

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 051670

Please Read Application And Notes, If Any, Attached

This is to certify that HEGA REALTY TRUST / Key Construction
has permission to Conversion of office space to residential condominium unit
AT 531 CONGRESS ST

PERMIT ISSUED
037 0014001 JAN 17 2006
CITY OF PORTLAND

provided that the person or persons firm or person 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 when permission procured before this building or part thereof is leased or otherwise closed-in.
HOUR NOT REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cass 12-22-05
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
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 ISSUED		
Permit No: 05-1670	Issue Date: JAN 17 2006	CEL: 037 C014001

Location of Construction: 531 CONGRESS ST	Owner Name: HEGA REALTY TRUST	Owner Address: 218 EAST RD	Phone: 207 773 8499
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	Zone: B3

Past Use: commercial	Proposed Use: Commercial/ Conversion of office space to 10 residential condominium units	Permit Fee: \$10,671.00	Cost of Work: \$1,100,000.00	CEO District: 1
Proposed Project Description: Conversion of office space to 10 residential condominium units		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>1/17/06</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: 11/15/2005	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>NA</i></p> <p>Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 13 zone C</i></p> <p>Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i># 2005-0117</i></p> <p>Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with conditions</i></p> <p>Date: <i>12/22/05</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 <i>Yes</i></p> <p><input 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><i>Any exterior work requires A Separate Review & Approval</i></p> <p>Date:</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1670	Date Applied For: 11/15/2005	CBL: 037 C014001
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Location of Construction: 531 Congress St	Owner Name: Hega Realty Trust	Owner Address: 218 East Rd	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: Commercial/ Conversion of office space to 10 residential condominium units	Proposed Project Description: Conversion of office space to 10 residential condominium units
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/22/2005
Note: 12/22/05 - recieved stamped approved site plan from planning **Ok to Issue:**
 changing the use of existing 5th & 6th floors from offices to 10 residential condominium dwelling units
 1/17/06 planning dropped off another signed off site plan - Mike N. wanted it.

- 1) This property shall remain a ten (10) family residential condominium dwellings on the 5th and 6th floors. Any change of use shall require a separate permit application for review and approval.
- 2) This property is within the Pedestrian Activities District (PAD) which restricts first floor uses to retail-like uses. Any change of use of the first floor requires a separate review and approval.
- 3) 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:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 01/13/2006
Note: **Ok to Issue:**

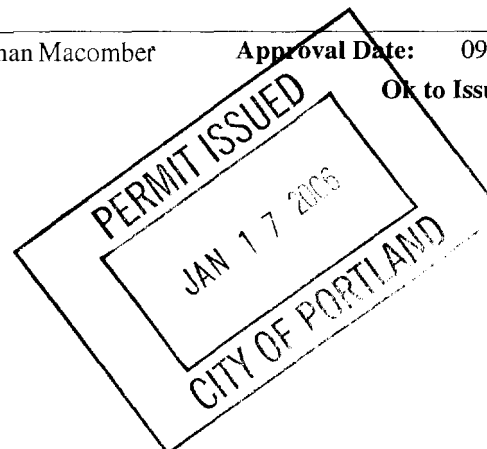
- 1) Prior to installation of plumbing, electrical and HVAC and any other mechanical items, plans & Specs must be provided and separate permits obtained.
- 2) All guards must be brought up to code.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 12/22/2005
Note: **Ok to Issue:**

- 1) Fire Alarm system to comply with NFPA 72
- 2) Sprinkler system to comply with NFPA 13
- 3) All building construction to comply with NFPA 101

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 06/06/2005
Note: **Ok to Issue:**

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Ethan Macomber **Approval Date:** 09/27/2005
Note: **Ok to Issue:**



Location of Construction: 531 Congress St	Owner Name: Hega Realty Trust	Owner Address: 218 East Rd	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	

Conditions of Approval:

- i. The applicant shall contribute \$4,000 to a street tree fund for use by the City Arborist in the installation and maintenance of urban street trees in the vicinity of the site.
 - ii. The applicant shall present draft condominium documents for review and approval by Corporation Counsel.
 - iii. The applicant shall explore the possibility and, if determined practicable, shall provide architectural uplighting to compliment the existing Winslow building, subject to Planning Authority and Historic Preservation review.
2. That the plan is in conformance with the site plan standards of the land use code.

- i. The applicant shall submit a letter from the Engineering Division of Public Works to the Planning Division verifying adequate sewer and stormwater capacity to serve the project.
- ii. The applicant shall make 13 parking spaces as shown on the site plan available to the residential condominium owners upon a 30 day notice (plus / or minus) or on a calendar basis for a monthly period of no less than twenty years.

Comments:

12/28/2005-mjn: The following was emailed to David Lloyd.....AND.....my plans aren't stamped.....

No Building Code Compliance Form...just ADA and Structural

also

need plumbing, electrical and HVAC and any other mechanical plans..need plans an specs on fireplaces, how are we venting bath, clothes dryers and kitchens. etc etc etc

what is the STC of the wall assemblies

Floor ceiling assembly and over all penetration protection plan?? Also what are we doing between the mixed uses (4th and 5th floors?)

any new or relocated spiral must comply with current code, please forward the complete specs that establish compliance with Section 1009.9 of the IBC

Project Spec book would be helpful in determining compliance with various code sections including chapter 8, interior finishes, Chapter 24 Glass and Glazing.

Need structurals on anything to be framed, reframed or installed (like the skylights) also any new or relocated guards.

Need complete Details on all new stairs.

Will discuss special inspections upon receipt of complete plans.

