37-F-12

2007-0095

489 Congress St.

Research Library

Maine Historical Society

on Spreadsheet

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

2007-0095
Application I. D. Number

5/30/2007
Application Date

Mhs Inc
Applicant

489 Congress St, Portland, ME 04101
Applicant's Mailing Address

Maine Historical Society Research Libr
Project Name/Description

Consultant/Agent

489 - 489 Congress St, Portland, Maine
Address of Proposed Site

Agent Ph: **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

037 F012001
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)

Proposed Building square Feet or # of Units	Acreage of Site	Zoning
	.87	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 _____

Planning Approval Status:

Reviewer _____

☐ **Approved** ☐ **Approved w/Conditions** See Attached ☐ **Denied**

Approval Date _____ Approval Expiration _____ Extension to _____ ☐ Additional Sheets Attached

☐ OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee ☐ **Required*** ☐ **Not Required**

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

☐ Performance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit Issue	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	expiration date
☐ Final Inspection	date	signature	
☐ Certificate Of Occupancy	date		
☐ Performance Guarantee Released	date	signature	
☐ Defect Guarantee Submitted	submitted date	amount	expiration date
☐ Defect Guarantee Released	date	signature	

SEBAGO TECHNICS, INC.
One Chabot Street
P.O. Box 1339
WESTBROOK, ME 04098-1339

Phone (207) 856-0277 FAX (207) 856-2206

LETTER OF TRANSMITTAL
20728

DATE	JOB NO.
7/3/07	06020

ATTENTION Shukria Wiar

RE: Maine Historical Society
Research Library

TO City of Portland
389 Congress Street
Portland, ME 04101

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5	7/2/07		Review Comments Response Letter w/ attachments
5	7/2/07		Revised Plan Set (30"x42")
1	7/2/07		Revised Plan Set (11"x17")

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Here are our responses to your questions regarding the Maine Historical Society Library. Our plans have been revised to depict your comments. If you have any questions do not hesitate to call.

Regards,
Jay Haskell (PM Dan Riley)

COPY TO _____

SIGNED: Jay Haskell

If enclosures are not as noted, kindly notify us at once.

CONSIGLI
Est. 1905

Alexander Jaegerman
Planning Division Director
City of Portland
389 Congress Street
Portland, ME 04101

RE: 489 Congress Street – Brown Street Utilities

Mr. Jaegerman,

Consigli Construction has been working with the Maine Historical Society on their Research Library Project. This project has gone through the minor site plan application process. All noted items on the minor site plan approval have been addressed, the building permit has been submitted with all applicable fees, the letter of credit for the improvements will be forwarded to the City no later then Tuesday of this week and the 2% inspection fee check was delivered to the City today.

We met with City officials this afternoon for a pre-con meeting to perform our utility work in Brown Street. At the end of the meeting, Phil DiPierro informed us that we were essentially set to go, pending our building permit. From earlier discussions with Phil, we were under the impression that we would be allowed to perform our work in Brown Street ahead of the issuance of the building permit. An easement issue greatly slowed our progress in submitting the building permit application, which has had a cascade effect on the schedule.

We desperately need to complete the Brown Street utility work this fall in order stay on schedule and prevent the Historical Society from incurring additional costs. The projected time we would need to be in Brown Street is 6 days and we are up against paving and street work cut off dates.

We respectfully request that the Brown Street utility work be decoupled from the building permit so we can begin this work immediately. We will be submitting a revised traffic plan today to Jim Carmody, which he verbally accepted in the kick-off meeting. Pending the issuance of the revised traffic plan and the letter of credit, the only thing stopping us from proceeding in Brown Street is your blessing.

If there is anything that can be done to allow us to perform our limited scope of work in Brown Street prior to the issuance of the building permit (which I believe is at least 4 weeks out), it will go a very long way towards ensuring the success of the project.

Please let me know if this is possible and what, if any additional information is required for you to consider this option.

Thank you in advance for your time and consideration.

Sincerely,

Consigli Construction Co., Inc.
Nick Collins
Project Manager

Cc: Richard D'Abate – MHS
File

CONSIGLI CONSTRUCTION CO., INC.
197 Main Street Milford, MA 01757
t. 508.473.2580 f. 508.473.3588
www.consigli.com

84 Middle Street Portland, ME 04101
t. 207.773.3000 f. 207.773.2800

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
07-1305	10/17/2007	037 F014001

Location of Construction:	Owner Name:	Owner Address:	Phone:
483 CONGRESS ST	MAINE HISTORICAL SOCIETY	485 CONGRESS ST	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Consigli Construction	50 Monument Square Suite 300 Portla	(207) 748-4173
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Additions - Commercial	

Proposed Use:	Proposed Project Description:
Maine Historical Society - Demolition of existing addition construction of new addition. Renovations & Restoration of historical Library	Demolition of existing addition construction of new addition. Renovations & Restoration of historical Library

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/31/2007

Note: **Ok to Issue:** ☑

1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2) Separate permits shall be required for any new signage.
3) This permit is being built with the understanding that the noise levels for the HVAC will be monitored after installation and will be made to conform with the maximum allowed decibel levels as stated under the B-3 zone. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED PRIOR TO SHOWING THAT THE NOISE ORDINANCE REQUIREMENTS SHALL BE MET.

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:** ☐

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 11/01/2007

Note: **Ok to Issue:** ☑

1) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance
2) Application requires State Fire Marshal approval.
3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
4) All construction shall comply with NFPA 101
5) A single source supplier should be used for all through penetrations.

Comments:

10/31/2007-mes: wait for stamped approved site plan PRIOR to issuing permit.

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

August 10, 2007
06020

Shukria Wiar, Planner
City of Portland
389 Congress Street
Portland, ME 04101

Maine Historical Society Research Library – Site Plan Review, Submitted May 30, 2007
City Review Comments dated July 19, 2007 and July 25, 2007

Dear Shukria:

We have received your recent comments related to our July 2, 2007 Site Plan submittal for the Maine Historical Society Research Library. We have received two sets of comments: a review memorandum from Woodard and Curran dated July 19, 2007 and comments received in your e-mail of July 25, 2007. We have revised the plans in response to those comments. Additional revisions as described below are included in the attached plans.

The following items present the text of the review comments in italics, followed by our response.

Review Comments received via e-mail dated July 25, 2007

Also I would like a little more information on the following items:

1. *A Photometric Plan - please submit a copy of this plan.*

   As we have discussed by telephone, a Photometric Plan is impractical to prepare, as all of the proposed lighting are landscape scale, low wattage fixtures intended to only illuminate the walking path, lower building façade and the landscaping in the historic garden. The applicant requests a waiver of the Photometric Plan requirement.

   The lighting fixture locations and schedule are provided on Sheets E-1, E-3 and E-4. As indicated in the schedule on Sheet E-1, the fixtures are all low wattage (20-watt, 35-watt and 39-watt) landscapes fixtures.

   The intent for the site lighting is as follows:

   - Fixture LA: In-ground 39-watt light to illuminate the brick-building wall at garden level (approx 7'-0" h.) with grazed light. The fixture is to be positioned and angled to highlight the texture of the bricks below the new soffit. This fixture is a recessed housing fixture.

- Fixture LB: 39-watt downlight for access to new exterior doors.

- Fixture LC: Downlighting onto the ground at the location of a reproduction of historic Children's Gate.

- Fixture L-1: Uplight with shielding to illuminate focal point trees at garden, as well as provide modest lighting at the existing library for nighttime entrance. The fixture is used in the latter location to avoid the installation of building-mounted lighting at the historic façade. While given the term "mini-flood" these are best understood as modest directional lights.

- Fixture L-2: Downlight at the garden for paths, stairs, ramp, and general foliage lighting.

As indicated on the Grading Plans, all of the proposed light fixtures are located in the garden, and are screened from view from abutting properties.

2. *What is the height and wattage of the L2 lighting fixture? The City's Lighting Standards requires that all proposed lighting fixtures be cut off. Please address this issue.*

The L-2 fixture is a 20-watt fixture mounted on a 24-inch tall pole. The fixture is mounted at a downward angle for footpath illumination.

All of the proposed fixtures have recessed elements such that the lenses, refractors and lamps sources do not extend below the surface of the fixture housing. Cut sheets illustrating the fixture design are attached.

3. *The parking lot shows a 22' aisle but our standards require a 24' aisle width. Please request a waiver of this standard.*

The applicant requests a waiver of the dimensional standards for the existing and proposed site parking lot. This lot has served the Maine Historical Society for many years. The Existing Striping Plan is documented on the Existing Conditions Plan attached with the application.

The parking in this lot is by permit only for 32 employees and tenants of the Maine Historical Society building. No public parking is provided and the Maine Historical Society is not adding new employees as part of the proposed building expansion. The Proposed Striping Plan maintains or increases the isle widths and stall dimension compared to the Existing Striping Plan.

The Maine Historical Society is currently planning and conducting fund raising for an expansion of their main building into this parking lot. The project is expected to begin within 2 to 3 years and will comprehensively address the Historical Societies' parking requirements.

4. *Landscaping - please list the sizes and quantities of each proposed plants.*

A complete schedule of plantings is provided on the Landscape Plan, Sheet L4 and L5. Please note that as indicated on Sheet L5, some planting areas are simply identified with square footages of planting, with the final number of plants to be coordinated by the landscape architect with the client prior to installation. The plans have been prepared in this manner as the Historic Preservation Commission has required that the planting plans duplicate plans prepared for the garden in the 1920s.

5. *Add a retaining wall typical to the civic details on S1 and S2.*

The retaining wall details are shown on the Structural Plans, Sheet S2.4

Review Comments- Woodard and Curran memorandum dated July 19, 2007

1. *All engineering drawings must be stamped and signed by a professional engineer.*

The attached plans are stamped by the professionals who have prepared them.

2. *No detail for the construction of the brick handicap ramps has been provided.*

The brick sidewalk/driveway ramp detail has been revised as requested. This is the only location where a brick handicap ramp is proposed.

3. *Detail call-outs on Sheet L1 need to be updated to reflect the new detail Sheet Number (L4). Detail call--outs should be added to brick sidewalk on the site plan (C1.1) to clarify a different brick detail than used in landscaping.*

The brick sidewalk/driveway ramp detail has been revised as requested. This is the only location where a brick handicap ramp is proposed. The detail on C1.1 has been revised as requested.

4. *Multiple aspects of the parking lot do not comply with City standards. Many of the parking spaces are smaller than the required 19' by 9' dimensions. Also, the aisle between the 90 degree parking spaces is only 22-feet, less than the 24-feet required. The 16-foot driveway does not comply with the minimum standards of 24-feet.*

The applicant is requesting a waiver of the parking lot dimensional standards. (See response above.)

5. *According to ADA Accessibility Guidelines 4.1.2(5)(a) and (b), "if self parking is provided for employees or visitors, each parking area/lot or structure is required to have accessible parking spaces." For a parking lot with 26 to 50 parking spaces, a minimum of 2 accessible spaces is required. In addition, at least one space must be van accessible and be serviced by a 96–inch wide access aisle.*

The plans have been revised to re-stripe a portion of the existing parking to remain to provide two van accessible handicap parking spaces. The Re-striped Parking Plan will provide 37 parking spaces on the site.

6. *The sidewalk from the entrance that is being closed to Congress Street is in poor condition and should be rebuilt.*

As we have discussed by telephone, the Maine Historical Society is currently planning and raising funds for a significant expansion of their main building along Congress Street.

We anticipate that the project will be brought forward for Site Plan review in the next 2 to 3 years. We anticipate that this project will disturb this area of the sidewalk and we are hesitant to construct a new sidewalk now, only to remove and reconstruct it in two years time.

As such, we are requesting that the City allow the applicant to defer the reconstruction of the sidewalk adjacent to the existing building, and not disturbed by the proposed construction for two years or until that project comes forward.

We are hopeful that these responses and the revised plans address the comments received to date. Please contact me if you have any questions or require additional information.

Sincerely,

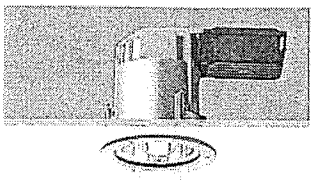
SEBAGO TECHNICS, INC.

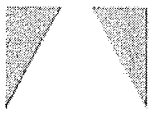
Troy Parcum FOR DANIEL RILEY

Daniel Riley
Senior Project Manager

DLR:dlr/dlf/kn
Enc.

cc: Susan Morgan, Schwartz-Silver Architects



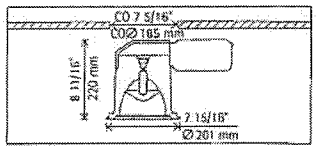


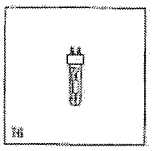
and screw-tightening. Side-mounted control gear: cast aluminum, black powder-coated.
Electronic control gear 120V/277V, 60Hz. Through-wiring possible.
Low brightness reflector: aluminum, specular anodized. Cut-off angle 30° from horizontal. Diffuser as lamp cover: glass, frosted.
Screw-fastened cover ring with safety glass: corrosion-resistant, cast aluminum, No-rinse surface treatment.
Silver, double powder-coated. To be removed together with low-brightness reflector for lamp replacement.
Suitable for wet location (IP65): dust-proof and water jet-proof.

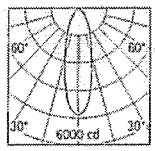
LC

ERCO # B1022.023

81022.023 Reflector silver ECG
T6 39W G12 3400lm
Weight 9.26lbs / 4.20kg
cULus Dry Damp Wet
→Outdoor

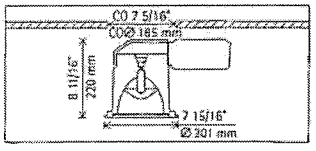


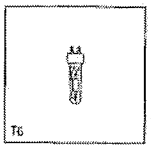


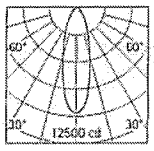


h(ft)	E(fc)	D
		29°
3	518	1'7"
6	129	3'1"
9	58	4'8"
12	32	6'2"
15	21	7'9"

81030.023 Reflector silver ECG
T6 70W G12 7100lm
Weight 9.26lbs / 4.20kg
cULus Dry Damp Wet
→Outdoor

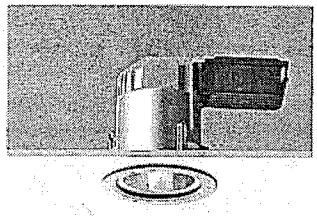


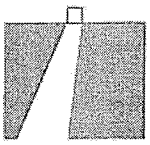


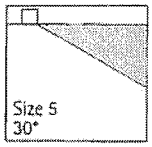


h(ft)	E(fc)	D
		29°
3	1081	1'7"
6	270	3'1"
9	120	4'8"
12	68	6'2"
15	43	7'9"

LC Directional luminaire for metal halide lamps

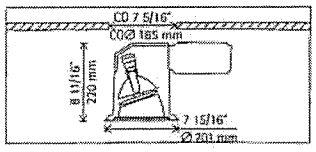


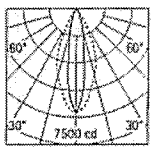




Housing: cast aluminum, silver powder-coated. Lampholder carrier 0°-15° tilt. Mounting with 3-point support and screw-tightening. Side-mounted control gear: cast aluminum, black powder-coated.
Electronic control gear 120V/277V, 60Hz. Through-wiring possible.
Low brightness reflector: aluminum, specular anodized. Cut-off angle 30° from horizontal.
Spot reflector: aluminum, silver, specular anodized. Sculpture lens.
Screw-fastened cover ring with safety glass: corrosion-resistant, cast aluminum, No-rinse surface treatment.
Silver, double powder-coated. To be removed together with low-brightness reflector for lamp replacement.
Suitable for wet location (IP65): dust-proof and water jet-proof.

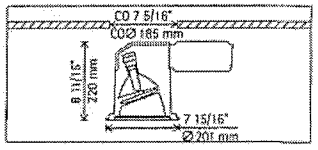
81023.023 Reflector silver ECG
T4 39W G8.5 3300lm
Weight 9.92lbs / 4.50kg
cULus Dry Damp Wet
→Outdoor

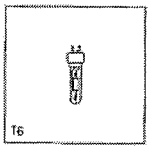


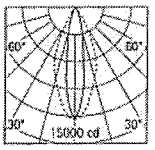


h(ft)	E(fc)	D	
		17° C0	42° C90
3	639	0'11"	2'4"
6	160	1'10"	4'7"
9	71	2'8"	6'11"
12	40	3'7"	9'3"
15	26	4'6"	11'6"

81031.023 Reflector silver ECG
T6 70W G12 7100lm
Weight 9.92lbs / 4.50kg
cULus Dry Damp Wet
→Outdoor







h(ft)	E(fc)	D	
		17° C0	42° C90
3	1375	0'11"	2'4"
6	344	1'10"	4'7"
9	153	2'8"	6'11"
12	86	3'7"	9'3"
15	55	4'6"	11'6"

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

May 24, 2007
06020

Ms. Barbara Barhydt
Development Review Services Manager
City of Portland Planning Department
389 Congress Street
Portland, ME 04101

Minor Site Plan Application
Maine Historical Society Research Library, 489 Congress Street and Preble Street

Dear Barbara:

On behalf of the Maine Historical Society, Sebago Technics, in association with Schwartz/Silver Architects and Michael Boucher Landscape Architecture, has prepared the attached minor site plan application for the proposed building addition to the Maine Historical Society Research Library located at 489 Congress Street. We understand that Schwartz/Silver Architects met with you on March 29th as part of a PREP meeting to discuss preliminary plans for the project.

The proposed project involves the demolition of a 1951 addition, construction of a new addition, and renovations to the existing 1907 library building. Site improvements include the installation of new utility services for the library and the rehabilitation of a historic garden located adjacent to the Library behind the Longfellow House.

The property (shown on the City of Portland Tax Map 37, Block F as Lots 12, 14 and 17) is located in the B-3 Zone. The record owner of the property is the Maine Historical Society. The total estimated cost of the development is approximately 5.15 million dollars.

The following narrative is provided to address the requirements for site plan applications outlined in the City Site Plan Review Ordinance. Appropriate exhibits are attached as indicated.

1. Existing Conditions and Proposed Uses

The site is currently fully developed with buildings and paved parking areas. Existing buildings on the site are the Henry Wadsworth Longfellow House, the Maine Historic Society Museum and Office building, and the Maine Historic Society Research Library. The existing Research Library building is located to the rear (north) of the Longfellow House, landlocked by adjacent buildings to the north and east, and bordered by a historic garden to the west. The Research Library comprises approximately 12,636 square feet. This includes an original building (9,343 square feet) constructed in 1907 and the Nichols Wing (3,292 square feet) constructed in 1951. The existing garden is about 25 feet wide, with a brick retaining wall supporting the Maine Historical Society parking lot accessed along Brown Street.

The garden drops in elevation from approximately elevation 84 feet at the rear of the Longfellow House to approximately elevation 75 feet at the north end of the garden. The parking lot is approximately six feet above grade level at the garden. Currently, sanitary sewer and storm drainage combines at the northerly end of the site. A combined sewer runs from the northerly end of the garden, below and between existing buildings to the north and east, and eventually discharges to the City's sewer in Preble Street, approximately 150 feet from the site.

The proposed development will include the following improvements:

- The demolition and replacement of the Nichols Wing of the research library (3,293 square feet) with a new 11,125 square foot structure, resulting in a net addition of 7,547 square feet.
- Demolition and reconstruction of the existing garden and parking lot, including the reconstruction of the retaining wall, including a new egress stairway that will provide a second means of egress from the garden.
- Landscape rehabilitation of the historic garden
- New storm drainage and sanitary services for the facility (existing Research Library to remain and the new addition). The new storm and sanitary services are proposed to connect into the combined sewer in Brown Street and will be separated to the property line.
- New underground water, electrical power, and telecommunications utility services from Brown Street.
- A backup power generator for emergency power to the building's foundation drainage sump pumps (discharging to the new storm drainage system).
- Site lighting in the garden area.
- Reconstruction of sidewalk and pavement disturbed in Brown Street for the installation of new utility construction.
- New electrical transformer as required by Central Maine Power Company.

Our review of the performance standards for the B-3 Zone indicates the required parking is one parking space for every 400 square feet of space not including storage. The requirements for this expansion will require four additional spaces; see Exhibit 7 for a full explanation of the parking analysis for this site.

2. Land Areas

The total land area of the parcel is 37,778 square feet. The existing Research Library (including the Nichols Wing) comprises 12,636 square feet (gross floor space) with a combined footprint of approximately 4,166 square feet.

The proposed Library (including the existing Library building to remain) will comprise approximately 20,183 square feet (gross floor space) with a combined footprint of approximately 5,386 square feet.

The project will yield net increases of 7,547 gross floor space and a1,220 square foot footprint.

The site is also occupied by the Maine Historical Society Museum and offices (16,010 floor square feet, 7,780 square foot footprint) and the Longfellow House (1,688 square foot footprint)

3. Easements

There are currently no easements across the property. The applicant is proposing two new easements:

- One easement for footings of the new addition to cross the property line below grade to the north and the east.
- One easement to cross the property line at the northwest corner of the site to allow for a new egress stair to provide a second means of egress from the existing garden.

4. Solid Waste

The proposed use of the property is a Museum and Library. It is anticipated that the expansion will not generate any additional solid waste. Solid waste disposal will be handled by an existing dumpster.

5. Availability of Off-Site Facilities

We anticipate that the proposed building will utilize the existing water, sanitary sewer, and overhead electric utility connections to the property which will be rerouted to Brown Street and upgraded from the current layout to accommodate the proposed expansion.

A letter of water service capacity has been submitted to the Portland Water District and is attached. We have requested a letter of sewer service capacity from the City of Portland Public Works Department; a copy of our request is attached, and the capacity approval letter will be forwarded when received.

The project site has frontage on both Congress Street and Brown Street. The proposed vehicle access from Brown Street will utilize an existing curb cut.

6. Stormwater Management

This stormwater management report has been prepared to evaluate stormwater drainage for the proposed building addition to the Maine Historical Society Research Library located at 489 Congress Street in Portland, Maine.

The project involves the demolition of a portion of the existing library building and the construction of a new addition. The project improvements include the installation of new utility services for the library and the redevelopment of an historic garden located behind the Longfellow House and adjacent to the Library.

The results of the analysis indicate that runoff from the project site will be approximately 1.4 cfs during the 25-year storm event. The storm drainage system from the project site garden to Brown Street has been sized to accommodate this runoff. Reaches 210, 220 and 230 in the model represent proposed storm drains. Reach 240 represents the existing 12" combined sewer in Brown Street downstream of SMH-3. The results of the model indicate that the existing sewer has a full flow capacity of 9.8 cfs. The site contributes 1.4 cfs during the 25-year storm indicating that the system has adequate capacity to convey the site generated runoff.

An erosion and sediment control plan has been prepared for the project for implementation during construction. This plan has been placed directly on the design plans.

7. Construction Plan

The erosion and sediment control plan is included on the project design plans with a proposed schedule of construction for the project.

8. Regulatory Approvals

The project architect has met with the Historic Preservation Board regarding the proposed architectural design of the addition. The design has been approved by the Board with the following conditions:

1. The architect will provide an exterior lighting plan and schedule to the Board for approval.
2. The architect will provide construction details depicting the design of the historic reconstruction of the "Children's Gate".
3. The landscape architect will provide final planting plans for the historic garden.
4. Substitute dark granite steps for the brick steps in the historic garden.

Additionally, the project with need final approval from the following agencies:

1. Maine Historic Preservation Commission
2. State of Maine Access Board - Office of the State Fire Marshal

9. Financial and Technical Capability

A letter from the applicant's lender is attached providing evidence of the applicant's financial capacity to complete the project.

The applicant has contracted Schwartz/Silver Architects out of Boston, MA. to run the design team, along with Sebago Technics, Inc. for the site/civil portion of the project and Michael Boucher Landscape Architects.

10. Right, Title and Interest

A copy of the property deed is attached providing evidence of right, title and interest in the property.

11. Unusual Natural Areas, Wildlife and Fisheries Habitats, and Archeological Sites

The site is full developed and there are no unusual natural areas of wildlife and fisheries habitats and, to the best of our knowledge, there are no archaeological sites on or adjacent to the site.

I hope that you will find everything in order so that the Maine Historical Society may receive approval from the staff and a summer construction can occur. If you should need additional information, please do not hesitate to contact me.

Sincerely,

SEBAGO TECHNICS, INC.

Daniel L. Riley, P.E.
Project Manager

DLR/LJF:dlr/ljf/jc
Enc.

cc: Susan Morgan, Schwartz/Silver Architects

Site Plan Application

Department of Planning and Development
Portland Planning Board

Address of Proposed Development:
489 Congress St.

Zone:
B3

Project Name:
Maine Historical Society Research Library

Existing Building Size:	sq. ft. 12,636	**Proposed Building Size:**	sq. ft. 20,183
Existing Acreage of Site: .87	sq. ft. N/A	**Proposed Acreage of Site:** .87	sq. ft. N/A

Tax Assessor's Chart, Block & Lot: Chart# 37 Block # F Lot# 12,14,17	**Property Owners Mailing address:** Maine Historical Society 489 Congress St. Portland, ME	**Telephone #:** **Cell Phone #:**
Consultant/Agent Contact Name and mailing address, Telephone # and Cell Phone # : Sebago Technics, Inc. One Chabot St. P.O. Box 1339 Westbrook, ME 04098-1339	**Applicant's Name/Mailing Address:** Same	**Telephone #:** 856-0277 **Cell Phone #:**

Fee For Service Deposit (all applications) _____ **($200.00)**

Proposed Development (check all that apply)

___ New Building _X_ Building Addition ___ Change of Use ___ Residential _X_ 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_____

City of Portland
Planning Division

MAY 30 2007

RECEIVED

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)

~ Please see next page ~

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)

Who billing will be sent to:

Submittals shall include (7) 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 11x17 plans

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

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

Signature of Applicant::	Date:
Richard D'Abate	5/25/07

City of Portland, Maine Site Plan Checklist

Project Name, Address of Project _____ **Application Number** _____

Submitted () & Date (b,c)	Item	Required Information	Section 14-525
✓	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	(2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
✓	(5)	Total land area of site	d
✓	(6)	Topography - existing and proposed (2 feet intervals or less)	e
✓	(7)	Plans based on the boundary survey including:	2
✓	(8)	Existing soil conditions	a
N/A	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
✓	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓	(11)	Approx location of buildings or other structures on parcels abutting the site	d
N/A	(12)	Location of on-site waste receptacles	e
✓	(13)	Public utilities	e
✓	(14)	Water and sewer mains	e
N/A	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
✓	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
✓	(18)	Parking areas	g
N/A	(19)	Loading facilities	g
✓	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	(21)	Curb and sidewalks	g
✓	(22)	Landscape plan showing:	h
	(23)	Location of existing proposed vegetation	h
	(24)	Type of vegetation	h
	(25)	Quantity of plantings	h
	(26)	Size of proposed landscaping	h
	(27)	Existing areas to be preserved	h
	(28)	Preservation measures to be employed	h
	(29)	Details of planting and preservation specifications	h
✓	(30)	Location and dimensions of all fencing and screening	i
	(31)	Location and intensity of outdoor lighting system	j
	(32)	Location of fire hydrants, existing and proposed	k
✓	(33)	Written statement	c
✓	(34)	Description of proposed uses to be located on site	l
N/A	(35)	Quantity and type of residential, if any	l
✓	(36)	Total land area of the site	b2
✓	(37)	Total floor area and ground coverage of each proposed building and structure	b2
✓	(38)	General summery of existing and proposed easements or other burdens	c3
	(39)	Method of handling solid waste disposal	4
✓	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5

N/A	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
	(42)	An estimate of the time period required for completion of the development	7
	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
	(44)	The status of any pending applications	8
	(45)	Anticipated timeframe for obtaining such permits	h8
	(46)	A letter of non jurisdiction	h8
	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.	

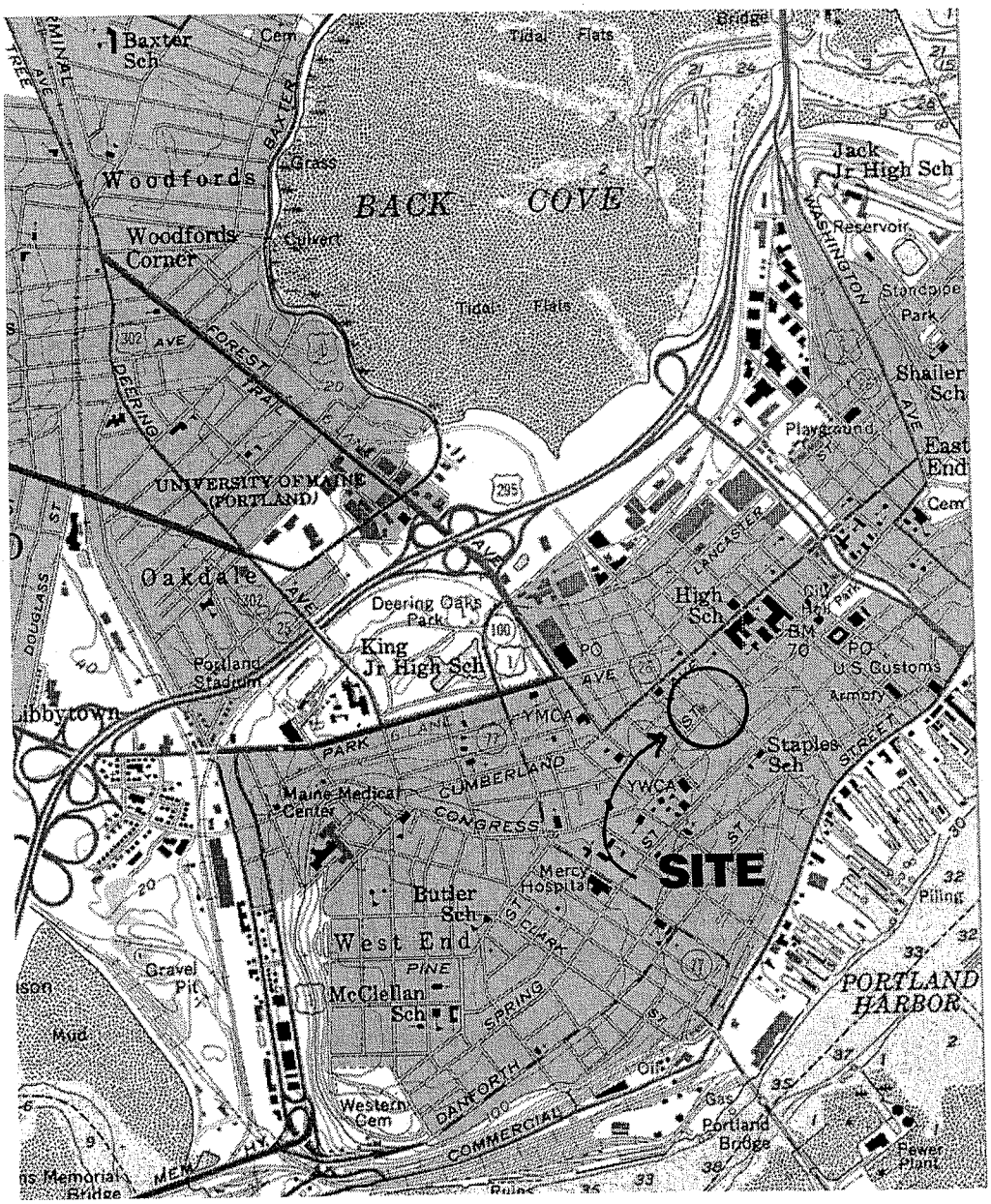
Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- emissions; and
- a wind impact analysis.
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious
- a noise study;

Other comments:

Exhibit 1

Location Map, Tax Map



SITE LOCATION MAP

USGS TOPOGRAPHIC

Sebago Technics

Engineering Expertise You Can Build On

One Chabot Street
Westbrook, Me 04098–1339
Tel (207) 856–0277

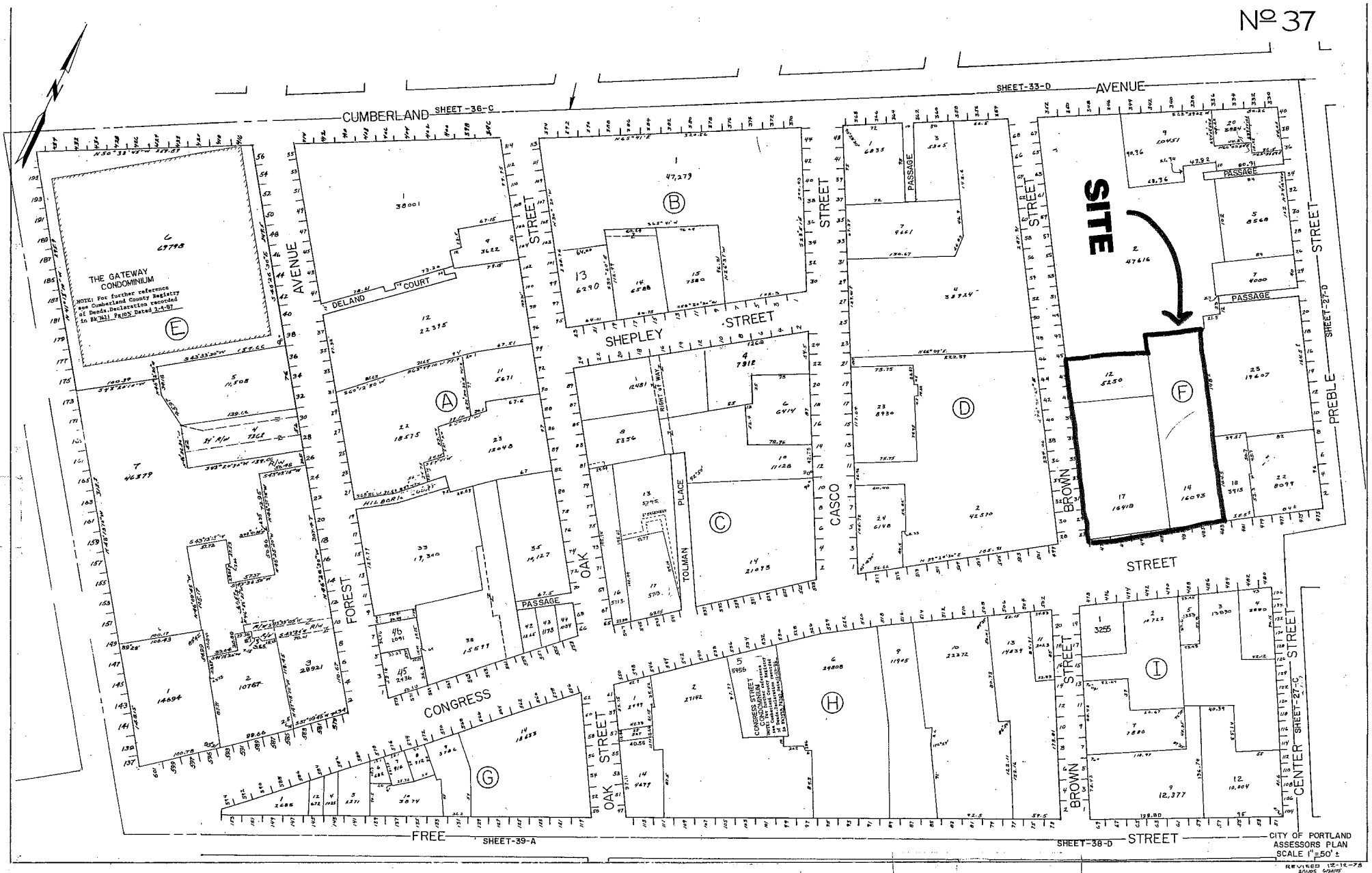

№ 37
CUMBERLAND AVENUE
SHEET-36-C
SHEET-33-D
SITE
THE GATEWAY CONDOMINIUM
NOTE: For further reference see Cumberland County Registry of Deeds-Declaration recorded in BK 7411 Pages Dated 3-4-87
DELAND COURT
SHEPLEY STREET
FOREST AVENUE
OAK STREET
CASCO STREET
BROWN STREET
PREBLE STREET
TOLMAN PLACE
PASSAGE
CONGRESS STREET
CONDOMINIUM
FREE STREET
SHEET-39-A
SHEET-38-D
SHEET-27-C
SHEET-27-D
CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1"=50' ±
REVISED 12-12-75
8/11/05 6/30/15

Exhibit 2

Letters of Water, Sewer Capacity

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

May 17, 2007
06020

Mr. Frank Brancely
City of Portland Public Works
55 Portland Street
Portland, ME 04101

Request for Sewer Service Capacity Letter
Maine Historical Society - 489 Congress Street - Portland, Maine

Dear Mr. Brancely:

Sebago Technics is preparing a site plan application to the City of Portland for the above referenced project. Maine Historical Society is planning to renovate the existing building at 489 Congress Street and construct a new edition approximately 1,775 square feet in size.

Our plan at this time is to run an 8" sanitary line from the building addition along with a parallel storm water line for roof drains to Brown Street and connect both in to the existing combined sewer line. We will provide and additional manhole from the stormwater line for future separation.

We are writing to request a letter to verify sanitary sewer service capacity for the proposed renovation and expansion. The site is currently serviced by water and sewer, there will be no new employees added. This facility will be utilized as a research library. A copy of the project site plan is attached for your reference.

Thank you for your response to this request. If you have any questions or require additional information, please contact me.

Sincerely,

SEBAGO TECHNICS, INC.

Lee Jay Feldman
Director of Planning

LJF:ljf/dlf

Enc.

cc: Jonathan Traficonte, Schwartz/Silver Architects

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

May 17, 2007
06020

David W. Coffin, PLS, Engineering Supervisor
Portland Water District
P.O. Box 3553
Portland, ME 04104-3553

Request for Water Service Capacity Letter
Maine Historical Society-489 Congress Street

Dear Mr. Coffin:

We are preparing a site plan application to the City of Portland for the above referenced project. Redevelopment of the site will entail rehabilitation of the existing and an addition of approximately 1,775 square feet. We are proposing to bring parallel lines in from Brown Street, a 6" line for the sprinkler system and a 2" domestic line. We are writing to request a letter to verify water service capacity for the proposed redevelopment; this site currently has service. We are not proposing to add any additional employees to the site. The primary use of the addition is for a research library, a set of plans is attached.

We are submitting to the Portland Planning Board shortly, and will be moving forward with the final design following Planning Board comments. We will submit final design drawings to you for review as soon as they are completed. Thank you for your response to this request. If you have any questions or require additional information, please contact me.

Sincerely,

SEBAGO TECHNICS, INC.

Lee Jay Feldman
Director of Planning

LJF:ljf/dlf

Enc.

cc: Jonathan Traficonte, Schwatrz/Silver Architects

06020

Exhibit 3

Regulatory Approvals

The project architect has met with the Historic Preservation Board regarding the proposed architectural design of the addition. The design has been approved by the Board with the following conditions:

1. The architect will provide an exterior lighting plan and schedule to the Board for approval.

2. The architect will provide construction details depicting the design of the historic reconstruction of the "Children's Gate".

3. The landscape architect will provide final planting plans for the historic garden.

4. Substitute dark granite steps for the brick steps in the historic garden.

Additionally, the project with need final approval from the following agencies:

1. Maine Historic Preservation Commission.

2. State of Maine Access Board - Office of the State Fire Marshal.

Exhibit 4

Evidence of Financial Capability

Banknorth

TD Banknorth, N.A.
One Portland Square
P.O. Box 9540
Portland, ME 04112-9540
T: 207 761-8500 F: 207 761-8660
Toll Free: 800 462-3666
TDBanknorth.com

May 21, 2007

Sebago Technics
Lee Feldman, Director of Planning
1 Chabot Street, PO BOX 1339
Westbrook, Maine 04098

Re: Maine Historical Society
Proposed Renovations

Dear Mr. Feldman:

TD Banknorth, N.A. considers Maine Historical Society to have the financial capability to successfully finance and complete the proposed Renovations Project located at its research library and adjacent Longfellow Garden at 483-495 Congress Street, Portland, Maine. This conclusion is based on a review of financial information provided by Maine Historical Society. It should be noted that this letter does not represent a financing commitment and the financial commitment will be subject to a review of the final plans for the proposed project.

If I may be of further assistance please do not hesitate to call me at (207) 761-8577.

Sincerely,

Benjamin C. Geci
Senior Vice President
Commercial Lending
TD Banknorth, N.A.

Exhibit 5

Lighting

06020

Exhibit 5

Lighting

Outdoor lighting for this project will be full cut-off design. Due to the nature of this project being constructed as part of a historic property, lighting sensitivity is important to the design. At this time, the applicant has not chosen specific fixtures; however, as soon as one becomes available, they will be provided to the City.

Exhibit 6

Title, Right or Interest

79378

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED
(With Covenant)

KNOW ALL PERSONS BY THESE PRESENTS, that Sun Life Assurance Company of Canada (U.S.), a Delaware corporation, with a place of business at One Sun Life Executive Park, Wellesley Hills, Massachusetts, in consideration of One Dollar ($1.00) and other valuable consideration paid by MHS, Inc. a Maine corporation, whose mailing address is 485 Congress Street, Portland, Maine, 04101, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, BARGAIN, SELL AND CONVEY** and forever **QUIT-CLAIM** unto the said MHS, Inc., its successors and assigns forever, all of its right, title and interest, if any, in and to the following described real estate:

Certain real property situated at 489 Congress Street, Portland, Maine, and being more particularly described in Exhibit A hereto.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said MHS, Inc., its successors and assigns forever, to their use and behoof forever.

