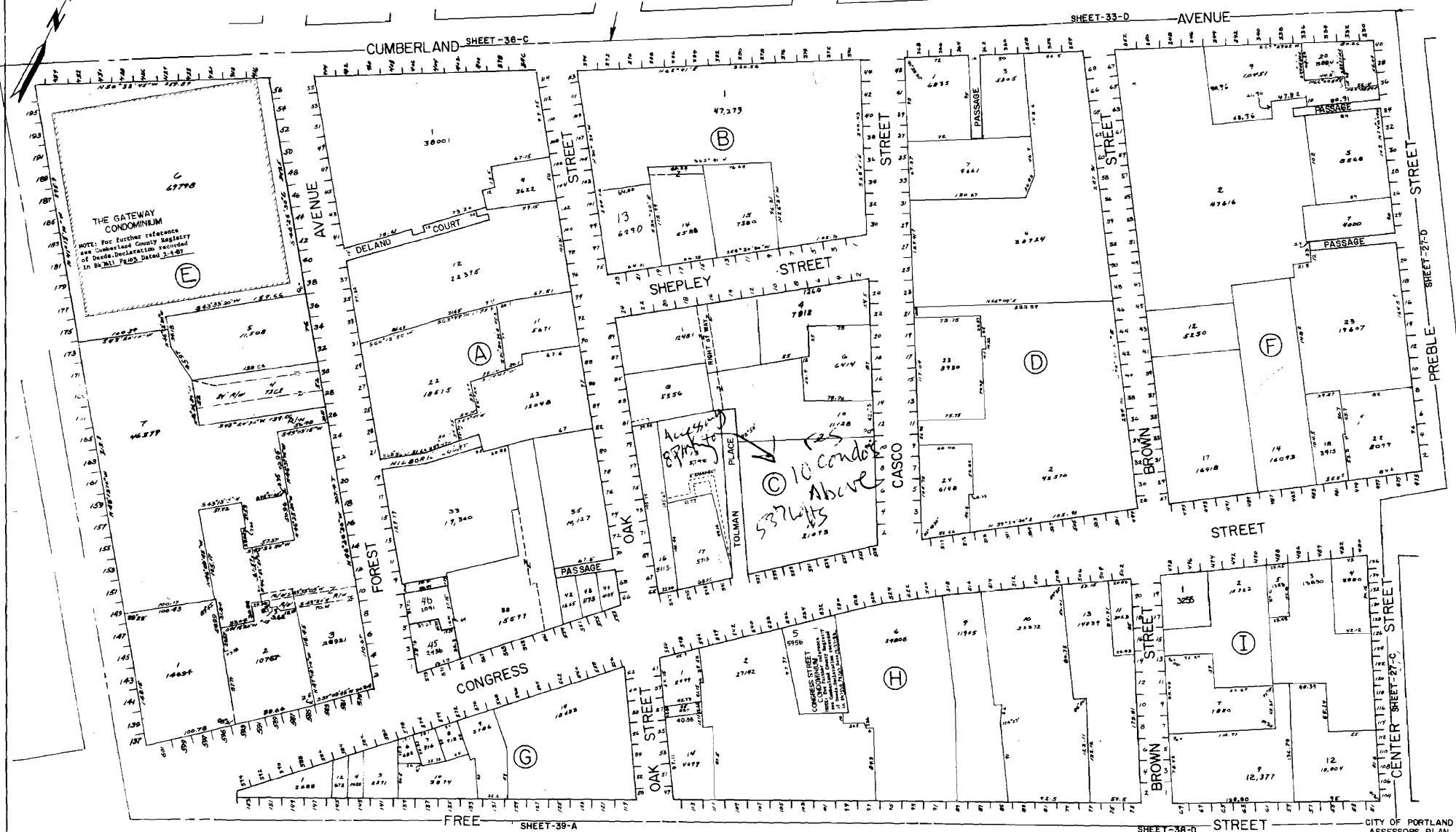
From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2006-0218

Date: 7/16/2007

On 6/4/07 the City Council approved amendments to the B-3 minimum height requirements that allow accessory garages to be exempted from the minimum height requirements. The amendments go into effect on 7/4/07 (30 days). These 8 parking spaces to be covered are accessory to the 10 residential condos located at 537 Congress Street. This project now meets the requirements of the B-3 Zone.