Location of Construction: 531 Congress St	Owner Name: Hega Realty Trust	Owner Address: 218 East Rd	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	

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

Wood Construction

Special Inspection Agency	Firm	Address, Telephone
1. Special Inspection Company	<i>Structural Design Consulting, Inc.</i>	<i>22 Oakmont Drive Old Orchard Beach, ME 04064-4121 207-934-8038</i>
2. Inspector		
3. Inspector		
4. Testing Agency		
5. Testing Agency		
6. Other		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category	C
Quality Assurance Plan Required (Y/N)	N

Description of seismic force resisting system and designated seismic systems:

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust)	100 mph
Wind Exposure Category	C
Quality Assurance Plan Required (Y/N)	N

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the *Agency Number* on the Schedule.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III.
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international Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special inspector
ICC-RCSI	Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

Other

Soils and Foundations

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Shallow Foundations	N		
2. Controlled Structural Fill	N		
3. Deep Foundations	N		
4. Load Testing	N		
4. Other:	N		

Cast-in-Place Concrete

Item	Req'd Y/N	Agency (Qualif.)	Scope
1. Mix Design	N		
2. Material Certification	N		
3. Reinforcement Installation	N		
4. Post-Tensioning Operations	N		
5. Welding of Reinforcing	N		
5. Anchor Rods	N		
7. Concrete Placement	N		
3. Sampling and Testing of Concrete	N		
1. Curing and Protection	N		
0. Other:	N		

Precast Concrete

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Plant Certification / Quality Control Procedures	N		
2. Mix Design	N		
3. Material Certification	N		
4. Reinforcement Installation	N		
5. Prestress Operations	N		
6. Concrete Placement	N		
7. Sampling and Testing of Concrete	N		
8. Curing and Protection	N		
3. Erected Precast Elements	N		

Masonry

Required Inspection Level: 1 2

Page of

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Material Certification	N		
2. Mixing of Mortar and Grout	N		
3. Installation of Masonry	Y		
4. Mortar Joints	N		
5. Reinforcement Installation	N		
6. Prestressed Masonry	N		
7. Grouting Operations	N		
7. Weather Protection	N		
9. Evaluation of Masonry Strength	N		
10. Anchors and Ties	N		
11. Other:	N		

Structural Steel

Item	Req'd YIN	Agency # (Qualif.)	Scope
1. Fabrication: Quality Control Procedures <input type="checkbox"/> it Exempt	N		
2. Material Certification	N		
3. Open Web Steel Joists	N		
4. Bolting	N		
5. Welding	N		
6. Shear Connectors	N		
7. Structural Details	N		
8. Metal Deck	N		
9. Other:	N		

Cold-Formed Steel Framing

Item	Req'd YIN	Agency # (Qualif.)	Scope
1. Member Sizes	N		
2. Material Thickness	N		
3. Material Properties	N		
4. Mechanical Connections	N		
5. Welding	N		
6. Framing Details	N		
7. Trusses	N		
8. Permanent Truss Bracing	N		
9. Other:	N		

Wood Construction

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures	N		
2. Material Grading	Y	I PE/SE	<i>Verify material grading marks.</i>
3. Connections	Y	I PE/SE	<i>Verify that connections and fastenings comply with Contract Documents</i>
4. Framing and Details	Y	I PE/SE	<i>Verify conformance with Contract Documents</i>
5. Diaphragms and Shearwalls	N		
6. Prefabricated Wood Trusses	N		

FROM DESIGNER: Archetype, P.A.

DATE: 1/3/06

Job Name: 537 Lofts

Address of Construction: 537 Congress Street, Portland, ME

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) Existing M & B, New R-2

Type of Construction Type 3

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? Y it yes, separated or non separated (see Section 302.3) N/A

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

STRUCTURAL DESIGN CALCULATIONS

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
Loft in Fill	40 PSF

Wind loads (1603.1.4, 1609)

- 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)

- Design option utilized (1614.I)
- Seismic use group ("Category") (Table 1604.5, 1616.2)
- Spectral response coefficients, S_{DS} & S_{D1} (3615.1)

- Live load reduction (1603.1.1, 1607.9, 1607.10)
- Roof live loads (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 (1617.6, 1617.5)
- Design base shear (1617.4, 1617.5.1)
- Flood loads (1603.1.6, 1612)
- Flood hazard area (1612.3)
- Elevation of structure
- Other loads
- Concentrated loads (1607.4)
- Partition loads (7607.5)
- Impact loads (1607.8)
- Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

N/A



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: David Lloyd - Archetype, P.A.

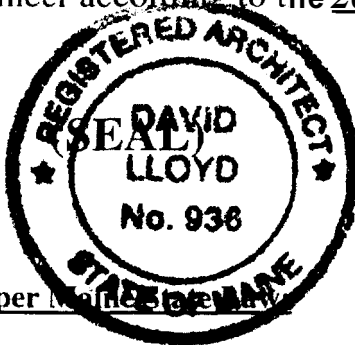
RE: Certificate of Design

DATE: 1/3/06

These plans **and** / or specifications covering construction work on:

JB Brown, 537 Lofts - 537 Congress Street

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: 

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf
Portland, ME 04101

As per Maine Code

\$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.