AND Sun Life Assurance Company of Canada (U.S.) does **COVENANT** with the said MHS, Inc., its successors and assigns forever, that Sun Life Assurance Company of Canada (U.S.) will **WARRANT AND FOREVER DEFEND** the premises to the said MHS, Inc., its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Sun Life Assurance Company of Canada (U.S.).

IN WITNESS WHEREOF, said Sun Life Assurance Company of Canada (U.S.) has caused this instrument to be executed and delivered in its name by William Q. Lathrop and John G. Mulvihill, its Assistant Vice President and Property Investments Officer respectively hereunto duly authorized, this 17th day of December, in the year of our Lord one thousand nine hundred and ninety-two.

WITNESS:

Leslie D. Barr

Leslie D. Barr

SUN LIFE ASSURANCE COMPANY OF CANADA (U.S.)

By: William Q. Lathrop

Its Asststance Vice President
William Q. Lathrop

John G. Mulvihill

John G. Mulvihill,
Property Investments Officer

State of Massachusetts)
County of Norfolk)

On this 17th day of December, 1992 before me appeared William Q. Lathrop and John G. Mulvihill to me known to be Assistant Vice President and Property Investment Officer, respectively, of the Sun Life Assurance Company of Canada, duly authorized to execute the annexed instrument, on behalf of Sun Life Assurance Company of Canada (U.S.), and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Susan Elizabeth Wood
Susan Elizabeth Wood, Notary Public My commission expires April 5, 1996

EXHIBIT A

A certain lot or parcel of land together with the buildings and improvements thereon situated at the Northeast corner of Congress Street and Brown Street in the City of Portland, County of Cumberland, State of Maine and further bounded and described as follows:

Commencing at a drill hole in the brick sidewalk at the corner formed by the intersection of a three foot offset line to the Northerly sideline of Congress Street with the Easterly sideline of Brown Street. Congress Street, in this area, does not have parallel sides, its right of way width is about 75 feet. Brown Street is a 33 foot wide road.

Thence from said point of commencement and by said Easterly sideline of Brown Street N 28° 19' 30" W, 3.00 feet to the corner of said Brown Street and Congress Street, the point of beginning of the land herein conveyed;

Thence from said point of beginning and by said Congress Street N 59° 24' 30" E, 97.08 feet to a point at the most Westerly brick pillar in the fence at land of the Maine Historical Society;

Thence by land conveyed by Anne Longfellow Pierce to the Maine Historical Society by deed dated April 27, 1895 and recorded in Cumberland County Registry of Deeds in Book 697, page 343, on the following described courses and distances;

N 29° 21' 20" W, 49.44 feet to the outer corner of the brick wall of the building on the lot herein conveyed;

Thence by said brick wall N 29° 48' W, 20.60 feet to a point;

Thence departing said brick wall and by an ancient property line N 60° 12' E, 1.45 feet to a point;

Thence continuing by said ancient property line N 27° 28' 30" W, 26.05 feet to a point on said brick wall at the Northerly end of a diagonal face in it;

Thence continuing by said brick wall N 25° 21' 20" W, 15.99 feet to the point where said wall is joined by the brick wall enclosing the garden of said Maine Historical Society;

Thence by the common line between the brick wall of the building on the lot herein conveyed and the west face of the brick garden wall and continuing by said west face of said brick wall as it continues after the end of said building N 27°

46' 20" W, 106.06 feet to a point at land conveyed by Monument Square Building Associates to the Commerce Building, Inc. by deed dated December 28, 1984 and recorded in said Registry of Deeds in Book 6652, Page 318;

Thence by said Commerce Building, Inc. land and partially through a portion of the parking garage on said Commerce Building, Inc. lot which is encroaching onto the lot herein conveyed S 65° 26' 10" W, 99.49 feet to a point at said Brown Street;

Thence by said Brown Street S 28° 19' 30" E, 228.50 feet to the point of beginning.

Said above described courses are magnetic 1915.

The above described lot contains 21,829 square feet, or 0.5 acres.

Meaning and intending to convey and hereby conveying all the real property conveyed in a deed from the Dartmouth Company to Sun Life Assurance Company of Canada (U.S.) by deed dated September 27, 1991, and recorded in the Cumberland County Registry of Deeds in Book 9809, Page 65.

Recorded
Cumberland County
Registry of Deeds
12/18/92 02:33:55PM
Robert P. Titcomb
Register

Exhibit 7

Parking Analysis

06020

Exhibit 7

Parking Analysis

There are currently 40 on-site parking spaces located in a lot behind the Maine Historical Society Museum building. These spaces are used for daily parking by Maine Historical Society staff and tenants by permit only. Public parking for visitors to the museum, the Longfellow House and the Research Library is provided on street and within a public parking garage abutting the site at the corner of Brown Street and Cumberland Avenue.

The current site parking is allocated as follows:

Maine Historical Society Employees:	19
Maine Historical Society Tenants:	13
Total Existing Parking Demand:	**32**
Total existing spaces provided:	41
Net Parking available:	9

The net floor space expansion of the research library is 7,457 square feet. Approximately 5,682 square feet of this expansion will be utilized solely for document storage, resulting in a net increase in non-storage floor space of 1,775 square feet. The Maine Historical Society is not adding new employees based on this expansion.

Section 332 (j) of Chapter 14 the City's Land Use code requires one space for every 400 square feet of floor area exclusive of area not used for storage. Applying this standard indicates that five new spaces are required for the expansion. The site development will eliminate four (4) existing parking spaces, resulting in the following parking demand when the project is complete:

Maine Historical Society Employees:	19
Maine Historical Society Tenants:	13
New Building Parking Demand (at 1 space /400 sf)	5
Total Post-Development Existing Parking Demand:	**37**
Total spaces available after development:	37
Net Parking Available:	0

The results of the analysis indicate that the site will meet parking requirements for the building addition.

Exhibit 8

Soils

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

August 4, 2006
06020

Steve Atripaldi
Facilities Manager
Maine Historical Society
489 Congress Street
Portland, ME 04101-3498

Report on Subsurface and Foundation Investigation, Proposed Addition
Maine Historical Society Library, Portland, Maine

Dear Steve:

This report presents the results of our subsurface and foundation investigation for the proposed Addition to the Maine Historical Society Library in Portland.

In summary, it is our opinion that the addition may be supported on spread and continuous footings bearing on undisturbed, naturally deposited soils or on compacted structural fill placed after removal of unsuitable material. In addition, a slab-on-grade may be used for the lowest (basement) floor level. An underslab and perimeter foundation drain is required to prevent hydrostatic pressures on the basement slab and foundation walls and minimize seepage in the basement. Specific recommendations regarding foundation design and construction considerations are presented below.

Introduction

The addition will be constructed to the northwest of the existing library at 489 Congress Street. The existing 2-story portion of the library will be demolished and a new three-story addition with basement will be constructed in the area occupied by the demolished portion and extending into the garden area. The addition will be approximately 32 feet by 64 feet in plan dimension and will be steel framed with brick exterior. The basement floor level will be at El. 62.23. Maximum column loads will be on the order of 270 kips.

Elevations in this report are in feet and based on the City of Portland Datum, which is essentially equivalent to NGVD 1929 Datum.

Subsurface Explorations

During the period July 5 July 7, 2006, Maine Test Borings, Inc. (MTB) of Brewer, Maine drilled 7 borings, B1 to B6 and B6A, at the site at locations shown on Sheet 1 of 1, Boring Plan. MTB drilled the borings to depths below ground surface varying from 6.5 feet to 22.0 feet. Sebago Technics, Inc. monitored the borings and prepared the logs included in Appendix A. Table I summarizes the results of borings. MTB backfilled the borings using the drilled material.

Borings were drilled using 3.0-inch diameter casing and a tripod. Borings were advanced using wash techniques. Samples were generally recovered at 5-feet intervals. Standard Penetration Resistance (N) was measured at each sample interval in accordance with ASTM Test D1586. A groundwater observation well was installed in completed boring B1.

On July 25, 2006, a test pit was hand excavated by O'Brien Brothers (OB) of Buxton, Maine adjacent to the garage connecter at the rear of the garden. OB excavated the test pit to 4.7 feet below ground surface to expose the foundation of the connector. Sebago Technics, Inc. monitored the test pit and prepared the log included in Appendix B. OB backfilled the test pit with the excavated material.

Sebago Technics, Inc. determined the locations of borings and test pit by taping from existing site features.

The boring and test pit logs and related information depict the subsurface conditions and water levels encountered at the locations and during the times indicated on the logs. Subsurface conditions at other locations may differ from those encountered in the test borings and test pit. The passage of time may result in a change in groundwater conditions at the exploration locations.

Subsurface Conditions

The borings encountered five principal soil units at the site: fill, marine sand, marine silt, marine clay and glacial till. Encountered thickness and generalized descriptions of the strata encountered are presented below in order of increasing depth below ground surface. Due to the complexity of the deposition process, strata thickness will vary and may be absent at specific locations.

Fill – Fill consists of very loose to dense, brown to dark brown silty SAND (SM); to well-graded SAND with gravel (SW); to well-graded SAND with silt (SW-SM) with trace roots and bricks. Encountered thickness varied from 2.8 feet to 6.5 feet.

Marine Sand – Marine sand consists of very loose to medium dense, brown to gray brown silty SAND (SM). Encountered thickness varied from 2.9 feet to 14.0 feet.

Marine Silt – Marine silt consists of stiff to hard, gray brown mottled sandy SILT (ML). Encountered thickness varied from 2.8 feet to 3.0 feet.

Marine Clay – Marine clay consists of medium stiff to stiff, gray lean CLAY (CL). Encountered thickness varied from 7.3 feet to 9.5 feet.

Glacial Till – Glacial till consists of medium dense to very dense, gray silty SAND with gravel (SM); to well-graded SAND with silt and gravel (SW-SM). Borings penetrated up to 8.5 feet into glacial till.

Water was observed in the borings at depths below ground surface varying from 5.0 feet to 11.8 feet. Water was measured in the observation well in B1 at depths below ground surface of 6.1 feet and 5.6 feet on July 7 and July 25, 2006, respectively.

Water levels at the site will vary with season, precipitation, temperature and construction activity in the area. Therefore, water levels during and following construction will vary from those measured in the borings and observation well.

Strength and Compressibility Characteristics of Clay Stratum

We estimated the stress history of the clay deposit by correlations with shear strength of similar clays in the area. The undrained shear strength of the clay stratum was estimated from correlations with the Standard Penetration Resistance, N, measured at sample intervals. Correlations of shear strength vary from 700 pounds per square foot (psf) to 1,200 psf. The stress history of the deposit was estimated by comparing the undrained shear strength with correlations for strength and stress history of clay from other projects with similar conditions.

The stress-strain or compressibility characteristics (settlement) of clays are highly dependent upon their stress history. If clay is stressed within the limits of the maximum previous stress, σ_{vm}, the strain (settlement) will be a function of the recompression ratio (RR) of the clay. If the applied stress exceeds the maximum previous stress, the strain will be proportional to the virgin compression ratio (CR). The compression ratio is typically 10 to 15 times the recompression ratio.

The stress history and appropriate compression ratios were estimated for the clay deposit as discussed above. The correlations indicate that the deposit is significantly over consolidated, that is, the existing overburden stress is considerably less than the maximum previous stress. The deposit likely became over consolidated due to desiccation (drying) resulting from a lowering of the groundwater level at some time in the geologic past which created a stiff upper crust and also increased the effective overburden stress throughout the stratum.

Recommendations for Foundation Design

Recommended Foundation Type and Design Criteria

The existing fill is not considered suitable for support of the addition or floor slab. All fill should be removed from within the addition limits. In our opinion, the addition may be supported on spread and continuous footings bearing on undisturbed, naturally-deposited sand, silt and clay or on compacted structural fill placed after removal of unsuitable soil or for raises-in-grade. Interior walls may be supported on footings or thickened portions of the floor slab.

For uniformity, footings may be proportioned for an allowable bearing stress in pounds per square foot (psf) equal to 1,000 multiplied by the least lateral dimension of the footing in feet, up to 3,000 psf. All footings should be a minimum of 2.0 feet wide.

Exterior footings should be founded at least 4.5 ft. below the lowest adjacent ground surface exposed to freezing. Interior footings should be founded a minimum of 1.5 ft. below the ground floor slab.

Compacted structural fill supporting footings should extend laterally from the footings to at least the limits defined by 1 horizontal to 1 vertical lines sloped outward and downward from points located at least 2 ft. horizontally beyond the bottom edges of the footings.

We estimate that the total settlement of the addition will be less than 1.0 inch with differential settlement less than 0.5 inch in 30 feet. We estimate that approximately 50 percent of this settlement will occur during the construction period as dead load is applied and the remainder will be long-term settlement occurring over 5 years. We anticipate that settlement of this magnitude is acceptable. However, Becker Structural Engineers should determine final acceptability of settlement.

We anticipate that the lowest level foundations for the addition will bear at approximately El 60.5. Bearing level of the adjacent connector at the rear of the garden is on the order of El. 70.4. We estimate that foundations for the adjacent building to the east side of the addition bear at elevations stepping from El 66.6 to El. 64.6 to El. 62.6. Foundations of the library to remain bear at approximately El. 73. Thus, the lowest foundation level will vary from 2 feet to 13 feet below the foundation level of adjacent structures.

Foundations at the lowest level of the addition should be designed to bear above an envelope defined by a 1 horizontal to 1 vertical line drawn outward and downward from the bottom edges of the adjacent footings. This will require adjusting the basement limits to meet this criteria. Alternatively, the adjacent foundations could be underpinned to carry the support level to approximately El. 60.5 to permit the basement to extend to the full footprint of the addition. Typical underpinning methods include panel and pit underpinning where panels or pits are excavated, formed and concrete is poured to extend the foundation to the new bearing level; slant piles consisting of drilled soldier piles; and drilled mini-piles installed through the existing foundations consisting of grouted concrete piles with high strength bar for reinforcing.

Ground Floor Slab

We recommend that the lowest level floor slab be designed as an earth-supported slab-on-grade bearing on a minimum 6-inch thickness of ¾-inch or crushed stone. All fill placed below the floor slab for raises-in-grade should consist of compacted structural fill or crushed stone. A perimeter foundation drain and underslab drain system will be required in the sub-basement area of the new addition.

Groundwater was observed above the proposed sub-basement floor level. We recommend that a perimeter foundation drain and an underslab drain be constructed on the outside of the foundation walls and below the basement slab. Drains should consist of 4-inch diameter perforated or porous wall pipe surrounded by 3/4-inch crushed stone and non-woven geotextile filter fabric. The basement slab should be underlain by a 6-inch layer of 3/4–inch crushed stone and non-woven geotextile filter fabric. The invert of the foundation drains should be below the basement floor levels and the underslab drain should include a loop around the

perimeter of the slab to provide multiple paths for water flow. Gravity discharge and normal dampproofing and vapor barriers should be provided.

If gravity discharge is used, provisions should be made to prevent reversal of flow and backup of discharge in case of a severe storm or other event. If gravity discharge is not available, discharge from the system may be accomplished by pumping. In order to provide for backup discharge, the system should be designed with a standby pump at the sump. The pumps should have emergency electric power available in the event of a power failure. We recommend that the discharge from the sump be designed for a flow of 30 gallons per minute. Normal damp-proofing measures and vapor barriers should be provided for basement walls and slab.

We recommend a modulus of subgrade reaction of 200 pounds per cubic inch for slab design.

Seismic Design Considerations

We recommend that the building be designed in accordance with the seismic requirements of the latest edition of the International Building Code, the site classification is Class D; the site response coefficient F_a is 1.5 for a short period spectral response acceleration S_s of 0.37g; the site response coefficient F_v is 2.4 for the 1-second period spectral response acceleration S_1 of 0.10g. The subgrade soils are not considered liquefaction susceptible.

Lateral Foundation Loads

We recommend that lateral loads be resisted by bottom friction on footings and that a coefficient of friction equal to 0.35 be used for footings. If this does not provide sufficient lateral resistance, we will consider the problem in more detail to take into account other factors.

Lateral Soil Pressure

We recommend that the basement walls, which are restrained at the top and backfilled, be designed to resist a lateral earth pressure calculated on the basis of an equivalent fluid unit weight of 55 pounds per cubic feet. This fluid unit weight assumes an at rest earth pressure coefficient of 0.45, a free-draining granular backfill and an effective drainage system. The portion of basement wall adjacent to the library to remain will be subject to surcharge due to the loads from people, materials and equipment. The walls should be designed for a uniform lateral pressure acting over the full height of wall, calculated on the basis of 0.5 times the surcharge stress (floor load), in addition to the lateral soil pressure recommended above.

Backfill Materials

Structural fill used below foundations and floor slabs and for backfill adjacent to walls should consist of sandy gravel to gravelly sand. It should be free of organic material, loam, trash, snow, ice, frozen soil and other objectionable material, and should conform to the following gradation:

Sieve Size	Percent Finer by Weight
3 inches	100
No. 4	30 to 90
No. 40	10 to 50
No. 200	0 to 8

Compacted structural fill should be placed in layers not exceeding eight inches in loose measure and compacted by self propelled vibratory equipment at the approximate optimum moisture content to a dry density of at least 95 percent of the maximum dry density, as determined in accordance with ASTM Test Designation D1557. In confined areas, the loose layer thickness should be reduced to 6 inches and compaction performed by hand-guided vibratory equipment.

Compacted structural fill on the exterior of the foundation and basement walls should extend laterally a minimum of 2 feet from the wall. Backfill beyond this limit on the exterior of the building may consist of common fill. The top 12 inches of fill on the exterior of the addition should consist of low permeability material or bituminous concrete pavement to minimize water infiltration next to the addition. Grading should provide for runoff away from the addition.

Common fill may consist of inorganic mineral soil that can be placed in layers and compacted. Common fill should be placed and spread in layers not exceeding 12 inches in thickness and compacted with a minimum of two systematic passes of the equipment placing the fill.

Construction Considerations

General

The primary purpose of this section of the report is to comment on items related to excavation, earthwork and related geotechnical aspects of proposed construction. It is written primarily for the engineer having responsibility for preparation of plans and specifications. Since it identifies potential construction problems related to foundations and earthwork, it will also aid personnel who monitor the construction activity. Prospective contractors for this project must evaluate the construction problems on the basis of their own knowledge and experience in the Portland, Maine area, and on the basis of similar projects in other localities, taking into account their proposed construction methods, procedures, equipment and personnel.

Excavation, Lateral Support and Control of Water

We anticipate that foundation excavation can be accomplished with sloped open excavation through the overburden soils provided safe side slopes can be maintained. Some sloughing and raveling should be anticipated in temporary slopes. Temporary excavations should be made in accordance with all OSHA and other applicable regulatory agency requirements. However, due to space limitations open excavation may not be feasible and it may be necessary to provide a braced, temporary earth support system. In addition, braced temporary earth support will be required for construction of the elevator pit adjacent to the library to remain.

Several lateral support schemes may be considered by the contractor, including interlocking steel sheeting, soldier beams and lagging and shotcrete walls. We anticipate that internal bracing is not practical and that external lateral bracing such as grouted tiebacks or screw anchors for sheeting and soldier beams or soil nails for shotcrete wall will be required.

Based on the observed groundwater levels in the borings and observation well, dewatering will be required during excavation and foundation construction and until the permanent perimeter foundation and underslab drain system is operational. Subsurface data indicate that excavation will be made in sand, silt and clay. In our opinion, excavation below the groundwater will require pre-drainage of the subsoils to lower the groundwater level below the lowest excavation level to achieve and maintain a stable excavation. We recommend that pre-drainage be monitored by observation wells installed within the limits of excavation and that no excavation below the groundwater table should be made to subgrade bearing level until the groundwater level has been lowered to a minimum of two feet below the lowest excavation level, as verified by the observation wells.

We anticipate that methods to predrain the soils will include vacuum assisted well points or ejectors and/or deep wells. Predrainage must be done in a manner which will preserve the undisturbed bearing capacity of the bearing soils and permit construction "in-the-dry." Well points, ejectors and deep wells should be installed with adequate filters to minimize loss of fine-grained soil.

We recommend that the contractor's methods for making and pre-draining the excavation be designed by a registered professional engineer and the scheme submitted to the owner's engineer for review and comment prior to installation.

Subgrade Preparation

The subgrade soil is susceptible to disturbance from construction traffic. Equipment and personnel should not be permitted to travel across exposed footing bearing surfaces or exposed slab subgrades. Any subgrade areas that are disturbed should be recompacted or excavated and replaced with compacted structural fill prior to placing concrete. Subgrades should be protected against freezing temperatures if exposed during construction. Final excavation to subgrade should be performed using equipment with smooth-edge buckets.

Construction Monitoring

The foundation recommendations contained herein are based on the known and predictable behavior of a properly engineered and constructed foundation. Monitoring of the foundation construction is required to enable the geotechnical engineer to keep in contact with procedures and techniques used in construction. Therefore, we recommend that a person qualified by training and experience be present to provide monitoring at the site during dewatering, excavation, preparation of foundation bearing surfaces, and placement of compacted structural fill.

Limitations of Recommendations

This report has been prepared for specific application to the subject project in accordance with generally accepted geotechnical engineering practices. In the event that any changes in the nature, design or location of the addition is planned, the conclusions and recommendations contained in this report should not be considered valid, unless the changes are reviewed and the conclusions of this report modified or verified in writing.

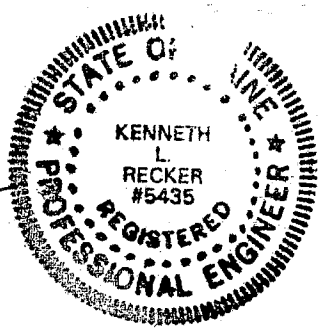
The recommendations presented herein are based in part on the data obtained from the referenced test borings and test pit. The nature and extent of variations between the explorations may not become evident until construction. If variations then appear evident, it will be necessary to reevaluate the recommendations of this report.

We request that we be provided the opportunity for a general review of final design and specifications in order to determine that our earthwork and foundation recommendations have been interpreted and implemented in the design and specifications as they were intended.

It has been a pleasure to work with you on this project. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Kenneth L. Recker, P.E.
Geotechnical Engineering Manager

KLR:klr/kn
Enclosures:

Table I	- Summary of Borings
Sheet 1	- Subsurface Exploration Plan
Appendix A	- Logs of Borings
Appendix B	- Log of Test Pit and Photograph

TABLE I
SUMMARY OF BORINGS
PROPOSED LIBRARY ADDITION
MAINE HISTORICAL SOCIETY
PORTLAND, MAINE

Boring No.	Depth (Ft)	Depth to Water (Ft)	Strata Thickness (Ft)				
			Fill	Marine Sand	Marine Silt	Marine Clay	Glacial Till
B1	16.2	6.1	2.8	2.9	--	7.3	2.2*
B2	22.0	NR	5.2	--	2.8	9.5	4.5*
B3	19.0	11.8	3.0	9.7	--	--	6.3*
B4	21.5	11.2	4.5	14.0	--	--	3.0*
B5	17.0	5.0	5.5	3.0	--	--	8.5*
B6	6.5	NR	6.5*	--	--	--	--
B6A	21.9	8.0	6.5	--	3.0	6.5	5.9*

NOTES:

1. NR INDICATES GROUNDWATER LEVEL NOT RECORDED AT BORING.
2. -- INDICATES STRATUM NOT ENCOUNTERED WITHIN DEPTH OF BORING.
3. * INDICATES DEPTH OF PENETRATION INTO STRATUM.

Appendix A

Logs of Borings

SEBAGO TECHNICS, INC.

TEST BORING REPORT

BORING NO. **B1**

Page 1 of 1

PROJECT	PROPOSED LIBRARY ADDITION, MAINE HISTORICAL SOCIETY	STI JOB NO.	06020
LOCATION	489 CONGRESS STREET, PORTLAND, MAINE	PROJECT MGR.	K. RECKER
CLIENT	MAINE HISTORICAL SOCIETY	FIELD REP.	K. STEPHENSON
CONTRACTOR	MAINE TEST BORINGS, INC.	DATE STARTED	7/6/2006
DRILLER	P. HATCH	DATE FINISHED	7/6/2006

Elevation ft. Datum — Boring Location See Plan

Item	Casing	Sampler	Core Barrel
Type	BW	SS	–
Inside Diameter (in.)	2.0	1.375	–
Hammer Weight (lb.)	140		
Hammer Fall (in.)	30		

Rig Make & Model: ☐ Truck ☑ Tripod ☐ ATV ☐ Geoprobe ☐ Track ☐ Air Track ☐ Skid ☐

Acker: ☐ Cat-Head ☑ Winch ☐ Roller Bit ☑ Cutting Head

Hammer Type: ☐ Safety ☑ Doughnut ☐ Automatic

Drilling Mud: ☐ Bentonite ☐ Polymer ☑ None

Casing Advance: Type Method Depth — BW/Driven/15.0

Drilling Notes:

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel % Coarse	Gravel % Fine	Sand % Coarse	Sand % Medium	Sand % Fine	% Fines	Field Test Dilatancy	Field Test Toughness	Field Test Plasticity	Field Test Strength
0	WOH	S1	0.0			SM	Very loose, dark brown silty SAND (SM), trace roots, mps = 0.1 in.,				40	40	20				
	2				0.5		damp -FILL-										
	2					SM	Very loose, brown silty SAND (SM), trace brick and cinder, roots, mps =			30	30	25	15				
	2	10	2.0				0.2 in., damp										
							-FILL-										
					3.8												
5	7	S2	5.0			SM	Medium dense, gray-brown silty SAND (SM), frequent silt to clay seams,					60	40				
	5						mps = 0.02 in., wet										
	10				6.7		-MARINE DEPOSITS-										
	10	8	7.0			CL	Stiff, gray-brown mottled lean CLAY (CL), frequent sand partings, mps =					10	90	N	M	M	
							0.02 in., wet										
							-MARINE DEPOSITS-										
					8.5												
10	5	S3	10.0			CL	Stiff, gray lean CLAY (CL), frequent sand seams, mps = 0.02 in., wet					20	80	N	M	M	
	4																
	5																
	5	16	12.0				-MARINE DEPOSITS-										
					14.0												
15	12	S4	15.0			SM	Very dense gray silty SAND with gravel (SM), occasional silt seams, mps =	5	10	30	20	15	20				
	42						1.0 in., wet										
	50/.2	8	16.2		16.2		-GLACIAL TILL DEPOSITS-										
							Split spoon refusal at 16.2 ft.										
							Bottom of exploration at 16.2 ft. below ground surface										
							Installed 1 in. PVC observation well at 16.0 ft.										
20																	
25																	
30																	

Water Level Data

Date	Time	Elapsed Time (hr.)	Depth in feet to: Bottom of Casing	Bottom of Hole	Water
7/7/2006	0700		Well	16.0	6.1
7/25/2006	0800		Well	16.0	5.6

Sample ID

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon Sample
G Geoprobe

Well Diagram

Riser Pipe
Screen
Filter Sand
Cuttings
Grout
Concrete
Bentonite Seal

Summary

Overburden (Linear ft.)	16.2
Rock Cored (Linear ft.)	–
Number of Samples	4S

BORING NO. **B1**

Field Tests

Dilatancy: R - Rapid S - Slow N - None
Toughness: L - Low M - Medium H - High
Plasticity: N - Nonplastic L - Low M - Medium H - High
Dry Strength: N - None L - Low M - Medium H - High V - Very High

*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.

NOTE: Soil Identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

SEBAGO TECHNICS, INC.

TEST BORING REPORT

BORING NO. **B2**

Page 1 of 1

PROJECT	PROPOSED LIBRARY ADDITION, MAINE HISTORICAL SOCIETY	STI JOB NO.	06020
LOCATION	489 CONGRESS STREET, PORTLAND, MAINE	PROJECT MGR.	K. RECKER
CLIENT	MAINE HISTORICAL SOCIETY	FIELD REP.	K. STEPHENSON
CONTRACTOR	MAINE TEST BORINGS, INC.	DATE STARTED	7/6/2006
DRILLER	P. HATCH	DATE FINISHED	7/6/2006

Elevation ft. Datum — Boring Location See Plan

Item	Casing	Sampler	Core Barrel
Type	NW	SS	--
Inside Diameter (in.)	3.0	1.375	--
Hammer Weight (lb.)	140	140	
Hammer Fall (in.)	30	30	

Rig Make & Model: ☐ Truck ☑ Tripod ☐ ATV ☐ Geoprobe ☐ Track ☐ Air Track ☐ Skid

Acker: ☐ Cat-Head ☑ Winch ☐ Roller Bit ☑ Cutting Head

Hammer Type: ☐ Safety ☑ Doughnut ☐ Automatic

Drilling Mud: ☐ Bentonite ☐ Polymer ☑ None

Casing Advance: Type Method Depth — BW/Driven/20.0 ft.

Drilling Notes:

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel % Coarse	Gravel % Fine	Sand % Coarse	Sand % Medium	Sand % Fine	% Fines	Field Test Dilatancy	Field Test Toughness	Field Test Plasticity	Field Test Strength
0					0.2		-BRICK PAVERS-										
	2	S1	0.2		0.7	SW	Very loose, brown to light brown well-graded SAND (SW), mps = 0.2 in., damp			30	40	30					
	2						-FILL-										
	2																
	2	7	2.2				Very loose, dark gray silty SAND (SM), trace ash and brick, mps = 0.75 in., damp		5	30	30	20	15				
							-FILL-										
							Note: casing refusal at 4.5 ft. Refusal at 4.0 to 4.5 ft. in four locations under brick walkway (on probable wood). Moved boring into garden bed.										
5																	
	8	S2	5.0		5.2	SW-SM	Medium dense, brown well-graded SAND with silt and gravel (SW), mps = 1.0 in., wet	10	10	30	30	10	10				
	6						-FILL-										
	7					ML	Stiff, gray-brown mottled sandy SILT (ML), frequent clay seams, mps = 0.02 in., wet					40	60		L	L	
	18	13	7.0				-MARINE DEPOSITS-										
					8.0												
10																	
	4	S3	10.0			CL	Medium stiff, gray lean CLAY (CL), frequent sand seams, mps = 0.02 in., wet					30	70	N	M	M	
	4																
	4																
	3	20	12.0				-MARINE DEPOSITS-										
15																	
	2	S4	15.0			CL	Medium stiff, gray lean CLAY (CL), frequent sand seams, one 0.5 in. gravel piece at 16.7 ft., wet				20	20	60	N	M	M	
	1																
	4																
	3	19	17.0				-MARINE DEPOSITS-										
					17.5												
20																	
	14	S5	20.0			SM	Medium dense, gray silty SAND with gravel (SM), mps = 1.2 in., wet	10	10	30	20	15	15				
	10																
	14																
	16	4	22.0				-GLACIAL TILL DEPOSITS-										
							Bottom of exploration at 22.0 feet below ground surface. No refusal										
25																	
30																	

Water Level Data

Date	Time	Elapsed Time (hr.)	Depth in feet to: Bottom of Casing	Bottom of Hole	Water

Sample ID

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon Sample
G Geoprobe

Well Diagram

Riser Pipe
Screen
Filter Sand
Cuttings
Grout
Concrete
Bentonite Seal

Summary

Overburden (Linear ft.)	22.0
Rock Cored (Linear ft.)	--
Number of Samples	5S

BORING NO. B2

Field Tests

Dilatancy: R - Rapid S - Slow N - None
Toughness: L - Low M - Medium H - High
Plasticity: N - Nonplastic L - Low M - Medium H - High
Dry Strength: N - None L - Low M - Medium H - High V - Very High

*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.

NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

SEBAGO TECHNICS, INC.

TEST BORING REPORT

BORING NO. **B3**

Page 1 of 1

PROJECT	PROPOSED LIBRARY ADDITION, MAINE HISTORICAL SOCIETY	STI JOB NO.	06020
LOCATION	489 CONGRESS STREET, PORTLAND, MAINE	PROJECT MGR.	K. RECKER
CLIENT	MAINE HISTORICAL SOCIETY	FIELD REP.	K. STEPHENSON
CONTRACTOR	MAINE TEST BORINGS, INC.	DATE STARTED	7/6/2006
DRILLER	P. HATCH	DATE FINISHED	7/6/2006

Elevation ft. Datum — Boring Location See Plan

Item	Casing	Sampler	Core Barrel
Type	NW	SS	--
Inside Diameter (in.)	3.0	1.375	--
Hammer Weight (lb.)	140	140	
Hammer Fall (in.)	30	30	

Rig Make & Model: ☐ Truck ☑ Tripod ☐ ATV ☐ Geoprobe ☐ Track ☐ Air Track ☐ Skid ☐

Acker: ☐ Cat-Head ☑ Winch ☐ Roller Bit ☑ Cutting Head

Hammer Type: ☐ Safety ☑ Doughnut ☐ Automatic

Drilling Mud: ☐ Bentonite ☐ Polymer ☑ None

Casing Advance: Type Method Depth — BW/Driven/15.0 ft.

Drilling Notes:

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel % Coarse	Gravel % Fine	Sand % Coarse	Sand % Medium	Sand % Fine	% Fines	Field Test Dilatancy	Field Test Toughness	Field Test Plasticity	Field Test Strength
0	1	S1	0.0		0.5	SM	Loose, dark brown silty SAND (SM), trace roots, mps = 0.1 in., damp				40	40	20				
	1					SW	Loose, brown silty SAND with gravel (SM), brick, mps = 1.3 in., damp	10	10	30	20	15	15				
	5																
	7	15	2.0				-FILL-										
					3.0												
5	8	S2	5.0			SM	Loose, gray-brown mottled silty SAND (SM), frequent silt seams, layer of					60	40				
	4						gray-brown mottled sandy silt from 6.7-7.0 ft., mps = 0.02 in., wet										
	6																
	9	16	7.0														
							-MARINE DEPOSITS-										
					8.0												
10	4	S3	10.0			SM	Medium dense, gray and brown silty SAND (SM), frequent clay seams					60	40				
	9						from 11.5-12.0 ft., one 1.0 in. gravel piece, wet										
	5																
	10	18	12.0														
					12.7		-MARINE DEPOSITS-										
15	7	NR	15.0				No recovery from 15.0 to 17.0 ft. Coarse sand and gravel in wash.										
	8																
	7																
	10		17.0														
	7	S4	17.0			SW-SM	Medium dense, gray well-graded SAND with silt and gravel (SW-SM),	10	10	30	20	20	10				
	9						mps = 1.0 in., wet										
	14						-GLACIAL TILL DEPOSITS-										
	14	12	19.0														
20							Bottom of exploration at 19.0 feet below ground surface.										
							No refusal										
25																	
30																	

Water Level Data

Date	Time	Elapsed Time (hr.)	Depth in feet to: Bottom of Casing	Bottom of Hole	Water
7/6/2006	1605		--	16.4	11.8

Sample ID

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon Sample
G Geoprobe

Well Diagram

Riser Pipe
Screen
Filter Sand
Cuttings
Grout
Concrete
Bentonite Seal

Summary

Overburden (Linear ft.)	19.0
Rock Cored (Linear ft.)	--
Number of Samples	4S

BORING NO. B3

Field Tests

Dilatancy: R - Rapid S - Slow N - None
Toughness: L - Low M - Medium H - High
Plasticity: N - Nonplastic L - Low M - Medium H - High
Dry Strength: N - None L - Low M - Medium H - High V - Very High

*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.

NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

SEBAGO TECHNICS, INC.

TEST BORING REPORT

BORING NO. **B4**

Page 1 of 1

PROJECT	PROPOSED LIBRARY ADDITION, MAINE HISTORICAL SOCIETY	STI JOB NO.	06020
LOCATION	489 CONGRESS STREET, PORTLAND, MAINE	PROJECT MGR.	K. RECKER
CLIENT	MAINE HISTORICAL SOCIETY	FIELD REP.	K. STEPHENSON
CONTRACTOR	MAINE TEST BORINGS, INC.	DATE STARTED	7/5/2006
DRILLER	P. HATCH	DATE FINISHED	7/5/2006

Elevation ft. Datum Boring Location See Plan

Item	Casing	Sampler	Core Barrel
Type	NW	SS	--
Inside Diameter (in.)	3.0	1.375	--
Hammer Weight (lb.)	140	140	
Hammer Fall (in.)	30	30	

Rig Make & Model: ☐ Truck ☑ Tripod ☐ ATV ☐ Geoprobe ☐ Track ☐ Air Track ☐ Skid

Acker: ☐ Cat-Head ☑ Winch ☐ Roller Bit ☑ Cutting Head

Hammer Type: ☐ Safety ☑ Doughnut ☐ Automatic

Drilling Mud: ☐ Bentonite ☐ Polymer ☑ None

Casing Advance: Type Method Depth: BW/Driven/10.5 ft.

Drilling Notes:

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel % Coarse	Gravel % Fine	Sand % Coarse	Sand % Medium	Sand % Fine	% Fines	Field Test Dilatancy	Field Test Toughness	Field Test Plasticity	Field Test Strength
0					0.1		-SLATE-										
	1	S1	0.1		0.6	SM	Medium dense, dark brown silty SAND with gravel (SM), mps = 1.0 in., trace ash, damp -FILL-	5	10	20	30	20	15				
	4																
	9					SM	Medium dense, brown silty SAND (SM), brick fragments, mps = 0.2 in., dry			20	35	30	15				
	10	10	2.1				-FILL-										
					3.5		Note: coarse sand and gravel in wash from 3.5-4.5 ft.										
					4.5		-FILL-										
5	15	S2	5.0			SM	Medium dense, brown to gray-brown silty SAND (SM), frequent silt seams, trace clay, mps = 0.02 in., wet -FILL-					60	40				
	6																
	8																
	13	15	7.0				-MARINE DEPOSITS-										
					8.5												
10																	
	2	S3	10.5			SM	Very loose, gray silty SAND (SM), frequent silt seams, mps = 0.02 in., trace clay, wet					65	35				
	2																
	1																
	5	20	12.5				-MARINE DEPOSITS-										
15																	
	2	S4	15.0			SM	Very loose, gray silty SAND (SM), frequent silt seams, trace coarse sand, one 1 in. gravel piece, wet			5	5	60	30				
	WOH																
	3																
	3	20	17.0				-MARINE DEPOSITS-										
					18.5												
20	6	S5	19.5			SM	Medium dense, gray silty SAND with gravel (SM), mps = 1.0 in., wet	5	10	30	20	20	15				
	7																
	9																
	8	15	21.5				-GLACIAL TILL DEPOSITS-										
							Bottom of exploration at 21.5 feet below ground surface. No refusal										
25																	
30																	

Water Level Data

Date	Time	Elapsed Time (hr.)	Depth in feet to: Bottom of Casing	Bottom of Hole	Water
7/5/2006	1615		10.5	19.8	11.9
7/6/2006	0740		10.5	19.8	11.2

Sample ID

O	Open End Rod
T	Thin Wall Tube
U	Undisturbed Sample
S	Split Spoon Sample
G	Geoprobe

Well Diagram

Riser Pipe, Screen, Filter Sand, Cuttings, Grout, Concrete, Bentonite Seal

Summary

Overburden (Linear ft.)	21.5
Rock Cored (Linear ft.)	--
Number of Samples	5S

BORING NO. B4

Field Tests

Dilatancy: R - Rapid S - Slow N - None
Toughness: L - Low M - Medium H - High
Plasticity: N - Nonplastic L - Low M - Medium H - High
Dry Strength: N - None L - Low M - Medium H - High V - Very High

*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.

NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

SEBAGO TECHNICS, INC.

TEST BORING REPORT

BORING NO. **B5**

Page 1 of 1

PROJECT	PROPOSED LIBRARY ADDITION, MAINE HISTORICAL SOCIETY	STI JOB NO.	06020
LOCATION	489 CONGRESS STREET, PORTLAND, MAINE	PROJECT MGR.	K. RECKER
CLIENT	MAINE HISTORICAL SOCIETY	FIELD REP.	K. STEPHENSON
CONTRACTOR	MAINE TEST BORINGS, INC.	DATE STARTED	7/7/2006
DRILLER	P. HATCH	DATE FINISHED	7/7/2006

Elevation ft. Datum | Boring Location See Plan

Item	Casing	Sampler	Core Barrel
Type	NW	SS	--
Inside Diameter (in.)	3.0	1.375	--
Hammer Weight (lb.)	140	140	
Hammer Fall (in.)	30	30	

Rig Make & Model: ☐ Truck ☑ Tripod ☐ ATV ☐ Geoprobe ☐ Track ☐ Air Track ☐ Skid ☐

Acker: ☐ Cat-Head ☑ Winch ☐ Roller Bit ☑ Cutting Head

Hammer Type: ☐ Safety ☑ Doughnut ☐ Automatic

Drilling Mud: ☐ Bentonite ☐ Polymer ☑ None

Casing Advance: Type Method Depth — BW/Driven/15.0

Drilling Notes:

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel % Coarse	Gravel % Fine	Sand % Coarse	Sand % Medium	Sand % Fine	% Fines	Field Test: Dilatancy	Toughness	Plasticity	Strength
0	2	S1	0.2			SP-SM	Loose, light to dark brown to black poorly-graded SAND with silt (SP-SM), mps = 0.1 in., damp, trace brick			5	45	40	10				
	2																
	3																
	5	13	2.2														
							-FILL-										
5	9	NR	5.0		5.5												
	10					SM	Medium dense, brown silty SAND (SM)										
	14																
	15		7.0				Note: Sample description prepared from material in wash water.										
							-MARINE DEPOSITS-										
					8.5												
10	5	S2	10.0			SM	Medium dense, gray silty SAND with gravel (SM), mps = 1.2 in., wet	5	10	10	25	30	20				
	6																
	8																
	9	15	12.0														
							-GLACIAL TILL DEPOSITS-										
15	5	S3	15.0			SM	Medium dense, gray silty SAND (SM), mps = 1.0 in., wet		5	15	30	30	20				
	8																
	8						-GLACIAL TILL DEPOSITS-										
	10	12	17.0														
							Bottom of exploration at 17.0 feet below ground surface.										
							No refusal										
20																	
25																	
30																	

Water Level Data

Date	Time	Elapsed Time (hr.)	Depth in feet to: Bottom of Casing	Bottom of Hole	Water
6/7/2006	900		--	14.8	5.0

Sample ID

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon Sample
G Geoprobe

Well Diagram

Riser Pipe
Screen
Filter Sand
Cuttings
Grout
Concrete
Bentonite Seal

Summary

Overburden (Linear ft.)	17.0
Rock Cored (Linear ft.)	--
Number of Samples	3S

BORING NO. B5

Field Tests

Dilatancy: R - Rapid S - Slow N - None
Toughness: L - Low M - Medium H - High
Plasticity: N - Nonplastic L - Low M - Medium H - High
Dry Strength: N - None L - Low M - Medium H - High V - Very High

*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.

NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

SEBAGO TECHNICS, INC.

TEST BORING REPORT

BORING NO. **B6**

Page 1 of 1

PROJECT	PROPOSED LIBRARY ADDITION, MAINE HISTORICAL SOCIETY	STI JOB NO.	06020
LOCATION	489 CONGRESS STREET, PORTLAND, MAINE	PROJECT MGR.	K. RECKER
CLIENT	MAINE HISTORICAL SOCIETY	FIELD REP.	K. STEPHENSON
CONTRACTOR	MAINE TEST BORINGS, INC.	DATE STARTED	7/7/2006
DRILLER	P. HATCH	DATE FINISHED	7/7/2006

Elevation ft. Datum | Boring Location See Plan

Item	Casing	Sampler	Core Barrel
Type	NW	SS	--
Inside Diameter (in.)	3.0	1.375	--
Hammer Weight (lb.)	140	140	
Hammer Fall (in.)	30	30	

Rig Make & Model: ☐ Truck ☑ Tripod ☐ Acker ☐ Cat-Head; ☐ ATV ☐ Geoprobe ☑ Winch ☐ Roller Bit; ☐ Track ☐ Air Track ☐ Skid ☑ Cutting Head

Hammer Type: ☐ Safety ☑ Doughnut ☐ Automatic

Drilling Mud: ☐ Bentonite ☐ Polymer ☑ None

Casing Advance: Type Method Depth — BW/Driven/6.5 ft.

Drilling Notes:

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel % Coarse	Gravel % Fine	Sand % Coarse	Sand % Medium	Sand % Fine	% Fines	Field Test Dilatancy	Field Test Toughness	Field Test Plasticity	Field Test Strength
0	1	S1	0.0		0.5	ML	Dark brown sandy SILT (ML) with roots -TOPSOIL-					40	60	S	N	N	
	1					SM	Loose, dark brown silty SAND (SM), mps = 0.05 in., damp				20	60	20				
	1																
	2	8	2.0				-FILL-										
					3.0												
5	19	S2	5.0			SW	Dense, orange brown well-graded SAND with gravel (SW), mps = 1.0 in., wet	10	10	15	30	30	5				
	24						-FILL-										
	100	8	6.5														
							Split spoon refusal at 6.5 ft.										
							Bottom of exploration at 6.5 feet below ground surface										
							Moved boring 4 ft. south. Casing refusal at 2.3 ft.										
10							Moved boring 4 ft. north of original location. Advanced boring to 22.0 ft. below ground surface. See boring log B6A.										
15																	
20																	
25																	
30																	

Water Level Data

Date	Time	Elapsed Time (hr.)	Depth in feet to: Bottom of Casing	Bottom of Hole	Water

Sample ID

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon Sample
G Geoprobe

Well Diagram

Riser Pipe
Screen
Filter Sand
Cuttings
Grout
Concrete
Bentonite Seal

Summary

Overburden (Linear ft.)	6.5
Rock Cored (Linear ft.)	--
Number of Samples	2S

BORING NO. **B6**

Field Tests

Dilatancy: R - Rapid S - Slow N - None
Toughness: L - Low M - Medium H - High
Plasticity: N - Nonplastic L - Low M - Medium H - High
Dry Strength: N - None L - Low M - Medium H - High V - Very High

*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.

NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

SEBAGO TECHNICS, INC.

TEST BORING REPORT

BORING NO. **B6A**

Page 1 of 1

PROJECT	PROPOSED LIBRARY ADDITION, MAINE HISTORICAL SOCIETY	STI JOB NO.	06020
LOCATION	489 CONGRESS STREET, PORTLAND, MAINE	PROJECT MGR.	K. RECKER
CLIENT	MAINE HISTORICAL SOCIETY	FIELD REP.	K. STEPHENSON
CONTRACTOR	MAINE TEST BORINGS, INC.	DATE STARTED	7/7/2006
DRILLER	P. HATCH	DATE FINISHED	7/7/2006

Elevation ft. Datum — Boring Location See Plan

Item	Casing	Sampler	Core Barrel
Type	NW	SS	--
Inside Diameter (in.)	3.0	1.375	--
Hammer Weight (lb.)	140	140	
Hammer Fall (in.)	30	30	

Rig Make & Model: ☐ Truck ☑ Tripod ☐ ATV ☐ Geoprobe ☐ Track ☐ Air Track ☐ Skid ☐

Acker: ☐ Cat-Head ☑ Winch ☐ Roller Bit ☑ Cutting Head

Hammer Type: ☐ Safety ☑ Doughnut ☐ Automatic

Drilling Mud: ☐ Bentonite ☐ Polymer ☑ None

Casing Advance: Type Method Depth — BW/Driven/20.0 ft.

Drilling Notes:

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel % Coarse	Gravel % Fine	Sand % Coarse	Sand % Medium	Sand % Fine	% Fines	Field Test Dilatancy	Field Test Toughness	Field Test Plasticity	Field Test Strength
0							Note: Washed to 5.0 feet. See log of B6 for description of soil to 5.0 feet.										
5	27	S1	5.0			SW/SM	Dense, orange-brown well-graded SAND (SW), mps = 1.3 in., wet; to silty	10	15	15	30	25	5				
	23						SAND (SM), mps = 0.5 in., wet		5	15	30	30	20				
	26				6.5		-FILL-										
	13	10	7.0			ML	Hard, gray-brown SILT with sand (ML), mps = 0.02 in., wet					20	80	S	N	N	
					9.5		-MARINE DEPOSITS-										
10	3	S2	10.0			CL	Medium stiff, gray lean CLAY (CL), wet					10	90	N	M	M	
	2																
	2																
	2	12	12.0														
							-MARINE DEPOSITS-										
15	2	S3	15.0			CL	Medium stiff, gray lean CLAY (CL), wet					10	90	N	M	M	
	2				16.0												
	4					SM	Loose, gray silty SAND with gravel (SM), mps = 0.75 in., wet		10	10	20	30	30				
	4	24	17.0														
							-GLACIAL TILL DEPOSITS-										
20	17	S4	20.0			SM	Dense, gray silty SAND with gravel (SM), mps = 1.0 in., wet	10	10	10	20	20	30				
	30																
	36						-GLACIAL TILL DEPOSITS-										
	50/4 in.	14	21.9														
							Bottom of exploration at 21.9 feet below ground surface.										
							No refusal										
25																	
30																	

Water Level Data

Date	Time	Elapsed Time (hr.)	Depth in feet to: Bottom of Casing	Bottom of Hole	Water
7/7/2006	1150		--	19.9	8.0

Sample ID

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon Sample
G Geoprobe

Well Diagram

Riser Pipe
Screen
Filter Sand
Cuttings
Grout
Concrete
Bentonite Seal

Summary

Overburden (Linear ft.)	21.9
Rock Cored (Linear ft.)	--
Number of Samples	4S

BORING NO. B6A

Field Tests — Dilatancy: R - Rapid S - Slow N - None; Toughness: L - Low M - Medium H - High; Plasticity: N - Nonplastic L - Low M - Medium H - High; Dry Strength: N - None L - Low M - Medium H - High V - Very High

*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.

NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

Appendix B

Logs of Test Pit and Photograph

SEBAGO TECHNICS, INC.

TEST PIT LOG

Test Pit No. **TP1**

Page 1 of 1

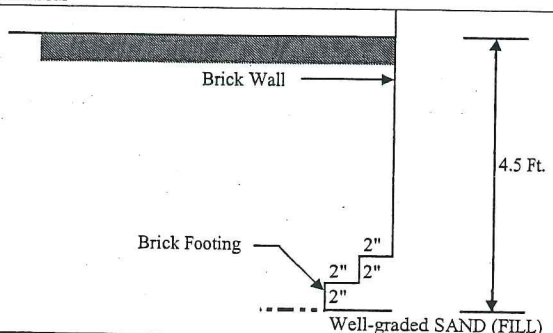
PROJECT	LIBRARY ADDITION, MAINE HISTORICAL SOCIETY	PROJECT NO.	06020
LOCATION	PORTLAND, MAINE	PROJECT MGR.	W. CONWAY
CLIENT	MAINE HISTORICAL SOCIETY	FIELD REP	K. RECKER
CONTRACTOR	O'BRIEN BROTHERS	DATE	7/25/2006
EQUIPMENT	HAND EXCAVATION	WEATHER	Sunny, 70s

Ground El. _____ ft
El. Datum _____

Location See Plan

Groundwater depths/entry rates (in/min): Not Encountered

Depth (ft)	Sample ID	Stratum Change Depth (ft)	USCS Group Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, % oversized, max particle size, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel % Coarse	Gravel % Fine	Sand % Coarse	Sand % Medium	Sand % Fine	% Fines	Field Test Dilatancy	Field Test Toughness	Field Test Plasticity	Field Test Strength
			ML	Dark brown sandy SILT (ML), mps = 0.5 in., damp, roots		5	5	10	15	70	S	N	N	
				-TOPSOIL-										
1														
		1.5												
			SM	Dark brown silty SAND (SM), mps = 1.5 in., damp, trace roots		5	10	25	30	30				
2														
				-FILL-										
3														
4														
		4.5												
			SW	Brown well-graded SAND with gravel (SW), mps = 1.0 in., damp -FILL-	5	10	15	30	35	5				
5				Bottom of test pit at 4.7 feet below ground surface.										
				No Refusal										
6														
7														



Obstructions:

Remarks:

Standing water in completed pit:
at depth _____ ft.
measured after _____ hrs. elapsed

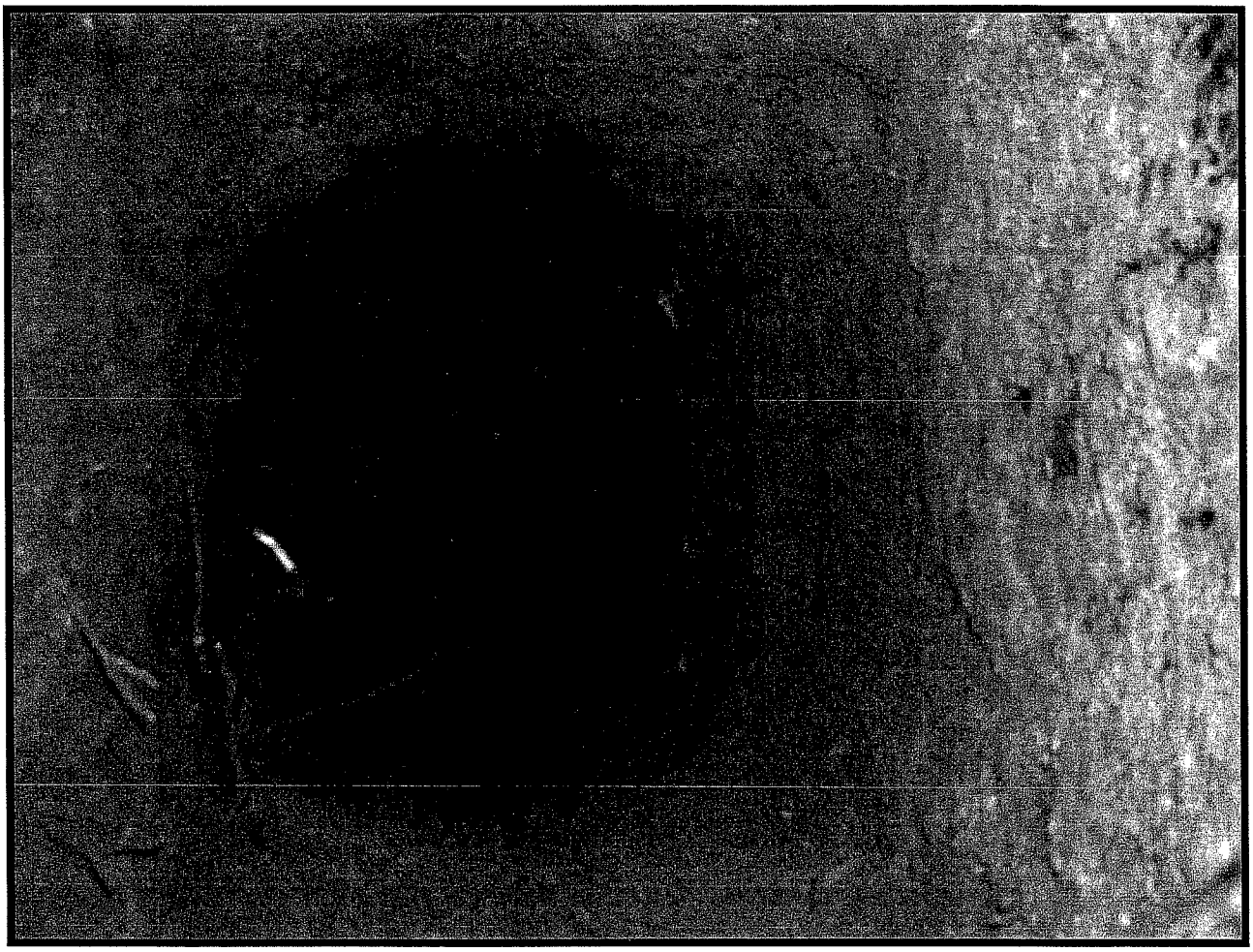
Boulders:

Diameter (in.)	Number		Approx. vol. (cu. ft.)
12 to 24		=	
over 24		=	

Test Pit Dimensions (ft):

Pit Depth	4.7
Pit Length X Width	4.0 x 2.0

06020



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)

Who billing will be sent to:

Submittals shall include (7) 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 11x17 plans

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

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

Signature of Applicant::	**Date:**

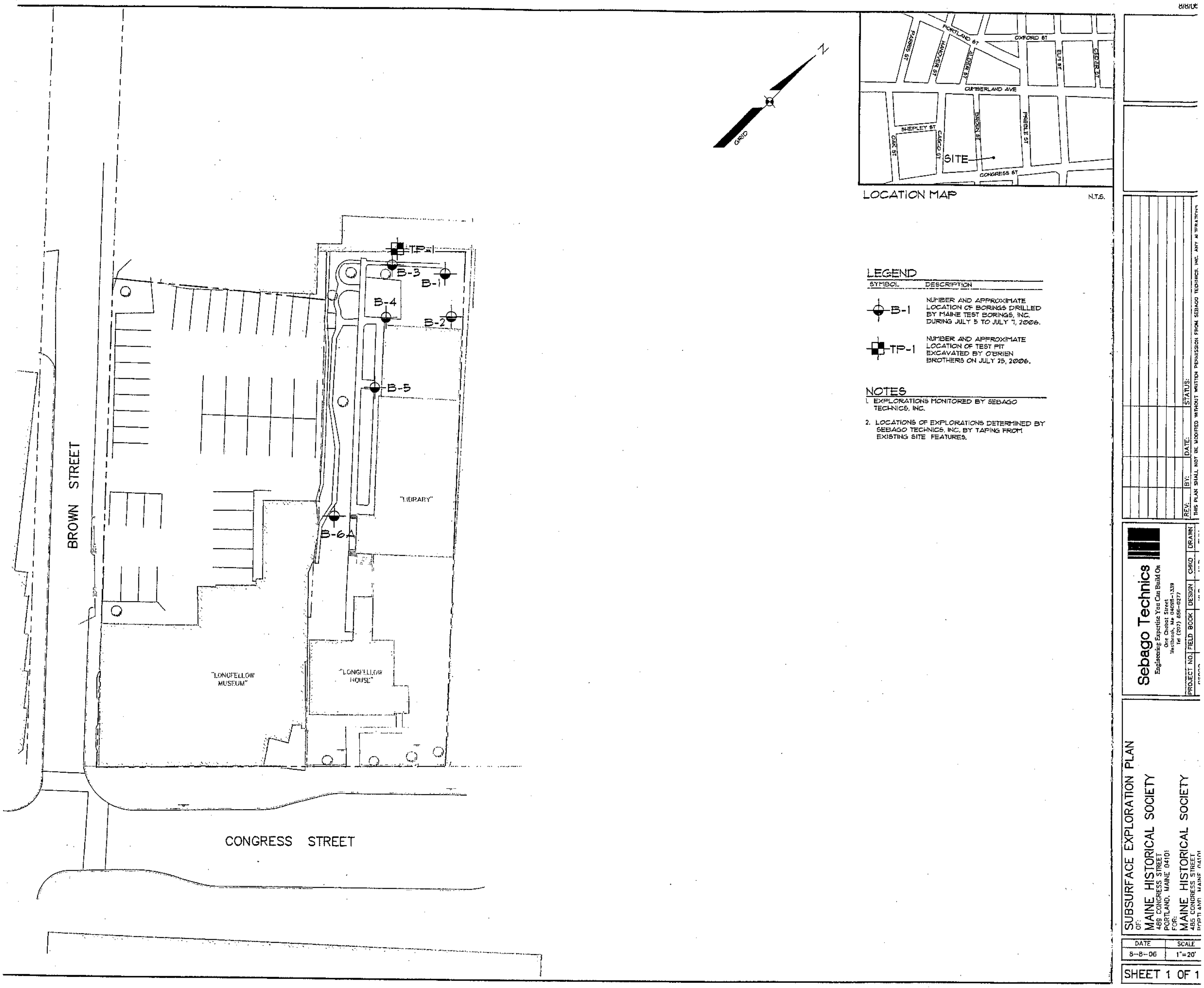

LOCATION MAP
N.T.S.
SITE
PORTLAND ST
OXFORD ST
CUMBERLAND AVE
CONGRESS ST
GRID
N
BROWN STREET
CONGRESS STREET
TP-1
B-1
B-2
B-3
B-4
B-5
B-6A
"LIBRARY"
"LONGFELLOW MUSEUM"
"LONGFELLOW HOUSE"
LEGEND
SYMBOL DESCRIPTION
B-1 NUMBER AND APPROXIMATE LOCATION OF BORINGS DRILLED BY MAINE TEST BORINGS, INC. DURING JULY 5 TO JULY 7, 2006.
TP-1 NUMBER AND APPROXIMATE LOCATION OF TEST PIT EXCAVATED BY O'BRIEN BROTHERS ON JULY 25, 2006.
NOTES
1. EXPLORATIONS MONITORED BY SEBAGO TECHNICS, INC.
2. LOCATIONS OF EXPLORATIONS DETERMINED BY SEBAGO TECHNICS, INC. BY TAPING FROM EXISTING SITE FEATURES.
REV. BY: DATE: STATUS:
Sebago Technics
PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
SUBSURFACE EXPLORATION PLAN
OF:
MAINE HISTORICAL SOCIETY
489 CONGRESS STREET
PORTLAND, MAINE 04101
FOR:
MAINE HISTORICAL SOCIETY
485 CONGRESS STREET
DATE 8-8-06
SCALE 1"=20'
SHEET 1 OF 1

Exhibit 9

Stormwater Management

STORMWATER MANAGEMENT REPORT

Maine Historical Society Research Library Addition
489 Congress Street
Portland, Maine

Introduction

This stormwater management report has been prepared to evaluate stormwater drainage for the proposed building addition to the Maine Historical Society Research Library located at 489 Congress Street in Portland, Maine.

The project involves the demolition of a portion of the existing library building and the construction of a new addition. The project improvements include the installation of new utility services for the library and the re-development of an historic courtyard and garden located behind the Longfellow House and adjacent to the Library.

The site is an approximately 37,778 s.f. (0.87 acres) developed site occupied by the Henry Wadsworth Longfellow house and Maine Historical Society offices and museum. The Longfellow House and Museum front on Congress Street and Brown Street. The existing Research Library building is located to the rear of the Longfellow house in an historic courtyard setting. The Library building is located in a narrow site bounded by existing buildings to the north and east. The existing courtyard area extends approximately 25 feet to the west to a brick retaining wall supporting the Maine Historical Society parking lot fronting on Brown Street.

The site is currently fully developed with buildings and paved parking areas. Limited landscaping exists in the courtyard. The courtyard drops in elevation from approximately elevation 84 feet at the rear of the Longfellow house to approximately elevation 74 at the northerly end of the site. This places the courtyard approximately 10 feet lower than the adjacent parking lot the courtyard and 6 feet 8 feet lower than Brown Street.

Currently sanitary sewer and storm drainage combines at the northerly end of the site. A combined sewer runs from the northerly end of the courtyard, below and between existing buildings to the north and east and eventually discharges to a combined sewer in Preble Street, approximately 150 feet from the site.

The proposed development will include the following improvements:

- The demolition and replacement of the Nichols Wing of the research library (3,293 .) with a new 11,125 s.f. structure, resulting in a net 7,547 s.f. addition.

- Demolition and reconstruction of the existing courtyard/parking lot retaining wall, including a new stairway to provide a second means of egress from the courtyard.

- New storm drainage collection in the courtyard and new storm drainage and sanitary sewer services for the facility. The new storm and sanitary services are proposed to connect into the combined sewer in Brown Street and will be separated to the property line.

The proposed development will result in approximately 800 square feet net new impervious area comprised of new building rooftop and redeveloped walkways in the courtyard. A watershed area approximately 0.38 acres which formerly drained out of the courtyard to the combined sewer in Preble Street will now be directed to the existing combined sewer in Brown Street.

As a fully developed urban site, the peak rates and volume of runoff are relatively unchanged from pre-development to post-development conditions. As such, stormwater quantity control is not required. However, the pattern of runoff is changed due to the proposed abandonment of the existing combined sewer service in favor of a separated storm sewer and sanitary sewer services to Brown Street.

The stormwater analysis presented in this report has been developed to represent the existing combined sewer system abutting the project site, to size the proposed separated storm drainage system, and to evaluate the pre and post-development peak rates of runoff at the project study points.

Site Characteristics

The project plans include an existing conditions survey of the project site and Brown Street from between Congress Street and Cumberland Avenue. The hydrologic modeling of the existing storm drainage system is based on this survey and research in the City of Portland Public Works Department's archives.

The site is an approximately 37,778 s.f. (0.87 acres) developed site occupied by the Henry Wadsworth Longfellow House and Maine Historical Society offices and museum fronting on Congress Street and Brown Street. The existing Research Library building is located to the rear of the Longfellow House in an historic courtyard. The Library building is located in a narrow site bounded by existing buildings to the north and east. The existing courtyard area extends approximately 25 feet to the west to a brick retaining wall supporting an existing parking lot accessed along Brown Street.

The site is currently fully developed with buildings and paved parking areas. Limited landscaping exists in the courtyard. The courtyard drops in elevation from approximately elevation 84 feet at the rear of the Longfellow house to approximately elevation 74 at the northerly end of the site. This places the courtyard approximately 10 feet lower than the adjacent parking lot the courtyard and 6 feet 8 feet lower than Brown Street.

The site generally drains from Congress Street south across the site. Runoff from the westerly portions of the site, occupied by the Maine Historical Society Museum and offices and parking

lot, drain north and west to Brown Street. Flow continues in the curb line down Brown Street to catch basins at Cumberland Avenue and enters a combined sewer.

Runoff from the easterly portion of the site occupied by the Longfellow House and Research Library drains into to the site courtyard and either infiltrates or is collected in a catch basin at the northeasterly corner of the site where it is conveyed in a combined sewer between and below existing buildings, eventually connecting to the combined sewer in Preble Street, approximately 150 feet from the site.

Three study points are identified in the hydrologic model and on the watershed maps

Study Point SP-1

Represents the point where runoff from the westerly portion of the site flows across the existing parking lot and enters the curb line of Brown Street.

Watershed 1 (pre-development) and 10 (post-development) are tributary to Study Point SP-1. Proposed development tributary to this point is limited to the reconstruction of the existing site parking lot. No significant change in impervious area is proposed and runoff at this study point is unaffected by the development.

Study Point SP-2

Study point SP-2 represents an existing catch basin at the northeast corner of the site courtyard. Runoff from the courtyard enters a combined sewer in this location and is conveyed between and below existing buildings, eventually connecting to the combined sewer in Preble Street.

The proposed site improvements include removing this catch basin, pugging its outlet piping. Runoff from the courtyard tributary to SP-2 will be re-directed to Study Point SP-2A, the existing combined sewer in Brown Street.

Watershed 2 (pre-development) and 20 (post-development) are tributary to Study Point SP-2.

Study Point SP-2A

Study Point SP-2 represents runoff from the project courtyard (post-development Watershed 20) that is directed to the existing 12" combined sewer in Brown Street. The project improvements proposed in Watershed 20 include new catch basins, storm drains and sanitary sewer services to separate combined sewer discharge from the site and direct it to Brown Street.

Soils

Soil classifications within the project area were referenced from the Cumberland County Medium Intensity Soil Survey. A copy of this map delineating the project site is included with this report.

The site is comprised entirely of Hinckley gravelly sandy loam. The Hinckley soil series consists of gravelly sandy loam with low runoff potential and high infiltration rates. The soil is classified by the Soil Conservation Service as a Group A Hydrologic Soil.

Stormwater Management

In order to evaluate drainage characteristics in pre and post-development conditions, a quantitative analysis was performed to determine peak rates of runoff for the 2, 10 and 25-year storm events. Runoff calculations were performed following the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds, Technical Release #55" and HydroCAD Stormwater Modeling System software.

The 24-hour rainfall values used in the hydrologic model are as follows:

Storm Frequency Precipitation (in./24 hr)	
2-year	3.0
10-year	4.7
25-year	5.5

Drainage structures and storm drains were modeled as ponds with culvert outlets or circular open channels as appropriate.

Two sub-watersheds were analyzed in pre-development and post-development conditions. Three study points, were selected to evaluate the effects of the development on stormwater runoff. The sub-watershed boundaries and routing element locations are shown on the attached pre-development and post-development watershed maps. Due to the small size of the watersheds, a minimum 5-minute time of concentration was assumed.

Table 1 summarizes the results of the analysis. Computer generated data sheets and hydrographs are provided in the subsequent sections of this report.

Table 1 - Stormwater Runoff Summary Table
Pre-Development vs. Post-Development

Study Point	Peak Rates of Runoff (cfs)					
	2-Year		10-Year		25-Year	
	Pre	Post	Pre	Post	Pre	Post
SP-1	1.7	1.7	2.8	2.7	3.3	3.3
SP-2	0.4	0.0	1.0	0.0	1.3	0.0
SP-2A	0.0	0.5	0.0	1.1	0	1.4

Study Point 1

The peak rate of runoff at Study Point SP-1 is unaffected by the proposed development.

Study Point SP-2

Post-development runoff tributary to Study Point SP-2 is eliminated and re-directed to Study Point SP-2A.

Study Point SP-2A

The results of the analysis indicate that runoff from the project site will be approximately 1.4 cfs during the 25-year storm event. The storm drainage system from the project site courtyard to Brown Street, has been sized to accommodate this runoff. Reaches 210, 220 and 230 in the model represent proposed storm drains. Reach 240 represents the existing 12" combined sewer in Brown Street downstream of SMH-3. The results of the model indicate that the existing sewer has a full flow capacity of 9.8 cfs. The site contributes 1.4 cfs during the 25–year storm indicating that the systems adequate capacity to convey the site generated runoff.

Erosion and Sedimentation Control

An Erosion and Sedimentation Control Plan has been developed for the project site placing emphasis on the installation of sedimentation barriers to minimize erosion potential from development activities during and after construction. The project construction does not involve the construction of roadways to serve the site; therefore, the erosion control plan focuses on measures to protect the existing catch basins during construction. The Erosion Control Plan has been placed directly on the design plans to include locations of erosion control provisions (i.e., silt fence, inlet protection and construction entrances), along with a narrative and construction details for reference by the contractor during construction.

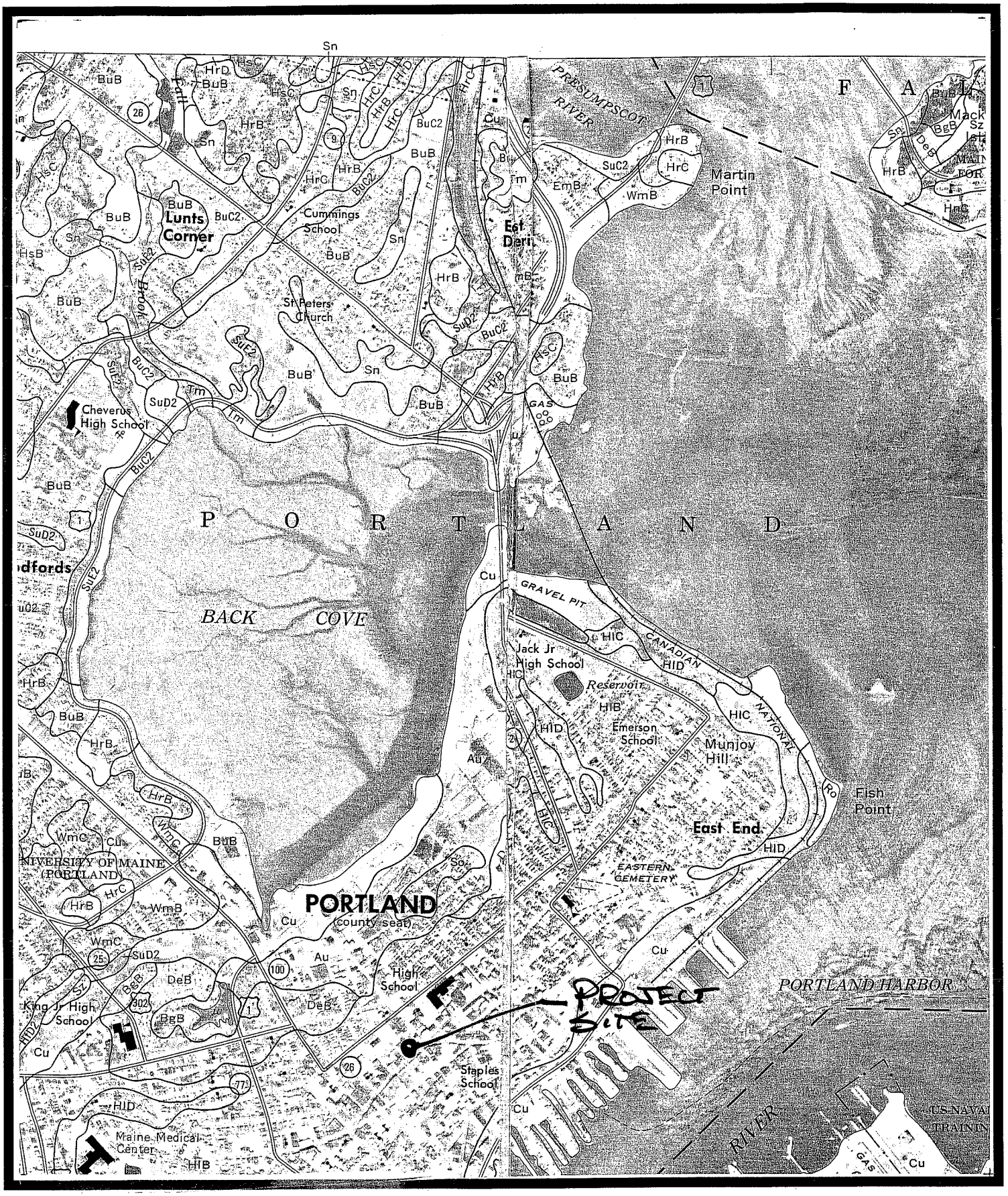
The incorporation of these measures and drainage provisions meets the standard for stormwater runoff for the proposed site development such that no downstream properties will be adversely impacted by the development.

Prepared by:

SEBAGO TECHNICS, INC.

Daniel L. Riley, P.E.
Senior Project Manager

DLR:dlr/dlf
Enclosure
May 18, 2007



MEDIUM INTENSITY SOIL SURVEY

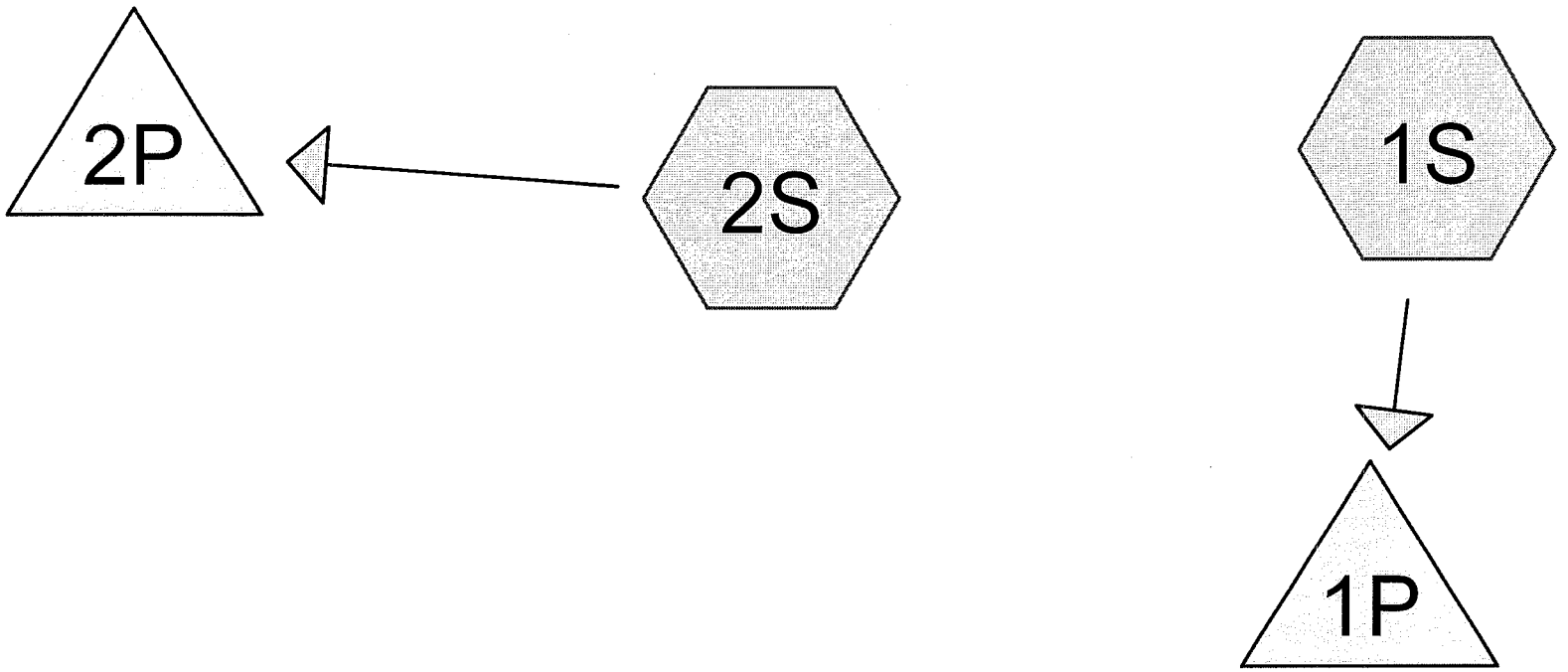
CUMBERLAND COUNTY

SHEET #82

SCALE 1:20,000

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

Pre-Development Runoff Analysis



Subcat Reach Pond Link

Drainage Diagram for 06020 PRE
Prepared by Sebago Technics, Inc. 5/18/2007

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: (new node)
Tc=5.0 min CN=95 Area=0.620 ac Runoff= 1.70 cfs 0.120 af

Subcatchment 2S: (new node)
Tc=5.0 min CN=76 Area=0.380 ac Runoff= 0.43 cfs 0.029 af

Pond 1P: (new node)
Inflow= 1.70 cfs 0.120 af
Primary= 1.70 cfs 0.120 af

Pond 2P: (new node)
Inflow= 0.43 cfs 0.029 af
Primary= 0.43 cfs 0.029 af

Runoff Area = 1.000 ac Volume = 0.149 af Average Depth = 1.79"

Subcatchment 1S: (new node)

Runoff = 1.70 cfs @ 12.07 hrs, Volume= 0.120 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (ac)	CN	Description
0.590	98	Paved parking & roofs
0.030	39	>75% Grass cover, Good, HSG A
0.620	95	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, DIRECT**

Subcatchment 2S: (new node)

Runoff = 0.43 cfs @ 12.09 hrs, Volume= 0.029 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (ac)	CN	Description
0.240	98	Paved parking & roofs
0.140	39	>75% Grass cover, Good, HSG A
0.380	76	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, DIRECT**

Pond 1P: (new node)

Inflow = 1.70 cfs @ 12.07 hrs, Volume= 0.120 af
Primary = 1.70 cfs @ 12.07 hrs, Volume= 0.120 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 2P: (new node)

Inflow = 0.43 cfs @ 12.09 hrs, Volume= 0.029 af
Primary = 0.43 cfs @ 12.09 hrs, Volume= 0.029 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: (new node)
Tc=5.0 min CN=95 Area=0.620 ac Runoff= 2.78 cfs 0.201 af

Subcatchment 2S: (new node)
Tc=5.0 min CN=76 Area=0.380 ac Runoff= 1.02 cfs 0.067 af

Pond 1P: (new node)
Inflow= 2.78 cfs 0.201 af
Primary= 2.78 cfs 0.201 af

Pond 2P: (new node)
Inflow= 1.02 cfs 0.067 af
Primary= 1.02 cfs 0.067 af

Runoff Area = 1.000 ac Volume = 0.268 af Average Depth = 3.22"

Subcatchment 1S: (new node)

Runoff = 2.78 cfs @ 12.07 hrs, Volume= 0.201 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (ac)	CN	Description
0.590	98	Paved parking & roofs
0.030	39	>75% Grass cover, Good, HSG A
0.620	95	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, DIRECT**

Subcatchment 2S: (new node)

Runoff = 1.02 cfs @ 12.08 hrs, Volume= 0.067 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (ac)	CN	Description
0.240	98	Paved parking & roofs
0.140	39	>75% Grass cover, Good, HSG A
0.380	76	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, DIRECT**

Pond 1P: (new node)

Inflow = 2.78 cfs @ 12.07 hrs, Volume= 0.201 af
Primary = 2.78 cfs @ 12.07 hrs, Volume= 0.201 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 2P: (new node)

Inflow = 1.02 cfs @ 12.08 hrs, Volume= 0.067 af
Primary = 1.02 cfs @ 12.08 hrs, Volume= 0.067 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: (new node)
Tc=5.0 min CN=95 Area=0.620 ac Runoff= 3.28 cfs 0.239 af

Subcatchment 2S: (new node)
Tc=5.0 min CN=76 Area=0.380 ac Runoff= 1.32 cfs 0.087 af

Pond 1P: (new node)
Inflow= 3.28 cfs 0.239 af
Primary= 3.28 cfs 0.239 af

Pond 2P: (new node)
Inflow= 1.32 cfs 0.087 af
Primary= 1.32 cfs 0.087 af

Runoff Area = 1.000 ac Volume = 0.326 af Average Depth = 3.91"

Subcatchment 1S: (new node)

Runoff = 3.28 cfs @ 12.07 hrs, Volume= 0.239 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (ac)	CN	Description
0.590	98	Paved parking & roofs
0.030	39	>75% Grass cover, Good, HSG A
0.620	95	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, DIRECT**

Subcatchment 2S: (new node)

Runoff = 1.32 cfs @ 12.08 hrs, Volume= 0.087 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (ac)	CN	Description
0.240	98	Paved parking & roofs
0.140	39	>75% Grass cover, Good, HSG A
0.380	76	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, DIRECT**

Pond 1P: (new node)

Inflow = 3.28 cfs @ 12.07 hrs, Volume= 0.239 af
Primary = 3.28 cfs @ 12.07 hrs, Volume= 0.239 af, Atten= 0%, Lag= 0.0 min