THE GATEWAY
CONDOMINIUM
NOTE: For further reference
see Cumberland County Registry
of Deeds-Declaration recorded
in Deed File 2-1-81

Access to
10 condos
above
5372 1/2 St

CONGREGATION
NOTE: THE CHURCH PROPERTY
IS NOT PART OF THIS MAP
AS IT IS OWNED BY THE
METHODIST CHURCH

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

TRANSMITTAL

DATE: July 17, 2007
FROM: David Lloyd
TO: City of Portland
Building Permit Department
Congress Street
Portland, Maine
RE: JB Brown Condominium Project – Tolman Place Garage

37C13

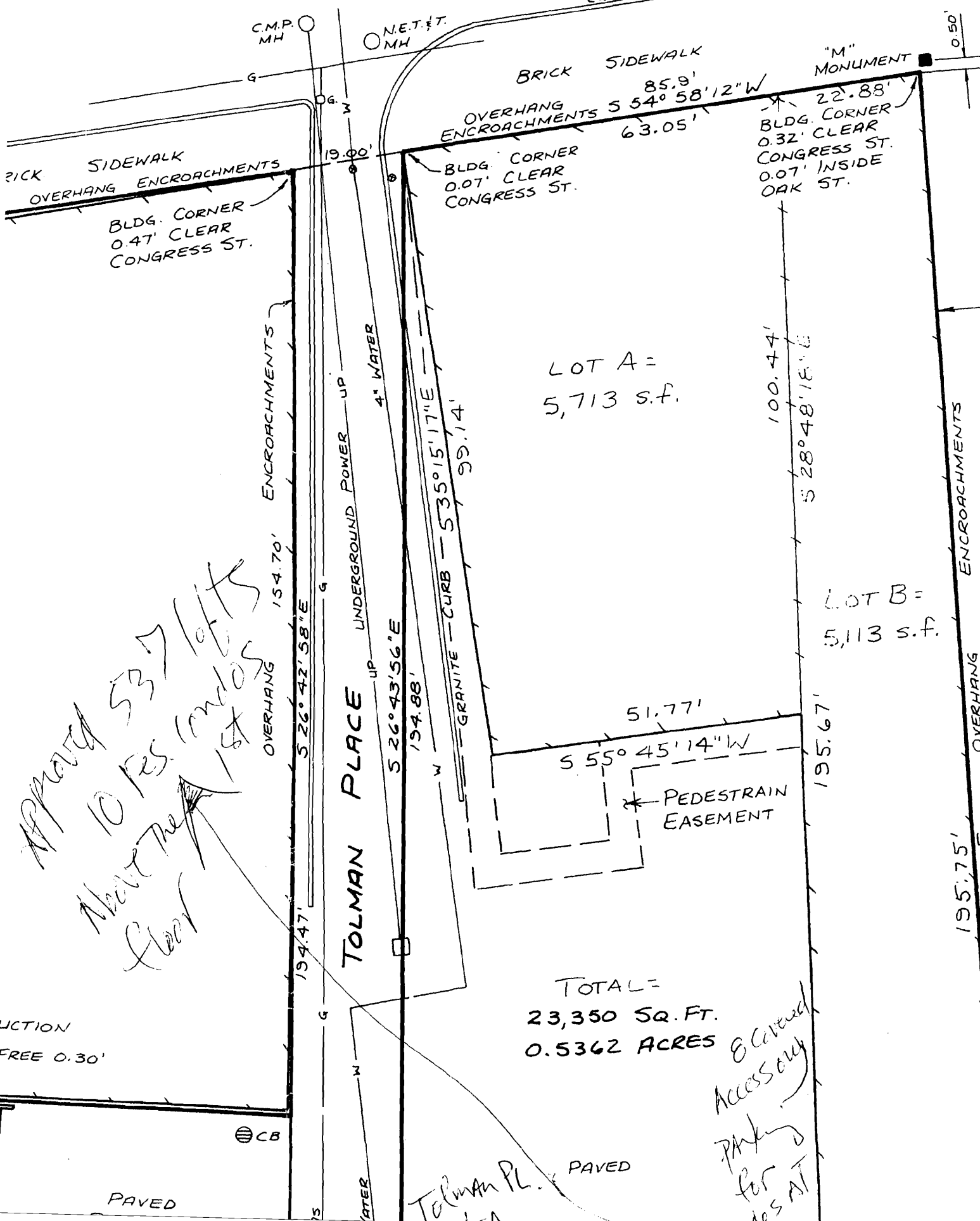
Attached:

Full size set of plans, 11x17 set of plans, CD.

Please replace the current set of plans submitted for Building Permit on 6/28/07, with this set of plans.



STREET



RICK SIDEWALK
OVERHANG ENCROACHMENTS
BLDG. CORNER
0.47' CLEAR
CONGRESS ST.

BRICK SIDEWALK
OVERHANG ENCROACHMENTS
85.9'
54° 58' 12" W
63.05'

"M" MONUMENT
22.88'
BLDG. CORNER
0.32' CLEAR
CONGRESS ST.
0.07' INSIDE
OAK ST.

LOT A =
5,713 s.f.

LOT B =
5,113 s.f.

TOTAL =
23,350 SQ. FT.
0.5362 ACRES

*Approx 537 sq ft
Above the
floor*

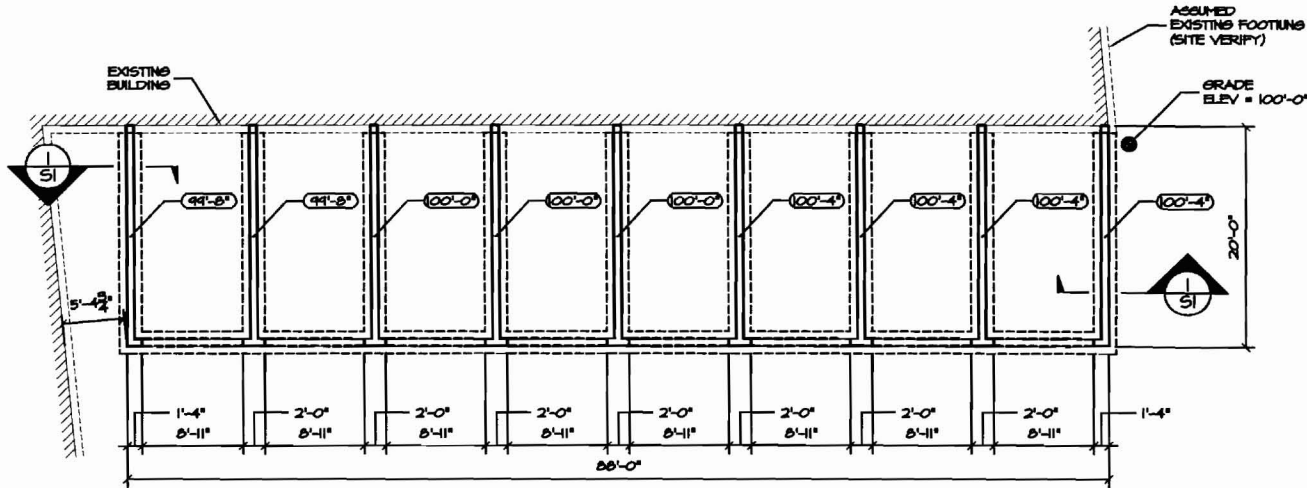
*Accessories
parked
for
AS AT*

RUCTION
FREE 0.30'