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: 531-537 Congress Street, 537 Lofts		
Total Square Footage of Proposed Structure 110,520 Sq. Ft. 5th Fl 15,127 Sq. Ft. Mezzanine 9,057 Sq. Ft.	Square Footage of Lot .484 acres	
Chart#037 Block#C Lot# 14	c/o Dirigo Management Co. One City Center Portland, ME 04101	Telephone: (207) 871-1080
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Archetype, PA (207) 772-6022 Agent for: Hega Realty Trust c/o Dirigo Management Co. One City Center Portland, ME 04101	Cost Of Work: \$ 1,100,000 Fee: \$ 9,921.00 C of O Fee: \$ 750.00
Current Specific use: Vacant		
Proposed Specific use: Ten (10) Condominium Units		
Project description: Conversion of office space to ten residential condominium units.		
"COPY"		
Geotech Report: N/A		
Contractor's name, address & telephone: Jim Keeley Keeley Construction, PO Box 1074, Portland, ME 04104 (207) 773-8499		
Who should we contact when the permit is ready: Jim Keelev		
Mailing address: Phone: (207) 773-8499		

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:

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

SPECIFICATIONS

PROJECT:

**537 LOFTS
537 CONGRESS STREET
PORTLAND, MAINE**

OWNER:

**HEGA Realty Trust
C/O Dirigo Management Company
One City Center
Portland, ME 04101**

ARCHITECT:

**ARCHETYPE, P.A.
48 UNION WHARF'
PORTLAND, MAINE 04101**

November 4,2005

INDEX TO
PROJECT MANUAL

November 4,2005

Division 1- General Requirements – Not Used

Division 2 – Site Work – Not Used

Division 3- Concrete – Not Used

Division 4 - Masonry – Not Used

Division 5 – Metals – Not Used

Division 6 - Wood & Plastics – Not Used

Division 7 - Thermal & Moisture Protection – Not Used

Division 8 - Doors & Windows

08150 Elevator Smoke Door

Division 9 – Finishes – Not Used

Division 10 – Specialties – Not Used

Division 11 – Equipment – Not Used

Division 12 – Furnishings – Not Used

Division 13 – Special Construction

13930 Wet Pipe Sprinkler System

Division 14 - Conveying System – Not Used

Division 15 – Mechanical - - Not Used

15010 Basic Mechanical Requirements

Division 16 – Electrical

16000 Basic Electrical Requirements

16721 Fire Alarm Systems

END OF SECTION

SECTION - 08150
Elevator Smoke Door

1.0 GENERAL

1. ■ Roll down smoke door is to be provided at elevator shaft openings on first floor only. Door shall be by Cookson Company (Door Services Inc 797-5696) and meet UL1784 for air leakage.

END OF SECTION

SECTION 13930 - WET PIPE SPRINKLER SYSTEM

I. WORK TO BE PERFORMED

A. Work includes, but is not limited to:

1. Design, fabricate and install an expansion of the existing fire protection automatic wet pipe sprinkler system for building coverage of existing top floors being renovated for apartment units to an NFPA I3 Full Coverage System in accordance with the **standards** of these specifications. The system is to be designed generally for residential high-rise. All rooms and hallways shall be protected. Adjust existing system where required in renovated areas.
2. Drawings of the system shall be reviewed by and acceptable to Fire Marshall's Office of the State of Maine having jurisdiction and the City of Portland fire department.
3. Work begins **from** existing building sprinkler service or extend existing mains **as** applicable. Install new heads in areas of new ceilings in renovated areas **as well as** protection of enclosed areas.
4. The Contractor shall confirm existing pressure and existing operation prior to designing the sprinkler system. The Contractor shall satisfy himself of an adequate water supply prior to designing the expansion of the existing system and shall confirm this through testing, etc. Provide written verification of adequate water supply, pressure and risers for the installation of the upgraded areas and coordinate with local water district.

II. RELATED WORK

- A. See Division 15 - Mechanical.
- B. Division 16 – Electrical Section 16721 – Fire Alarm Systems.

III. QUALITY ASSURANCE

- A. Qualifications of Installers: The entire fire protection automatic sprinkler system shall be fabricated, installed and tested by a licensed Contractor well qualified to install sprinkler systems. He shall submit evidence of his qualifications upon request.
- B. Codes and Standards: In addition to complying with all pertinent codes and regulations, comply with:
 1. All pertinent requirements of National Fire Codes - National Fire Protection Association (NFPA 13).
 2. All pertinent requirements of the Portland Fire Department and Fire Marshal having jurisdiction.

IV. SUBMITTALS

A. Shot, Drawings:

1. Before any fire sprinkler system materials are fabricated submit complete layout and shop drawings to and obtain approval from the Architect/Engineer in accordance with the requirements of the General Conditions and Supplementary Conditions of these specifications.

2. Cut Sheets of all system components.

V. As-Built Drawings and Manuals: Provide equipment installation and maintenance manuals and as-built drawings to the Owner.

VI. Materials

The quality of materials required for this installation shall be that required by the agencies having jurisdiction.

1. Sprinkler Heads:

- a. All sprinkler heads shall be quick response U.L. listed sprinklers and shall be ordinary type tested in accordance with UL-I 99. Sprinkler heads shall be of the required temperature rating for space usage.
- b. Finished areas: Commercial Quick Response, Recessed, Pendent & Sidewall, Automatic Sprinkler Heads - with recessed escutcheon, support cup and head to be painted white by manufacturer.
- c. Unfinished Areas (closets, etc.): Commercial Quick Response, Pendent, Upright & Sidewall (completely heated areas), with brass finish.
- d. Unfinished & Mechanical Areas: Upright or Pendent, Automatic Sprinkler with brass finish.
- e. In addition to the heads actually required for system, Contractor shall furnish three (3) extra sprinkler heads of each type, finish and temperature rating used and two suitable wrenches, all contained in a metal cabinet. The cabinet shall be installed in the same room as the sprinkler entrance valve.
- f. Sprinkler Guards: Provide and install sprinkler guards in all areas where sprinklers might be subject to mechanical damage. Units to be compatible with sprinkler heads.

2. Pipe:

- a. Sprinkler piping shall be all metal and in accordance with NFPA Pamphlet #13.

3. Valves:

- a. All valves shall be the product of one approved manufacturer and shall be designed for pressures suitable for the duties to be imposed upon them in the system. They must be in accordance with the requirements of authorities having jurisdiction over the work.
- b. All shut-off valves on system shall have supervisory switches furnished and installed.