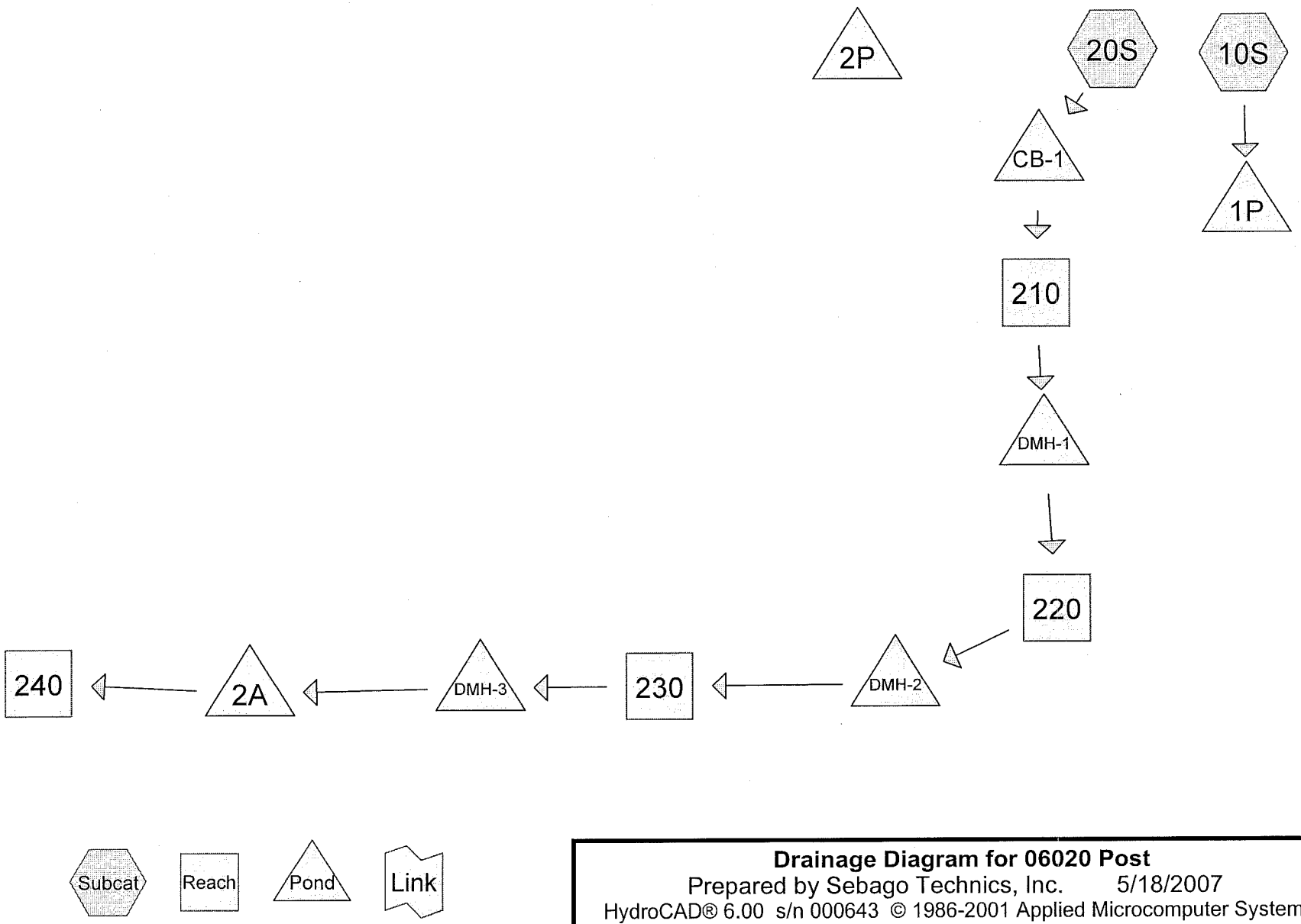
Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 2P: (new node)

Inflow = 1.32 cfs @ 12.08 hrs, Volume= 0.087 af
Primary = 1.32 cfs @ 12.08 hrs, Volume= 0.087 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Post-Development Runoff Analysis



Drainage Diagram for 06020 Post

Prepared by Sebago Technics, Inc. 5/18/2007

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: (new node)
Tc=5.0 min CN=94 Area=0.620 ac Runoff= 1.65 cfs 0.115 af

Subcatchment 20S: (new node)
Tc=5.0 min CN=79 Area=0.380 ac Runoff= 0.52 cfs 0.035 af

Reach 210: (new node) Inflow= 0.52 cfs 0.034 af
Length= 102.0' Max Vel= 2.7 fps Capacity= 5.14 cfs Outflow= 0.51 cfs 0.034 af

Reach 220: (new node) Inflow= 0.51 cfs 0.034 af
Length= 12.0' Max Vel= 3.3 fps Capacity= 7.00 cfs Outflow= 0.51 cfs 0.034 af

Reach 230: (new node) Inflow= 0.51 cfs 0.034 af
Length= 146.0' Max Vel= 3.3 fps Capacity= 7.05 cfs Outflow= 0.48 cfs 0.034 af

Reach 240: 240 Inflow= 0.48 cfs 0.034 af
Length= 176.0' Max Vel= 6.1 fps Capacity= 9.06 cfs Outflow= 0.48 cfs 0.034 af

Pond 1P: (new node) Inflow= 1.65 cfs 0.115 af
Primary= 1.65 cfs 0.115 af

Pond 2A: SMH-3 Inflow= 0.48 cfs 0.034 af
Primary= 0.48 cfs 0.034 af

Pond 2P: (new node)

Pond CB-1: (new node) Peak Storage= 27 cf Inflow= 0.52 cfs 0.035 af
Primary= 0.52 cfs 0.034 af Outflow= 0.52 cfs 0.034 af

Pond DMH-1: (new node) Inflow= 0.51 cfs 0.034 af
Primary= 0.51 cfs 0.034 af

Pond DMH-2: (new node) Inflow= 0.51 cfs 0.034 af
Primary= 0.51 cfs 0.034 af

Pond DMH-3: (new node) Inflow= 0.48 cfs 0.034 af
Primary= 0.48 cfs 0.034 af

Runoff Area = 1.000 ac Volume = 0.149 af Average Depth = 1.79"

Subcatchment 10S: (new node)

Runoff = 1.65 cfs @ 12.07 hrs, Volume= 0.115 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (ac)	CN	Description
0.583	98	Paved parking & roofs
0.037	39	>75% Grass cover, Good, HSG A
0.620	94	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, DIRECT**

Subcatchment 20S: (new node)

Runoff = 0.52 cfs @ 12.08 hrs, Volume= 0.035 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (ac)	CN	Description
0.259	98	Paved parking & roofs
0.121	39	>75% Grass cover, Good, HSG A
0.380	79	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, DIRECT**

Reach 210: (new node)

Inflow = 0.52 cfs @ 12.08 hrs, Volume= 0.034 af
Outflow = 0.51 cfs @ 12.10 hrs, Volume= 0.034 af, Atten= 2%, Lag= 1.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.7 fps, Min. Travel Time= 0.6 min
Avg. Velocity = 1.2 fps, Avg. Travel Time= 1.5 min

Peak Depth= 0.27'
Capacity at bank full= 5.14 cfs
Inlet Invert= 70.15', Outlet Invert= 69.60'
15.0" Diameter Pipe n= 0.012 Length= 102.0' Slope= 0.0054 '/'

Reach 220: (new node)

Inflow = 0.51 cfs @ 12.10 hrs, Volume= 0.034 af
Outflow = 0.51 cfs @ 12.10 hrs, Volume= 0.034 af, Atten= 0%, Lag= 0.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 3.3 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 1.4 fps, Avg. Travel Time= 0.1 min

Peak Depth= 0.23'
Capacity at bank full= 7.00 cfs
Inlet Invert= 69.50', Outlet Invert= 69.38'
15.0" Diameter Pipe n= 0.012 Length= 12.0' Slope= 0.0100 '/'

Reach 230: (new node)

Inflow = 0.51 cfs @ 12.10 hrs, Volume= 0.034 af
Outflow = 0.48 cfs @ 12.13 hrs, Volume= 0.034 af, Atten= 5%, Lag= 1.3 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 3.3 fps, Min. Travel Time= 0.7 min
Avg. Velocity = 1.4 fps, Avg. Travel Time= 1.7 min

Peak Depth= 0.23'
Capacity at bank full= 7.05 cfs
Inlet Invert= 69.28', Outlet Invert= 67.80'
15.0" Diameter Pipe n= 0.012 Length= 146.0' Slope= 0.0101 '/'

Reach 240: 240

Inflow = 0.48 cfs @ 12.13 hrs, Volume= 0.034 af
Outflow = 0.48 cfs @ 12.14 hrs, Volume= 0.034 af, Atten= 1%, Lag= 1.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.1 fps, Min. Travel Time= 0.5 min
Avg. Velocity = 2.7 fps, Avg. Travel Time= 1.1 min

Peak Depth= 0.16'
Capacity at bank full= 9.06 cfs
Inlet Invert= 66.30', Outlet Invert= 58.15'
12.0" Diameter Pipe n= 0.011 Length= 176.0' Slope= 0.0463 '/'

Pond 1P: (new node)

Inflow = 1.65 cfs @ 12.07 hrs, Volume= 0.115 af
Primary = 1.65 cfs @ 12.07 hrs, Volume= 0.115 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 2A: SMH-3

Inflow = 0.48 cfs @ 12.13 hrs, Volume= 0.034 af
Primary = 0.48 cfs @ 12.13 hrs, Volume= 0.034 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 2P: (new node)

Routing by Stor-Ind method

Pond CB-1: (new node)

Inflow = 0.52 cfs @ 12.08 hrs, Volume= 0.035 af
Outflow = 0.52 cfs @ 12.08 hrs, Volume= 0.034 af, Atten= 0%, Lag= 0.1 min
Primary = 0.52 cfs @ 12.08 hrs, Volume= 0.034 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 70.48' Storage= 27 cf
Plug-Flow detention time= 8.5 min calculated for 0.034 af (98% of inflow)
Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
68.15	11	0	0
74.35	12	71	71

Primary OutFlow (Free Discharge)
└─1=Orifice/Grate

#	Routing	Invert	Outlet Devices
1	Primary	70.15'	**15.0" Vert. Orifice/Grate** C= 0.600

Pond DMH-1: (new node)

Inflow = 0.51 cfs @ 12.10 hrs, Volume= 0.034 af
Primary = 0.51 cfs @ 12.10 hrs, Volume= 0.034 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond DMH-2: (new node)

Inflow = 0.51 cfs @ 12.10 hrs, Volume= 0.034 af
Primary = 0.51 cfs @ 12.10 hrs, Volume= 0.034 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond DMH-3: (new node)

Inflow	=	0.48 cfs @	12.13 hrs, Volume=	0.034 af	
Primary	=	0.48 cfs @	12.13 hrs, Volume=	0.034 af,	Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: (new node)
Tc=5.0 min CN=94 Area=0.620 ac Runoff= 2.74 cfs 0.196 af

Subcatchment 20S: (new node)
Tc=5.0 min CN=79 Area=0.380 ac Runoff= 1.14 cfs 0.075 af

Reach 210: (new node)
Inflow= 1.14 cfs 0.075 af
Length= 102.0' Max Vel= 3.4 fps Capacity= 5.14 cfs Outflow= 1.12 cfs 0.075 af

Reach 220: (new node)
Inflow= 1.12 cfs 0.075 af
Length= 12.0' Max Vel= 4.2 fps Capacity= 7.00 cfs Outflow= 1.12 cfs 0.075 af

Reach 230: (new node)
Inflow= 1.12 cfs 0.075 af
Length= 146.0' Max Vel= 4.2 fps Capacity= 7.05 cfs Outflow= 1.08 cfs 0.074 af

Reach 240: 240
Inflow= 1.08 cfs 0.074 af
Length= 176.0' Max Vel= 7.7 fps Capacity= 9.06 cfs Outflow= 1.06 cfs 0.074 af

Pond 1P: (new node)
Inflow= 2.74 cfs 0.196 af
Primary= 2.74 cfs 0.196 af

Pond 2A: SMH-3
Inflow= 1.08 cfs 0.074 af
Primary= 1.08 cfs 0.074 af

Pond 2P: (new node)

Pond CB-1: (new node)
Peak Storage= 29 cf Inflow= 1.14 cfs 0.075 af
Primary= 1.14 cfs 0.075 af Outflow= 1.14 cfs 0.075 af

Pond DMH-1: (new node)
Inflow= 1.12 cfs 0.075 af
Primary= 1.12 cfs 0.075 af

Pond DMH-2: (new node)
Inflow= 1.12 cfs 0.075 af
Primary= 1.12 cfs 0.075 af

Pond DMH-3: (new node)
Inflow= 1.08 cfs 0.074 af
Primary= 1.08 cfs 0.074 af

Runoff Area = 1.000 ac Volume = 0.271 af Average Depth = 3.25"

Subcatchment 10S: (new node)

Runoff = 2.74 cfs @ 12.07 hrs, Volume= 0.196 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (ac)	CN	Description
0.583	98	Paved parking & roofs
0.037	39	>75% Grass cover, Good, HSG A
0.620	94	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, DIRECT**

Subcatchment 20S: (new node)

Runoff = 1.14 cfs @ 12.08 hrs, Volume= 0.075 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (ac)	CN	Description
0.259	98	Paved parking & roofs
0.121	39	>75% Grass cover, Good, HSG A
0.380	79	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, DIRECT**

Reach 210: (new node)

Inflow = 1.14 cfs @ 12.08 hrs, Volume= 0.075 af
Outflow = 1.12 cfs @ 12.10 hrs, Volume= 0.075 af, Atten= 2%, Lag= 1.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 3.4 fps, Min. Travel Time= 0.5 min
Avg. Velocity = 1.4 fps, Avg. Travel Time= 1.2 min

Peak Depth= 0.40'
Capacity at bank full= 5.14 cfs
Inlet Invert= 70.15', Outlet Invert= 69.60'
15.0" Diameter Pipe n= 0.012 Length= 102.0' Slope= 0.0054 '/'

Reach 220: (new node)

Inflow = 1.12 cfs @ 12.10 hrs, Volume= 0.075 af
Outflow = 1.12 cfs @ 12.10 hrs, Volume= 0.075 af, Atten= 0%, Lag= 0.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.2 fps, Min. Travel Time= 0.0 min
Avg. Velocity = 1.7 fps, Avg. Travel Time= 0.1 min

Peak Depth= 0.34'
Capacity at bank full= 7.00 cfs
Inlet Invert= 69.50', Outlet Invert= 69.38'
15.0" Diameter Pipe n= 0.012 Length= 12.0' Slope= 0.0100 '/'

Reach 230: (new node)

Inflow = 1.12 cfs @ 12.10 hrs, Volume= 0.075 af
Outflow = 1.08 cfs @ 12.11 hrs, Volume= 0.074 af, Atten= 3%, Lag= 0.9 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.2 fps, Min. Travel Time= 0.6 min
Avg. Velocity = 1.7 fps, Avg. Travel Time= 1.4 min

Peak Depth= 0.34'
Capacity at bank full= 7.05 cfs
Inlet Invert= 69.28', Outlet Invert= 67.80'
15.0" Diameter Pipe n= 0.012 Length= 146.0' Slope= 0.0101 '/'

Reach 240: 240

Inflow = 1.08 cfs @ 12.11 hrs, Volume= 0.074 af
Outflow = 1.06 cfs @ 12.12 hrs, Volume= 0.074 af, Atten= 2%, Lag= 0.7 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 7.7 fps, Min. Travel Time= 0.4 min
Avg. Velocity = 3.2 fps, Avg. Travel Time= 0.9 min

Peak Depth= 0.23'
Capacity at bank full= 9.06 cfs
Inlet Invert= 66.30', Outlet Invert= 58.15'
12.0" Diameter Pipe n= 0.011 Length= 176.0' Slope= 0.0463 '/'

Pond 1P: (new node)

Inflow = 2.74 cfs @ 12.07 hrs, Volume= 0.196 af
Primary = 2.74 cfs @ 12.07 hrs, Volume= 0.196 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 2A: SMH-3

Inflow = 1.08 cfs @ 12.11 hrs, Volume= 0.074 af
Primary = 1.08 cfs @ 12.11 hrs, Volume= 0.074 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 2P: (new node)

Routing by Stor-Ind method

Pond CB-1: (new node)

Inflow = 1.14 cfs @ 12.08 hrs, Volume= 0.075 af
Outflow = 1.14 cfs @ 12.08 hrs, Volume= 0.075 af, Atten= 0%, Lag= 0.1 min
Primary = 1.14 cfs @ 12.08 hrs, Volume= 0.075 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 70.66' Storage= 29 cf
Plug-Flow detention time= 4.7 min calculated for 0.074 af (99% of inflow)
Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
68.15	11	0	0
74.35	12	71	71

Primary OutFlow (Free Discharge)
└─1=Orifice/Grate

#	Routing	Invert	Outlet Devices
1	Primary	70.15'	**15.0" Vert. Orifice/Grate** C= 0.600

Pond DMH-1: (new node)

Inflow = 1.12 cfs @ 12.10 hrs, Volume= 0.075 af
Primary = 1.12 cfs @ 12.10 hrs, Volume= 0.075 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond DMH-2: (new node)

Inflow = 1.12 cfs @ 12.10 hrs, Volume= 0.075 af
Primary = 1.12 cfs @ 12.10 hrs, Volume= 0.075 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond DMH-3: (new node)

Inflow	=	1.08 cfs @	12.11 hrs, Volume=	0.074 af
Primary	=	1.08 cfs @	12.11 hrs, Volume=	0.074 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: (new node)
Tc=5.0 min CN=94 Area=0.620 ac Runoff= 3.25 cfs 0.234 af

Subcatchment 20S: (new node)
Tc=5.0 min CN=79 Area=0.380 ac Runoff= 1.44 cfs 0.096 af

Reach 210: (new node)
Inflow= 1.44 cfs 0.095 af
Length= 102.0' Max Vel= 3.6 fps Capacity= 5.14 cfs Outflow= 1.42 cfs 0.095 af

Reach 220: (new node)
Inflow= 1.42 cfs 0.095 af
Length= 12.0' Max Vel= 4.5 fps Capacity= 7.00 cfs Outflow= 1.42 cfs 0.095 af

Reach 230: (new node)
Inflow= 1.42 cfs 0.095 af
Length= 146.0' Max Vel= 4.5 fps Capacity= 7.05 cfs Outflow= 1.38 cfs 0.095 af

Reach 240: 240
Inflow= 1.38 cfs 0.095 af
Length= 176.0' Max Vel= 8.3 fps Capacity= 9.06 cfs Outflow= 1.36 cfs 0.095 af

Pond 1P: (new node)
Inflow= 3.25 cfs 0.234 af
Primary= 3.25 cfs 0.234 af

Pond 2A: SMH-3
Inflow= 1.38 cfs 0.095 af
Primary= 1.38 cfs 0.095 af

Pond 2P: (new node)

Pond CB-1: (new node)
Peak Storage= 30 cf Inflow= 1.44 cfs 0.096 af
Primary= 1.44 cfs 0.095 af Outflow= 1.44 cfs 0.095 af

Pond DMH-1: (new node)
Inflow= 1.42 cfs 0.095 af
Primary= 1.42 cfs 0.095 af

Pond DMH-2: (new node)
Inflow= 1.42 cfs 0.095 af
Primary= 1.42 cfs 0.095 af

Pond DMH-3: (new node)
Inflow= 1.38 cfs 0.095 af
Primary= 1.38 cfs 0.095 af

Runoff Area = 1.000 ac Volume = 0.330 af Average Depth = 3.96"

Subcatchment 10S: (new node)

Runoff = 3.25 cfs @ 12.07 hrs, Volume= 0.234 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (ac)	CN	Description
0.583	98	Paved parking & roofs
0.037	39	>75% Grass cover, Good, HSG A
0.620	94	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, DIRECT**

Subcatchment 20S: (new node)

Runoff = 1.44 cfs @ 12.08 hrs, Volume= 0.096 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (ac)	CN	Description
0.259	98	Paved parking & roofs
0.121	39	>75% Grass cover, Good, HSG A
0.380	79	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, DIRECT**

Reach 210: (new node)

Inflow = 1.44 cfs @ 12.08 hrs, Volume= 0.095 af
Outflow = 1.42 cfs @ 12.09 hrs, Volume= 0.095 af, Atten= 1%, Lag= 1.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 3.6 fps, Min. Travel Time= 0.5 min
Avg. Velocity = 1.4 fps, Avg. Travel Time= 1.2 min

Peak Depth= 0.45'
Capacity at bank full= 5.14 cfs
Inlet Invert= 70.15', Outlet Invert= 69.60'
15.0" Diameter Pipe n= 0.012 Length= 102.0' Slope= 0.0054 '/'

Reach 220: (new node)

Inflow = 1.42 cfs @ 12.09 hrs, Volume= 0.095 af
Outflow = 1.42 cfs @ 12.09 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.5 fps, Min. Travel Time= 0.0 min
Avg. Velocity = 1.8 fps, Avg. Travel Time= 0.1 min

Peak Depth= 0.38'
Capacity at bank full= 7.00 cfs
Inlet Invert= 69.50', Outlet Invert= 69.38'
15.0" Diameter Pipe n= 0.012 Length= 12.0' Slope= 0.0100 '/'

Reach 230: (new node)

Inflow = 1.42 cfs @ 12.09 hrs, Volume= 0.095 af
Outflow = 1.38 cfs @ 12.11 hrs, Volume= 0.095 af, Atten= 2%, Lag= 0.8 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 4.5 fps, Min. Travel Time= 0.5 min
Avg. Velocity = 1.8 fps, Avg. Travel Time= 1.4 min

Peak Depth= 0.38'
Capacity at bank full= 7.05 cfs
Inlet Invert= 69.28', Outlet Invert= 67.80'
15.0" Diameter Pipe n= 0.012 Length= 146.0' Slope= 0.0101 '/'

Reach 240: 240

Inflow = 1.38 cfs @ 12.11 hrs, Volume= 0.095 af
Outflow = 1.36 cfs @ 12.12 hrs, Volume= 0.095 af, Atten= 2%, Lag= 0.6 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 8.3 fps, Min. Travel Time= 0.4 min
Avg. Velocity = 3.3 fps, Avg. Travel Time= 0.9 min

Peak Depth= 0.26'
Capacity at bank full= 9.06 cfs
Inlet Invert= 66.30', Outlet Invert= 58.15'
12.0" Diameter Pipe n= 0.011 Length= 176.0' Slope= 0.0463 '/'

Pond 1P: (new node)

Inflow = 3.25 cfs @ 12.07 hrs, Volume= 0.234 af
Primary = 3.25 cfs @ 12.07 hrs, Volume= 0.234 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 2A: SMH-3

Inflow = 1.38 cfs @ 12.11 hrs, Volume= 0.095 af
Primary = 1.38 cfs @ 12.11 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 2P: (new node)

Routing by Stor-Ind method

Pond CB-1: (new node)

Inflow = 1.44 cfs @ 12.08 hrs, Volume= 0.096 af
Outflow = 1.44 cfs @ 12.08 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.1 min
Primary = 1.44 cfs @ 12.08 hrs, Volume= 0.095 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 70.73' Storage= 30 cf
Plug-Flow detention time= 3.9 min calculated for 0.095 af (99% of inflow)
Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
68.15	11	0	0
74.35	12	71	71

Primary OutFlow (Free Discharge)
└─1=Orifice/Grate

#	Routing	Invert	Outlet Devices
1	Primary	70.15'	**15.0" Vert. Orifice/Grate** C= 0.600

Pond DMH-1: (new node)

Inflow = 1.42 cfs @ 12.09 hrs, Volume= 0.095 af
Primary = 1.42 cfs @ 12.09 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond DMH-2: (new node)

Inflow = 1.42 cfs @ 12.09 hrs, Volume= 0.095 af
Primary = 1.42 cfs @ 12.09 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond DMH-3: (new node)

Inflow	=	1.38 cfs @	12.11 hrs, Volume=	0.095 af
Primary	=	1.38 cfs @	12.11 hrs, Volume=	0.095 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Schwartz/Silver 75 Kneeland Street Boston, MA 02110 tel 617-542-6650 fax 617-951-0779

TRANSMITTAL

From Susan Morgan
Schwartz/Silver Architects

Project Maine Historical Society Research Library

RE: Site Plan Submittal – AutoCAD File Requirement

To Shukria Weir
City of Portland, Department of Planning and Development
389 Congress Street
Portland, ME 04101

Date 10/05/07

Remarks:

Shukria,

Attached are files pertaining to the City of Portland's conditional site plan approval. A request was made for proof that the "HVAC system and any rooftop mechanicals related to this addition shall meet the B-3 noise regulation."

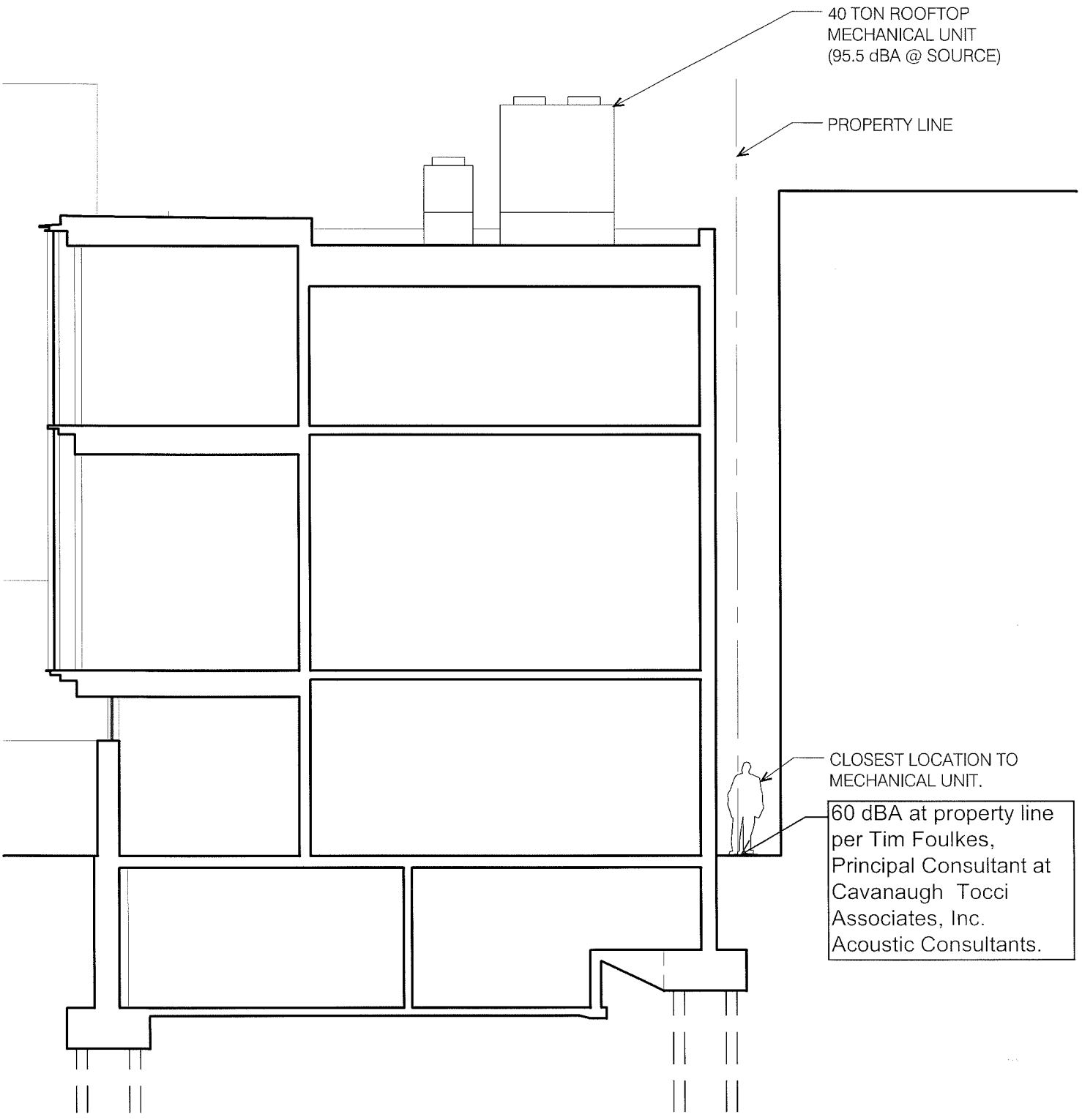
We have provided a copy of electronic correspondence between the Architect and our consulting Acoustical Engineer with regards to this issue. At a grade-level location closest to the mechanical unit along the property line, the noise level of the loudest rooftop mechanical unit is 60dBA. There is a plan and section documenting where this calculation was made. As shown, this location is non-occupied space (approximately 3'-9" in width) between the proposed building and the existing building.

Nick Collins, Project Manager for Consigli Construction Co. Inc, reviewed this information in person with Marge Schmukal the last week of September, who requested this submission in order to support compliance with the Committee's request.

If you have any questions pertaining to this submission please contact me:
617-542-6650 or smorgan@schwartzsilver.com

Thank you very much.

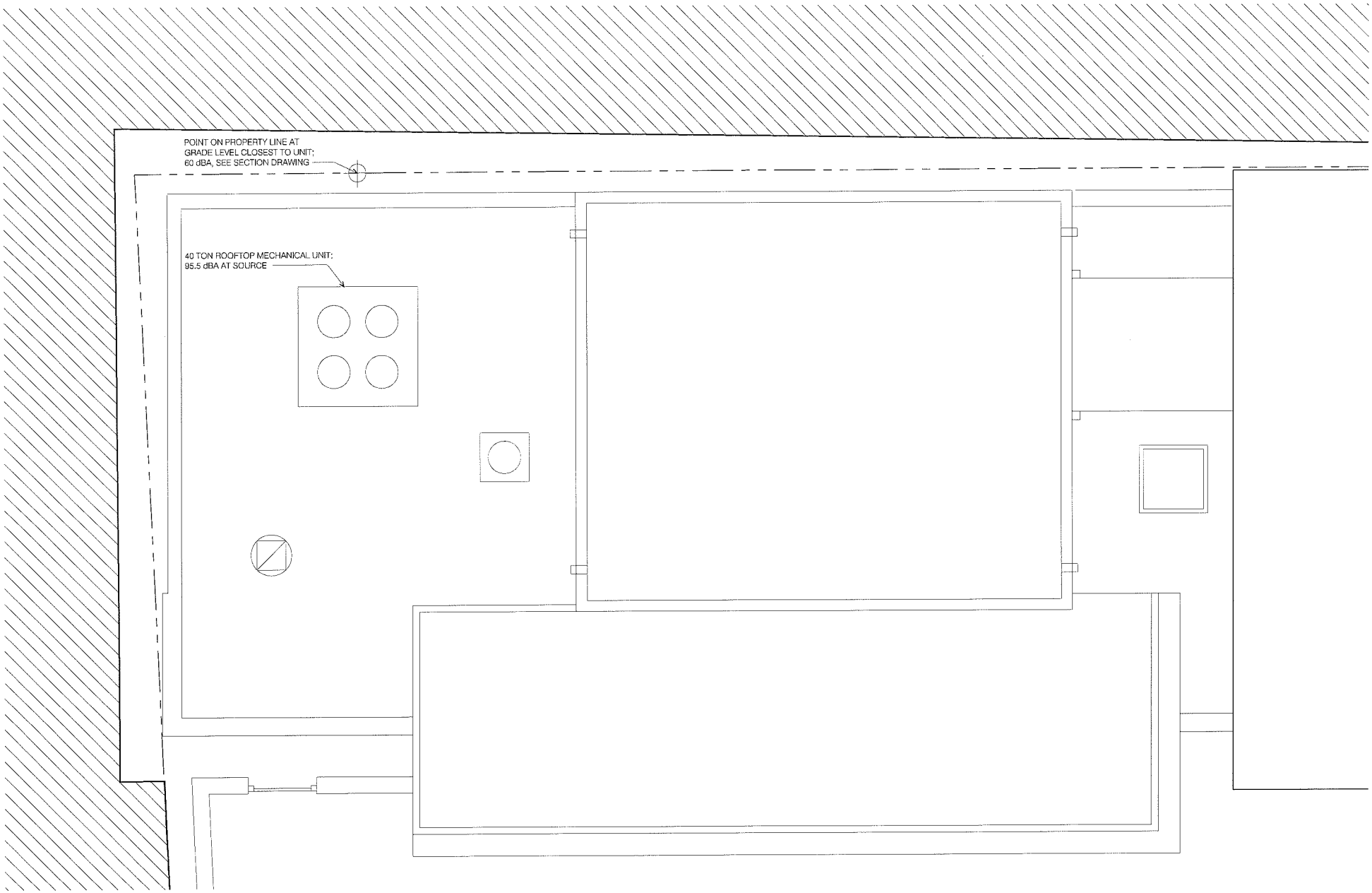
Susan Morgan
Schwartz/Silver Architects
75 Kneeland Street
Boston, MA 02111



MAINE HISTORICAL SOCIETY RESEARCH LIBRARY

1/8" = 1'-0"

SCHWARTZ/SILVER ARCHITECTS


POINT ON PROPERTY LINE AT
GRADE LEVEL CLOSEST TO UNIT;
60 dBA, SEE SECTION DRAWING
40 TON ROOFTOP MECHANICAL UNIT;
95.5 dBA AT SOURCE

19 October 2007

Mr. Daniel Riley,
Senior Project Manager,
Sebago Technics,
P.O. Box 1339,
Westbrook, Maine 04098-1339

RE: The Capacity to Handle Existing Wastewater Flows, for the Proposed Addition, at 489 Congress Street, Portland, Maine.

Dear Mr. Riley:

The existing twelve inch vitrified clay sewer pipe, located in Brown St. has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the existing wastewater flows of **300 GPD** as there is no anticipated increase in wastewater flows from the proposed addition.

Existing Wastewater Flows at 489 Congress Street:	
10 Employees @ 15 GPD/ Employee	= 150 GPD
25 Visitors @ 6 GPD/ Visitor	= 150 GPD
Increase Proposed for New Addition	= 0 GPD
Existing Wastewater Flows for this Project	= **300 GPD**

The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A. and the Maine D.E.P., requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

If The City can be of further assistance, please call 874-8846.

Sincerely,
CITY OF PORTLAND

Charles M. Moore
Engineering Technician

cc: Alexander Q. Jaegerman, Acting Co-Director, Department of Planning, and Urban Development, City of Portland
Shuria Wiar, Planner, Department of Planning, and Urban Development, City of Portland
Katherine Earley, P.E., Engineering Manager, City of Portland
David Margolis-Pineo, Deputy City Engineer, City of Portland
Michael Farmer, P.E., Project Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Jane Ward, Administrative Assistant, City of Portland
Desk file

From: James Carmody
To: Wiar, Shukria
Date: 9/7/2007 4:21:36 PM
Subject: Maine Historical Society - Parking Lot

Shukria:

- The proposed parking lot has 37 parking spaces which the applicant states is sufficient for their operation. The existing lot has 39 spaces. The reduction in spaces is a result of providing 2 handicapped spaces and eliminating conflicts in the use of the spaces.

- Some of the restriped parking spaces do not meet the minimum technical standard of 9'x19'. Seven spaces are 8.5' x19' and a waiver is supported for these spaces. Twelve
spaces are 8' x 17' and these spaces can be used for compact spaces which require a 7.5' x 15'. These spaces ae essentially the same as the existing lot which has sufficed. Awaiver is supported for the compact spaces even though the standard for the minimum number of compact spaces is not known.

- One aisle width is only 20' wide, but adjacent to the compact spaces. Another aisle width is 22' wide. Standard is 24'. This lot does not have a high turnover as it is used primarily for employees. Therefore, because of the static nature of parking during the day a waiver is supported for the sub-standard aisle widths.

- The existing driveway is 16' wide and is being retained. The technical standard requires a minimum width of 24'. Again because of the low turnover of parking spaces a waiver is supported for the existing driveway.

James P. Carmody, P. E.
City Transportation Engineer
City of Portland
207-874-8894
JPC@portlandmaine.gov

From: Jeff Tarling
To: Shukria Wiar
Date: 8/29/2007 9:57:17 AM
Subject: 489 Congress Street / Maine Historical Society

Shukria -

The Maine Historical Society expansion project has had a major impact on the Longfellow House Gardens maintained by the Longfellow Garden Club. This historic garden is one of landscape gems in Portland's Downtown. The MHS has been working with the Longfellow Garden Club and their landscape plan shows extensive replanting to these gardens. The proposed landscape plan reflects the best compromise on these two uses and should in time, restore this garden to its pre-construction condition. I would recommend the MHS team continue working with the Longfellow Garden Club on the replanting. As the project nears the planting stage a condition would be to make sure the Longfellow Garden Club is satisfied to the timing and plant material selection.

I would also be willing to review as needed with the MHS team and the Longfellow Garden Club.

Jeff Tarling
City Arborist

From: Jeff Tarling
To: Shukria Wiar
Date: 8/29/2007 9:57:17 AM
Subject: 489 Congress Street / Maine Historical Society

Shukria -

The Maine Historical Society expansion project has had a major impact on the Longfellow House Gardens maintained by the Longfellow Garden Club. This historic garden is one of landscape gems in Portland's Downtown. The MHS has been working with the Longfellow Garden Club and their landscape plan shows extensive replanting to these gardens. The proposed landscape plan reflects the best compromise on these two uses and should in time, restore this garden to its pre-construction condition. I would recommend the MHS team continue working with the Longfellow Garden Club on the replanting. As the project nears the planting stage a condition would be to make sure the Longfellow Garden Club is satisfied to the timing and plant material selection.

I would also be willing to review as needed with the MHS team and the Longfellow Garden Club.

Jeff Tarling
City Arborist

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

July 2, 2007
06020

Shukria Wiar, Planner
City of Portland
389 Congress Street
Portland, ME 04101

Maine Historical Society Research Library – Site Plan Review, Submitted May 30, 2007
City Review Comments dated June 14, 2007

Dear Shukria:

We have received your comments dated June 14, 2007 related to our May 30, 2007 Site Plan submittal for the Maine Historical Society Research Library. We have revised the plans in response to those comments. Additional revisions, as described below, are included in the attached plans.

The following items present the text of the review comments in italics, followed by our response.

1. *If building is to be occupied during renovation, two means of egress must be maintained at all times. Please provide access plans for Fire apparatus during construction.*

   The building will not be occupied during construction. Attached in Exhibit 1 is a construction plan for the site prepared by Consigli Construction, the construction Project Manager. Construction access to the lower garden level of the site will be accomplished by removing the existing retaining wall and excavating a ramp from the site parking lot to the garden level.

2. *The following items have not yet been submitted, and the Applicant noted that they would be forwarded on completion:*

   a. *Lighting Plan*

      A lighting plan and the fixture cut sheets are attached in Exhibit 2.

3. *The granite curb tipdowns are shown on the plans as being curved. They should be straight.*

   The site plan (Sheet C1.1) has been revised to reflect a straight tip down section with a flush granite curb to form an edge at the interface between the brick curb and paved driveway apron. (Sheet C5.0 has been revised.)

4. *In conformance with the City's material policy, the driveway apron should be paved.*

The Details Sheet (Sheet C5.0) has the updated driveway apron which depicts a bituminous pavement apron with brick sidewalks which is in accordance with the City's material policy.

5. *The new brick sidewalk should extend to Congress Street.*

We have revised the plans to include reconstruction of any sidewalk disturbed with new brick sidewalks. This includes the majority of the site's frontage on Brown Street extending through the existing curb cut to be closed. Since the proposed reconstruction does not disturb the existing sidewalk east of the existing curb cut, there is no plan to rebuild the full length of Brown Street up to Congress Street.

6. *A detail for a Casco trap is not provided.*

A Casco trap detail is now shown on the Details Sheet (Sheet C5.1).

7. *Brick pavement in the landscaping detail differs from the brick sidewalk detail.*

The brick pavement in the landscaping detail applies to the pavement to be installed in the courtyard areas of the site. The brick sidewalk detail on Sheet C5.0 applies to work within the right-of-way.

8. *The retaining wall is outlined in the architectural and landscaping plans. No engineering details have been submitted on its construction.*

Engineering details for the retaining wall are attached in Exhibit 3.

9. *There are 37 parking spaces required according to the site plan application, but the plans only list 36.*

a. Handicap spaces are not labeled.

There are a total of 38 parking spaces provided. These include twelve (12) existing parking spaces that remain undisturbed and 36 numbered spaces in areas where the parking lot is being resurfaced and re-striped. The existing spaces to remain are labeled 1 through 10, "G1" and "G2". The spaces to be re-striped are numbered 11 through 36.

The current site parking lot does not provide handicap parking and none are proposed. The parking area does not serve the public.

10. *Show parking bay dimensions on the site plan.*

Parking stall dimensions have been added to the plans as requested. The striping has been provided to match as closely as possible the existing striping configuration on the lot.

11. *The curb cut east of the driveway should be closed since it is not being used.*

The curb cut east of the driveway has been closed as requested. The brick sidewalk with granite curbing has been extended across the existing curb cut as shown on the Site Plan (Sheet C1.1).

12. *Submit utilities capacity letters.*

Attached in Exhibit 4 is the Portland Water District capacity letter. We have not yet received a sewer capacity letter from the Public Works Department. Our request was submitted on May 17, 2007.

13. *A lighting fixture shall be in compliance with the City's Technical and Design Standards and Guidelines. Please submit photometric plans and catalogue cuts.*

The lighting plan and cut sheets are attached to this letter as Exhibit 2.

14. *The trash enclosure should have dense landscaping around it.*

No trash enclosures are proposed. The fenced enclosure at the northwest corner of the site was intended to enclose and screen an emergency power generator.