PAVED
CB

Tolman Pl. PAVED

OAK STREET



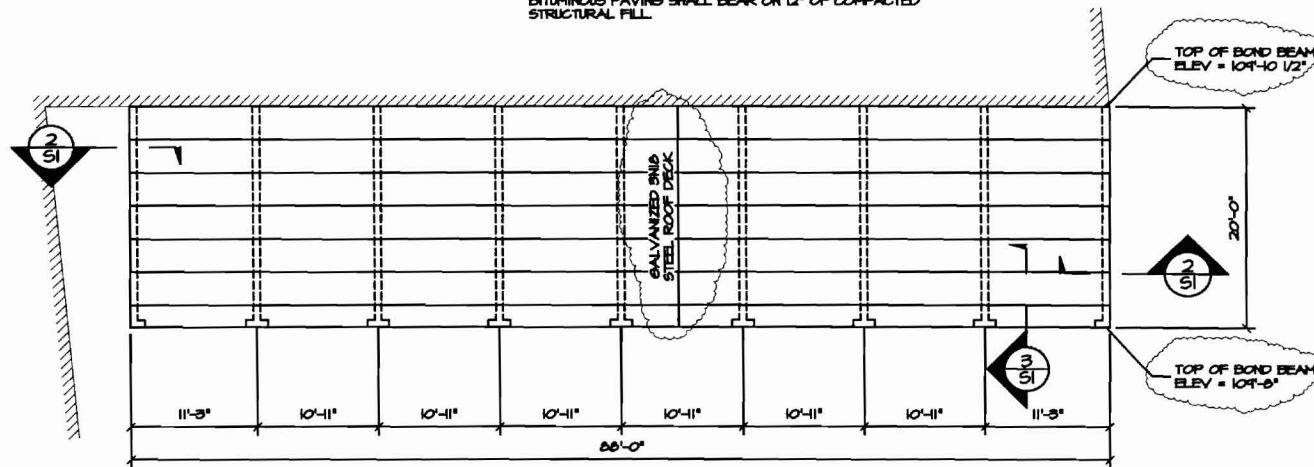
FOUNDATION PLAN

1/8"=1'-0"

(XX'-X") INDICATES TOP OF CONCRETE WALL ELEVATION.
RECESS TOP OF CONCRETE 8" AT DOORWAYS.

ALL CONCRETE SHALL HAVE A 28 COMPRESSIVE STRENGTH OF 5500 PSI AND SHALL CONTAIN 4-6% ENTRAINED AIR.

BITUMINOUS PAVING SHALL BEAR ON 12" OF COMPACTED STRUCTURAL FILL.

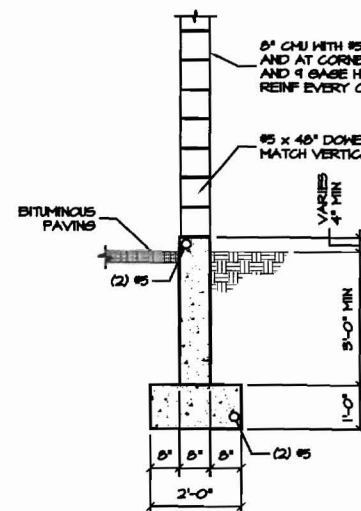


ROOF FRAMING PLAN

1/8"=1'-0"

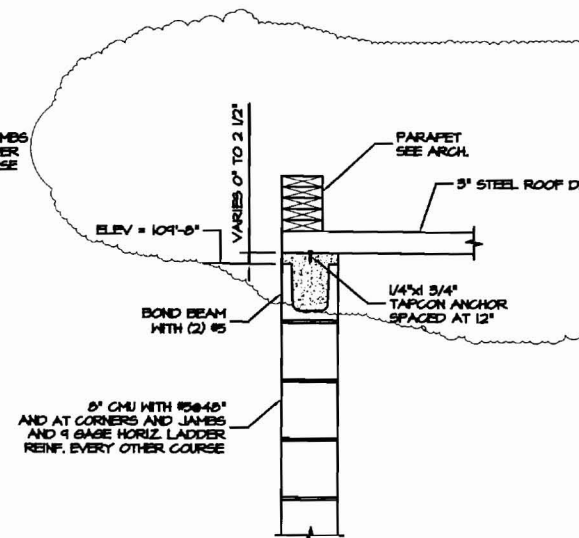
RAPTERS ARE S-P-F NO 2 OR BETTER.