4. Flow Switches: Furnish and install a water flow detector to indicate system water flow. Flow switches have 0 to 60 second retard devices set at a minimum of 30 seconds.

5. Electrical Alarms:

537 LOFTS
PORTLAND, MAINE
OUTLINE SPECIFICATION

- a. Electrical contacts, supervisory switches on all valves shall be supplied and installed.
 - b. Connection to the **alarm** and supervisory contacts and all wiring shall be provided under this section.
- 6.** Backflow Water Protection: Furnish **and** install at water service entrance to meet local water department requirements for all sprinkler systems.
- VII.** Testing: Completed system installation shall be tested according to NFPA 13 to secure approval of the Fire Rating Bureau and the State Fire Marshall. Report testing on approved forms.
- VIII.** Training: Contractor shall provide training to the key personnel on system operation and maintenance.

END OF SECTION

DIVISION 15 - MECHANICAL

Section Basic Methods and Requirements

I. Work Included: Basic Mechanical Materials and Methods: Division 15: Includes, but is not limited to the following:

1. Section Insulation
2. Section Heating, Ventilating, and Air Conditioning
3. Section Controls
4. Section Testing, Adjusting, and Balancing

II. Section Insulation

1. Cold and hot Water Piping – Domestic, Water Loop (heat pumps), Condensate Drains: Fiberglass with ASJ jacket and molded fittings.

III. Section Heating, Ventilating and Air Conditioning:

1. Water Loop and Heating Piping System: Steel schedule **40**, ASTM A- 120 or A-53 with welded pipe 2-1/2” and larger; PVC can be used on the water loop heat pump system .
2. Water Specialties.
3. Pumps: For additional pumping, add third pump for water loop heat pump system if required.

IV. Section Controls

1. Direct Digital Control Systems with stand-alone energy management with ability for networking for sharing and remote operating of information for new apartments to operate water to air heat pumps.
2. Control Wiring and communication wiring shall be plenum rated and be of manufacturer recommendation.
3. Provide variable volume control on existing primary loop water pumps and new third pump to ensure capacity in system at full demand and alternating control to provide equal wear and automatic standby operation .

V. Section Testing, Adjusting, and Balancing

1. Hot Water on heating hot water systems, variable water flow to ensure correct operation on low and high demand of heat.

VI. GENERAL SCORE OF H.V.A.C. SYSTEM

1. The contractor shall provide all supervision, labor, equipment, material, machinery plant, any and all other items necessary to complete the mechanical systems. Small details not usually indicated or specified, but which are necessary for the proper installation **and** operation of the mechanical system, shall be included in the work and in the contractor's estimate the same as if herein specified and as required for a complete workable system.

2. The contractor shall install equipment in accordance with manufacturer's recommendations. Where the specifications conflict with manufacturer's recommendation, it will be the contractor's responsibility to bring this to the attention of the engineers.
3. The work shall include, but not necessarily be limited to the following:
 - A. New Heat Pump Units for each new apartment.
 - B. Ductwork , Registers, Grilles, Diffusers, Filters.
 - C. Duct Insulation.
 - D. Air and Water Balancing and Report.
 - E. Installation of Piping System
 - F. Start-up, Testing and Adjustment.
 - G. Automatic Temperature Controls and Interlock Wiring.
 - H. Removal and/or Relocation of Existing.
4. The workmanship and materials covered by these specifications shall conform to all ordinances and regulations of all authorities having jurisdiction, including but not limited to all applicable regulations of the city, county and state.
5. The contractor shall obtain and pay for all permits, connection and inspections fees as required for the complete installation of the mechanical system. He shall deliver to the owner all certificates of inspections issued by the authorities having jurisdiction.
6. The contractor shall carefully verify all measurements at the site, determine the exact location of all chases and openings required by his work and shall furnish and set all sleeves, inserts and hangers as required for the work herein. All cutting, patching structural steel, weather proofing, and painting for room and wall openings by the general contractor.
7. Water Source Heat Pumps:
 - A. General: provide horizontal or vertical units **as** required with associated control equipment for new units with associated control equipment for units and water loop system as manufactured by Trane, McQuay, or approved equal. Units must fit available space and have multiple choices of positions of supply and return duct connections.
 - B. Main Components and Features: Standard of above Manufacturer
 - C. Condensate Drain Pan: Steel dip painted and insulated pipe to drain.
 - D. Unit Mounted Controls: Factory wired and mounted on unit complete control circuit including high pressure and freeze protectors, relays and **24** volt transformer. Provide automatic changeover and automatic fan cycling room thermostat for occupied-unoccupied control to be tied into existing control system.
 - E. Master Disconnect: Furnish factory wired master disconnect mounted on units.

F. Other Requirements:

1. Disposable Filters: Provide 30 percent efficient disposable filters with spare set supplied with each unit.
2. Hose Kits: Union and flexible hose on supply and return piping connections.
3. UL Listed: Units shall be labeled.
4. Vibration Isolation: Provide rubber-in-sheer isolators for hanging units or isolation for floor mounting.
5. Factory Start-Up: Provide factory start-up on equipment furnished.
6. Extra-Quiet Construction: Provide spring mounts under compressor.

8. Piping:

- A. All piping shall be schedule 40 standard weight, seamless black steel ,P.V.C or copper tubing. Type "L" as applicable.
 1. Schedule **40** fittings shall be screwed 125 lb, best grade with cleanout threads.
 2. Copper type "L" pipe fittings shall be cast bronze solder joint fittings.
 3. Copper piping and fittings shall be installed with soldered joint using the following alloy per ASTM Standard B32.
 - a. 95-5 tin-antimony solder (**200"** F @ 200 PSI)

9. Where minor deviations from plans are required in order to conform to space limitations, such changes shall be made by the contractor at no additional cost to the owner.