The electrical plans have been revised. A pad mounted transformer is to be located adjacent to Brown Street at the northwest corner of the site at the location formerly proposed for the emergency generator. The transformer location is shown on Sheet C1.1. Proposed landscaping around the transformer is shown on Sheet L3.

The generator that was previously located at Brown Street has been relocated to the north end of the site, adjacent to the garden retaining wall. This emergency generator will be pad mounted in a fenced enclosure. Fencing and landscape details for the generator enclosure are shown on Sheets L3.3 and L4.

We are hopeful that these responses and the revised plans address the comments received to date. Please contact me if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.

Daniel L. Riley
Senior Project Manager

DLR:dlr/jc
Enc.

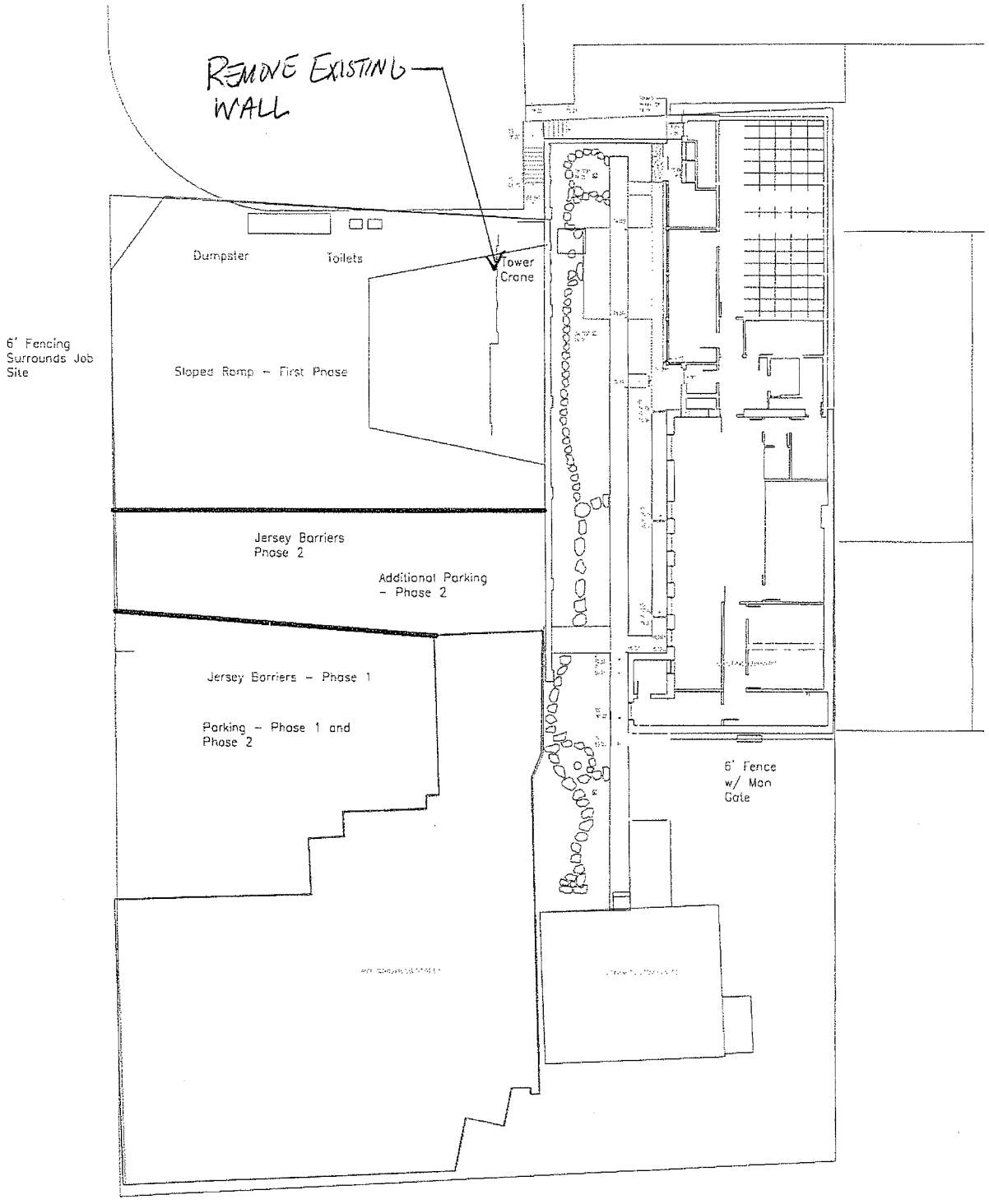
cc: Susan Morgan, Schwartz-Silver Architects

Table of Contents

City Review Comments

Exhibit 1

Construction Plan



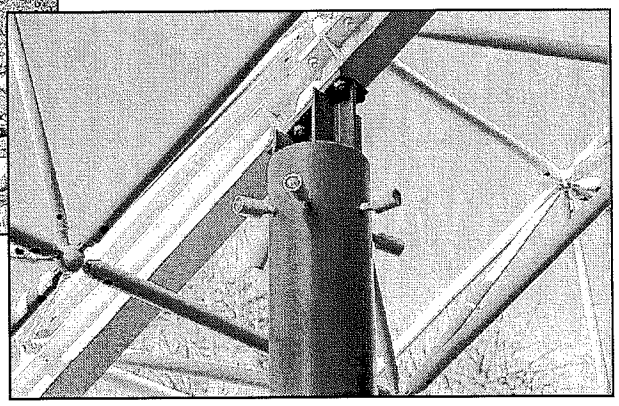
Not to Scale - Drawing Represents Intent

Exhibit 2

Lighting Plan and Cut Sheets

Nite Star™

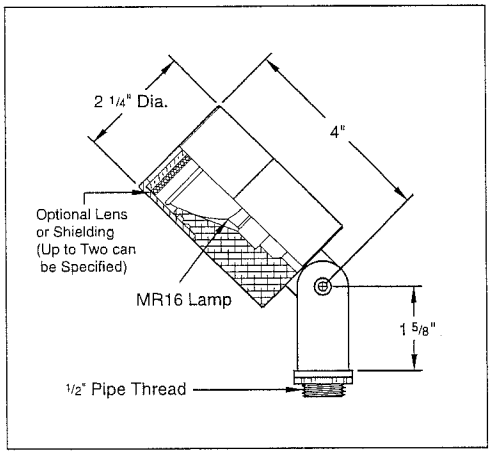
Nite Star™ is a fully machined aluminum MR16 lighting instrument. The Nite Star is fully enclosed and waterproof because of its unique sleeved design. Nite Star is finished in a durable, luxurious, polyester powder coating. All hardware is stainless steel. The Nite Star, along with the wide choice of MR16 lamps and optical accessories, gives the lighting designer an economical, yet highly architectural lighting fixture for the most discriminating designs.



Features

- Tamper proof design.
- Raintight optical compartment.
- Enclosed wireway mounting knuckle.
- Clear, tempered glass lens, factory sealed.
- Machined aluminum construction with stainless steel hardware.
- UL & CSA Listed with MR16 lamps to 50 watts.
- For use with remote transformers, see pages 92, 94, and 97.

Available in Brass, see page 90.



CATALOG NUMBER LOGIC

Example: NS - 9 - SAP - 9 - 11

Series — NS

Lamp Type

0 - By others	16 - EYS(42W), 25° N. Flood
1 - ESX(20W), 12° Spot	17 - EYP(42W), 40° Flood
2 - BAB(20W), 40° Flood	6 - EXT(50W), 13° Spot
3 - FRB(35W), 12° Spot	7 - EXZ(50W), 26° N. Flood
4 - FRA(35W), 23° N. Flood	8 - EXN(50W), 40° Flood
5 - FMW(35W), 40° Flood	9 - FNV(50W), 60° W. Flood
15 - EYR(42W), 12° Spot	

Finish — SAP

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White(Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

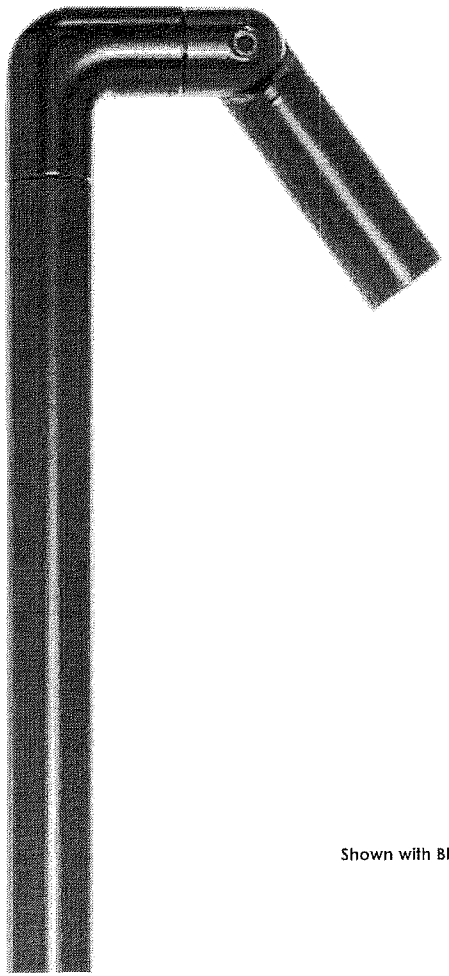
Lens Type — 9

9 - Clear (Standard), 10 - Spread, 12 - Soft Focus, 13 - Rectilinear

Shielding — 11

11 - Honeycomb Baffle

Path Light



Shown with Black Satin Finish (BLP)

B-K LIGHTING

Catalog Number Logic

series	height	style	fixture	optics	lamp	finish	lens	shielding	cap style	options
SF	24	L	MM	FR	157	BLP	9	11	B	PP

Series
SF - Staff Star™

Height
(specify in inches)
24", 30", 36", 42", 48", *54", *60," or *72"
** Standard anchor base only.*

Style
L - 90° Radius

Fixture
MM - Mini-Micro™ Floodlight

Optics
FR - Forward Reflector Halogen
LED - Solid State System with Integral Driver

Lamp

Forward Reflector

0 - By Others
157 - Q20AX/CL-12V, (20W), 30° Flood

LED

201 - 1x1W LED/3K/35°-12V
205 - 1x1W LED/5K/30°-12V

For additional choices see page 33.

Finish
Aluminum

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	--
Verde	--	VER

See Pages 35-37 for additional finish choices

Lens
9 - Clear Lens (Standard)
10 - Spread Lens
12 - Soft Focus Lens
13 - Rectilinear Lens

Shielding
11 - Honeycomb Baffle

Cap Style
A - 45°
B - 90°
C - Flush

Options
PP75-120 or 277 - Power Pipe 'T' option with integral 75VA transformer and 18" Stake **
PP - Power Pipe option with 18" Stake **
*** Available up to 48" height.*

Specifications

Body
Fully machined from solid, copper-free aluminum. Unibody design provides enclosed, water-proof wireway and heat sink to maximize lamp life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an internal, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming.

Integral 360SL additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment.

Cap
Machined from copper-free aluminum. Also available in machined brass. Accommodates up to (2) lens or louver media. Choose from 45° cutoff ('A'), 3/8" deep bezel with 90° cutoff ('B'), or flush lens ('C'). 'A' and 'B' caps include weep-hole for water and debris drainage.

Style
Machined 'L' Style adapter provides clean, 90° transition from fixture to stem.

Stem
1" dia., machined copper-free aluminum.

Lamp
For use with 20 watt maximum, bi-pin G6.35 axial reflector lamps or 1.5 watt Solid State system with integral driver.

Installation
Anchor base (standard) features cast aluminum box with pass through cover and 18" long anchor coupled to staff. Available up to 72" overall height.

Optional Power Pipe 'T' base features integral 75VA electronic low voltage transformer and machined cap for clean architectural transition from stake to fixture. Heavy duty Schedule 80 PVC stake for direct burial into soil or concrete. Available up to 48" overall height.

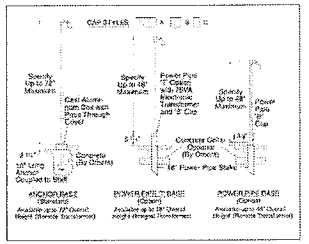
Optional Power Pipe base includes machined 'B' cap for clean architectural transition from stake to fixture. Heavy duty Schedule 80 PVC stake for direct burial into soil or concrete. Available up to 48" overall height.

Lens
Shock resistant, tempered, clear glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

Transformer
For use with 12 volt remote transformer.

Socket
Specification grade, ceramic body; lamp holder. G6.35 base. Nickel alloy contacts and heat resistant, spring loaded, stainless steel lamp retaining clips.

Wiring
Teflon® coated wire, 16AWG, 600V, 250° C rated and certified to UL 1659 standard.



Hardware
Tamper-resistant, stainless steel hardware. LOCK™ vertical aiming screw is additionally black oxided.

Finish
StarGuard® (Pat. Pend.), a 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty
5 year limited warranty.

Listings
ARL and CSA listed.

For lamp information, see pages 32-33.

B-K LIGHTING

PREPARED BY:

THE **REFLEX** LIGHTING GROUP, INC.
P (617)269-4510 • F (617)269-1841

TYPE:
LA

Monaco 6000A is a small-scale, adjustable HID inground illuminator for use with T4.5, T6 or ED17 metal halide lamps. It includes the Venterra" heat & water management system, insuring years of uninterrupted performance. Lumiere's exclusive Beam-Driver" aiming system provides up to 15° tilt and 360° rotation of the lamp beam. This allows precision aiming without disturbing the sealed lamp module or looking into the energized lamp source. Beam-Driver" operates using a conventional cordless drill or screwdriver. The adjustment mechanisms are concealed securely beneath the trim ring when not in use. Fixture includes lamp, factory-installed in a waterproof lamp module.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

A ... Material
Recessed housing and side-mounted wiring compartment are constructed from corrosion-proof, injection-molded polycarbonate. Trim ring is constructed from corrosion-resistant brass or stainless steel.

B ... Finish: Painted Brass, Natural Brass or Stainless Steel
Painted trim rings are constructed from solid brass and double protected by a chromate conversion undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors available. Machined natural brass or stainless steel trim rings are unpainted to reveal the natural beauty of the material. Brass will patina naturally over time.

C ... Lens
Domed 1/2" thick tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion. Suitable for drive-over applications to 5000 lbs. when -DSB option is specified. An internal temperature reduction lens is available to reduce outer lens temperatures even further (specify option -TRL).

D ... Hardware
Stainless steel hardware is standard to provide maximum corrosion-resistance. Outer trim ring includes captive fasteners.

E ... Socket
T4.5: Ceramic socket with 250° C Teflon® coated lead wires and G8.5 bi-pin base. T6: Ceramic socket with 250° C Teflon® coated lead wires and G12 bi-pin base. ED17: Ceramic socket with 250° C Teflon® coated lead wires and medium base.

F ... Electrical
Fixture includes integral core & coil ballast assembly (120/208/240/277/347V). Rated for minimum -30° C starting temperature. Ballast assembly is encapsulated in UL-approved waterproof potting material.

G ... Reflector
Reflector is constructed from spun aluminum, clear anodized with Alzak® finish.

H ... Lamp
Included as standard. Lamp is factory-installed in sealed lamp module.

I ... Labels & Approvals
UL and cUL listed, standard wet label. IP68 rated. Manufactured to ISO 9001-2000 Quality Systems Standard. IBEW union made.

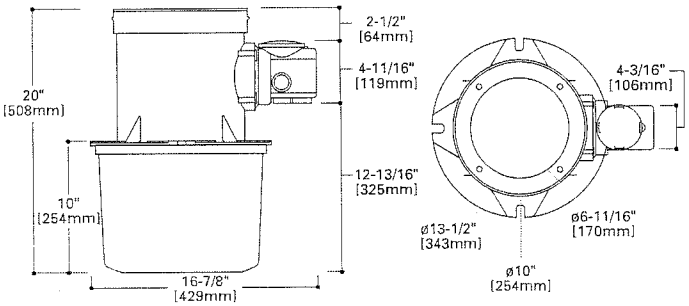
J ... Warranty
Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.

K ... Recessed Housing
Recessed housing is available to ship in advance of complete fixture for rough-in purposes. Specify option -LBB and order separately recessed housing and accompanying components from below:

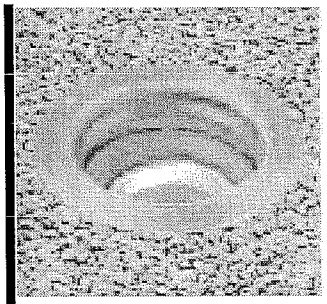
6000A-BB
recessed housing;

6000-CP
order in conjuction w/recessed housing when CP option is selected;

6000-DSB
order in conjuction w/recessed housing when DSB option is selected



Monaco 6000A



MONACO
6000A

70W (max.) T4.5
Metal Halide

150W (max.) T6
Metal Halide

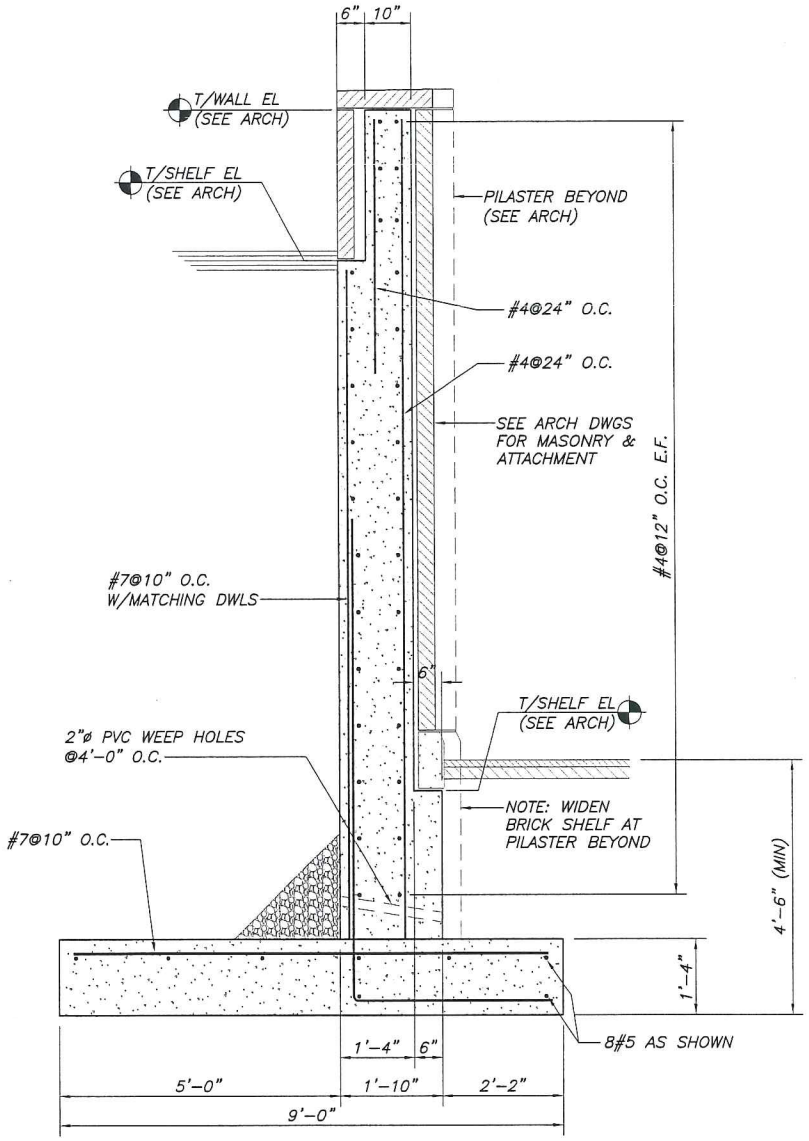
175W (max.) ED17
Metal Halide

Inground

IP68

Exhibit 3

Retaining Wall Sections



SECTION AT GARDEN RETAINING WALL

N.T.S.

BECKER
structural engineers, inc.

75 York Street
Portland, ME 04101-4701
info@beckerstructural.com

Tel 207-879-1838
Fax 207-879-1822
www.beckerstructural.com

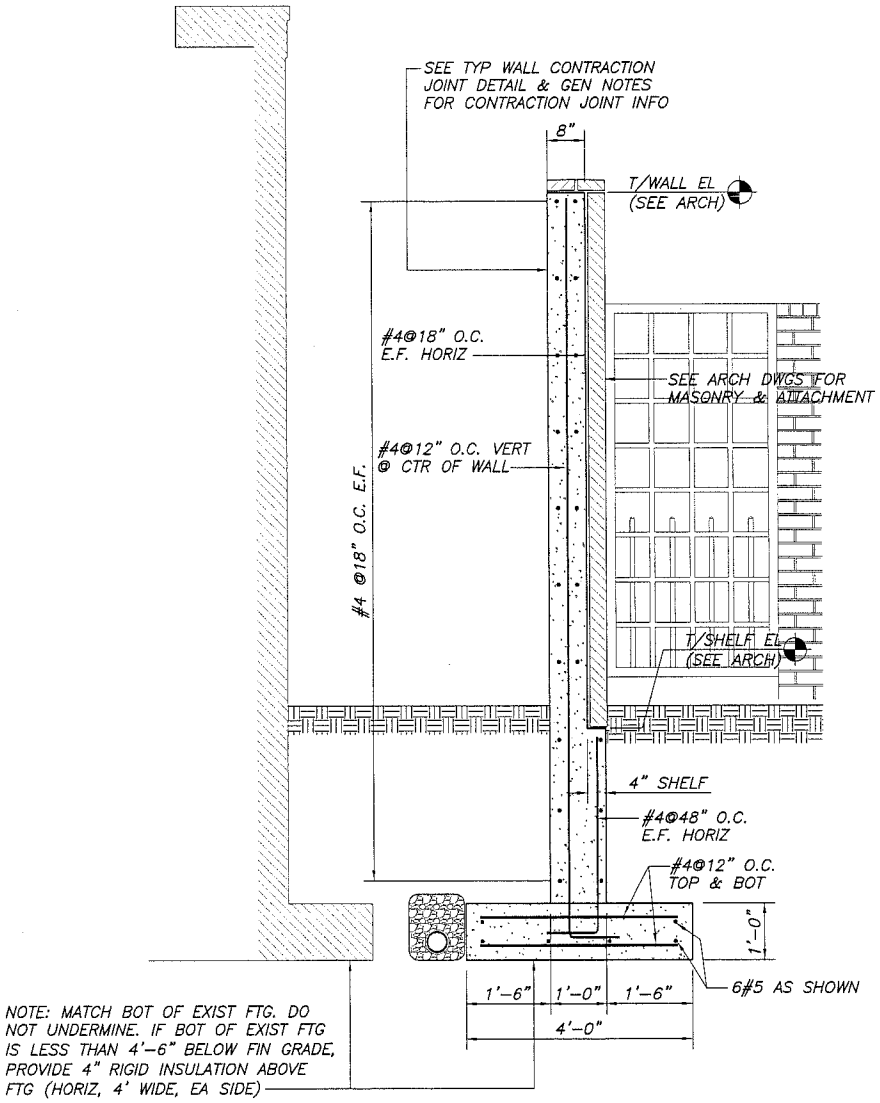
Designed	DSB
Drawn	APP
Checked	DSB
Scale	N.T.S.
Date	6/28/07

MAINE HISTORICAL SOCIETY

PORTLAND, MAINE

Becker Job Number 1464

S1



SECTION AT GARDEN SITE WALL

N.T.S.

BECKER
structural engineers, inc.
75 York Street
Portland, ME 04101-4701
Tel 207-879-1838
Fax 207-879-1822
info@beckerstructural.com
www.beckerstructural.com

Designed	DSB
Drawn	APP
Checked	DSB
Scale	N.T.S.
Date	6/28/07

MAINE HISTORICAL SOCIETY
PORTLAND, MAINE

Becker Job Number 1464

S2

Exhibit 4

Water Service Capacity Letter

06020

Portland Water District

From Sebago Lake To Casco Bay

RECEIVED

JUN 2 0 2007

SEBAGO TECHNICS

June 18, 2007

Mr. Jason Haskell
Sebago Technics, Inc.
One Chabot Street
Westbrook, Maine 04098-1339

Re: Maine Historical Society, 489 Congress St, Portland, ME

Dear Sir:

The Portland Water District has a 6" water main in Brown Street, Portland, near the proposed site. A test on a nearby hydrant produced the following results: static pressure 73 psi; pito pressure 24 psi; with a flow of 822 gpm. With these results in mind, the District feels we have sufficient capacity available to serve this proposed project and meet all normal fire protection and domestic water service demands. **Please notify your plumber of these results so that they can design your system to best fit the available pressure.**

With certification by the developer that all required permits have been received, we look forward to serving this project.

Sincerely,

PORTLAND WATER DISTRICT

David Coffin

David W. Coffin, PLS
Engineering Supervisor
(207) 774-5961 ext. 3041
dcoffin@pwd.org

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

September 10, 2007

Richard D'Abate
Executive Director
Maine Historical Society
489 Congress Street
Portland ME 0402

Dan Riley, PE
Sebago Technics, Inc.
One Chabot Street
PO Box 1339
Westbrook, ME 04098-1339

RE: 489 Congress Street; Building Addition
CBL: 037 F012001
Application ID: 2007-0095

Dear Mr. D'Abate,

On September 10, 2007, the Portland Planning Authority approved a minor site plan for the proposed building addition to the Maine Historical Society Research Library located at 489 Congress Street as shown on the plan dated August 10, 2007. The proposed parking lot has 37 parking spaces, whereas the existing lot has 39 spaces. The reduction in spaces is a result of providing 2 handicapped spaces. The Planning Authority reviewed the proposal for conformance with the standards of the Site Plan Ordinance. The Department of Public Works and Planning Authority approved the application with the waivers and condition(s) as presented below.

WAIVERS
The Department of Public Works waives the following Portland's Technical and Design Standards and Guidelines:

1. Section III 2 (A) (b), which requires a 24 foot wide driveway for one-way ingress and egress, to allow the access to be 16 feet clear width at the building line on Brown Street as shown on the plan C1.1, dated August 10, 2007.

2. Section III 3 (A), which requires that a standard parking space is 9 feet wide by 19 feet long, to allow seven parking spaces to be 8.5 feet by 19 feet, twelve parking spaces to be 8 feet by 17 feet, and the remaining 37 spaces to be compact parking spaces of 7½ feet by 16 feet.

3. Section III 3 (D), which states that for 90 degree angle parking spaces the aisle width shall be 24 feet, to allow one aisle width to be 20 feet (where the compact parking spaces are located) and 22 feet (where the reduced parking spaces are located).

SITE PLAN REVIEW

The Planning Authority found the site plan is in conformance with the site plan standards of the Land Use Code subject to the following conditions of approval:

1. All sidewalks that abut the property shall be in compliance with the City's Sidewalk Policy. The brick sidewalks shall be shown on the revised final plans.

2. The HVAC system and any roof top mechanicals related to this addition shall meet the B-3 noise regulation. The applicant shall provide documentation of the projected noise levels and any mitigation measures prior to building permit issuance.

3. The applicant shall document temporary easement or permission to perform work for this project in the adjoining properties prior to the issuance of a building permit.

4. A sewer capacity letter shall be submitted prior to the issuance of a building permit.

The approval with conditions is based on the submitted site plan. Seven sets of the final plan meeting the above conditions must be submitted for review and approval prior to the issuance of a building permit. If you need to make any modifications to the approved site plan during the construction period, you must submit a revised site plan for staff review and approval. Jeff Tarling, the City Arborist has approved the site plan and encourages that the applicant work with Longfellow Garden Club to the timing and plant material selection.

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

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division

2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.

3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway

construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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

If there are any questions, please contact Shukria Wiar at 756-8083 or shukriaw@portlandmaine.gov

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works
Leslie Kaynor, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

From: "Dan Riley" <driley@sebagotechnics.com>
To: "Shukria Wiar" <SHUKRIAW@portlandmaine.gov>
Date: 8/31/2007 1:15:38 PM
Subject: RE: Maine Historical Society Lighting questions

Hi Shukria-

Responses below in Blue Italics. Please give me a call if you have any questions and I can talk you through the plans.

Are their any remaining comments of concerns to be addressed? The project is ready to go t final construction documents so we are anxious to get this wrapped up.

Thanks

Dan

Daniel L. Riley, P.E.
Sebago Technics, Inc..
1 Chabot Street
Westbrook, ME 04098
(207) 856-0277 ph
(207) 856-2206 fax
driley@sebagotechnics.com

-----Original Message-----
From: Shukria Wiar [mailto:SHUKRIAW@portlandmaine.gov]
Sent: Tuesday, August 28, 2007 12:06 PM
To: Dan Riley
Subject: Maine Historical Society

Hello Dan,

I reviewed the lighting plan for the above project and had a couple of questions for you:

1. The plan refers to L1 and L2 but there are three catalogue cuts of the proposed lighting...the Nite Star, Path Light and Monaco...could you explain if there are three in total and the placement of each light fixture.

I have attached additional copies of the cut sheets- the letter designation is hand written in the upper right corner. The designations were previously provided, by may not be legible in the photo copies- Here is a summary of the lighting scheme.

The lighting fixture locations and schedule are provided on sheets E-1, E-3 and E-4 submitted on August 10, 2007. The lighting schedule is provided on Sheet E-1. There are a total of four exterior Light Fixtures

- Fixture L1= Nite Star- 35 watt uplight with shielding to illuminate focal point trees at garden, as well as provide modest lighting at the existing library for nighttime entrance. The fixture is used in the latter location to avoid the installation of building-mounted lighting at the historic façade. While given the term "mini-flood" these are best understood as modest directional lights.
- Fixture L2= Path Light- 20 watt downlight at the garden for paths, stairs, ramp, and general foliage lighting.
- Fixture LA= Monaco- In-ground 39 watt light to illuminate the brick building wall at garden level (approx 7'-0" h.) with grazed light. The fixture is to be positioned and angled to highlight the texture of the

bricks below the new soffit. This fixture is a recessed housing fixture.

· Fixture LB= 39 watt recessed lighting fixture installed in the building soffit, below the first floor at the rear entrance of the building. This fixture provides downlight over a doorway to the garden level. It is installed behind a wall and lattice gate (The gate is best shown in "WEST ELEVATION (4)" on sheet A3.01)

· Fixture LD= 39 watt recessed lighting fixture installed in the soffit below a the slate roof of the "Children's Gate. This is a covered walkway shone on "WEST ELEVATION (4)" on sheet A3.01

2. on the lighting plan, there is a L2 lighting being proposed at the corner of the parcel, it to be pointed to the abutting building or onto the landscaping?

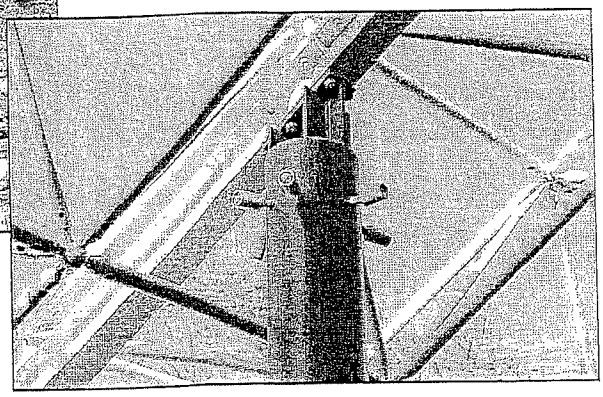
All of the L2 fixtures are to be downlights mounted on 24-inch tall poles to direct lighting on the garden pathways and the handicap ramp at the front of the building. Non are to be directed at abutting buildings. Thanks.

Shukria

CC: "Susan Morgan" <smorgan@schwartzsilver.com>, <06020@SEBAGOTECHNICS.COM>

L-1

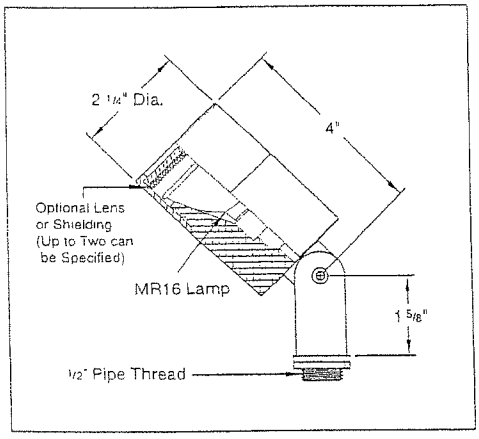
Nite Star™ is a fully machined aluminum MR16 lighting instrument. The Nite Star is fully enclosed and waterproof because of its unique sleeved design. Nite Star is finished in a durable, luxurious, polyester powder coating. All hardware is stainless steel. The Nite Star, along with the wide choice of MR16 lamps and optical accessories, gives the lighting designer an economical, yet highly architectural lighting fixture for the most discriminating designs.



Features

- Tamper proof design.
- Raintight optical compartment.
- Enclosed wireway mounting knuckle.
- Clear, tempered glass lens, factory sealed.
- Machined aluminum construction with stainless steel hardware.
- UL & CSA Listed with MR16 lamps to 50 watts.
- For use with remote transformers, see pages 92, 94, and 97.

Available in Brass, see page 90.



CATALOG NUMBER LOGIC

Example: NS - 9 - SAP - 9 - 11

Series

Lamp Type

0 - By others	16 - EYS(42W), 25° N. Flood
1 - ESX(20W), 12° Spot	17 - EYP(42W), 40° Flood
2 - BAB(20W), 40° Flood	6 - EXT(50W), 13° Spot
3 - FRB(35W), 12° Spot	7 - EXZ(50W), 26° N. Flood
4 - FRA(35W), 23° N. Flood	8 - EXN(50W), 40° Flood
5 - FMW(35W), 40° Flood	9 - FNV(50W), 60° W. Flood
15 - EYR(42W), 12° Spot	

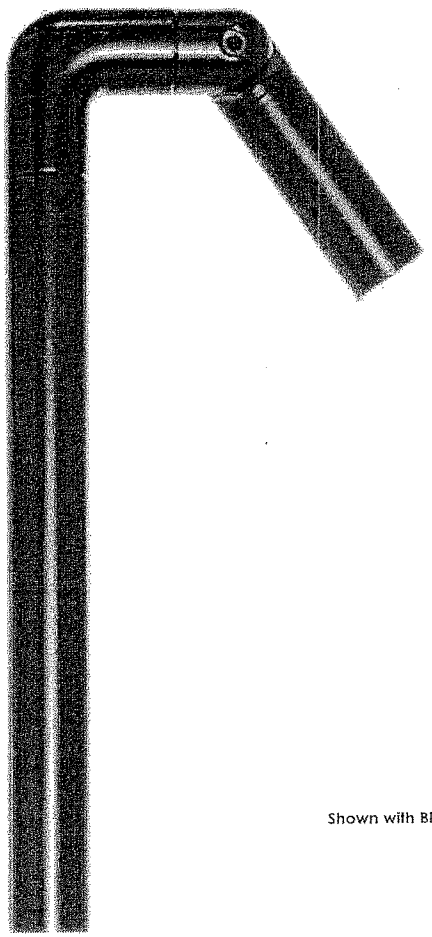
Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White(Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Lens Type
9 - Clear (Standard), 10 - Spread, 12 - Soft Focus, 13 - Rectilinear

Shielding
11 - Honeycomb Baffle

Path Light



Shown with Black Satin Finish (BLP)

Catalog Number Logic

series	height	style	fixture	optics	lamp	finish	lens	shielding	cap style	options
SF	24	L	MM	FR	157	BLP	9	11	B	PP

Series
SF - Staff Star™

Height
(specify in inches)
24", 30", 36", 42", 48", *54", *60," or *72"
** Standard anchor base only.*

Style
L - 90° Radius

Fixture
MM - Mini-Micro™ Floodlight

Optics
FR - Forward Reflector Halogen
LED - Solid State System with Integral Driver

Lamp

Forward Reflector

0 - By Others
157 - Q20AX/CL-12V, (20W), 30° Flood

LED

201 - 1x1W LED/3K/35°-12V
205 - 1x1W LED/5K/30°-12V

For additional choices see page 33.

Finish
Aluminum

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	--
Verde	--	VER

See Pages 35-37 for additional finish choices

Lens
9 - Clear Lens (Standard)
10 - Spread Lens
12 - Soft Focus Lens
13 - Rectilinear Lens

Shielding
11 - Honeycomb Baffle

Cap Style
A - 45°
B - 90°
C - Flush

Options
PP75-120 or 277 - Power Pipe 'T' option with integral 75VA transformer and 18" Stake **
PP - Power Pipe option with 18" Stake **
*** Available up to 48" height.*

Specifications

Body
Fully machined from solid, copper-free aluminum. Unibody design provides enclosed, water-proof wireway and heat sink to maximize lamp life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an internal, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently fail aiming.

Integral 360SL additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment.

Cap
Machined from copper-free aluminum. Also available in machined brass. Accommodates up to (2) lens or lower media. Choose from 45° cutoff ('A'), 3/8" deep bezel with 90° cutoff ('B'), or flush lens ('C'). 'A' and 'B' caps include weep-hole for water and debris drainage.

Style
Machined 'L' Style adapter provides clean, 90° transition from fixture to stem.

Stem
1" dia., machined copper-free aluminum

Lamp
For use with 20 watt maximum, bi-pin G6.35 axial reflector lamps or 1.5 watt Solid State system with integral driver

Installation
Anchor base (standard) features cast aluminum box with pass through cover and 18" long anchor coupled to staff. Available up to 72" overall height.

Optional Power Pipe 'T' base features integral 75VA electronic low voltage transformer and machined cap for clean architectural transition from stake to fixture. Heavy duty Schedule 80 PVC stake for direct burial into soil or concrete. Available up to 48" overall height.

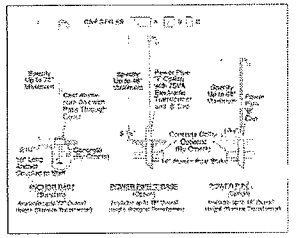
Optional Power Pipe base includes machined 'B' cap for clean architectural transition from stake to fixture. Heavy duty Schedule 80 PVC stake for direct burial into soil or concrete. Available up to 48" overall height.

Lens
Shock resistant, tempered, clear glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

Transformer
For use with 12 volt remote transformer

Socket
Specification grade, ceramic body, lamp holder, G6.35 base. Nickel alloy contacts and heat resistant, spring loaded, stainless steel lamp retaining clips

Wiring
Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard



Hardware
Tamper-resistant, stainless steel hardware. LOCK™ vertical aiming screw is additionally black oxided.

Finish
StarGrade® (Pat. Pend.), a 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty
5 year limited warranty

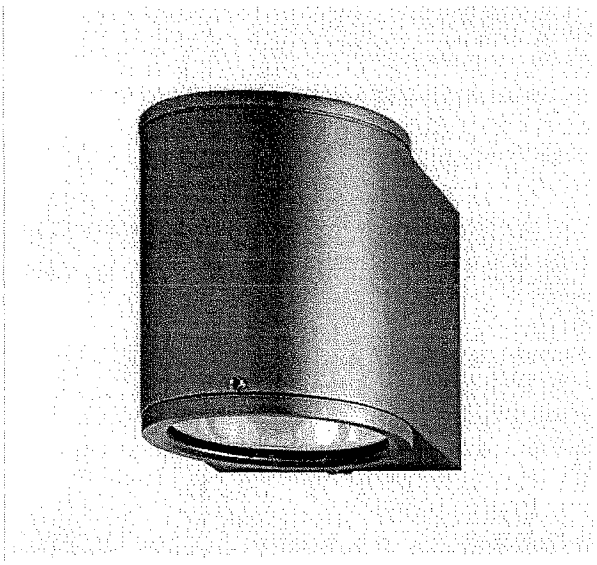
Listings
ARL and CSA listed.

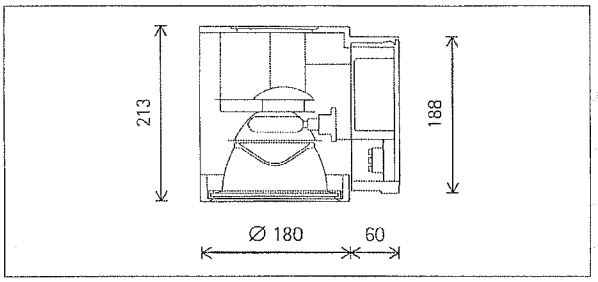
For lamp information see pages 32-33.