SHEATHING IS 3/4" T&G CDX PLYWOOD OR 3/4" T&G ADVANTECH



SECTION 1
1/2"=1'-0" S1

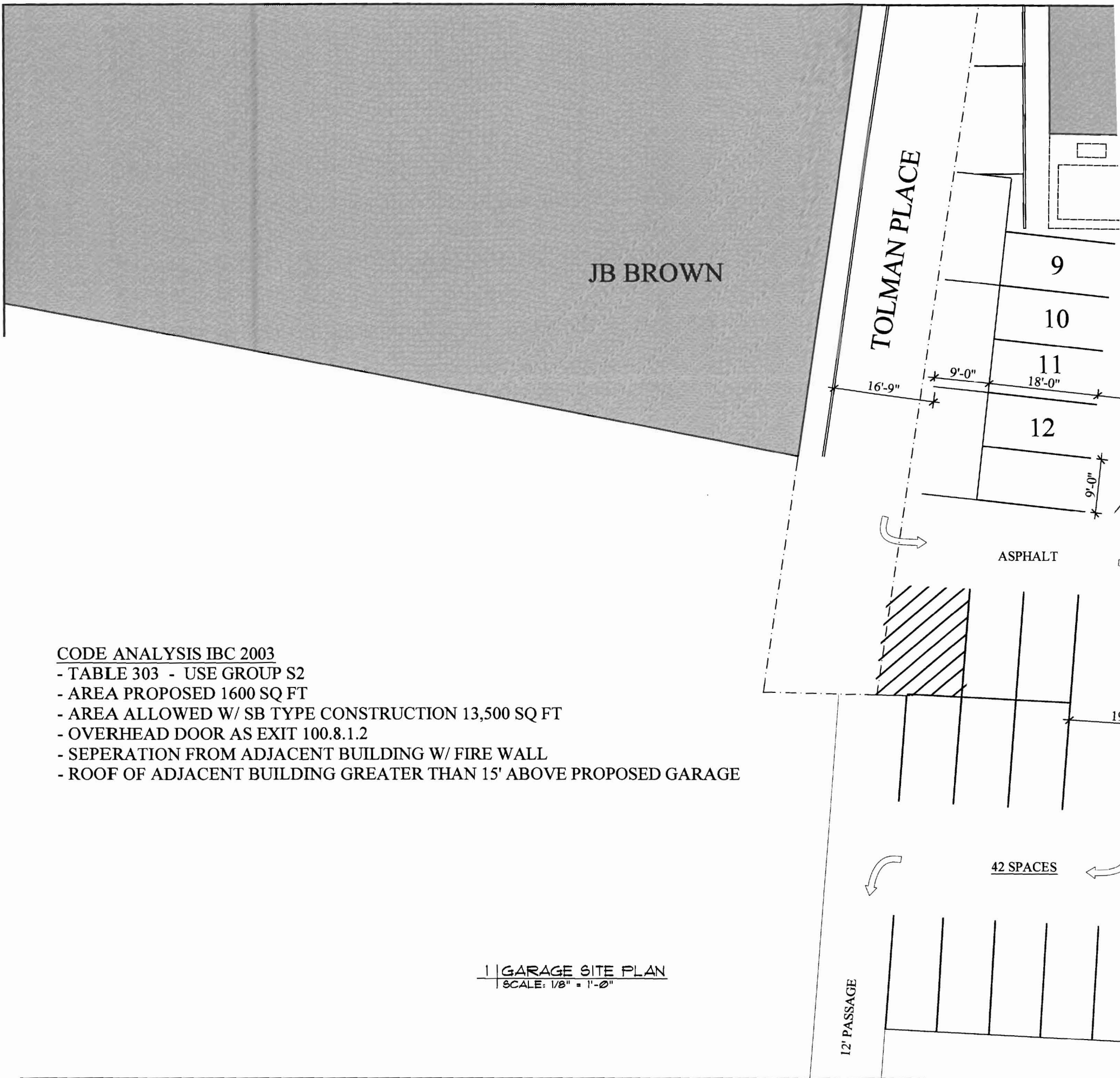
SIMILAR AT BEARING WALLS DIVIDING GARAGE BAYS