10. All equipment shall be started, tested, adjusted, and placed in satisfactory operation condition by the contractor. All new equipment shall be covered for the duration of the manufacturer's guarantee or warranty and the contractor shall furnish the owner with all manufacturer's guarantees and warranties.

11. Diffusers and Grilles

- A. Ceiling diffusers shall be Anemostat and of aluminum construction. See schedule for sizes.
- B. Ceiling return air grilles shall be anemostat and of aluminum construction. See schedule for sizes.
- C. Fresh air intake and exhaust grilles shall be equal to anemostat and shall be of aluminum construction.

12. All insulation including (insulation, jacket, or facing, and adhesive used to adhere to facing or jacket to the insulation) shall have composite fire and smoke hazard ratings, tested by the procedure recommended by ASTM E-84, NFPA 255 or UL 723, not exceeding: flame spread 25 smoke developed **50** accessories, including but not limited to adhesives, mastics, cements, tapes and asbestos cloth for fittings shall have the same component ratings as listed above. All new ducts shall be insulated as follows:

- A. Ductwork
1. Insulate all supply ductwork on discharge of cooking coils, return ductwork in warm space and all fresh air intake ductwork.
 2. Exposed Insulation: Fiberglass vinyl facing, or approved equal, vapor seal duct insulation fastened with screws and caps or clips and seals. Insulation shall be 2" thickness, 314 lb density, neatly and accurately installed to provide a complete seal at duct by sealing joints with "Glasfol" tape 3" wide embedded in asphalt.
 3. Concealed Insulation: 2", 314 lb density flexible vapor seal duct insulation with FRK Facing applied with Tuffbond No. 12. Joints shall be butted and all edges sealed with 4" wide pressure sensitive duct tape.
- B. Piping System
1. All pipe insulation shall be insulated with fiberglass 25 with ASJ Jacket. Flexible Armstrong "Armaflex" may be used on condensate drain piping, where concealed.
13. New ductwork, except exhaust ducts, shall be lined with 1/2 inch thick duct liner from the air handler unit connections to beyond the first elbow and as indicated. Duct liner shall be Armstrong 1/2" thick engineered polymer for duct liner insulation to the interior of ductwork as indicated and called for on the drawings and specifications. Liner must be UL laboratory or factory mutual approved for applications to interior of ductwork.
14. All new ductwork shall be constructed of the best bloom galvanized sheet metal, free from blisters and imperfections and with gauges, joints, bracing and supports to be in strict accordance with the recommendations of the ASHRAE Guide. Cross break flat sides of ducts reduction in duct sizes shall be made with maximum of thirty (30) degree slope. Turning vanes shall be used in all square ninety (90) degree turns.
15. Balancing:
- A. HVAC contractor shall balance all air and water systems to the flow rates noted on the plans. Submit complete report to architects representative.
16. Automatic Temperature Controls:
- A. The HVAC contractor shall furnish and install all control wiring and required control transformers, relays, temperature sensing devices, and all other exterior devices for a complete operating W A C system.
 1. Motorized damper shall be low leakage type.
 - B. Sequence of Operation:
 1. Water source heat pumps : Furnish and wire all necessary components for complete system tie-in to existing control system for occupied -unoccupied control and duty cycling of new heat pumps. Room thermostats shall be provided with heat pumps and mounted and wired under this section.
 - a. Occupied Mode: Unit fan shall run continuously and return air motorized damper shall open to position listed on drawing.

- b. Unoccupied Mode: Unit fan shall be off and unit shall be activated by night setback for thermostat.

END SECTION

DIVISION 16- ELECTRICAL

- I. Section - BASIC ELECTRICAL REQUIREMENTS: Methods required by more than one Project system encompassed by Division 16, including:
- A. Regulatory Requirements.
 - B. Quality Assurance.
 - C. Submittals
 - D. Applicable Publications.
 - E. Equipment Requirements.
 - F. Nameplates and Identification.
- II. Section - Basic Electrical Materials and Methods
- A. Raceways: Rigid Conduit, EMT.
 - B. Wires and Cables: Type THWN, XHHW, NM.
 - C. Boxes.
 - D. Wiring Devices.
- III. Section - Service Entrance
- A. Existing service entrance is 208/120V, 3 phase, provide new and locate within each apartment unit a 100 amp panel and with individual metering located at a central location approved by the local utility for all units.
- IV. Section - Disconnect Switches
- A. Furnished as required.
- V. Section - Grounding
- A. Equipment and all new panels etc shall be grounded according to the latest NEC code .
- VI. Section - Panelboards
- A. Provide all new panelboards with the latest requirements of the NEC and meter banking for all new apartment units.
- VII. Section - Motor Control
- A. Furnished as required.
- VIII. Section - Lighting
- A. Install surface mounted florescent lights in storage and janitor rooms.
 - B. Relocate or replace existing lights as required in corridors, egress areas, etc.

- C. Provide and install emergency lights for corridors, and egress.
 - D. LED lighted exit signs will be provided as required by code .
 - E. Provide specialty lighting in apartment units.
- IX. Section - Computer Networks
- A. Provide computer network service for each apartment.
- X. Section - Fire Alarm System
- A, New system throughout existing building, see expanded section.
- XI. Section - Intrusion Detection System
- A. Install an intrusion detection system for each unit.
- XII. Section - Telephone Systems
- A. Provide conduit, wiring and boxes for new telephone locations in apartments .
 - B. Telephones by owner.
- XIII. Section - Cable Television Systems
- A. Install conduit ,cable and boxes for cable TV system.