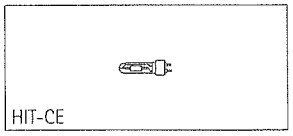
F2

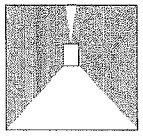
LB

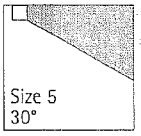
direct/indirect lighting for metal halide lamps

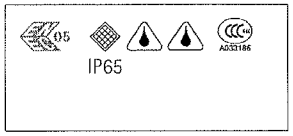


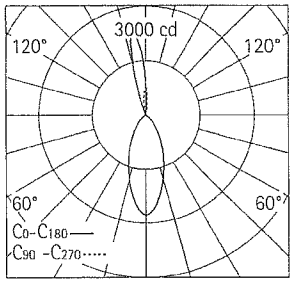












HIT-CE 35W G12 3300lm

85029.000 Graphit m
HIT-CE 35W G12 3300lm
ECG

Product description
Housing and wall plate: corrosion-resistant cast aluminium, No-rinse surface treatment. Double powder-coated. Optimised surface for reduced accumulation of dirt. Upper safety glass.
2 Cable entries. Through-wiring possible. 3-pole terminal block. Electronic control gear.
Vario-lens, adjustable, 3 levels for indirect light emission 8°, 15°, 30°. Darklight reflector: aluminium, silver, bright anodised. Cut-off angle 30°. Diffuser as lamp cover: glass, frosted.
Fixing ring with safety glass: corrosion-resistant cast aluminium, double powder-coated. To be removed together with Darklight reflector for lamp replacement. Tamper-proof screw.
Protection mode IP65: dust-proof and water jet-proof.
Weight 4.80kg

ERCO Leuchten GmbH
Postfach 2460
58505 Lüdenscheid
Germany
Tel.: +49 2351 551 0
Fax: +49 2351 551 300
info@erco.com

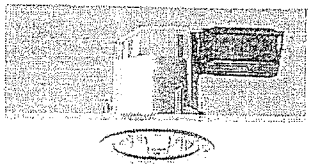
Technical Region: 230V/50Hz
Edition: 16.11.2006
Please download the current version from
www.erco.com/85029.000

Planning data

Cleaning (a)	1				2				3			
Ambient conditions	P	C	N	D	P	C	N	D	P	C	N	D
LMF	0.98	0.94	0.90	0.86	0.95	0.91	0.86	0.81	0.94	0.90	0.84	0.79
RSMF	0.96	0.92	0.88	0.85	0.93	0.89	0.85	0.81	0.90	0.86	0.82	0.78

Hours of operation (h)	1000	2000	4000	6000	8000	10000	12000
LLMF	0.89	0.84	0.81	0.79	0.77	0.76	0.75
LSF	1	1	1	1	1	1	1

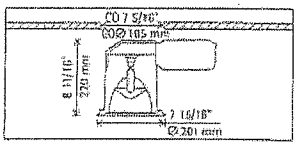
MF	LMFxRSMFxLLMFxLSF
MF	Maintainance Factor
LMF	Lumiaire Maintenance Factor
RSMF	Room Surface Maintenance Factor
LLMF	Lamp Lumens Maintenance Factor
LSF	Lamp Survival Factor
P	Room pure
C	Room clean
N	Room normal
D	Room dirty

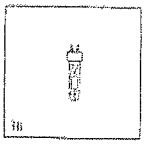


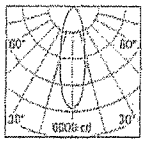
and screw-tightening. Side-mounted control gear: cast aluminum, black powder-coated.
Electronic control gear 120V/277V, 60Hz. Through-wiring possible.
Low brightness reflector: aluminum, specular anodized. Cut-off angle 30° from horizontal. Diffuser as lamp cover: glass, frosted.
Screw-fastened cover ring with safety glass: corrosion-resistant, cast aluminum, No-rinse surface treatment. Silver, double powder-coated. To be removed together with low-brightness reflector for lamp replacement.
Suitable for wet location (IP65): dust-proof and water jet-proof.

ERCO # B1022.023

81022.023 Reflector silver ECG
T6 39W G12 3400lm
Weight 9.26lbs / 4.20kg
cULus Dry Damp Wet
Outdoor

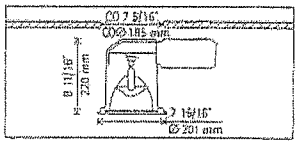


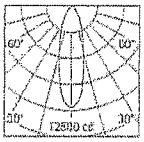




h(ft)	E(fc)	D
		29°
3	518	1'7"
6	129	3'1"
9	58	4'8"
12	33	6'2"
15	21	7'9"

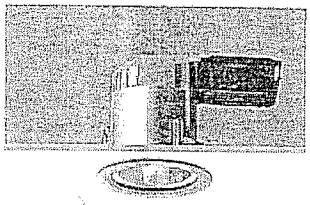
81030.023 Reflector silver ECG
T6 70W G12 7100lm
Weight 9.26lbs / 4.20kg
cULus Dry Damp Wet
Outdoor

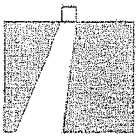


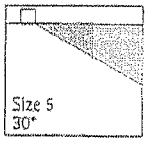


h(ft)	E(fc)	D
		29°
3	1081	1'7"
6	270	3'1"
9	120	4'8"
12	68	6'2"
15	43	7'9"

LC Directional luminaire for metal halide lamps

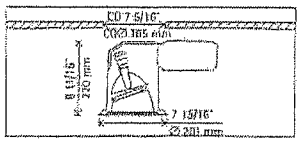


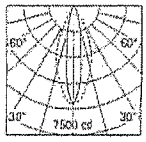




Housing: cast aluminum, silver powder-coated. Lampholder carrier 0°–15° tilt. Mounting with 3-point support and screw-tightening. Side-mounted control gear: cast aluminum, black powder-coated.
Electronic control gear 120V/277V, 60Hz. Through-wiring possible.
Low brightness reflector: aluminum, specular anodized. Cut-off angle 30° from horizontal.
Spot reflector: aluminum, silver, specular anodized. Sculpture lens.
Screw-fastened cover ring with safety glass: corrosion-resistant, cast aluminum, No-rinse surface treatment. Silver, double powder-coated. To be removed together with low-brightness reflector for lamp replacement.
Suitable for wet location (IP65): dust-proof and water jet-proof.

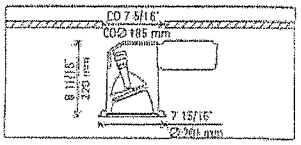
81023.023 Reflector silver ECG
T4 39W G8.5 3300lm
Weight 9.92lbs / 4.50kg
cULus Dry Damp Wet
Outdoor

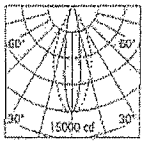




h(ft)	E(fc)	D	
		17° C0	42° C90
3	639	0'11"	2'4"
6	160	1'10"	4'7"
9	71	2'8"	6'11"
12	40	3'7"	9'3"
15	26	4'6"	11'6"

81031.023 Reflector silver ECG
T6 70W G12 7100lm
Weight 9.92lbs / 4.50kg
cULus Dry Damp Wet
Outdoor





h(ft)	E(fc)	D	
		17° C0	42° C90
3	1375	0'11"	2'4"
6	344	1'10"	4'7"
9	153	2'8"	6'11"
12	86	3'7"	9'3"
15	55	4'6"	11'6"

MEMORANDUM

To: FILE

From: Capt Greg Cass **Dept:** Fire

Subject: Application ID: 2007-0095

Date: 6/11/2007

If building is to be occupied during renovation. Two means of egress must be maintained at all times.
Please provide access plans for for Fire apperatious during construction.

SebagoTechnics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

June 1, 2007
06020

Shukria Wiar
Planning Department
City of Portland
389 Congress Street
Portland, Maine 04101

Minor Site Plan Application - Maine Historical Society Research Library
489 Congress Street, Portland, Maine

Dear Shukria:

On behalf of the Maine Historical Society and Schwartz-Silver Architects, we are pleased to submit the enclosed supplemental information in support of the Maine Historical Society Research Library Expansion Minor Site Plan Application. This information supplements our May 24, 2007 submittal and has been prepared in response to comments received from Barbara Barhydt in telephone conversations with me and Jon Traficonte of Schwartz-Silver Architects over the last several days.

The comments and concerns identified to date are listed below in italics, followed by our response.

1. *The May 24, 2007 Minor Site Plan Application indicates an 11,125 gross s.f. addition. This exceeds the 10,000 s.f. threshold for minor site plan review.*

   The 11,125 square feet of building area identified in our May 24, 2007 submission includes a mechanical penthouse (854 s.f.) and a structural shelf in the basement that cannot be occupied (832 s.f.). This shelf cannot be occupied due to an 11-inch clear height from the top of concrete to the low chord of the steel framing supporting the garden level floor above.

   Excluding the mechanical and structural shelf space reduces the gross area of the building addition to 9,439 s.f., qualifying the project for a minor site plan review. The deduction of these areas was agreed upon based upon drawn clarification of the use of the spaces submitted to Barbara Barhydt May 30, 2007.

   Attached as Exhibit 1 is a summary plan at 1/32" scale showing architectural floor plans and gross square footage per floor. This document lists the square footage as submitted on May 24, 2007, and the revised gross square footage, with a graphic identifying excluded space.

2. *The submitted plan set does not include a demolition plan identifying the extent of the Nichols Wing to be removed. The submitted plan set does not include a landscaping plan for the courtyard.*

Attached are five (5) full size and one (1) 11" x 17" reduced copy of the following architectural and landscaping/site plans. Please note that the landscape plans reflect the landscape approved by the Historic Preservation Committee and confirmed by a letter dated May 24, 2007.

Architectural/Building Demolition Plans:

- D1.01 Basement/Garden Level Demolition Plans
- D1.03 Second Floor/Roof Demolition Plans
- D2.02 First Floor/Mezzanine Demolition Plans

Landscape/Site Demolition Plans:

- L0A Demolition Plan North
- L0B Demolition Plan South
- L1A Layout and Materials Plan North
- L1B Layout and Materials Plan South
- L2A Grading Plan North
- L2B Grading Plan South
- L3A Planting Plan North

The enclosed 11x17 plan set includes all plan sheets submitted to date.

3. *Lighting Plans and fixture details have not been submitted.*

A lighting plan and details will be included in a subsequent submittal.

We are hopeful that this submittal addresses the comments received to date and will allow your continued review of the project. If you should have any additional questions, please contact me or Lee Feldman at Sebago Technics.

Sincerely,

SEBAGO TECHNICS, INC.

Daniel L. Riley, P.E.
Senior Project Manager

DLR/df/kn
Enc.

cc: Susan Morgan, Schwartz/Silver Architects

COMMITMENT & INTEGRITY
DRIVE RESULTS

41 Hutchins Drive
Portland, Maine 04102
www.woodardcurran.com

T 800.426.4262
T 207.774.2112
F 207.774.6635

MEMORANDUM

WOODARD &CURRAN

TO: Shukria Wiar

FROM: Dan Goyette, PE, and Lauren Swett, EIT

DATE: June 13, 2007

RE: Maine Historical Society Research Library

Woodard & Curran has reviewed the Site Plan submission for the Maine Historical Society Research Library addition and renovation project. The new addition will be located at 489 Congress Street and will consist of the demolition and replacement of the current addition (Nichols Wing). This will result in the addition of 7,547 square feet. Landscape rehabilitation in the historic garden will be completed, as well as reconstruction of the sidewalks and parking along the property on Brown Street.

Documents Reviewed

- Site Plan submission materials for the Maine Historical Society Research Library, 489 Congress Street, Portland, submitted by Schwartz/Silver Architects on behalf of the Maine Historical Society, dated May 24, 2007.
- Survey Exhibit. Engineering Plan Sheets C1.0-1.1,C2.0-2.1, C5.0-5.2, C6.0, L0-3, D1, A3.01, A4.01, A6.01-6.02 for Maine Historical Society Research Library, submitted by Schwartz/Silver Architects on behalf of Maine Historical Society, dated May 24, 2007.

Comments

- The following items have not yet been submitted, and the Applicant noted that they will be forwarded on completion:
  - Lighting plan
- The granite curb tipdowns are shown on the plans as being curved. They should be straight.
- In conformance with the City's material policy, the driveway apron should be pavement.
- The new brick sidewalk should extend to Congress Street.
- A detail for a Casco trap is not provided.
- Brick pavement in the landscaping detail differs from the brick sidewalk detail.
- The retaining wall is outlined in the architectural and landscaping plans. No engineering details have been submitted on its construction.
- There are 37 parking spaces required according to the site plan application, but the plans only list 36.
  - Handicap spaces are not labeled

Please contact our office if you have any questions.

DRG/LJS
203943

PORTLAND MAINE
Strengthening a Remarkable City, Building a Community for Life ® www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

June 14, 2007

Dan Riley
Sebago Technics, Inc.
One Chabot Street
PO Box 1339
Westbrook, ME 04098-1339

Re: Maine Historical Society Research Library
Application ID: 2007-0095; CBL 037 F012 001

Dear Dan,

I refer to the Site Plan Application submitted May 30, 2007. The Planning Division is reviewing the Site Plan submission for the Maine Historical Society Research Library addition and renovation project. The new addition will be located at 489 Congress Street and will consist of the demolition and replacement of the current addition (Nichols Wing). This will result in the addition of 7,547 square feet. Landscape rehabilitation in the historic garden will be completed, as well as reconstruction of the sidewalks and parking along the property on Brown Street.

The various departments are reviewing the proposal and any comments will be forwarded to you. There are a number of issues that need to be addressed prior to an approval of the project:

1. If building is to be occupied during renovation, two means of egress must be maintained at all times. Please provide access plans for Fire apparatus during construction.
2. The following items have not yet been submitted, and the Applicant noted that they would be forwarded on completion:
    a. Lighting plan
3. The granite curb tipdowns are shown on the plans as being curved. They should be straight.
4. In conformance with the City's material policy, the driveway apron should be pavement.
5. The new brick sidewalk should extend to Congress Street.
6. A detail for a Casco trap is not provided.

7. Brick pavement in the landscaping detail differs from the brick sidewalk detail.

8. The retaining wall is outlined in the architectural and landscaping plans. No engineering details have been submitted on its construction.

9. There are 37 parking spaces required according to the site plan application, but the plans only list 36.
    a. Handicap spaces are not labeled

10. Show parking bay dimensions on the site plan.

11. The curb cut east of the driveway should be closed since it is not being used.

12. Submit utilities capacity letters

13. A lighting fixture shall be in compliance with the City's Technical and Design Standards and Guidelines. Please submit photometric plans and catalogue cuts.

14. The trash enclosure should have dense landscaping around it.

Please submit the information at your earliest convenience. If you have any questions please do not hesitate to call me on (207) 756-8083 or at shukriaw@portlandmaine.gov.

Sincerely,

Shukria Wiar
Planner

cc: Barbara Barhydt, Development Review Manager

From: "Susan Morgan" <smorgan@schwartzsilver.com>
To: <bab@portlandmaine.gov>
Date: 5/30/2007 1:28:22 PM
Subject: Maine Historic Society Research Library Ammended Areas

Barbara,

I'm responding to your phone conversation earlier today with Jon Traficonte from our office regarding the Maine Historical Society's Research Library Renovation and Addition project. Attached is an 11x17 B&W set of plans at 1/32" scale which lists a breakdown of the addition areas, both as submitted and also with the revision of gross square footage to exclude mechanical and space that cannot be occupied. The revised gross area for the project is 7,929 s.f. and excludes the following: the basement area: both usable space (1,51 s.f.) and a structural shelf of unoccupied space with a depth of 11" (832s.f.), as well as the mechanical penthouse (854 s.f.).

If you have trouble opening the pdf I am including the square foot numbers below. Please contact me with any questions. Thank you,

Susan Morgan

Jon Traficanti - Archit

Areas as Submitted:

Basement 2,342

Garden Level 2,413

First Floor 2,586

Mezzanine 344

Second Floor 2,586

Mechanical Penthouse 854

Total Gross Floor Area as Submitted: 11,125 S.F.

Areas as Revised:

Garden Level 2,413

First Floor 2,586

Mezzanine 344

Second Floor 2,586

Total Gross Floor Area as Revised: 7,929 S.F.

Areas Excluded from Revised Total:

Basement 1,510

Basement Structural Shelf (depth from top of concrete to bottom of steel 11") 832

Mechanical Penthouse 854

Total Gross Area Excluded: 3,196

7929
+ 1510
9439

Susan Morgan, LEED(r) AP

Schwartz/Silver Architects, Inc.

75 Kneeland Street | Boston, MA 02111 | t 617-542-6650 | f 617-951-0779

smorgan@schwartzsilver.com <mailto:smorgan@schwartzsilver.com>

CC: "Jon Traficonte" <jtraficonte@schwartzsilver.com>, "Dan Riley" <driley@sebagotechnics.com>

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this 12 day of Oct., 2007, by and between **477 TIME & TEMPERATURE LLC**, a Delaware limited liability company (hereinafter "477"), and the **MAINE HISTORICAL SOCIETY**, a Maine non-profit corporation with a mailing address 489 Congress Street, Portland, Maine 04101 (hereinafter "MHS").

Whereas, 477 is the owner of certain real property located northwesterly of Congress Street in the City of Portland, County of Cumberland, and State of Maine, conveyed to 477 by that certain deed recorded at the Cumberland County Registry of Deeds in Book 24634, Page 44 (the "477 Property");

Whereas, MHS is the owner of certain real property adjacent to the 477 Property, conveyed to MHS by that certain deed recorded at the Cumberland County Registry of Deeds in Book 697, Page 343 (the "MHS Property"); and

Whereas, MHS desires certain easement rights to use portions of the 477 Property in connection with MHS's addition to and renovation of the building on the MHS Property, and each party desires certain easement rights to use portions of the other's property for purposes of maintaining their respective buildings; and

Whereas, each of 477 and MHS own a portion of the Easement Area (as that term is defined below) and any grant or easement rights in the Easement Area by either of 477 or MHS to the other is intended to burden the portion of the Easement Area which the grantor owns.

Now, therefore, the parties hereby covenant, grant and agree as follows:

1. Cross Easements. MHS grants to 477, its successors and assigns, for the benefit of the 477 Property, an appurtenant, non-exclusive easement to enter upon the area shown in hatching on the attached Exhibit A (the "Easement Area"), with workers and equipment as reasonably necessary for the construction, maintenance and repair of the building(s) now or hereafter located on the 477 Property; together with the right of access to the Easement Area, at reasonable times and from such other portions of the MHS Property as are agreed upon in advance by MHS, its successors and assigns, provided that such access shall not interfere with MHS's use and quiet enjoyment of the MHS Property. 477 grants to MHS, its successors and assigns, for the benefit of the MHS Property, an appurtenant, non-exclusive easement to enter upon the Easement Area with men and equipment as reasonably necessary for the construction, maintenance and repair of the building(s) located on the MHS Property.

2. Easement to MHS. 477 grants to MHS, its successors and assigns, for the benefit of the MHS Property, an appurtenant easement for the purposes of constructing, maintaining, repairing, replacing, and removing one (1) above-ground boiler flue areaway within the Easement Area as shown on the attached Exhibit A, and underground mini piles and up to ten (10) underground concrete pile caps within and under the Easement Area generally as shown on the attached Exhibit A, in connection with MHS's addition to and renovation of the building on the MHS Property; provided, however, that such construction, maintenance, repair, replacement or removal shall be conducted at MHS's sole cost and expense and in such a manner that does not damage, undermine, or interfere with the buildings and foundations now or hereafter located on the 477 Property.

3. Reserved Rights. Each of MHS and 477 reserves, for itself, its successors and assigns, the use and enjoyment of that portion of the Easement Area that each owns for all purposes consistent with the use of the foregoing easements.

4. Indemnities. MHS agrees to (a) indemnify and (b) hold harmless 477 for and against any and all lost, cost, damage or expense, including reasonable attorneys' fees arising from MHS's or its agents' or its contractors' or employees' use or activities in, on, over or under the Easement Area. 477 agrees to (a) indemnify and (b) hold harmless MHS for and against any and all lost, cost, damage or expense, including reasonable attorneys' fees arising from 477's or its agents', contractors or employees' activities in, on, over or under the Easement Area.

WITNESS our hands and seals as of the date written above.

477 TIME & TEMPERATURE LLC
By: KNJ PORTLAND, INC.,
Its Managing Member

By: _____
Joshua Dolgin, Its President

STATE OF NEW YORK
COUNTY OF NEW YORK

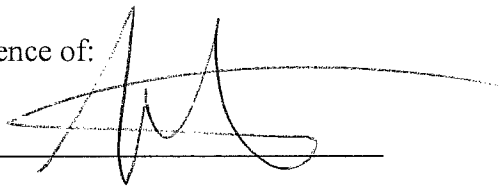
October 12, 2007

Then personally appeared the above-named Joshua Dolgin, President of KNJ Portland, Inc., Managing Member of 477 Time & Temperature LLC, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said company.

Before me, _____

Notary Public
Print Name: PAULA SAHRAOUI

PAULA M. SAHRAOUI
Notary Public, State of New York
No. 01SA6075908
Qualified in Kings County
Commission Expires June 10, 2010

In presence of: 

MAINE HISTORICAL SOCIETY

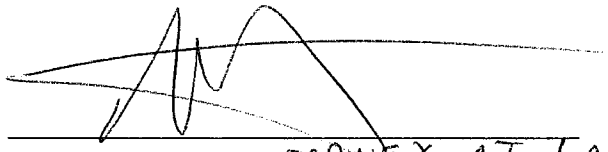
By: Richard D'Abate

Richard D'Abate
Executive Director

STATE OF MAINE
COUNTY OF CUMBERLAND

October 15, 2007

Then personally appeared the above-named Richard D'Abate, Executive Director of the Maine Historical Society, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said nonprofit corporation.

Before me, 

~~Notary Public~~ ATTORNEY AT LAW

Print Name: Nathan H. Smith

SITE PLAN REVIEW

The Planning Authority found the site plan is in conformance with the site plan standards of the Land Use Code subject to the following conditions of approval:

1. All sidewalks that abut the property shall be in compliance with the City's Sidewalk Policy. The brick sidewalks shall be shown on the revised final plans. ✓

2. The HVAC system and any roof top mechanicals related to this addition shall meet the B-3 noise regulation. The applicant shall provide documentation of the projected noise levels and any mitigation measures prior to building permit issuance. ✓

3. The applicant shall document temporary easement or permission to perform work for this project in the adjoining properties prior to the issuance of a building permit. ✓

4. A sewer capacity letter shall be submitted prior to the issuance of a building permit. ✓

The approval with conditions is based on the submitted site plan. Seven sets of the final plan meeting the above conditions must be submitted for review and approval prior to the issuance of a building permit. If you need to make any modifications to the approved site plan during the construction period, you must submit a revised site plan for staff review and approval. Jeff Tarling, the City Arborist has approved the site plan and encourages that the applicant work with Longfellow Garden Club to the timing and plant material selection.

DEV. REVIEW COORDINATOR PHIL DIPIRO 874-8632

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

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division ✓

2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater. ✓ PARKING LOT, LANDSCAPING, MEP, COST ESTIMATE FROM

* 3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. - BARBARA → EXTERIOR - STORM, PARKING, LANDSCAPING.

4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

* 5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

* 6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

* 7. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway

CONSIGLI

Est. 1905

Maine Historical Society Research Library
Building Permit

Missing Items

1 – Permit Fee
2 – Letter of Credit (awaiting approval of cost estimate by P. DiPiro)
3 – Inspection Fees (awaiting Letter of Credit, see #2)
3 – Sewer Capacity Letter (investigation underway to resolve, see attached email)

CONSIGLI CONSTRUCTION CO., INC.

197 Main Street Milford, MA 01757
t. 508.473.2580 f. 508.473.3588

84 Middle Street Portland, ME 04101
t. 207.773.3000 f. 207.773.2800

www.consigli.com

PORTLAND MAINE
Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

cc: Stone.

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

September 10, 2007

Richard D'Abate
Executive Director
Maine Historical Society
489 Congress Street
Portland ME 0402

Dan Riley, PE
Sebago Technics, Inc.
One Chabot Street
PO Box 1339
Westbrook, ME 04098-1339

RE: 489 Congress Street; Building Addition
CBL: 037 F012001
Application ID: 2007-0095

Dear Mr. D'Abate,

On September 10, 2007, the Portland Planning Authority approved a minor site plan for the proposed building addition to the Maine Historical Society Research Library located at 489 Congress Street as shown on the plan dated August 10, 2007. The proposed parking lot has 37 parking spaces, whereas the existing lot has 39 spaces. The reduction in spaces is a result of providing 2 handicapped spaces. The Planning Authority reviewed the proposal for conformance with the standards of the Site Plan Ordinance. The Department of Public Works and Planning Authority approved the application with the waivers and condition(s) as presented below.

WAIVERS
The Department of Public Works waives the following Portland's Technical and Design Standards and Guidelines:

1. Section III 2 (A) (b), which requires a 24 foot wide driveway for one-way ingress and egress, to allow the access to be 16 feet clear width at the building line on Brown Street as shown on the plan C1.1, dated August 10, 2007.

2. Section III 3 (A), which requires that a standard parking space is 9 feet wide by 19 feet long, to allow seven parking spaces to be 8.5 feet by 19 feet, twelve parking spaces to be 8 feet by 17 feet, and the remaining 37 spaces to be compact parking spaces of 7½ feet by 16 feet.

3. Section III 3 (D), which states that for 90 degree angle parking spaces the aisle width shall be 24 feet, to allow one aisle width to be 20 feet (where the compact parking spaces are located) and 22 feet (where the reduced parking spaces are located).

construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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

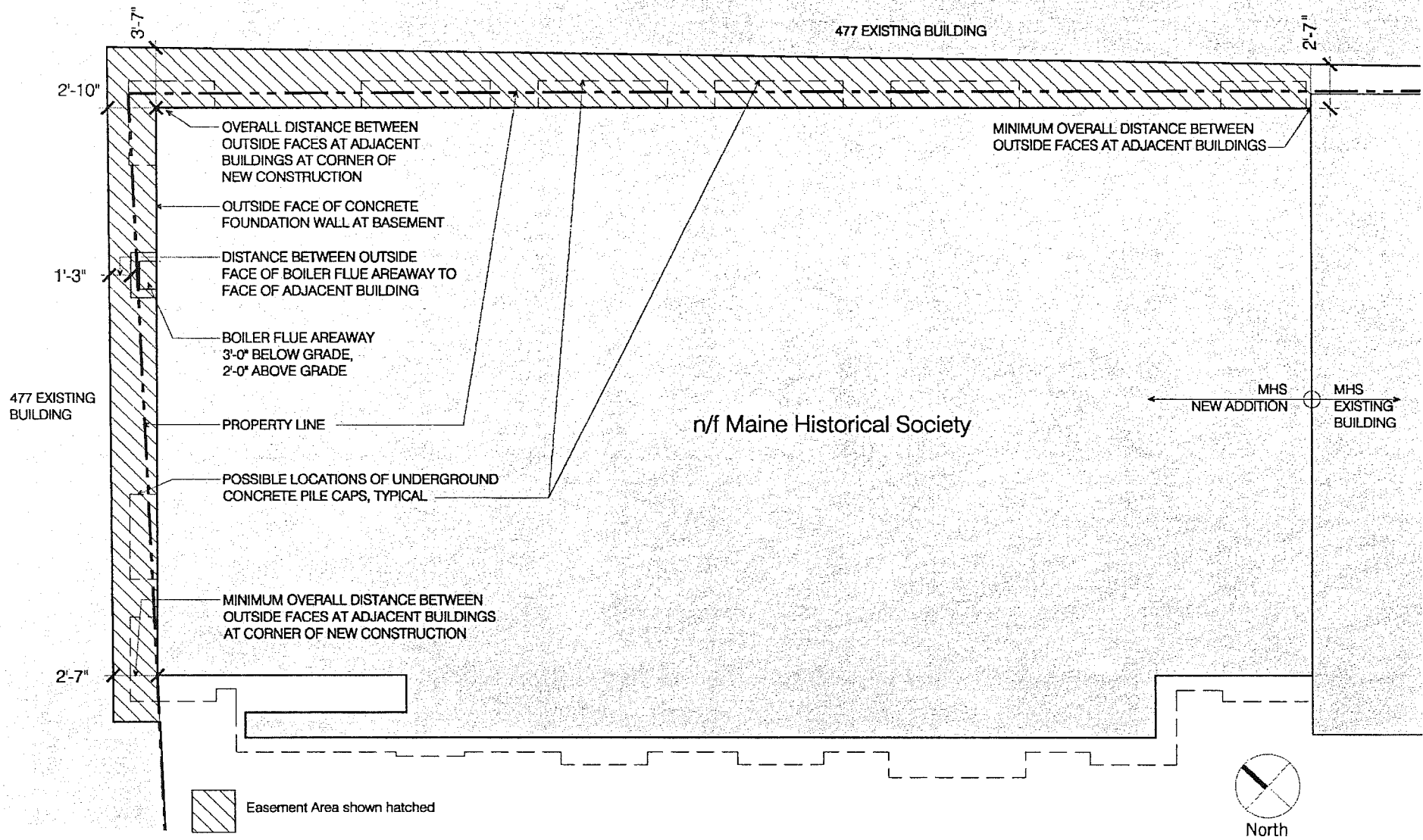
If there are any questions, please contact Shukria Wiar at 756-8083 or shukriaw@portlandmaine.gov

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works
Leslie Kaynor, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

n/f 477 Time & Temperature LLC



Maine Historical Society
Research Library Addition and Renovation

Exhibit A

Diagrammatic Cross-Easement Plan
Revised 09/05/07

Collins, Nick

From: Dan Riley [driley@sebagotechnics.com]
Sent: Monday, October 15, 2007 10:53 AM
To: Susan Morgan; Jon Traficonte
Cc: Collins, Nick
Subject: FW: Request for Capacity Letter for proposed Maine Historical Addition

Susan and All,

I have followed up with the City regarding the sewer capacity letter.
The City is ready to sign off on the capacity letter pending the resolution how we are to abandon the exiting library sewer.

The MHS library record plans are incomplete regarding the location and routing of the existing library sewer connection. The record plans, and the City's sewer records indicate that the sewer runs to the north end of the courtyard and is connected to combined sewer/storm drains that runs to the east, across the 477 Congress Street property (possible below exiting structures) and eventually connects in to the City's combined sewer in Preble Street.

Record plans indicate that in the past, as early as 1921, the sewer was shared with the abutting properties to the north and east.

Because of this, we proposed to abandon the sewer at our property line and not abandon it at the main in Preble Street so that we would not cut off an abutting property's sewer, storm drain or foundation drain connection. As you can see from the e-mail chain below the city is now requiring that we attempt to confirm that the sewer is in fact shared. If it is shared, we can abandon the line at the property line as we have proposed. If it is not shared we will have to locate the connection in Preble Street and discontinue the service at the main.

The City has suggested that we run a television use a television down the sewer to verify if other connections exist. This is probably the best way to definitively determine if the line is shared. The City is not willing to provide this service and have suggested that we use their contractor "Enviro-Clean" to complete the investigation.

Dan

Daniel L. Riley, P.E.
Sebago Technics, Inc.
1 Chabot Street
Westbrook, ME 04098
(207) 856-0277 ph
(207) 856-2206 fax
driley@sebagotechnics.com

-----Original Message-----
From: Charles Moore [mailto:CMMOORE@portlandmaine.gov]
Sent: Friday, October 12, 2007 9:44 AM
To: Dan Riley
Cc: Bradley Roland; David Peterson; Shukria Wiar
Subject: RE: Request for Capacity Letter for proposed Maine HistoricalAddition

We cannot assist you as the city does not have a camera and is under contract with Eco-clean for televising. The line in question is also a private line.

Mike

>>> "Dan Riley" <driley@sebagotechnics.com> 10/12/2007 9:24:11 AM >>>
Thanks Mike,

Is the televising of the line something that the city can assist us with?

Dan

Daniel L. Riley, P.E.
Sebago Technics, Inc.
1 Chabot Street
Westbrook, ME 04098
(207) 856-0277 ph
(207) 856-2206 fax
driley@sebagotechnics.com

-----Original Message-----
From: Charles Moore [mailto:CMMOORE@portlandmaine.gov]
Sent: Friday, October 12, 2007 9:15 AM
To: Dan Riley
Cc: Bradley Roland; David Peterson; Shukria Wiar
Subject: RE: Request for Capacity Letter for proposed Maine HistoricalAddition

Good Morning Mr. Riley,

Any sanitary line to be abandoned will need to be terminated,capped and plugged as well inspected by the Public Works Authority at the sewer main per city rules & regulations.If you are concerned that the line is shared by others (477 Congress St.) then I think the best plan of action would be to televise the line. Obviously we don't want to terminate anyone else's service. If the line is shared by others then we would revisit the option of terminating the line at the location you have proposed.

Have a great weekend

Charles "Mike" Moore
Environmental Engineering
City of Portland
874-8846 or 874-8837

>>> "Dan Riley" <driley@sebagotechnics.com> 10/9/2007 9:50:28 AM >>>
Mike-

Per our phone conversation I am looking through my files for the sewer card for the Maine Historical Society Library. I have not located the card yet but I did come across the attached plan.

This is a plan dated 1921 that shows the drain and sewer that runs from
the Historical Society courtyard east to Preble Street. The plan identifies the line as "Foyer and Historical Building Sewer" So, it appears to have been a shared line in 1921.

Not knowing the history of this sewer line and what connections or modifications have been made to it over the last 90 years on the abutting property, I am very hesitant to abandon this sewer at the main
in Preble Street.

Dan

Daniel L. Riley, P.E.
Sebago Technics, Inc.
1 Chabot Street
Westbrook, ME 04098
(207) 856-0277 ph
(207) 856-2206 fax
driley@sebagotechnics.com

-----Original Message-----
From: Charles Moore [mailto:CMMOORE@portlandmaine.gov]

Sent: Friday, October 05, 2007 8:02 AM
To: Dan Riley
Cc: David Peterson
Subject: Request for Capacity Letter for proposed Maine HistoricalAddition

Good Morning Mr. Riley,

Per our conversation on 10/4/07 , here is the list of things we discussed ;

1. Proposed sanitary line needs to be 6'' or less as there is 12 '' vitrified clay pipe combined sewer line in Brown St.

2. Plug and cap existing sanitary line that is to be abandoned at the sewer main.

3. Hydro-brake in proposed 15'' storm line.

4. How many full time and part time employees ?

5. How many visitors per day ?

6. How many gallons do anticipate discharging per day ? how did you arrive at this figure ?

7. Please fill out and return attached document.

8. Please submit revised site plan with these changes.

Thank you for this response. If you have any questions or require any additional information please feel free to contact me. I look forward to
working with you.

Sincerely,

Charles "Mike" Moore
Environmental Engineering
City of Portland
874-8846 or 874-8837

Sent: Friday, October 05, 2007 8:02 AM
To: Dan Riley
Cc: David Peterson
Subject: Request for Capacity Letter for proposed Maine HistoricalAddition

Good Morning Mr. Riley,

Per our conversation on 10/4/07 , here is the list of things we discussed ;

1. Proposed sanitary line needs to be 6'' or less as there is 12 '' vitrified clay pipe combined sewer line in Brown St.

2. Plug and cap existing sanitary line that is to be abandoned at the sewer main.

3. Hydro-brake in proposed 15'' storm line.

4. How many full time and part time employees ?

5. How many visitors per day ?

6. How many gallons do anticipate discharging per day ? how did you arrive at this figure ?

7. Please fill out and return attached document.

8. Please submit revised site plan with these changes.

Thank you for this response. If you have any questions or require any additional information please feel free to contact me. I look forward to
working with you.

Sincerely,

Charles "Mike" Moore
Environmental Engineering
City of Portland
874-8846 or 874-8837

CONSIGLI

Est. 1905

FACSIMILE TRANSMITTAL SHEET

TO: Phil ~~DiPiro~~ DiPIERRO	FROM: Nick Collins
COMPANY: City of Portland	DATE: October 9, 2007
FAX NUMBER: 207 756-8258	TOTAL NO. OF PAGES INCLUDING COVER: 3
PHONE NUMBER:	RE: Maine Historical Society Research Lib.

☐ URGENT ☑ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

Phil,

Please see the attached cost estimate. If this is acceptable, I will resubmit a clean (typed) version with the letter of credit. Please call with any questions or concerns.

Thank you,

Nick Collins

207-791-2511

CONSIGLI CONSTRUCTION CO., INC.

Walker Art Building
235 Maine Street Brunswick, ME 04011
t. 207.798.4290 f. 207.798.4294

84 Middle Street Portland, ME 04101
t. 207.773.3000 f. 207.773.2800

CONSIGLI

Est. 1905

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Phil,

Please see the attached cost estimate. If this is acceptable, I will resubmit a clean (typed) version with the letter of credit. Please call with any questions or concerns.

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Nick Collins

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Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT

791-2541

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 10/2/07

Name of Project: Maine Historical Society Research Library
Address/Location: 489 Congress Street
Application ID #: 2007-0095
Developer: N/A
Form of Performance Guarantee: Letter of Credit – TD Banknorth
Type of Development: Subdivision N/A Site Plan (Major/Minor) Minor
TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC Quantity	PUBLIC Unit Cost	PUBLIC Subtotal	PRIVATE Quantity	PRIVATE Unit Cost	PRIVATE Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas				1 LUMP	30,286	30,286
Curbing	270 LF	25.00	6,750			
Sidewalks	166 SY	100.00	16,600			
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs	524 SY	27.50	14,410			
Other				1 LUMP	90,000	90,000
2. EARTH WORK						
Cut				550 CY	20	11,000
Fill				200 CY	20	4,000
3. SANITARY SEWER						
Manholes	2 EA	5,000	10,000	1 EA	3,950	3,950
Piping						
Connections	1 EA	800	800			
Main Line Piping	140 LF	100	14,000			
House Sewer Service Piping				80 LF	59	4,720
Pump Stations						
Other				1 LUMP	2,000	2,000
4. WATER MAINS	50 LF	80.00	4,000			
5. STORM DRAINAGE						
Manholes	2 EA	3,500	7,000			
Catchbasins				4 EA	3,000	12,000
Piping	170 LF	90	15,300	270 LF	96	25,920
Detention Basin						
Stormwater Quality Units						
Other				1 LUMP	40,000	40,000

RECEIVED
OCT 09 2007
Consigli Construction Co

756-8258

6.	SITE LIGHTING						
7.	EROSION CONTROL						
	Silt Fence						
	Check Dams						
	Pipe Inlet/Outlet Protection						
	Level Lip Spreader						
	Slope Stabilization						
	Geotextile						
	Hay Bale Barriers						
	Catch Basin Inlet Protection				4 EA	250	1,000
8.	RECREATION AND OPEN SPACE AMENITIES				1 Lump	20,000	20,000
9.	LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)						
10.	MISCELLANEOUS				1 Lump	65,000	65,000
	TOTAL:	88,860.00			311,876.00		
	GRAND TOTAL:						

INSPECTION FEE (to be filled out by the City)

		PUBLIC	PRIVATE	TOTAL
A:	2.0% of totals:			
	or			
B:	Alternative Assessment:			
	Assessed by:	(name)	(name)	

Philip DiPierro - RE: FW: Maine Historical Society

From: "Merritt, Chad" <CMerritt@consigli.com>
To: 'Philip DiPierro ' <PD@portlandmaine.gov>
Date: 5/11/2010 11:53 AM
Subject: RE: FW: Maine Historical Society

Phil-
Good afternoon. I am checking in to see if you have come up with a date to review the defect guarantee on site at MHS. Let me know as I would like to meet you on site when you make your site visit.
I hope all is well.
Thanks.
-Chad

CONSIGLI
Est. 1905

Chad Merritt
Project Manager
Consigli Construction Co., Inc.
84 Middle Street
Portland, ME 04101
t. 207.791.2508
f. 207.791.2558

From: Philip DiPierro [mailto:PD@portlandmaine.gov]
Sent: Tuesday, November 03, 2009 1:24 PM
To: Merritt, Chad
Subject: Re: FW: Maine Historical Society

Hi Chad, the performance guarantee converted to the 10% defect guarantee on June 12, 2009, upon completion of the project. The defect guarantee needs to remain in place for the mandatory 1 year defect period. The defect period expires on June 12, 2010. I will complete a final inspection next year late spring prior to June 12, 2010. Assuming there are no defects, the original letter of credit (defect guarantee) will be released to the bank. If there are site plan defects, they will have to be repaired prior to the release.

So, to answer your question, the letter of credit will have to be extended.

Please contact me with any questions. Thanks.

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-8258

>>> "Merritt, Chad" <CMerritt@consigli.com> 11/3/2009 12:57:30 PM >>>
Phil-
Good afternoon. Please see the e-mail below in reference to the letter of credit and the bank. Can you let me know if this needs to be extended??
Thanks.
-chad

CONSIGLI
Est. 1905

Chad Merritt
Project Manager
Consigli Construction Co., Inc.
84 Middle Street
Portland, ME 04101
t. 207.791.2508
f. 207.791.2558

From: Steve Atripaldi [mailto:satripaldi@mainehistory.org]
Sent: Tuesday, November 03, 2009 11:43 AM
To: Merritt, Chad

Subject: FW: Maine Historical Society

Chad, thanks for following up on the letter of credit, this email was sent from the bank just FYI, Cheers Steven

---

From: Richard D'Abate [mailto:rdabate@mainehistory.org]
Sent: Tuesday, November 03, 2009 11:06 AM
To: 'Ham, Dawn H'; 'Jackie Fenlason'
Cc: 'Geci, Ben'; 'Hunt, Ronald B'; Steven Atripaldi
Subject: RE: Maine Historical Society

Dawn: Thanks for the reminder. It is my understanding that all work covered by the City-of-Portland letter of credit has been completed. I do not believe an extension is necessary, but we will be in touch with the City today to confirm.
Richard

From: Ham, Dawn H [mailto:Dawn.Ham@tdbanknorth.com]
Sent: Monday, November 02, 2009 4:11 PM
To: Richard D'Abate; Jackie Fenlason
Cc: Geci, Ben; Hunt, Ronald B
Subject: Maine Historical Society
Importance: High

Good Afternoon Richard and Jackie:

The Letter of Credit in the amount of $52,529 for the benefit of the City of Portland is scheduled to expire November 5, 2009. Has the work been completed or will we need to process an extension request?

If the work has been done, the City of Portland will need to return the Original Letter of Credit.