SECTION 2
1"=1'-0" S1

SIMILAR AT BEARING WALLS DIVIDING GARAGE BAYS

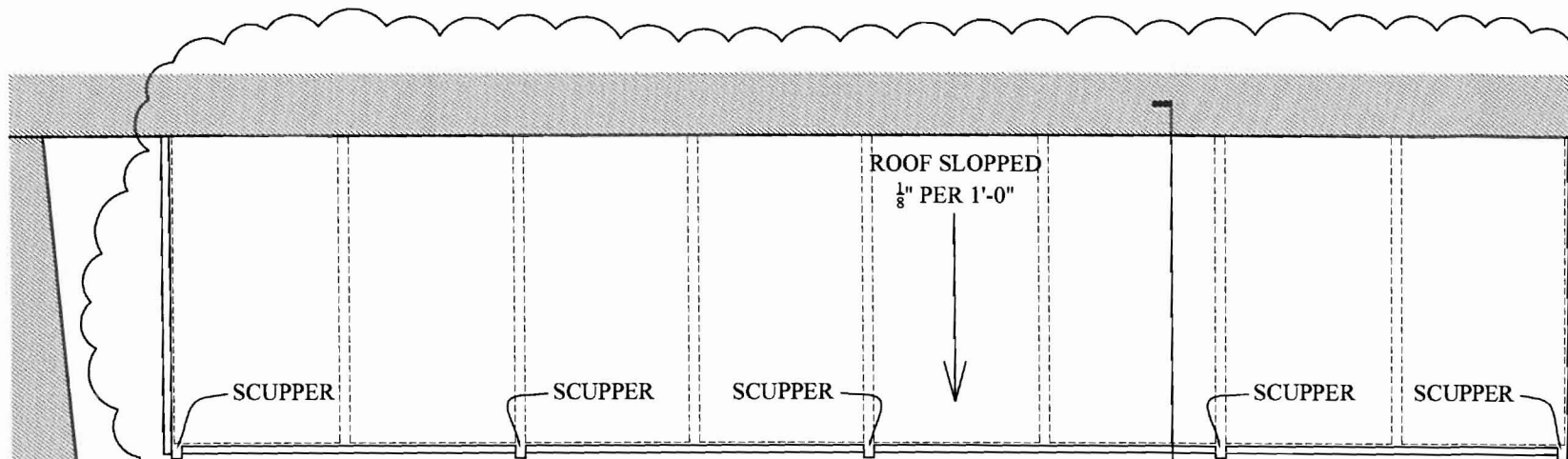
*Revised
37 C13*



CODE ANALYSIS IBC 2003

- TABLE 303 - USE GROUP S2
- AREA PROPOSED 1600 SQ FT
- AREA ALLOWED W/ SB TYPE CONSTRUCTION 13,500 SQ FT
- OVERHEAD DOOR AS EXIT 100.8.1.2
- SEPERATION FROM ADJACENT BUILDING W/ FIRE WALL
- ROOF OF ADJACENT BUILDING GREATER THAN 15' ABOVE PROPOSED GARAGE

1 | GARAGE SITE PLAN
 | SCALE: 1/8" = 1'-0"