****END****

SECTION 16721 – FIRE ALARMS SYSTEMS

I. WORK INCLUDED:

- A. **This** specification outlines the requirements ~~for~~ new automatic addressable fire detection and alarm system to include all existing building (high-rise residential and commercial mix and demolition and removal of existing zoned fire **alarm** system).
- B. The work described in this specification consists of all labor, materials, equipment and services necessary and required to complete and test the automatic fire detection and alarm system. **Any** material not specifically mentioned in this specification or not shown on drawings but required for proper performance and operation shall be furnished and installed.

II. REQUIREMENTS

- A. This installation shall be made in accordance ~~with~~ the drawings, specification and the following:
 - 1. National Electrical Code - NEC 2004
 - 2. National Fire Protection Association Standard (NFPA)
 - 3. Local Codes **and** Authorities Having Jurisdiction
 - 4. Underwriters Laboratories Inc. (UL) publications:
 - 5. The Americans with Disabilities Act (ADA)
- B. Wiring requirements for shielding certain conductors from others or routing in separate raceways shall be **as** recommended by the manufacturer's documentation.
- C. The system including all components shall be listed by Underwriters Laboratories, Inc. for use **as** a fire protective signaling system.

III. GENERAL

- A. The Contractor shall furnish and install complete and ready for operation new automatic fire detection and alarm system including detectors, manual stations, emergency/voice and alarm devices, wiring, components, appurtenances and accessories, and all **wiring** and connections to devices furnished by others.
- B. All references to model **numbers** and other pertinent information herein is intended to establish minimum **standards** of performance, quality and construction.

IV. MATERIALS AND EQUIPMENT

- A. All materials, equipment, accessories, devices and other facilities and noted on the contract drawings and on the Contractor's approved working drawings and installation specifications shall be best suited for its intended use and shall conform to applicable and recognized standards for their use. All equipment shall be the standard cataloged products of a single manufacturer.
- B. Control Equipment

537 LOFTS
PORTLAND, MAINE
OUTLINE SPECIFICATION

1. Dynamic supervision of system electronics, wiring, detection devices and software shall include all new work by the service company.
2. Addressable photoelectric type smoke detector sensitivity shall be reported at the control panel when requested. The electronic readout of detector sensitivity shall be equivalent to sensitivity readings made with a meter for a non-addressable detector, but shall be read at the control panel digital annunciator. The total building shall be covered with smoke detectors. Units in new apartments shall alarm only in its unit and send a trouble signal to the main panel identifying the apartment unit.
3. It shall be possible to change the detector sensitivity from the control panel within maximum and minimum values as defined by the UL listing of the detectors.
4. New water-flow switch alarm, low pressure trouble, and automatic sprinkler system supervisory switch connections shall be wired and annunciated in conformance with the National Fire Code.
5. The system power supply shall have integral uninterruptable power source or UPS. This UPS shall provide continuous power to the system in the event of a commercial power failure. Additional capacity shall be sized to provide 60 hours of standby operation followed by 10 minutes of alarm.

V. INSTALLATION

- A. All fire alarm junction boxes **must** be clearly marked for easy identification. All wiring shall be in conduit, EMT thin-wall or other approved methods. Flexible connectors shall be used for all devices mounted in suspended lay-in ceiling panels. All conduit, mounting boxes, junction boxes and panels shall be securely hung and fastened with appropriate fittings to insure positive grounding throughout the entire system.

VI. TESTS AND REPORTS

- A. Provide the service of a competent, factory-trained engineer or technician authorized by the manufacturer of the fire alarm equipment to technically supervise and participate during all of the adjustments and tests for the system. Make all adjustments and tests in the presence of the Owner's Representative.

END OF SECTION

FROM DESIGNER: Archetype, P.A.

DATE: 11/4/05

Job Name: 537 Lofts

Address of Construction: 537 Congress Street, Portland, ME

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) Existing M & B, New R-2

Type of Construction Type 3

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? Y if yes, separated or non separated (see Section 302.3) N/A

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

STRUCTURAL DESIGN CALCULATIONS			
	Submitted for all structural members (106.1, 106.1.1)		Live load reduction (1603.1.1, 1607.9, 1607.10)
			Roof live loads (1603.1.2, 1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)			Roof snow loads (1603.1.3, 1608)
Uniformly distributed floor live loads (1603.1.1, 1607)			Ground snow load, P_g (1608.2)
Floor Area Use	Loads Shown		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)
Wind loads (1603.1.4, 1609)			Flood loads (1603.1.6, 1612)
	Design option utilized (1609.1.1, 1609.6)		Flood hazard area (1612.3)
	Basic wind speed (1609.3)		Elevation of structure
	Building category and wind importance factor, I_w (Table 1604.5, 1609.5)		Other loads
	Wind exposure category (1609.4)		Concentrated loads (1607.4)
	Internal pressure coefficient (ASCE 7)		Partition loads (1607.5)
	Component and cladding pressures (1609.1.1, 1609.6.2.2)		Impact loads (1607.8)
	Main force wind pressures (1609.1.1, 1609.6.2.1)		Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)
Earthquake design data (1603.1.5, 1614 - 1623)			
	Design option utilized (1614.1)		
	Seismic use group ("Category") (Table 1604.5, 1616.2)		
	Spectral response coefficients, S_{DS} & S_{D1} (1615.1)		



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

ACCESSIBILITY CERTIFICATE

Designer: David Lloyd, Archetype, P.A.

Address of Project: 537 Congress Street

Nature of Project: Conversion of office space to ten condominium units.

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.