If we need to process an extension, I will forward the application to your attention for review and signature. Renewal fees will be based upon 1.00% of the outstanding balance plus $250.

Please contact me when you have a free moment. Thanks!

Dawn H. Ham
Commercial Loan Administrator
for Benjamin C. Geci, Senior Vice President
TD Bank, America's Most Convenient Bank
One Portland Square PO Box 9540
Portland, ME 04112-9540
Mailstop: ME-058-31
T # (207) 761-8761
F # (207) 761-8660
dawn.ham@tdbanknorth.com

TD Bank
America's Most Convenient Bank®

TD Bank, N.A.
Global Trade Finance
17 New England Executive Park
1st Floor
Burlington, MA 01803
w.w.w.tdbank.com

Date: November 17, 2009

IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER 20002175

BENEFICIARY

City of Portland
Director of Planning and Development
Attn: Lee Urban
389 Congress Street
Portland, ME 04101

CUSTOMER

Maine Historical Society
Richard D'Abate, Executive Director
489 Congress Street
Portland, ME 04101

Re: Maine Historical Society
489 Congress Street, Portland, Maine

Dear Beneficiary:

We hereby amend our Irrevocable Standby Letter of Credit Number **20002175**
Amendment Number 4:

- The expiration date has been extended from November 5, 2009 to June 12, 2010.

All demands for payment and all other communications to the Bank relative to this Letter of Credit shall be in writing and addressed and presented to TD Bank, N.A, Global Trade Finance, 17 New England Executive Park, 1st Floor, and Burlington, MA 01803.

All other terms and conditions remain unchanged. This amendment is considered an integral part of the Letter of Credit and must be attached thereto.

TD Bank, N.A.

By: _____
G. Thomas Maslin
Its: Vice President

Please address all inquires related to the contents of this item to the above address, Attn: Global Trade Finance, Standby Letter of Credit Dept., or by calling: Tom Maslin @ (781) 229-7139 or John Amuzzini @ 781-229 7141. Our Fax # (781) 229-7127

Banknorth

Date: June 22, 2009

TD Bank, N.A.
17 New England Executive Park
1st Floor
Burlington, MA 01803

IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER 20002175

BENEFICIARY

City of Portland
Director of Planning and Development
Attn: Lee Urban
389 Congress Street
Portland, ME 04101

CUSTOMER

Maine Historical Society
Richard D'Abate, Executive Director
489 Congress Street
Portland, ME 04101

Re: Maine Historical Society
489 Congress Street, Portland, Maine

Dear Beneficiary:

We hereby amend our Irrevocable Standby Letter of Credit Number **20002175**
Amendment Number 3:

- This Irrevocable Standby Letter of Credit has been reduced by US$ 162,035.90 to a new aggregate balance of US$ 52,529.10. This reduction is in accordance with a letter received from the **City of Portland** dated June 17, 2009 and signed by Ellen Sanborn, Finance Director.

All demands for payment and all other communications to the Bank relative to this Letter of Credit shall be in writing and addressed and presented to TD Bank, N.A, International Banking, 17 New England Executive Park, 1st Floor, and Burlington, MA 01803.

All other terms and conditions remain unchanged. This amendment is considered an integral part of the Letter of Credit and must be attached thereto.

TD Bank, N.A.

By: _____
G. Thomas Maslin
Its: Vice President

Please address all inquires related to the contents of this item to the above address, Attn: International Banking, Standby Letter of Credit Dept., or by calling: Tom Maslin @ (781) 229-7139 or John Amuzzini @ 781-229 7141. Our Fax # (781) 229-7127

PORTLAND MAINE
Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Finance Department
Ellen Sanborn, Director

June 17, 2009

TD Banknorth, NA
17 New England Executive Park
1st Floor
Burlington, MA 01803

Re: Maine Historical Society – 489 Congress Street
Letter of Credit No. 20002175 dated November 1, 2007

This is to inform you that I am authorizing the reduction in the above-named letter of credit by the amount of $162,035.90, which leaves a balance of $52,529.10 remaining.

If you require any further information, please let me know.

Sincerely,

Ellen Sanborn
Finance Director

ES:mma

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Finance Department
Ellen Sanborn, Director

June 17, 2009

TD Banknorth, NA
17 New England Executive Park
1st Floor
Burlington, MA 01803

Re: Maine Historical Society – 489 Congress Street
Letter of Credit No. 20002175 dated November 1, 2007

This is to inform you that I am authorizing the reduction in the above-named letter of credit by the amount of $162,035.90, which leaves a balance of $52,529.10 remaining.

If you require any further information, please let me know.

Sincerely,

Ellen Sanborn
Finance Director

ES:mma

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator

Banknorth

Date: April 16, 2009

TD Bank, N.A.
17 New England Executive Park
1st Floor
Burlington, MA 01803

IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER 20002175

BENEFICIARY

City of Portland
Director of Planning and Development
Attn: Lee Urban
389 Congress Street
Portland, ME 04101

CUSTOMER

Maine Historical Society
Richard D'Abate, Executive Director
489 Congress Street
Portland, ME 04101

Re: Maine Historical Society
489 Congress Street, Portland, Maine

Dear Beneficiary:

We hereby amend our Irrevocable Standby Letter of Credit Number **20002175**
Amendment Number 2

- The expiration date has been extended from May 5, 2009 to November 5, 2009.

All demands for payment and all other communications to the Bank relative to this Letter of Credit shall be in writing and addressed and presented to TD Bank, N.A, International Banking, 17 New England Executive Park, 1st Floor, and Burlington, MA 01803.

All other terms and conditions remain unchanged. This amendment is considered an integral part of the Letter of Credit and must be attached thereto.

TD Bank, N.A.

By: _____
G. Thomas Maslin
Its: Vice President

Please address all inquires related to the contents of this item to the above address, Attn: International Banking, Standby Letter of Credit Dept., or by calling: Tom Maslin @ (781) 229-7139, Mila Kaminsky @ (781) 229-7140 or John Amuzzini @ 781-229 7141. Our Fax # (781) 229-7127

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: June 12, 2009

RE: C. of O. for Maine Historical Society, 489 Congress Street, (Id#2007-0095) (CBL 037 F 012001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Tammy Munson, Inspection Services Manager
File: Urban Insight

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com

One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

October 9, 2007
06020

COPY

Mr. Charles Moore
City of Portland Public Works
55 Portland Street
Portland, ME 04101

Maine Historical Society Research Library
Sewer Capacity Comments dated October 5, 2007

Dear Mr. Moore:

I am writing to follow-up on our telephone conversations and e-mail correspondence related to our request for sewer capacity for the expansion of the Maine Historical Society Library at 489 Congress Street. This information is provided in response to the comments that you provided to my by e-mail on October 5, 2007

The following items present text of your review comments in italics, followed by our response.

Review Comments received via e-mail dated October 5, 2007

1. *Proposed sanitary line needs to be 6" or less as there is 12 " vitrified clay pipe combined sewer line in Brown St.*

   The proposed sewer line has been reduced to 6" as requested.

2. *Plug and cap existing sanitary line that is to be abandoned at the sewer main.*

   As we discussed by telephone, the existing sanitary line is a combined sewer line that runs across abutting properties to the east, eventually entering the combined sewer in Preble Street. A record plan of the sewer line dated December 1921 is attached. This plan identifies the drain and sewer that runs from the existing Historical Society courtyard east to Preble Street as "Foyer and Historical Building Sewer". So, it appears to have been a shared service line in 1921.

   Not knowing the history of this sewer line and what connections or modifications have been made to it over the last 90 years on the abutting property, we are very hesitant to abandon this sewer at the main in Preble Street. As such, we proposed to abandon the sewer at the property line as indicated on our plans.

3. *Hydro-brake in proposed 15" storm line.*

   The plans have been revised to include the installation of a HydroBrake Model 15C with a sleeve insert to be installed on the outlet of DMH-3 as requested.

4. *How many full-time and par- time employees?*

The average number of paid and volunteer employees using the library is approximately 10 per day.

5. *How many visitors per day?*

The average number of visitors is approximately 25 per day.

6. *How many gallons do anticipate discharging per day? How did you arrive at this figure?*

The estimated discharge is approximately 300 gallons per day (gpd) based on the following calculation.

10 employees	@ 15 gpd	= 150 gpd
25 visitors	@ 6 gpd	= 150 gpd
Total		= 300 gpd

The average daily flow rates are estimated using the designs flows presented in the Maine Subsurface Wastewater Disposal Rules Table 502.1. The design flow for employees assumes that the library is considered a "place of employment with no showers" (15 gpd per employee). The design flow for visitors is based on the subsurface wastewater disposal rules category for "visitors Center" which includes libraries, museums and similar uses.

7. *Please fill out and return attached document.*

Copy attached.

8. *Please submit revised site plan with these changes.*

Revised plans are attached.

We are hopeful that these responses and the revised plans address the comments received to date. Please contact me if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.

Daniel Riley
Senior Project Manager

DLR:dlr/dlf
Enc.

cc: Susan Morgan, Schwartz-Silver Architects
Richard D'Abate, Maine Historical Society
Shukria Wiar, City of Portland Planning Department

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Works
55 Portland Street
Portland, ME 04101

Date: 10-9-07

Mr. Mike Moore
Engineering Technician
Phone: (207) 874-8846
Fax: (207) 874-8852
E-mail :
cmmoore@portlandmaine.gov

Part 1. Please Submit Location, Site, and Utility Plans.

Site Address? 489 Concress Street
(If addressing has not been assigned, please use CBL number.)

Chart Block Lot Number: 37-F-12, 14, 17

Proposed Use? Library
Previous Use? Library
Existing Sanitary Flows (gpd)? 300 gpd
Existing Process Flows (gpd)? 300 gpd
Description and location of proposed city sewer connection? Preble Street

Site Category
- Commercial? ____
- Residential? ____
- Industrial? *(complete part 4 below)* ____
- Governmental? ____
- Other? *(specify)* Museum ____

Is the proposed connection(s) clearly indicated on the submitted plans? Yes

Part 2. Calculate Proposed Flows

Estimated flow of wastewater generated, in gallons per day: 300 GPD
Peaking Factor/ Peak Times: none
Source of Design Guidelines? *(i.e. "Handbook of Subsurface Wastewater Disposal in Maine, Portland Water District Records, Other (specify):* Maine Subsurface Wastewater Disposal Rules

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

(See Attached letter dated 10-9-07

Part 3. Provide Contact Information

Owner/Developer Name: Maine Historical Society, Richard D'Abate Executive Director
Owner/Developer Address: 489 Congress Street, Portland Me 04101
Phone: 774-1822 Fax: ____ Email:rdabate@mainehistory.org
Engineering Consultant Name: Sebago Technics, Inc. Attn: Dan Riley
Engineering Consultant Address: 1 Chabot Street, Westbrook ME 04098
Phone: 856-0277 Fax:856-2206 Email:driley@sebagotechnics.com

City Planner's Name: Shukria Wiar Phone:207-756-8083

Note: Consultants and Developers must allow +/- 30 days prior to Planning Board Review to receive capacity status.

Part 4. Industrial Process Wastewater Generators

Estimated flow of Process Water Generated, in gallons per day: n/a GPD

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

Is the process wastewater termed categorical under CFR 40? Yes ___ No n/a

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

Peaking Factor/Peak Process Times: n/a

Note: On the submitted plans please show the locations where the building(s) sanitary and process water sewer laterals exit the facility and where they enter the city's sewer, the location of any control manholes, wet wells or other access points, and the locations of any filters, strainers or grease traps.

Notes, Comments, or Calculations:

The estimated discharge is approximately 300 gallons per day (gpd) based on the following calculation.

10 employees	@ 15 gpd	= 150 gpd
25 visitors	@ 6 gpd	= 150 gpd
Total		= 300 gpd

The average daily flow rates are estimated using the designs flows presented in the Maine Subsurface Wastewater Disposal Rules Table 502.1. The design flow for employees assumes that the library is considered a "place of employment with no showers" (15 gpd per employee). The design flow for visitors is based on the subsurface wastewater disposal rules category for "visitors Center" which includes libraries, museums and similar uses.

DEVELOPMENT REVIEW COORDINATOR
POST APPROVAL PROJECT CHECKLIST

Date: 1/15/09

Project Name: Maine Historical Society Building Addition

Project Address: 489 Congress Street

Site Plan ID Number:	2007-0095
Planning Board/Authority Approval Date:	9/10/07
Site Plan Approval Date:	9/10/07
Performance Guarantee Accepted:	11/5/07
Inspection Fee Paid:	10/29/07
Infrastructure Contributions Paid:	N/A
Amount of Disturbed Area in SF or Acres:	< 1 Acre
MCGP/Chapter 500 Stormwater PBR:	N/A
Plans/CADD Drawings Submitted:	✓
Pre-Construction Meeting:	10/29/07
Conditions of Approval Met:	6/12/09
As-Builts Submitted:	8/18/09
Public Services Sign Off:	6/11/09 G.V.
Certificate of Occupancy Memo Processed: (Temporary or Permanent)	2/19/09 Temp. CO 6/12/09 Final CO
Performance Guarantee to Defect Guarantee:	6/12/09
Defect Guarantee Released:	7/9/10

Philip DiPierro - FW: Final C of O Walk Thru w/ Phil D.-City of Portland

From: "Merritt, Chad" <CMerritt@consigli.com>
To: "Philip DiPierro " <PD@portlandmaine.gov>
Date: 6/11/2009 11:37 AM
Subject: FW: Final C of O Walk Thru w/ Phil D.-City of Portland
CC: "Amoroso, Seth" <samoroso@consigli.com>, "Steve Atripaldi" <satripaldi@mainehistory.org>, "Jon Traficonte" <jtraficonte@schwartzsilver.com>, "Richard D'Abate" <rdabate@mainehistory.org>

Thanks for your time today. The issues that were encountered are summarized below. The ones that were not taken care of on site will be addressed ASAP. When can we expect the final paperwork on the final C of O?? We are all anxious as you can imagine. Also what's the next step on the letter of credit as MHS will be asking?? Thanks again for all your help and I will drop the civil and landscape as-builts either today or first thing in the morning. Where is your office located in PCH??
-Chad

CONSIGLI
Est. 1905

Chad Merritt
Project Manager
Consigli Construction Co., Inc.
84 Middle Street
Portland, ME 04101
t. 207.791.2508
f. 207.791.2558

$2,529.16

From: Merritt, Chad
Sent: Thursday, June 11, 2009 11:18 AM
To: 'Jon Traficonte'; Steve Atripaldi; Richard D'Abate
Cc: Amoroso, Seth; Merritt, Chad
Subject: Final C of O Walk Thru w/ Phil D.-City of Portland

I just got back from the walk thru with Phil D. from the City of Portland. Everything looked fine and there's nothing that will hold up the final C of O. The City did identify the following issues which will need to be addressed and they are-

- There is a sewer structure on the new parking lot side that needs a cover that has 'Sewer' on it. The one currently installed says 'Drainage'. Jimmy Shaw was on site during the walk and he will take care of this in the next few days.
- The City would like to see at least mulch under the guardrail on the new parking lot side. I'm also having GSG and price the installation of asphalt here as well. It will be one or the other. Technically CCC does not own anything here but I'll see what I can do.
- The existing pole near the parking garage some fiber optic cable that was hanging that belongs to Time Warner that needs to be tidied up. Steve took care of this already.
- The other pole at the street on the other side of the parking lot entrance had an existing aluminum bracket sticking out far enough that somebody could catch themselves on it so MT had a sawzall in his truck so we cut it immediately.
- On the same pole there is an existing telephone line that runs down the pole that had a broken bracket so we re-attached it before Phil D. left the site.
- No issues in the garden. Phil D. did mention that he thought there should be a rail at the stairs up to Door #102. I stated that this is an inactive door and not an egress door. He is going to look into this and get back to me but it shouldn't hold up C of O. Please note that the drawings show nothing to be installed at these steps to Door #102 so if the City makes a stink about it there will need to be something done.
- The drain at the new parking lot near Brown Street needs a trap installed and will be installed by GSG immediately.

That's it. I will follow up with him today on the letter of credit as well when we can get our final C of O.
Let me know if you have any questions.
Thanks.
-Chad

CONSIGLI
Est. 1905

Chad Merritt
Project Manager
Consigli Construction Co., Inc.
84 Middle Street
Portland, ME 04101
t. 207.791.2508
f. 207.791.2558

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: February 19, 2009

RE: C. of O. for Maine Historical Society, 489 Congress Street, (Id#2007-0095) (CBL 037 F 012001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Final grading,
2. Loam and seed,
3. Landscaping & hardscaping,
4. Surface coat paving,
5. Striping
6. Miscellaneous ROW site work including curbing, and sidewalk work meeting City standards,
7. Miscellaneous other site work,

I anticipate this work can be completed by **June 1, 2009**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

It is a condition of this temporary Certificate of Occupancy that the ongoing construction be isolated from the general public at all times, through the installation of temporary fencing and other means as appropriate.

Cc: Barbara Barhydt, Development Review Services Manager
Tammy Munson, Inspection Services Manager
File: Urban Insight

Consigli Construction Company

SPRING 2009 CONSTRUCTION SCHEDULE-ME HISTORICAL SOCIETY

Prepared By: Chad Merritt **Date:** 9-Feb-08

Period From: 30-Mar-09 **To:** 1-May-09

	Sub	3/30	3/31	4/1	4/2	4/3	4/4	4/5	4/6	4/7	4/8	4/9	4/10	4/11	4/12	4/13	4/14	4/15	4/16	4/17	4/18	4/19	4/20	4/21	4/22	4/23	4/24	4/25	4/26	4/27	4/28	4/29	4/30	5/1
		MON	TUES	WED	THUR	FRI	SAT	SUN	MON	TUES	WED	THUR	FRI	SAT	SUN	MON	TUES	WED	THUR	FRI	SAT	SUN	MON	TUES	WED	THUR	FRI	SAT	SUN	MON	TUES	WED	THUR	FRI
Uncompleted Items-Spring 2009																																		
Remove the Security Grilles from the Windows.	CCC	X	X																															
Scrape & Paint the Exterior of the Windows	Logan Painting		X	X	X	X			X																									
Scrape & Paint Window Security Grilles	Logan Painting		X	X	X																													
Re-Install Security Grilles @ Windows	CCC				X	X																												
Paint Existing Metal Rails @ Main Entrance	Logan Painting				X	X			X	X																								
Install Snow Guards on Existing Roof	Hahnel Brothers Roofing	X	X	X	X	X																												
Existing Chimney Repairs	CCC		X	X	X	X																												
Final Grade Garden	Gorham Sand & Gravel	X	X	X	X																													
Install Irrigation System in Garden	Irrigation Systems		X	X	X																													
Install Precast Fountain Basin in Garden	Gorham Sand & Gravel			X	X																													
Install Fountain in Garden	Irrigation Systems				X	X			X																									
Install Brick Above Precast Fountain Basin	CCC								X	X	X	X	X																					
Install Lighting @ Walkways in Garden	Mancini Electric				X	X			X	X																								
Install Brick Pavers @ Garden	Coastal Landscaping								X	X	X	X	X			X	X	X	X	X			X	X	X	X	X							
Install Stone Dust @ Garden	Gorham Sand & Gravel											X	X			X																		
Install Granite Stairs @ Garden	Coastal Landscaping											X	X			X	X	X																
Install Bronze Hand Rails @ Granite Stairs in Garden	R.C. Specialty																		X	X			X	X	X									
Install Landscaping @ Garden	Coastal Landscaping															X	X	X	X	X			X	X	X	X	X							
Install Site Fence @ Retaining Wall & Generator	Main Line Fence																													X	X	X		
Install Landscaping in Front of Retaining Wall	Coastal Landscaping																													X	X	X		
Install Landscaping @ Transformer	Coastal Landscaping																																X	X
Install Top Coat of Pavement	Gorham Sand & Gravel																															X	X	
Install Pavement Striping	Gorham Sand & Gravel																																	X

CONSIGLI
Est. 1905

January 30, 2009

Philip Dipierro
Development Review Coordinator – City of Portland
389 Congress Street
Portland, ME 04101

RE: ME Historical Society Library – CCC Project 653
Uncompleted Sitework, Hardscape, and Landscaping Items – Certificate of Occupancy

Philip,

As discussed at the meeting held on site on Friday January 23, 2009, we are forwarding you a list of uncompleted sitework, hardscape, and landscaping items that will remain uncompleted until the winter season is over and will be completed on or before June 1, 2009. Consigli Construction is preparing for our Certificate of Occupancy inspection on or about February 13, 2009 so Maine Historical Society can start moving into the building as well as occupying the building. Listed below are the incomplete scopes of work and their associated value. These items remain uncompleted because of a delay due to unforeseen conditions experienced such as ledge removal as well as brick quality issues from our brick supplier for brick used at the garden retaining wall and for the exterior walls of the new building. The combination of these two (2) issues led to the delay in completing the items listed below before the winter season arrived. Please note that the uncompleted items in the garden will be fenced off until they are completed.

-Landscaping located in front of the transformer as well as located in front of retaining wall and in the garden. The estimated cost of the landscaping is **$78,000.**
-Top coat of asphalt pavement in the new parking lot as well as striping. The estimated cost of the top coat of asphalt and stripping is **$8,000.**
-6' high metal site fence in front of retaining wall and in front of the emergency generator. The estimated cost of this site fence is **$6,000.**
-Fountain & precast basin located in garden. The estimated cost of this fountain and precast basin is **$8,000.**
-Hardscape which includes the following items located in the garden; brick pavers, granite steps, railings for these steps, and stone dust pavement. The estimated cost of the hardscape is **$40,000.**
-Irrigation system – This irrigation system is being donated directly to Maine Historical Society by Irrigation Systems. The estimated cost of this irrigation system is **$3,000.**
-Truncated pavers at sidewalk handicap ramp (if required). The estimated cost to remove the existing handicap pavers that have been installed and install truncated pavers if required is **$2,000.**

-TOTAL COST OF UNCOMPLETED ITEMS = $145,000

Also attached to this letter are three drawings, one that illustrates our plan for securing the jobsite with 6' temporary construction fence and approximate dates on when this fence will be relocated and/or removed. As you can see from Consigli Construction's Temporary C of O Logistics Plan, Consigli Construction will be taking up to nine (9) parking spots in Maine Historical Society's new parking lot. We are planning on making arrangements with Maine Historical Society and their tenants to find parking

in the surrounding area for the nine (9) parking spots that will be behind our fence line from the day we achieve the temporary Certificate of Occupancy-2/13/09 to 2/20/09 when the fence line will be relocated to the front of the garden retaining wall on the back side of the new parking lot once the retaining wall has been completed. It is our plan to either install temporary pavement striping for the parking spaces and/or install temporary parking signage while this parking lot is operational and before the final coat of asphalt is applied this spring.

The second drawing attached is Drawing L2 which illustrates the layout of the hardscape item that will be completed or about June 1, 2009 including the 6' metal site fence at the retaining wall.

The third drawing attached is Drawing C1.1 which illustrates the new overall site plan. This site plan illustrates that all the handicap parking is located in Maine Historical Society's existing parking lot and the new parking lot contains no handicap parking.

Thanks again for your time in reviewing these issues. Please note I have forwarded a copy of this letter and applicable drawings to Captain Keith Gautreau from the Portland Fire Department in order for him to review this plan for fire access as well as fire egress. Please let me know as soon as possible if you have questions and/or concerns with our plan as we want to schedule the Certificate of Occupancy inspection with the City of Portland for February 13th. You can reach me on my cell phone at 232-6483.

Sincerely,

Chad Merritt

Chad Merritt
Project Manager

Cc: Captain Keith Gautreau – Portland Fire Department
Susan Morgan – SSA
Matt Tonello – CCC
Steve Atripaldi – MHS
File

Encl: CCC's Logistics Plan for Temporary Certificate of Occupancy
Drawing L-2 – Site Layout Drawing
Drawing C1.1 – Site Plan

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Dan Riley
Sebago Tech.

September 10, 2007

Richard D'Abate
Executive Director
Maine Historical Society
489 Congress Street
Portland ME 0402

Dan Riley, PE
Sebago Technics, Inc.
One Chabot Street
PO Box 1339
Westbrook, ME 04098-1339

RE: 489 Congress Street; Building Addition
CBL: 037 F012001
Application ID: 2007-0095

Dear Mr. D'Abate,

On September 10, 2007, the Portland Planning Authority approved a minor site plan for the proposed building addition to the Maine Historical Society Research Library located at 489 Congress Street as shown on the plan dated August 10, 2007. The proposed parking lot has 37 parking spaces, whereas the existing lot has 39 spaces. The reduction in spaces is a result of providing 2 handicapped spaces. The Planning Authority reviewed the proposal for conformance with the standards of the Site Plan Ordinance. The Department of Public Works and Planning Authority approved the application with the waivers and condition(s) as presented below.

WAIVERS
The Department of Public Works waives the following Portland's Technical and Design Standards and Guidelines:

1. Section III 2 (A) (b), which requires a 24 foot wide driveway for one-way ingress and egress, to allow the access to be 16 feet clear width at the building line on Brown Street as shown on the plan C1.1, dated August 10, 2007.

2. Section III 3 (A), which requires that a standard parking space is 9 feet wide by 19 feet long, to allow seven parking spaces to be 8.5 feet by 19 feet, twelve parking spaces to be 8 feet by 17 feet, and the remaining 37 spaces to be compact parking spaces of 7½ feet by 16 feet.

3. Section III 3 (D), which states that for 90 degree angle parking spaces the aisle width shall be 24 feet, to allow one aisle width to be 20 feet (where the compact parking spaces are located) and 22 feet (where the reduced parking spaces are located).

Landscape Protection

SITE PLAN REVIEW

The Planning Authority found the site plan is in conformance with the site plan standards of the Land Use Code subject to the following conditions of approval:

done 1. All sidewalks that abut the property shall be in compliance with the City's Sidewalk Policy. The brick sidewalks shall be shown on the revised final plans.

done 2. The HVAC system and any roof top mechanicals related to this addition shall meet the B-3 noise regulation. The applicant shall provide documentation of the projected noise levels and any mitigation measures prior to building permit issuance.

done 10/22 3. The applicant shall document temporary easement or permission to perform work for this project in the adjoining properties prior to the issuance of a building permit.

done 10/22 4. A sewer capacity letter shall be submitted prior to the issuance of a building permit.

The approval with conditions is based on the submitted site plan. Seven sets of the final plan meeting the above conditions must be submitted for review and approval prior to the issuance of a building permit. If you need to make any modifications to the approved site plan during the construction period, you must submit a revised site plan for staff review and approval. Jeff Tarling, the City Arborist has approved the site plan and encourages that the applicant work with Longfellow Garden Club to the timing and plant material selection.

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

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division

2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.

3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway

construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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

If there are any questions, please contact Shukria Wiar at 756-8083 or shukriaw@portlandmaine.gov

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works
Leslie Kaynor, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

Banknorth

Date: December 8, 2008

TD Bank, N.A.
17 New England Executive Park
1st Floor
Burlington, MA 01803

IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER 20002175

BENEFICIARY

City of Portland
Director of Planning and Development
Attn: Lee Urban
389 Congress Street
Portland, ME 04101

CUSTOMER

Maine Historical Society
Richard D'Abate, Executive Director
489 Congress Street
Portland, ME 04101

Re: Maine Historical Society
489 Congress Street, Portland, Maine

Dear Beneficiary:

We hereby amend our Irrevocable Standby Letter of Credit Number **20002175**
Amendment Number 1:

- This Irrevocable Standby Letter of Credit has been reduced by US$ 310,726.00 to a new aggregate balance of US$ 214,565.00. This reduction is in accordance with a letter received from the **City of Portland** dated December 2, 2008 and signed by Ellen Sanborn, Finance Director..

All demands for payment and all other communications to the Bank relative to this Letter of Credit shall be in writing and addressed and presented to TD Bank, N.A, International Banking, 17 New England Executive Park, 1st Floor, and Burlington, MA 01803.

All other terms and conditions remain unchanged. This amendment is considered an integral part of the Letter of Credit and must be attached thereto.

TD Bank, N.A.

By: _____
G. Thomas Maslin

Its: Vice President

Please address all inquires related to the contents of this item to the above address, Attn: International Banking, Standby Letter of Credit Dept., or by calling: Tom Maslin @ (781) 229-7139, Mila Kaminsky @ (781) 229-7140 or John Amuzzini @ 781-229 7141. Our Fax # (781) 229-7127

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life ® *www.portlandmaine.gov*

Finance Department
Ellen Sanborn, Director

December 2, 2008

TD Banknorth, NA
17 New England Executive Park
1st Floor
Burlington, MA 01803

Re: Maine Historical Society – 489 Congress Street
Letter of Credit No. 20002175 dated November 1, 2007

This is to inform you that I am authorizing the reduction in the above-named letter of credit by the amount of $310,726.00, which leaves a balance of $214,565.00 remaining.

If you require any further information, please let me know.

Sincerely,

Ellen Sanborn
Finance Director

ES:mma

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator

PORTLAND, MAINE

Strengthening a Remarkable City, Building a Community for Life
www.portlandmaine.gov

Planning and Urban Development
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

TO: Ellen Sanborn, Finance Department

FROM: Alexander Jaegerman, Planning Division Director

DATE: November 20, 2008

SUBJECT: Request for Reduction of Performance Guarantee
Maine Historical Society, 489 Congress Street
(ID# 2007-0095 Lead CBL#37 F 012001)

Please reduce the letter of credit #20002175 for the Maine Historical Society, at 489 Congress Street.

Original Amount	$525,291.00
This Reduction	**$310,726.00**
Remaining Balance	$214,565.00

This is the first reduction for the project.

Approved:

Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
File: Urban Insight

Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT

791-2561

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 10/2/07

Name of Project: ~~Maine Historical Society Research Library~~
Address/Location: 489 Congress Street
Application ID #: 2007-0095
Developer: N/A
Form of Performance Guarantee: Letter of Credit – TD Banknorth
Type of Development: Subdivision N/A Site Plan (Major/Minor) Minor
TO BE FILLED OUT BY THE APPLICANT:

USE COST ESTIMATE AS GUIDELINES & CUT OUT ITEMS THAT ARE COMPLETE.

Item	PUBLIC Quantity	PUBLIC Unit Cost	PUBLIC Subtotal	PRIVATE Quantity	PRIVATE Unit Cost	PRIVATE Subtotal	
1. STREET/SIDEWALK							47% complete
Road/Parking Areas				1 LUMP	30,286	30,286 -	14296
Curbing	270 LF	25.00	6,750				
Sidewalks	1646 SY	100.00	16,600				
Esplanades							
Monuments							
Street Lighting							
Street Opening Repairs	524 SY	27.50	14,410			68,000	78% complete
Other				1 LUMP	90,000	~~90,000~~ -	53,000
2. EARTH WORK							
Cut				550 CY	20	11,000	
Fill				200 CY	30	6,000	
3. SANITARY SEWER							
Manholes	2 EA	5,000	10,000	1 EA	3,950	3,950	
Piping							
Connections	1 EA	800	800				
Main Line Piping	140 LF	100	14,000				
House Sewer Service Piping				80 LF	59	4,720	
Pump Stations							35% complete
Other				1 LUMP	2,000	2,000 -	700
4. WATER MAINS	50 LF	80.00	4,000				22,000
5. STORM DRAINAGE							
Manholes	2 EA	3,500	7,000				
Catchbasins				4 EA	3,000	12,000	
Piping	170 LF	90	15,300	270 LF	92	25,920	
Detention Basin							
Stormwater Quality Units							88% complete
Other				1 LUMP	40,000	40,000 -	35,000

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837-5445 756-8258

6. SITE LIGHTING						
7. EROSION CONTROL						
Silt Fence						
Check Dams						
Pipe Inlet/Outlet Protection						
Level Lip Spreader						
Slope Stabilization						
Geotextile						
Hay Bale Barriers						
Catch Basin Inlet Protection				4 EA	250	1,000
8. RECREATION AND OPEN SPACE AMENITIES				1 Lump	20,000	20,000
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)						
10. MISCELLANEOUS				1 Lump	65,000	65,000
TOTAL:			88,860.00			311,876.00
GRAND TOTAL:						

85% complete

55,000

$ 88,860

$ 221,866

INSPECTION FEE (to be filled out by the City)

		PUBLIC	PRIVATE	TOTAL
A:	2.0% of totals:			
	or			
B:	Alternative Assessment:			
	Assessed by:	(name)	(name)	

11/20/08
total Reduction
$310,726

ITEM NO. REFERS TO EMAIL FROM NICK

ITEM NO.	DESC.	VALUE	
#1	*"ROAD / PARKING AREAS" ITEM UNDER ITEM #1 ON CITY FORM, PRIVATE COLUMN*		
	AGGREGATE SUBBASE	$ 7,400.00	$14,296
	AGGREGATE BASE	$ 2,000.00	
	PAVING	$ 15,990.00	
	COMMON EXCAVATION	$ 4,896.00	
		$ 30,286.00	
#2	*"OTHER" ITEM UNDER ITEM #1 ON CITY FORM, PRIVATE COLUMN*		
	MOBILIZATION	$ 15,000.00	
	STRUCTURAL EXCAVATION	$ 10,000.00	
	STRUCTURAL FILL AND BACKFILL	$ 14,000.00	$53,000
	EXCAVATION AND BACKFILL FOR C.I.P. RET WALL	$ 15,000.00	
	EXISTING RET. WALL DEMOLITION	$ 14,000.00	
	*accidentally put private water work (22K) in this item on our original form		
		$ 68,000.00	
#3	*"OTHER" ITEM UNDER ITEM #3 ON CITY FORM, PRIVATE COLUMN*		
	SEWER SERVICE CLEANOUT	$ 700.00	
	TESTING	$ 1,300.00	$700
		$ 2,000.00	
#4	*ITEM #4 ON CITY FORM FOR WATERMAINS, PRIVATE COLUMN*		
	500' OF 6" OR 3" SERVICES AT $44.00 PER LF	$ 22,000.00	$22,000
#5	*"OTHER" ITEM UNDER ITEM #5 ON CITY FORM, PRIVATE COLUMN*		
	6"-8" ROOF LEADERS	$ 4,800.00	
	FOOTING DRAINS @ EXISTING BUILDINGS	$ 7,200.00	
	DEWATERING	$ 12,250.00	$35,000
	PRECAST CONCRETE BASIN AT FOUNTAIN	$ 5,000.00	
	PUMP STATION	$ 10,750.00	
		$ 40,000.00	
#6	*RECREATION AND OPEN SPACE AMENITIES, PRIVATE COLUMN*		
	PAVEMENT MARKINGS	$ 2,000.00	
	LOAM AND SEED	$ 4,000.00	
	GUARD RAIL	$ 5,000.00	
	STONE DUST PATH	$ 700.00	
	BOLLARDS	$ 700.00	
	PAVER AND GRANITE STAIR PREP	$ 7,600.00	
		$ 20,000.00	
#7	*MISCELLANEOUS ITEM, PRIVATE COLUMN*		
	PAVEMENT SAWCUT	$ 1,000.00	
	TOPSOIL STRIP	$ 4,000.00	
	PAVEMENT STRIP	$ 1,000.00	
	BRICK PAVER SALVAGE	$ 3,000.00	$55,000
	FOOTING DRAINS AT PROPOSED ADDITION	$ 4,600.00	
	EXCAVATION AND BACKFILL FOR INTERIOR UTILITIES	$ 6,000.00	
	GRAVEL PREP AT GENERATOR PAD	$ 500.00	
	UGE TRENCHING	$ 2,000.00	
	TRANSFORMER PAD	$ 3,000.00	
	HANDHOLE	$ 3,000.00	
	GRADING AT PILE CAPS	$ 3,000.00	

BUILD/REMOVE SITE ACCESS RAMP	$	5,000.00
WORK FOR INSTALLATION OF TUNNEL	$	15,000.00
REMOVE TREES	$	3,000.00
ASSIST HARDSCAPERS	$	5,000.00
STONE UNDER BASEMENT SLAB	$	5,900.00
	$	65,000.00

TOTAL COMPLETED TO DATE (11/4/08) = $310,726.00

Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT

791-2541

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 10/2/07

Name of Project: ~~Maine Historical Society Research Library~~
Address/Location: 489 Congress Street
Application ID #: 2007-0095
Developer: N/A
Form of Performance Guarantee: Letter of Credit – TD Banknorth
Type of Development: Subdivision N/A Site Plan (Major/Minor) Minor
TO BE FILLED OUT BY THE APPLICANT:

Item		PUBLIC Quantity	Unit Cost	Subtotal		PRIVATE Quantity	Unit Cost	Subtotal	
1. STREET/SIDEWALK									
Road/Parking Areas						1 LUMP	30,286	30,286	14,296
Curbing	done	270 LF	25.00	6,750					
Sidewalks	done	166 SY	100.00	16,600					
Esplanades									
Monuments									
Street Lighting									
Street Opening Repairs	done	524 SY	27.50	14,410					
Other						1 LUMP	~~90,000~~ 68,000	~~90,000~~ 68,000	53,000
2. EARTH WORK									
Cut						550 CY	20	11,000	
Fill						200 CY	20	4,000	
3. SANITARY SEWER									
Manholes	done	2 EA	5,000	10,000	done	1 EA	3,950	3,950	
Piping									
Connections	done	1 EA	800	800					
Main Line Piping	done	140 LF	100	14,000					
House Sewer Service Piping						80 LF	59	4,720	
Pump Stations									
Other						1 LUMP	3,000	3,000	700
4. WATER MAINS	done	50 LF	80.00	4,000	done	500	$44.00	$22,000	22,000
5. STORM DRAINAGE									
Manholes	done	2 EA	3,500	7,000					
Catchbasins					done	4 EA	3,000	12,000	
Piping	done	170 LF	90	15,300	done	270 LF	96	25,920	
Detention Basin									
Stormwater Quality Units									
Other						1 LUMP	40,000	40,000	35,000

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Consigli Construction Co

756-8258

6.	SITE LIGHTING						
7.	EROSION CONTROL						
	Silt Fence						
	Check Dams						
	Pipe Inlet/Outlet Protection						
	Level Lip Spreader						
	Slope Stabilization						
	Geotextile						
	Hay Bale Barriers						
	Catch Basin Inlet Protection				4 EA	250	1,000 ✓
8.	RECREATION AND OPEN SPACE AMENITIES				1 Lump	20,000	20,000
9.	LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)				1 Lump		124,555
10.	MISCELLANEOUS				1 Lump	65,000	65,000 ✓ 55,000
	TOTAL:	88,860.00			~~311,876.00~~		436,431
	GRAND TOTAL:						

Grand Total $525,291
10/24/07 OK
Paid Info

INSPECTION FEE (to be filled out by the City)

		PUBLIC	PRIVATE	TOTAL
A:	2.0% of totals:	$1,777.20	$8,728.62	$10,505.82
	or			
B:	Alternative Assessment:			
	Assessed by:	(name)	(name)	

Lump Sum figures?

Landscaping Breakdown?

Water mains - private?

Site lighting

City of Portland
Department of Planning and Development
Planning Division
389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258

FAX

To: Dan Goyette

Company: Woodard & Curran

Fax #: 774-6635

Date: 10/18/07

From: Phil DiPiero

You should receive 3 page(s) including this cover sheet.

Comments:

Hi Dan,

Following ~~is~~ is the Cost Estimate for the Maine Historical Society Project. Please review & let me know what you think. Thanks

Phil

CONSIGLI

Est. 1905

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Phil DiPiro	Nick Collins
COMPANY:	DATE:
City of Portland	October 9, 2007
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
207 756-8258	3
PHONE NUMBER:	RE:
	Maine Historical Society Research Lib.

☐ URGENT ☑ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

Phil,

Please see the attached cost estimate. If this is acceptable, I will resubmit a clean (typed) version with the letter of credit. Please call with any questions or concerns.

Thank you,

Nick Collins

207-791-2511

CONSIGLI CONSTRUCTION CO., INC.

Walker Art Building
235 Maine Street Brunswick, ME 04011
t. 207.798.4290 f. 207.798.4294

84 Middle Street Portland, ME 04101
t. 207.773.3000 f. 207.773.2800

MODE = MEMORY TRANSMISSION START=OCT-18 12:05 END=OCT-18 12:06

FILE NO.=605

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	☎	97746635	003/003	00:00:31

-CITY OF PORTLAND -

********** -PLANNING DEPT. - ***** - 2077568258- **********

City of Portland
Department of Planning and Development
Planning Division
389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258

FAX

To: Dan Goyette

Company: Woodard & Curran

Fax #: 774-6635

Date: 10/18/07

From: Phil DiPiero

You should receive 3 page(s) including this cover sheet.

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Phil

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	EXISTING RET. WALL DEMOLITION	$	14,000.00
	*accidentally put private water work (22K) in this item on our original form		
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	UGE TRENCHING	$	2,000.00
	TRANSFORMER PAD	$	3,000.00
	HANDHOLE	$	3,000.00
	GRADING AT PILE CAPS	$	3,000.00

BUILD/REMOVE SITE ACCESS RAMP	$	**5,000.00**
WORK FOR INSTALLATION OF TUNNEL	$	**15,000.00**
REMOVE TREES	$	**3,000.00**
ASSIST HARDSCAPERS	$	**5,000.00**
STONE UNDER BASEMENTSLAB	$	**5,900.00**
	$	**65,000.00**

August 10, 2007

Andrew Burge
Consigli Construction
84 Middle street
Portland, Maine 04101

re Maine Historical Society Research Library
Portland, Maine

f 791 2556

New Pavers
Prepare sub base and base as specified including 2" bit. con., install Artisan Flashed Pavers by Morin Brick with dry grout and an edge restraint, 370 sq. ft. 5,920

Salvaged Brick Pavers
Prepare sub base and base as specified including 2" bit. con., install salvaged, cleaned brick from site with new edge restraint as well as tile edging salvaged from site. 17,600
Note: 100 extra salvaged pavers to be left on site for future use.