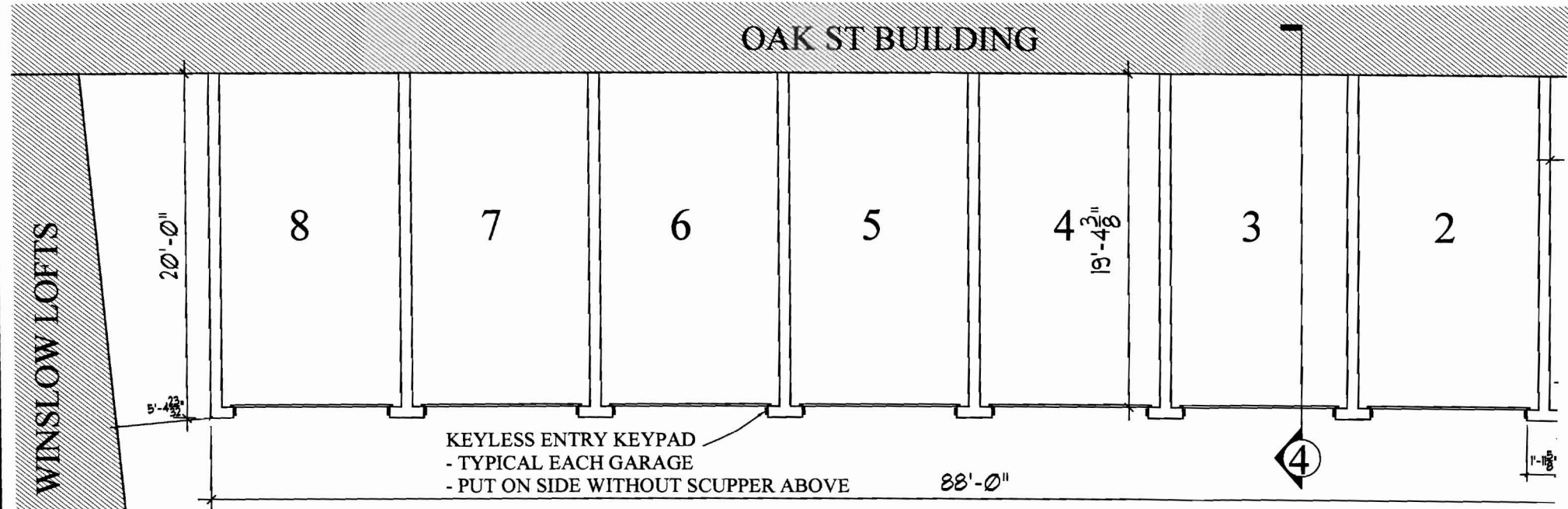


3 | GARAGE ROOF PLAN
SCALE: 3/16" = 1'-0"

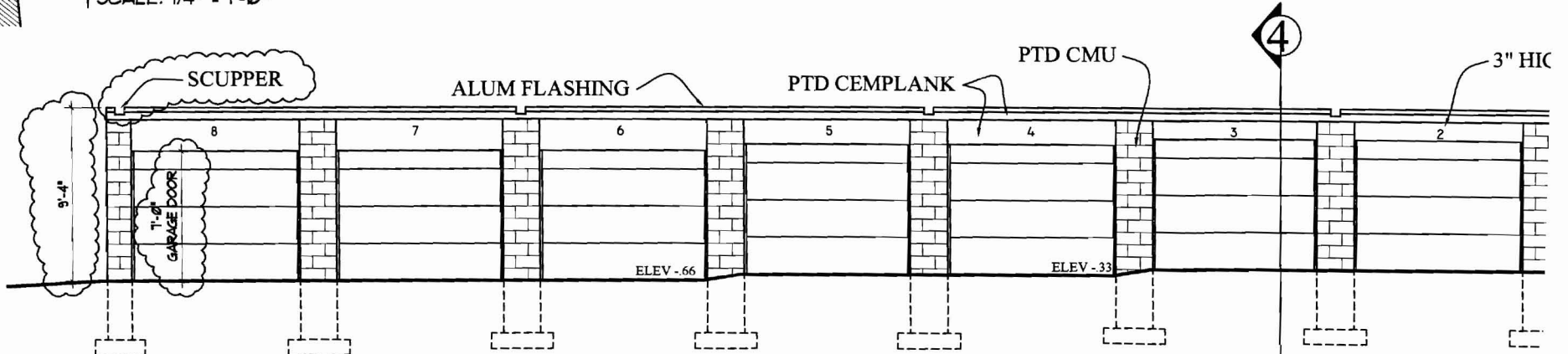
METAL DECK
1/4" ON
CAP WITH ALUM. FLASHING
PTD. CEMPLANK

8" CMU WALL
BEYOND
P.T. 2x6
PAINTED TO
MATCH
CEMPLANK

FROST WALL



2 | GARAGE PLAN
SCALE: 1/4" = 1'-0"



1 | GARAGE ELEVATION
SCALE: 1/4" = 1'-0"