Signature: 

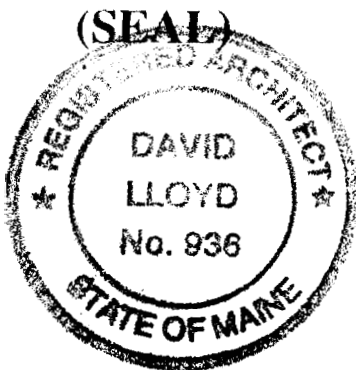
Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022



MEMO

Date: February 15,2005
To: Hega Realty Trust
From: Bill Hopkins – Archetype, P.A.
RE: J.B. Brown Block – 437 Congress Street – Portland,ME

Mike Nugent, Chief of Code Enforcement, and Lt. McDougall, Portland Fire Dept., has agreed to the following conditions for the conversion of the 5th floor and mezzanine into residential units. Currently, buildings of this type do not allow residential units above the 4th floor unless the building is fireproofed and each floor is divided with fire walls (continuous from the basement to the roof) into areas no greater then 3000 sq. ft. They will waive this requirement with the installation of the following:

- A new digital fire alarm system with emergency voice /alarm communicators
- New smoke detectors throughout the building, tied into the new system
- Manual pull stations alarms at each stairwell, tied into new alarm
- Smoke louvers at elevator doors. As required by the 2003 ICC Code
- A layer of sheetrock on the 4th floor ceiling

All new work would, of course, conform to current codes.

Applicant: Helga Realty

Date: 10/22/05

Address: 531-537 Congress St

C-B-L: 037-C-014

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Bldg

#05-1670

Zone Location - B-3

Interior or corner lot -

Proposed Use/Work - to change the use of 5th & 6th floors from offices to 10 residential

Sewage Disposal - city Condominium ~~dwelling unit~~

Lot Street Frontage -

Front Yard - N/A

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height - No change

Lot Area - N/A

Lot Coverage/ Impervious Surface - 100% permitted

Area per Family - None req

Off-street Parking - None req. in B-3 for change of uses within existing Bldgs

Loading Bays -

Site Plan - #2005-0117 major subdivision

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

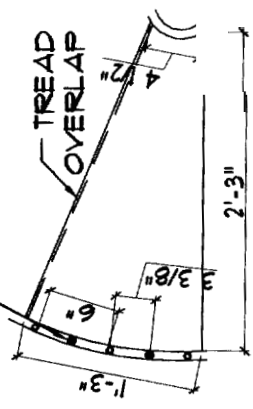
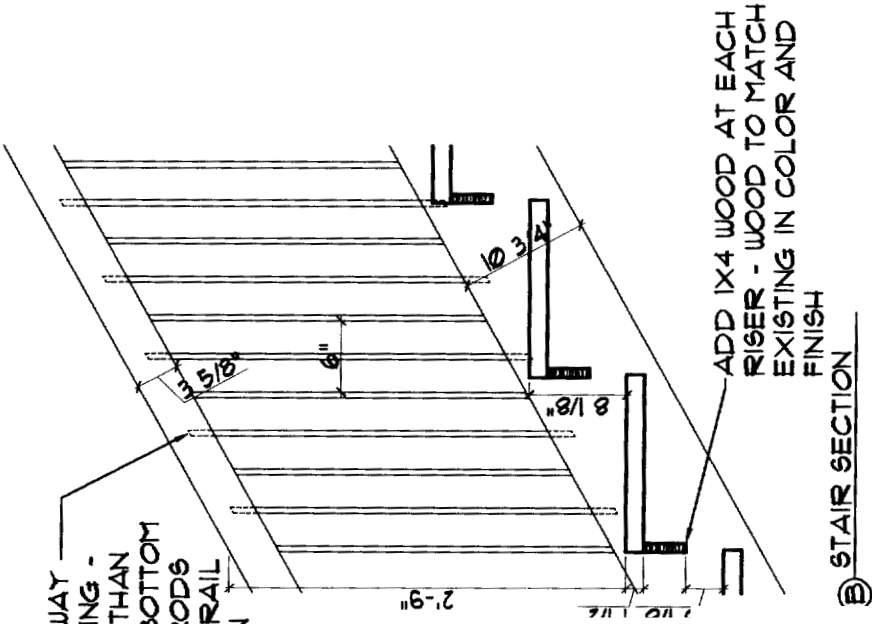
SK 01

SK TO SHEET A02
Date 13 January 2006
Scale AS SHOWN

EXISTING STAIR
ALTERATION DETAILS

537 LOFTS
337 CONGRESS STREET
PORTLAND, MAINE

ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056



12 TREADS
TOTAL RISE 9'-1 1/2"

TREAD PLAN

EXISTING SPIRAL STAIR ALTERATION DETAILS
SCALE: 3/4"=1'-0"

EXISTING STRUCTURES

537 LOFTS
537 CONG ST.

TABLE 3410.7
SUMMARY SHEET - BUILDING CODE

Existing occupancy B - VACANT Proposed occupancy R2
 Year building was constructed 1935 Number of stories 6 Height in feet 65
 Type of construction 3B Area per floor 15,000 / 8,000
 Percentage of open perimeter % Percentage of height reduction %
 Completely suppressed: Yes No Comdor wall rating 1 HR
 Compartmentation: Yes No Required door closers: Yes No
 Fire-resistance rating of vertical opening enclosures All ENCLOSED BY 2HR
 Type of HVAC system , serving number of floors
 Automatic fire detection: Yes No type and location PER NFPA 72
 Fire alarm system: Yes No type NFPA 70 SUP. ALARM
 Smoke control: Yes No type
 Adequate exit routes: Yes No Dead ends: NONE Yes No
 Maximum exit access travel distance 50 Elevator controls: Yes No
 Means of egress emergency lighting: Yes No Mixed occupancies: Yes No

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
3410.6.1 Building Height	0 -1	-1	-1
3410.6.2 Building Area	16 +18.75	+18.75	18.75
3410.6.3 Compartmentation	16 20	16 16	16
3410.6.4 Tenant and Dwelling Unit Separations	2	2	2
3410.6.5 Corridor Walls	2	2	2
3410.6.6 Vertical Openings	7	7	7
3410.6.7 HVAC Systems	5	5	5
3410.6.8 Automatic Fire Detection	6	6	6
3410.6.9 Fire Alarm System	0	0	0
3410.6.10 Smoke control	****	0	0
3410.6.11 Means of Egress	****	0	0
3410.6.12 Dead ends	****	2	2
3410.6.13 Maximum Exit Access Travel Distance	****	16	16
3410.6.14 Elevator Control	0	0	8
3410.6.15 Means of Egress Emergency Lighting	****	0	8
3410.6.16 Mixed Occupancies	0	****	0
3410.6.17 Automatic Sprinklers	4	4 +2 = 2	4
3410.6.18 Incidental Use	0	0	0
Building score — total value	63.75	73.75	25.75

***No applicable value to be inserted.

TABLE 3410.9
EVALUATION FORMULAS

FORMULA	T.3409.7	T.3409.8	SCORE	PASS	FAIL
FS-MFS ≥ 0	52.75 (FS)	17 (MFS) =	40.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ME-MME ≥ 0	73.75 (ME)	34 (MME) =	39.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GS-MGS ≥ 0	25.75 (GS)	34 (MGS) =	41.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. FS = Fire Safety MFS = Mandatory Fire Safety
 ME = Means of Egress MME = Mandatory Means of Egress
 GS = General Safety MGS = Mandatory General Safety

From: Marge Schmuckal
To: Ethan Boxer-Macomber; Mike Nugent; Sarah Hopkins
Date: **12/14/2005 12:08:10 PM**
Subject: 531 Congress Street

Just as an update:

I am still waiting for a stamped approved site plan for this project. I understand there to be one somewhere out there. I would appreciate it if someone could get me a copy so that I could dispatch of the building permit that has been sitting on my desk for a Bit. I'd like to move it on.....

Thanks,
Marge

recaived
12/22/05

From: Marge Schmuckal
To: David Lloyd; Mike Nugent
Date: 12/7/2005 9:19:32 AM
Subject: Re: Good morning

On 11/18/05 I e-mailed Planning for a stamped approved site plan. I received an e-mail back from Ethan who stated that they were approved by the PB with conditions, and they have never followed up showing that they addressed those conditions. I'm still waiting for a stamped approved site plan. David, please follow-up with Ethan so that I can get all the materials that I need to approve this project. Thanks,
Marge

>>> Mike Nugent 12/7/2005 8:56:42 AM >>>
Neither permit are to me yet, I'll check with Marge and Fire

>>> "David Lloyd" <lloyd@archetypepa.com> 12/7/2005 8:24:02 AM >>>
Happy Holidays Mike I am contacting you to see how we are doing on the following submissions: 531 to 537 Congress Street It is being called 537 lofts 10 Congress Plaza Both of these jobs are on tight time frames and owners and GC need to start on January one 2006 Thanks Mike, always appreciative David
David Lloyd
Archetype, P.A.
48 Union Wharf
Portland, ME 04101
Phone: (207) 7726022
Fax: (207) 772-4056
lloyd@archetypepa.com
<http://www.archetype-architects.com>

CC: Ethan Boxer-Macomber; Gregory Cass

From: Ethan Boxer-Macomber
To: Hopkins, Sarah; Schmuckal, Marge
Date: 11/18/2005 4:28:45 PM
Subject: Re: 531 Congress St

Marge-

This is a classic case where they left the public hearing with conditions and we never heard from them again. I will follow up with Architype first thing Monday morning.

Ethan

Ethan Boxer-Macomber, AICP
Planner
City of Portland Planning Division
389 Congress Street
Portland, ME 04101

Tel: 207.756.8083
Fax: 207.756.8258

>>> Marge Schmuckal 11/18/2005 4:02:01 PM >>>

Sarah,

We have a building permit application for a change of use from office space to 10 residential condos.

Can I get a stamped approved site plan for this project - your #2005-0117?

thanks,

Marge

From: Sarah Hopkins
To: Marge Schmuckal
Date: 11/18/2005 4:12:07 PM
Subject: Re: 531 Congress St

we are so bad at sending down plans. I apologize. I've forwarded your request on to Ethan.

-s

>>> Marge Schmuckal 11/18/2005 4:02:01 PM >>>

Sarah,

We have a building permit application for a change of use from office space to 10 residential condos.

Can I get a stamped approved site plan for this project - your #2005-0117?

thanks,

Marge



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.

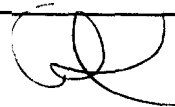
Total Square Footage of Proposed Structure 110820 Sq. Ft. 5th Fl 15,127 Sq. Ft. Mezzanine 9,057 Sq. Ft.		Square Footage of Lot .484 acres
Tax Assessor's Chart, Block & Lot Chart#037 Block#C Lot# 14	Owner: Hega Realty Trust c/o Dirigo Management Co. One City Center Portland, ME 04101	Telephone: (207) 871-1080
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Archetype, PA (207) 772-6022 Agent for: Hega Realty Trust c/o Dirigo Management Co. One City Center Portland, ME 04101	Cost Of Work: \$ 1,100,000 Fee: \$ 9,921.00 C of O Fee: \$ 750.00
<u>Vacant</u> <u>Ten (10) Condominium Units</u>		
Geotech Report: N/A		
Contractor's name, address & telephone: Jim Keeley Keeley Construction, PO Box 1074, Portland, ME 04104 (207) 773-8499		
Who should we contact when the permit is ready: <u>Jim Keeley</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 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: 11-15-05
---	----------------

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