Fieldstone Walk ✓
Supply and install Native Maine flat fieldstone as specified, 550 sq. ft. 18,150

Granite Steps
Supply and install either recycled granite or new granite by Swenson as drawn; 9-4x13"x7" & 4—3'x13"x7" or 56 sq. ft. 3,360 ✓
ALT # 1 Core drill per hole Allowance 60
Note: No railing included with this quote

Granite Step Reinstall ✓
Install five granite steps on site as indicated, 38 sq. ft. 1,140

Planting Bed Preparation
Supply and install amended screened loam soil mix in all planting bed areas, 2,800 sq. ft. 8,400

Plantings

Supply and install trees as specified 6"		20,700
Note: FYI---Elms are $4,080 each		
Supply and install shrubs as specified (some are questionable)		9,385
Supply and install perennials, groundcovers and annuals as listed **BUT** the square footage I used comes from sheet L-2—2,375 sq. ft. Perennials are planted 1' o.c.	**ALLOWANCE**	39,900
Note: When using their square footage numbers from the perennial sheets it threw my numbers out based on the square footage of L-2 so I used the lesser (correct?) number.		
	TOTAL	**124,555**

Not Included

Children's Gate	Metal Fence
Brick Veneer Wall	Wall Fountain
Lighting	Metal Screen
Permitting	Dig Safe

USED TABLES - BACON + BOND = 127,646

November 8, 2007

Mr. Nick Collins, Project Manager
Consigli Construction Co., Inc.
72 Sumner Street
Milford, MA 01757

RE: 489 Congress Street, Maine Historical Society, (#2007-0095), (CBL #37-F-12)

Dear Mr. Collins:

On September 10, 2007, the Portland Planning Authority granted minor site plan approval for the project at 489 Congress Street. This letter shall serve as permission to start utility work in Brown Street and on the project site prior to issuance of a building permit subject to the following condition:

- A street opening permit must be obtained from the Public Works Department.

If there are any questions, please contact me at 874-8699.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspections Division Director
Phil DiPierro, Development Review Coordinator
Penny Littell, Corporation Counsel

GSG GORHAM SAND & GRAVEL

939 PARKER FARM ROAD
BUXTON, MAINE 04093
(207) 839-2442 FAX (207) 839-5445

October 24, 2007

Project: Maine Historical Society
489 Congress Street

Traffic Control Plan Brown Street - Revised

As part of the Maine Historical Society project the following utility construction will be made in Brown Street: water, gas, sewer and storm drainage. As Brown Street is only 20' wide curb to curb, it will not be possible to maintain a lane for traffic and install the utilities in the center of the street. Brown Street is also a one way street entering from Congress Street and exiting onto Cumberland Avenue. During installation of some of the sewer and storm drain pipe and structures it will be necessary to exit onto Congress Street. The intersection of Congress and Brown is signaled. A flagger will be positioned at the intersection to exit any traffic from Brown Street while Congress Street has the red light.

Gorham Sand & Gravel will close Brown Street for 6 days, excluding weekends. The parking garage exit onto Brown Street will remain open, with a flagger positioned at the exit to direct traffic left or right. There will be two events that will require the complete closing of the parking garage exit, one is installing the sewer and drain pipe directly in front of the exit and the other is paving. During these two events, the parking garage entrance on Cumberland Avenue will also be used as an exit, with a flagger there to direct traffic. Gorham Sand will start these events at 6:30 AM to minimize the time after 9 AM that would keep the exit onto Brown Street closed. The parking lot on Brown Street will use Cumberland Avenue to enter and exist, and the entrance/exit onto Brown Street will be closed.

There is one business, Martec, which has a small lot for their deliveries. This lot can remain open and accessible. During installation of sewer, storm and gas Martec will have to exit right on Brown Street towards Congress Street . Gorham Sand & Gravel will position a flagger at the intersection of Brown & Congress for the entire duration of utility installation to assist in truck traffic and Martec's traffic.

We anticipate the following schedule:

3 Days – sewer and storm drain pipe and structure installation

4th Day – Water tap and water line installation

5th Day – Gas trench

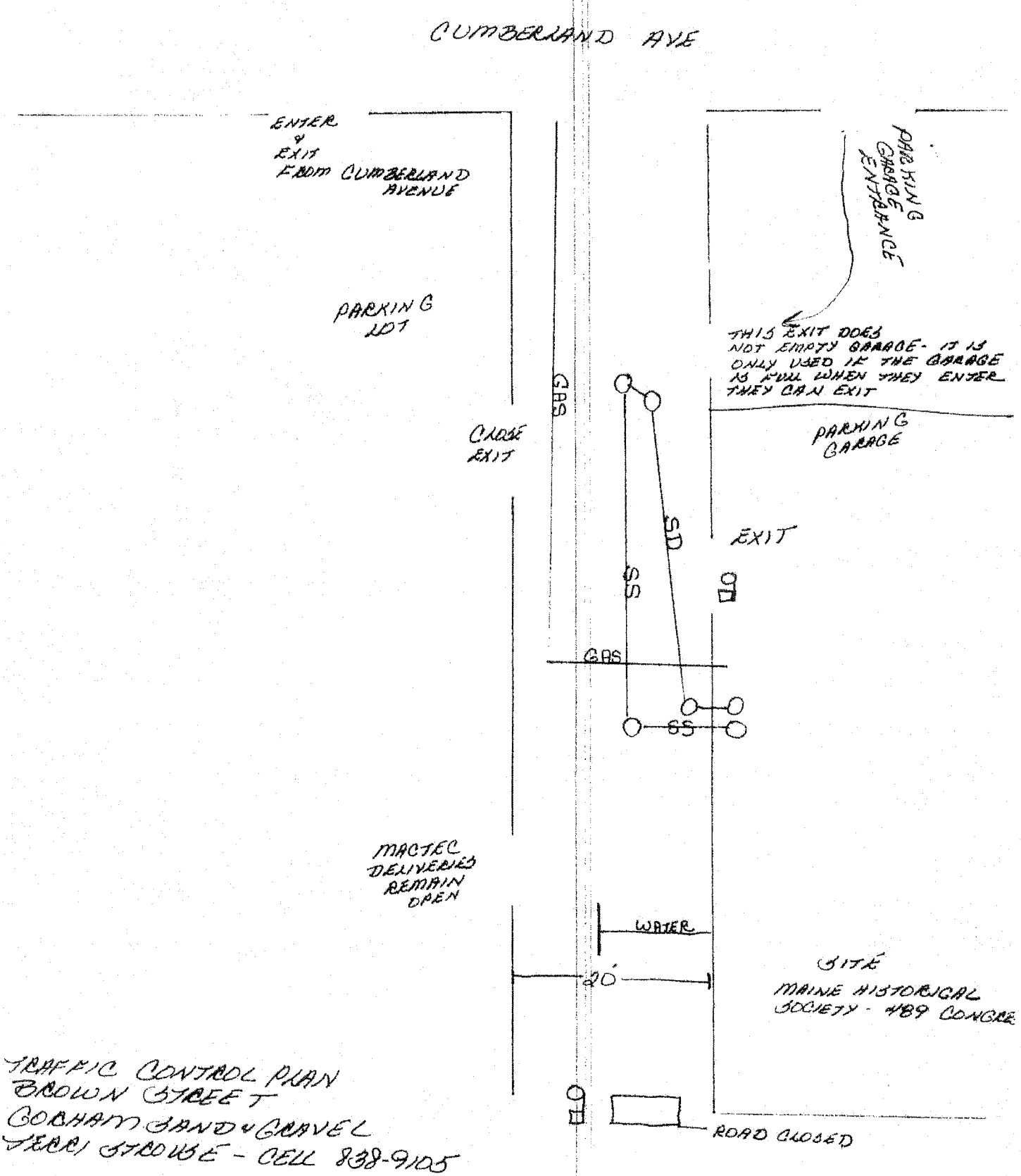
6th Day - Paving

Gorham Sand & Gravel will also have steel plates on site for emergency purposes. Brown Street will remain closed through the evening hours, but passable with compacted gravel surface.

As yet, no start date has been established, as we are waiting for a preconstruction meeting to be scheduled.

Submitted by: Terri Strouse

Cell: 838-9105



TRAFFIC CONTROL PLAN
BROWN STREET
GORHAM SAND & GRAVEL
TERRI STROUT - CELL 838-9105

Banknorth, N.A.

TD Banknorth, N.A.
17 New England Executive Park
1st Floor
Burlington, MA 001803

SITE PLAN/DIVISION
PERFORMANCE GUARANTEE
LETTER OF CREDIT No. 20002175

IRREVOCABLE STANDBY LETTER OF CREDIT

Date of Issue: November 1, 2007
Date of Expiry: May 5, 2009
Letter of Credit Number 20002175

BENEFICIARY
City of Portland
Director of Planning and Development
Attn: Lee Urban
389 Congress Street
Portland, ME 04101

CUSTOMER
Maine Historical Society
Richard D'Abate, Executive Director
489 Congress Street
Portland, ME 04101

Dear Beneficiary,

Re: Maine Historical Society
489 Congress Street, Portland, Maine

TD Banknorth, N.A.("Bank") hereby issues its Irrevocable Letter of Credit for the account of **Maine Historical Society**, (hereinafter referred to as "Developer"), held for the exclusive benefit of the City of Portland, in the aggregate amount of **Five Hundred Twenty Five Thousand Two Hundred Ninety One and 00 /100 United States Dollars (US$525,291.00)**. These funds represent the estimated cost of installing site improvements as depicted on the **site plan for 489 Congress Street, Portland, Maine**, approved on **September 10, 2007**, and as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

This Letter of Credit is required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 and is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Development and in his sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the Letter of Credit and all amendments thereto, up to thirty (30) days before or sixty (60) days after its expiration, stating any one of the following:

PAGE 2 OF IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER 20002175

1. the Developer has failed to satisfactorily complete the work on the improvements contained within the **site plan for 489 Congress Street, Portland, Maine** approval, dated **September 10, 2007**; or

2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or

3. the Developer has failed to notify the City for inspections.

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize **TD Banknorth, N.A.** by written certification, to reduce the available amount of the escrowed money by a specified amount.

This performance guarantee shall expire on **May 5, 2009** ("Expiration Date"). It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current Expiration Date hereof, or any future Expiration Date, unless within thirty (30) days prior to any expiration, the Bank notifies the City by certified mail *(restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101)* that the Bank elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by this Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Development, at Bank's offices located at **TD Banknorth, N.A., International Banking, 17 New England Executive Park, 1st Floor, Burlington, MA 01803,**
stating that:

This drawing results from notification that the Bank has elected not to renew its Letter of Credit No. 20002175.

PAGE 3 OF IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER 20002175

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Letter of Credit are satisfactorily completed, this Performance Guarantee Letter of Credit shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Letter of Credit. Written notice of such reduction shall be forwarded by the City to the Bank. The Defect Letter of Credit shall ensure the workmanship and durability of all materials used in the construction of the **site plan located at 489 Congress Street, Portland, Maine** approval, dated **September 10, 2007** as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Development and in his sole discretion, may draw on the Defect Letter of Credit by presentation of a sight draft and this Letter of Credit and all amendments thereto, at Bank's offices located at **TD Banknorth, N.A., International Banking, 17 New England Executive Park, 1st Floor, Burlington, MA 01803**, prior to the Termination Date, stating any one of the following:

1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or
3. the Developer has failed to use durable materials in the construction and installation of improvements contained within the **site improvements for 489 Congress Street, Portland, Maine.**

Date: November 1, 2007 By: _____

G. Thomas Maslin

Its: Vice President

Please address all inquires related to this item to the above address, Attn: International Banking, Standby Letter of Credit Dept., or by calling: Tom Maslin @ (781) 229-7139, Mila Kaminsky @ (781) 229-7140 or John Amuzzini @ 781-229 7141. Our Fax # (781) 229-7127

SAMPLE FORM SITE PLAN/SUBDIVISION
PERFORMANCE GUARANTEE
LETTER OF CREDIT
_____

October 30, 2007

Lee Urban
Director of Planning and Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Maine Historical Society
489 Congress Street, Portland, Maine

TD Banknorth, N.A.("Bank") hereby issues its Irrevocable Letter of Credit for the account of **Maine Historical Society**, (hereinafter referred to as "Developer"), held for the exclusive benefit of the City of Portland, in the aggregate amount of **Five Hundred Twenty Five Thousand Two Hundred Ninety One and 00 /100 US Dollars ($525,291.00)**. These funds represent the estimated cost of installing site improvements as depicted on the **site plan for 489 Congress Street, Portland, Maine**, approved on _____ **(insert date)** and as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

This Letter of Credit is required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 and is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Development and in his sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the Letter of Credit and all amendments thereto, up to thirty (30) days before or sixty (60) days after its expiration, stating any one of the following:

1. the Developer has failed to satisfactorily complete the work on the improvements contained within the **site plan for 489 Congress Street, Portland, Maine** approval, dated [**Insert date**]; or

2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or

3. the Developer has failed to notify the City for inspections.

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize **TD Banknorth, N.A.** by written certification, to reduce the available amount of the escrowed money by a specified amount.

This performance guarantee shall expire on [**Insert date between April 16 and October 30 of the following year**] ("Expiration Date"). It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current Expiration Date hereof, or any future Expiration Date, unless within thirty (30) days prior to any expiration, the Bank notifies the City by certified mail *(restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101)* that the Bank elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by this Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Development, at Bank's offices located at **TD Banknorth, N.A., International Banking, 17 New England Executive Park, 1st Floor, Burlington, MA 01803,** stating that:

this drawing results from notification that the Bank has elected not to renew its Letter of Credit No. _____.

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Letter of Credit are satisfactorily completed, this Performance Guarantee Letter of Credit shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Letter of Credit. Written notice of such reduction shall be forwarded by the City to the Bank. The Defect Letter of Credit shall ensure the workmanship and durability of all materials used in the construction of the **site plan located at 489 Congress Street, Portland, Maine** approval, dated [**Insert: Date**] as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Development and in his sole discretion, may draw on the Defect Letter of Credit by presentation of a sight draft and this Letter of

Credit and all amendments thereto, at Bank's offices located at _____, prior to the Termination Date, stating any one of the following:

1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or
3. the Developer has failed to use durable materials in the construction and installation of improvements contained within the **site improvements for 489 Congress Street, Portland, Maine.**

Date: _____ By: _____

Its Duly Authorized Agent

TD Banknorth

TD Banknorth, N.A.
One Portland Square
P.O. Box 9540
Portland, ME 04112-9540
T: 207 761-8500 F: 207 761-8660
Toll Free: 800 462-3666
TDBanknorth.com

October 24, 2007

Maine Historical Society
Richard D'Abate, Executive Director
489 Congress Street
Portland, Maine 04101

This commitment letter replaces in all aspects the commitment letter dated October 18, 2007.

Dear Richard:

TD Banknorth, N. A. ("Bank") is pleased to advise you of its commitment to make two Loans (each, individually, the "Loan" and collectively, the "Loan" or "Loans") on the following terms and conditions:

BORROWER: Maine Historical Society

GUARANTOR: MHS, Inc.

LOAN A:

PURPOSE: The proceeds of the Loan will be used by Borrower to finance construction renovations to its research library and adjacent Longfellow Garden located at or near 485-489 Congress Street, Portland, Maine. The land and the improvements are hereinafter collectively referred to as the "Project".

AMOUNT: Up to $3,000,000.00.

TERM: The term of the Loan is approximately Fifteen (15) years, through September 30, 2022 (the "Maturity Date").

INTEREST RATE:
The Loan shall bear interest at a variable rate which shall at all times be equal to One and Ten-Hundredths Percent (1.10%) above the **One** Month LIBOR. The "**One** Month LIBOR" means the rate for deposits in U.S. Dollars for a period equal to **one** month, as such rate appears on Telerate Page 3750 as of 11:00 AM, London time, on the day that is two London business days prior to the adjustment date. If such rate does not appear on Telerate Page 3750, the rate for that adjustment date will be the arithmetic mean of the rates quoted by major banks in London, selected by TD Banknorth, N.A., for a period equal to **one** month, as of 11:00 AM, London time, on the day that is two London business days prior to the adjustment date.

"Telerate Page 3750" means the display designated as "Page 3750 on the Dow Jones Telerate Service (or such other page as may replace Page 3750 on that service or such other service as may be nominated by the British Bankers' Association as the information vendor for the purpose of displaying British Bankers' Association Interest Settlement Rates for U.S. Dollar Deposits). The current One Month LIBOR Rate is 5.13%. This would yield an interest rate of 6.23%.

All interest hereunder shall be computed on the basis of the actual number of days elapsed over a 360-day year.

INTEREST RATE SWAP OPTION:
Within Two (2) years of loan closing, the Borrower shall have the option of entering into a fixed rate swap option contract for a minimum of $750,000 and up to $1,500,000 of the principal amount of the loan, at an implied fixed rate to be determined. The Borrower shall be subject to any early termination fees or penalties that may apply, as specified in the fixed rate swap documentation.

DEFAULT INTEREST RATE: Bank shall have the right to charge interest, payable on demand, on the unpaid principal balance of the Loan at an interest rate of five percent (5%) per annum in excess of the rate of interest otherwise payable for any period during which the Borrower shall be in default under any document governing or securing the Loan.

PAYMENT:
Payments of interest only shall be due monthly commencing one month after the closing date. Commencing with the January 31, 2010 payment and continuing through the September 30, 2012 payment, interest payments shall be due monthly and, on or before each of the respective As Of dates enumerated on Schedule A, Borrower shall be required to make principal reductions in amounts sufficient to achieve a principal balance that is equal to or less than the Maximum Principal Balance given for each of the respective As Of dates. Commencing with the October 30, 2012 payment, payments of principal and interest shall be due monthly based on a twenty (20)-year amortization schedule until the Maturity Date of September 30, 2022. Any unpaid principal plus accrued interest shall be due and payable at maturity.

PREPAYMENT:
This Loan may be prepaid at any time without penalty. However, prepayments of borrowings covered by an interest rate swap may require termination or adjustment of the swap and will be subject to the terms and conditions of the swap agreement with respect to such prepayment.

LATE CHARGE:
Borrower shall pay to Bank a late charge of six percent (6%) of any scheduled payment of principal and/or interest which is not paid within fifteen (15) days of the date when due.

COMMITMENT FEE: None.

LOAN B:

AMOUNT: Up to $525,291.00

PURPOSE: The proceeds of the Loan will be used by Borrower to provide a Performance Letter of Credit for the benefit of the City of Portland, Maine in connection with the renovations for the Project.

TERM: The term shall be Eighteen (18) months.

INTEREST RATE:
The Loan shall bear interest at a variable rate which shall at all times be equal to One and Ten-Hundredths Percent (1.10%) above the **One** Month LIBOR. The "**One** Month LIBOR" means the rate for deposits in U.S. Dollars for a period equal to **one** month, as such rate appears on Telerate Page 3750 as of 11:00 AM, London time, on the day that is two London business days prior to the adjustment date. If such rate does not appear on Telerate Page 3750, the rate for that adjustment date will be the arithmetic mean of the rates quoted by major banks in London, selected by TD Banknorth, N.A., for a period equal to **one** month, as of 11:00 AM, London time, on the day that is two London business days prior to the adjustment date.

"Telerate Page 3750" means the display designated as "Page 3750 on the Dow Jones Telerate Service (or such other page as may replace Page 3750 on that service or such other service as may be nominated by the British Bankers' Association as the information vendor for the purpose of displaying British Bankers' Association Interest Settlement Rates for U.S. Dollar Deposits). The current One Month LIBOR Rate is 5.13%. This would yield an interest rate of 6.23%.

All interest hereunder shall be computed on the basis of the actual number of days elapsed over a 360-day year.

PAYMENT:
The Note shall be written on demand. Any draw against the Letter of Credit shall constitute an event of default.

DEFAULT INTEREST RATE: Bank shall have the right to charge interest, payable on demand, on the unpaid principal balance of the Loan at an interest rate of five percent (5%) per annum in excess of the rate of interest otherwise payable for any period during which the Borrower shall be in default under any document governing or securing the Loan.

LATE CHARGE:
Borrower shall pay to Bank a late charge of six percent (6%) of any scheduled payment of principal and/or interest which is not paid within fifteen (15) days of the date when due.

LETTER OF CREDIT FEE:
Bank shall be paid a nonrefundable Letter of Credit fee of One Percent (1.00%) of the amount of the Letter of Credit, payable at closing.

LETTER OF CREDIT DOCUMENTATION FEE:
Bank shall be paid a nonrefundable documentation fee of $250.00.

The following terms and conditions shall apply to both Loans A & B:

SECURITY: Collateral for both Loans shall consist of the following:

A first priority security interest in the unrestricted endowment funds consisting of, but not limited to, marketable securities, bonds and other liquid or near liquid assets. Borrower and Custodian shall execute a Control Agreement in form and substance deemed acceptable by Bank. Monthly, Borrower shall provide Bank with Broker's Statements detailing the composition and value of the unrestricted endowment funds pledged as collateral to Bank. The value of the unrestricted endowment funds shall be a minimum of the commitment amounts for Loans A and B.

A first priority mortgage lien on the Project.

A first priority security interest in personal property, fixtures, furnishings and equipment necessary for operation of the Project and any additional property which is collateral for the Loan.

A first priority assignment of leases and rentals, and of all income realized under the leases, including parking leases.

An assignment of all contracts and agreements between Borrower and its general contractor, subcontractors, architects, engineers and other such contracting parties along with a consent of all contracting parties to such assignment as requested by Bank.

An assignment of all plans, specifications, documents, approvals, licenses and permits necessary for the construction, use and operation of the Project and any additional property which is to serve as collateral for the Loan.

This Loan and the collateral for the Loan will be cross-defaulted and cross-collateralized with all loans of Borrower with Bank.

Borrower hereby authorizes the Bank to file, in advance of closing, financing statements evidencing any security interests described above.

GUARANTY:

Unlimited Guaranty:

MHS, Inc. ("Guarantor") shall unconditionally guarantee the payment and performance of all obligations of Borrower under the Loan documents.

This Guaranty shall be secured by a first priority mortgage on real estate located at 485-489 Congress Street, Portland, Maine, including the land, buildings and improvements, and parking lot parcels.

CONSTRUCTION LOAN REQUIREMENTS:

The Loan proceeds shall be advanced under Bank's standard Construction Loan Agreement and in accordance with such other terms as Bank or its counsel shall require. To assist you in planning for the closing on this Loan, be advised that, among other things, the Bank will require the following:

A detailed budget for the cost of constructing the Project, together with copies of executed bids and contracts with the general contractor and any subcontractors or suppliers which must be approved by Bank. All construction contracts must be fixed priced or "not to exceed".

A schedule of the estimated dates of commencement and completion of the construction of the Project, prepared by the general contractor and approved by Borrower.

One complete set of the final plans and specifications for the construction of the Project, together with a certificate from a qualified architect that the final plans and specifications were prepared in accordance with good architectural and engineering practices and comply with all applicable federal, state and local laws, ordinances, codes, rules and regulations, including but not limited to those relating to zoning, building, fire prevention, health, safety, handicap access, historic preservation, wetlands and flood control.

Evidence satisfactory to Bank and Bank's counsel that all permits, licenses and approvals required for the construction and use of the Project under applicable laws, ordinances, codes, rules and regulations and under the terms of any restriction, easement or covenant affecting the Land have been obtained, together with a legal opinion to such effect from Borrower's counsel.

A certificate from a licensed engineer or other evidence as to the availability of all necessary utility services for the Project, including but not limited to electricity, water, sewer and telephone services.

Bond:
Dual obligee payment and performance bonds relating to the general contractor and such subcontractors as Bank may require, in an amount not less than the contract price. Said bonds shall be issued by an insurance company acceptable to Bank. Should the financial condition of the insurer at any time prior to completion of the Project become unsatisfactory to Bank, then Bank shall have the right to require that Borrower provide Bank with a replacement bond.

Guaranty of Completion. Borrower shall execute and deliver to Bank at closing an unconditional Guaranty of completion of construction of the Project, in accordance with the plans and specifications for the Project.

Inspection Fees:
Inspections fees are estimated at $ 450.00, per each inspection, payable at the time inspection. Bank, or any of its officers or employees, or any inspector retained by Bank will not assume any obligations to Borrower or any other party concerning the quality of the construction of the Project as a result of any such inspection activities.

Borrower will require its general contractor to obtain and maintain at all times during the construction of the Project the insurance required by the general contractor's contract approved by Bank and such other insurance as may be reasonably required by Bank, including, without limitation, commercial general liability insurance, contractor's liability insurance, comprehensive automobile liability insurance, all-risk contractor's equipment floater insurance, employer liability insurance, and worker's compensation insurance.

If requested by Bank, Borrower agrees to allow Bank to erect and maintain at a suitable location on the Land a sign indicating that construction financing for the Project is being provided by Bank, such location and sign to be subject to the approval of Bank.

Any change orders in excess of $50,000.00 shall require the written consent of the Bank, any Guarantor of the Loan, and any bonding company which has executed and delivered a performance and payment bond for the construction of the Project.

COVENANTS OF BORROWER:
Ratio of Bank Loans to Unrestricted Endowment Funds:
The ratio of (a) the sum of the committed amounts of Loan A and B to (b), the sum of the Unrestricted Endowment Funds pledged as collateral, shall at no time exceed 70%, measured monthly.

Tangible Net Assets:
Borrower shall maintain a Tangible Net Assets of at least $9,000,000 as of each of Borrower's fiscal year ends. Tangible Net Assets is defined as [Total Assets minus Intangible Assets minus Total Liabilities]. Intangible Assets which are deducted from Total Assets include goodwill, non-compete covenants, franchises, patents, trademarks and other balance sheet items that are not physical in nature. Tangible Net Assets will further exclude amounts due from affiliates or stockholders.

Minimum Capital Campaign Pledges:
Within Forty Five (45) days following each of the As of Dates as set forth in the schedule below, Borrower shall provide Bank with evidence of pledges from donors with respect to the Borrower's $7.2 million Phase I capital campaign, in form and substance deemed acceptable to Bank, which establishes a dollar sum of the actual cash and written pledges received to date equal to or greater than the amounts set forth in the following schedule:

As of Date:	Cumulative Amount:
December 31, 2007	$5,000,000
December 31, 2008	$6,000,000
December 31, 2009	$6,500,000

The Ratio of Bank Loans to Unrestricted Endowment Funds will be tested monthly. The Minimum Tangible Net Worth Loan covenant will be tested annually. The Minimum Capital Campaign Pledge Loan covenant will be tested as of each of the dates set forth in the table herein.

COMPLIANCE WITH LAW:
This commitment is subject to the Project's compliance with all applicable federal, state and local laws, regulations, and ordinances pertaining to, without limitation, land use, the environment and equal access to public accommodations. If required by Bank or its counsel, Borrower's counsel shall provide written opinions regarding these issues.

ENVIRONMENTAL:
The Loan documents shall contain the agreement of Borrower and any Guarantor to indemnify and hold Bank harmless with respect to the release of any hazardous materials or waste and noncompliance with environmental laws, which agreement shall survive the repayment of the Loan and the exercise by Bank of any of its rights and remedies under the Mortgage.

FINANCIAL STATEMENTS:
During the term of the Loan, Borrower and any Guarantor shall submit to Bank balance sheets and operating statements with respect to the Project and any additional property which is to serve as collateral for the Loan within One Hundred Fifty (150) days (except as otherwise stated) after the closing of Borrower's or Guarantor's fiscal year. Such information is to include the following:

- Audited financial statements prepared by a certified public accountant satisfactory to Bank in accordance with generally accepted accounting principles, accompanied by any Management Letter.

Interim:
Additionally, Bank shall have the right to require Borrower to submit other financial information within Sixty Days (60) days following the end of each Quarter of the Borrower's fiscal year:

- Management prepared balance sheet and profit and loss statement.
- Campaign Pledge Report.

The Loan documents shall provide that a failure to provide such information shall be a default under the Loan, and Borrower shall thereupon be obligated to pay interest at the Default Interest Rate.

INSURANCE:
Borrower shall obtain and maintain with respect to the Project and any additional property which is to serve as collateral for the Loan and its operations such insurance as Bank may require, including, during the course of construction of the Improvements:

"all risks" property insurance on the Project written on a builder's risk, completed value, non-reporting form and in compliance with any co-insurance clause;

flood insurance, if the Project is located in any federally designated "special hazard area";

general liability insurance and owner's contingent or protective liability insurance in an amount not less than $1,000,000.00;

employer's liability insurance;

adequate hazard insurance on all business assets securing the Loan naming Bank as loss payee.

The property and flood insurance policies shall name Bank as mortgagee and loss payee and shall be first payable in case of loss to Bank pursuant to standard non-contributory mortgage clauses and lender's loss payable endorsements. The liability insurance policies shall name Bank as an additional insured. For the purpose of insurance, the Bank shall be named as *TD Banknorth, N.A.* its successors and assigns, ATIMA, P.O. Box 9540, Portland, Maine 04112.

All insurance referred to in this commitment shall be in such amounts and form, shall include such coverage, endorsements and deductibles, and shall be issued by such insurers as shall be approved by Bank, and shall provide for written notice to Bank at least **thirty (30) days** prior to notice of cancellation, non renewal, modification or expiration. Duplicate originals or certified

copies of the insurance required by above, (together with proof of payment of premiums) shall be delivered to Bank prior to the closing of the Loan.

AUTHORITY TO ACT:
Borrower shall provide such evidence of its organization, existence, legal good standing, and authority to enter into the transaction contemplated by this commitment letter as may be required by Bank and its counsel.

DEPOSIT RELATIONSHIP:
Borrower shall maintain with Bank during the term of the Loans a comprehensive deposit relationship with Bank.

MISCELLANEOUS:
The summary of terms and conditions set forth in this letter does not purport to include all of the conditions, covenants, representations, warranties, defaults and other provisions which will be contained in the definitive documents for the transaction which must be satisfactory to lender's counsel. In addition to definitive financial and business covenants, closing conditions (including legal opinions of borrower's and lender's counsel), financial and reporting requirements and representations and warranties as to the financial condition and business affairs of the borrower, additional provisions will include, but will not necessarily be limited to, appropriate insurance, access to books, records and property, payment of indebtedness, taxes, and governmental charges, compliance with ERISA, environmental laws and other federal, state, and local statutes, sales by the bank of participations in the credit and defaults, cross-defaults and remedies.

This commitment is conditioned upon the completeness and accuracy of the information contained in the financial statements, loan applications and all other documents submitted to Bank by or on behalf of Borrower, and upon the absence of any adverse change in the information as of the date of the Loan closing, and upon the absence of any omission from the documents of any material fact relating to the Borrower, any Guarantor, the Loan contemplated herein or the security for the Loan. Borrower shall furnish Bank promptly with any documentation reasonably requested hereunder.

The Loan shall be made without cost to Bank. Acceptance of this letter shall constitute your agreement to pay all fees, commissions, costs, charges, taxes and other expenses incurred by Bank in connection with this commitment and the making, administration or enforcement of the Loan, whether or not the Loan closes.

Bank shall not be required to pay any brokerage fees or commissions arising from the issuance of this letter or the making of the Loan and Borrower and any Guarantor agree to defend, indemnify, and hold Bank harmless from and against any and all cost, claim, liability, damage or expense (including but not limited to reasonable attorneys' fees) in connection therewith.

All documents executed and delivered in connection with the closing of the Loan and all other material documents shall be in form and substance satisfactory to Bank's counsel. All other legal matters shall be to such counsel's satisfaction.

This commitment shall not be assigned by Borrower without the prior written consent of Bank.

The transactions contemplated by this letter shall be governed by the laws of the State of Maine.

Bank may terminate this commitment prior to the Loan closing if (a) Borrower or any Guarantor fails or refuses to comply with any of the terms and conditions set forth herein, (b) any adverse change in the opinion of Bank shall occur with respect to Borrower, any general partner of Borrower, any Guarantor, or any other person or entity (including tenants) connected with the Loan or any collateral for the Loan or other source of repayment of the Loan at any time prior to the Loan closing, (c) any part of the assets to be pledged as collateral for the Loan shall have been taken in condemnation or other like proceeding, or any such proceeding is pending or threatened at the time of the Loan closing, or (d) Borrower, any general partner of borrower, any Guarantor, or any other person or entity (including tenants) connected with the Loan or any collateral for the Loan or other source of repayment shall be insolvent or involved as debtor in any arrangement, bankruptcy, reorganization or insolvency proceeding. In the event of termination, Bank shall be entitled to collect and retain all commitment fees required of Borrower. Such termination shall become effective upon the mailing of notice to Borrower at the address of Borrower shown on this commitment.

AS A FURTHER CONDITION OF THIS COMMITMENT, AND IN ORDER TO OBTAIN A PROMPT DETERMINATION OF RIGHTS AND REDUCE COSTS, THE BANK, BORROWER AND EACH GUARANTOR, FOR THEMSELVES AND THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS, HEREBY KNOWINGLY, VOLUNTARILY AND MUTUALLY WAIVE ANY AND ALL RIGHTS THAT SUCH PARTY MAY HAVE TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BASED UPON OR RELATED TO THE LOAN OR ANY LOAN DOCUMENTS, THE COLLATERAL GIVEN AS SECURITY FOR THE LOAN, OR IN ANY WAY RELATED TO THE ADMINISTRATION OF THE LOAN OR THE EXERCISE OF RIGHTS OR REMEDIES RELATED THERETO.

This commitment letter constitutes the entire understanding between the Bank and the Borrower and supersedes all prior oral and written communications as they pertain to this commitment. This commitment letter may not be altered except in writing signed by authorized representatives of the Bank and the Borrower.

Federal law requires that banks obtain and verify information regarding the identity of their customers. Therefore, at least two (2) business days prior to closing, the Borrower must provide the Bank with such information, documents or other evidence of identity as the Bank may, in its sole discretion, require. Satisfaction of this requirement and verification of Borrower identity by

the Bank, as determined by the Bank in its sole discretion, shall be a precondition to the Bank closing or funding any loan to the Borrower.

This is notification that under Maine law, no promise, contract, or agreement to lend money, extend credit, forbear from collection of a debt or make any other accommodations for the repayment of a debt for more than $250,000 may be enforced against Bank unless the promise, contract, or agreement is in writing and signed by Bank, nor can any change, forbearance or other accommodation relating to the Loan be enforced against Bank unless in writing and signed by Bank.

Unless this Loan is closed by December 15, 2007, this commitment will expire. Any extensions of this commitment will be at the sole option of Bank and must be in writing.

If these terms and conditions are satisfactory, please sign and return the enclosed copy of this letter to us not later than our close of business on October 31, 2007. Unless we receive a signed copy of this commitment, by that date, this commitment will expire.

Should you have any questions or comments, please do not hesitate to call.

Very truly yours,

TD BANKNORTH, N. A.

By:_____
Benjamin C. Geci
Senior Vice President

Accepted and agreed to this _____ day of October 2007.

BORROWER: MAINE HISTORICAL SOCIETY

By:_____

Its:_____

GUARANTOR: MHS, INC.

By:_____

Its:_____

Schedule A

As Of:	Maximum Principal Balance:
December 31, 2009	$3,000,000
March 31, 2010	$2,900,000
June 30, 2010	$2,800,000
September 30, 2010	$2,700,000
December 31, 2010	$2,500,000
March 31, 2011	$2,400,000
June 30, 2011	$2,300,000
September 30, 2011	$2,200,000
December 31, 2011	$2,000,000
March 31, 2012	$1,900,000
June 30, 2012	$1,800,000
September 30, 2012	$1,600,000

Schwartz/Silver 75 Kneeland Street Boston, MA 02110 tel 617-542-6650 fax 617-951-0779

TRANSMITTAL

From Susan Morgan
Schwartz/Silver Architects

Project Maine Historical Society Research Library

RE: Site Plan Submittal – AutoCAD File Requirement

To Shukria Weir
City of Portland, Department of Planning and Development
389 Congress Street
Portland, ME 04101

Date 10/05/07

Remarks:

Shukria,

Attached are files pertaining to the City of Portland's conditional site plan approval. A request was made for proof that the "HVAC system and any rooftop mechanicals related to this addition shall meet the B-3 noise regulation."

We have provided a copy of electronic correspondence between the Architect and our consulting Acoustical Engineer with regards to this issue. At a grade-level location closest to the mechanical unit along the property line, the noise level of the loudest rooftop mechanical unit is 60dBA. There is a plan and section documenting where this calculation was made. As shown, this location is non-occupied space (approximately 3'-9" in width) between the proposed building and the existing building.

Nick Collins, Project Manager for Consigli Construction Co. Inc, reviewed this information in person with Marge Schmukal the last week of September, who requested this submission in order to support compliance with the Committee's request.

If you have any questions pertaining to this submission please contact me:
617-542-6650 or smorgan@schwartzsilver.com

Thank you very much.

Susan Morgan
Schwartz/Silver Architects
75 Kneeland Street
Boston, MA 02111

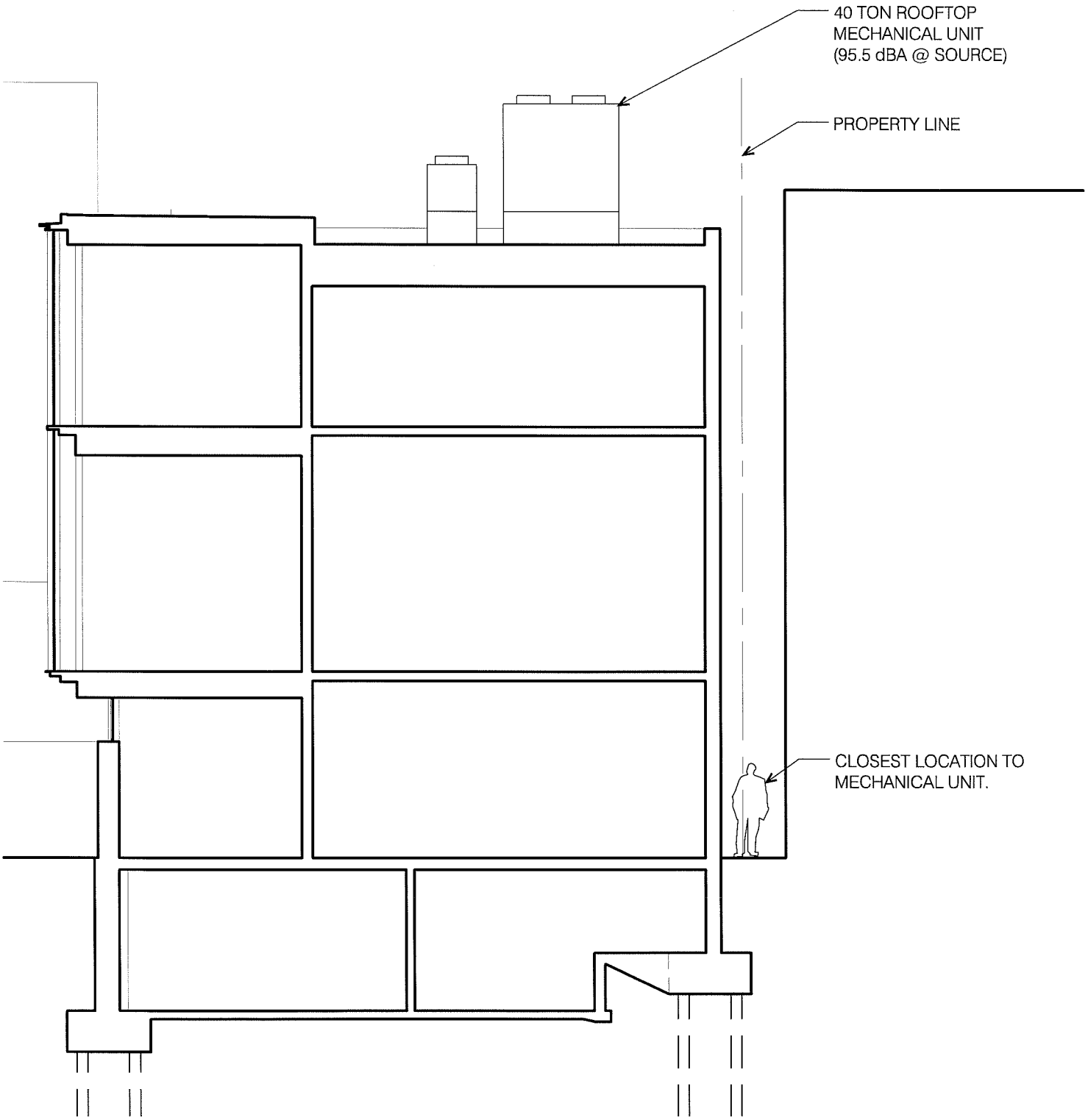
Susan Morgan

From: Jon Traficonte
Sent: Friday, October 05, 2007 11:04 AM
To: Susan Morgan
Subject: FW: MHS noise level at grade

From: Timothy J. Foulkes [mailto:tfoulkes@cavtocci.com]
Sent: Wednesday, September 26, 2007 2:58 PM
To: Jon Traficonte
Subject: RE: MHS noise level at grade

60 dBA

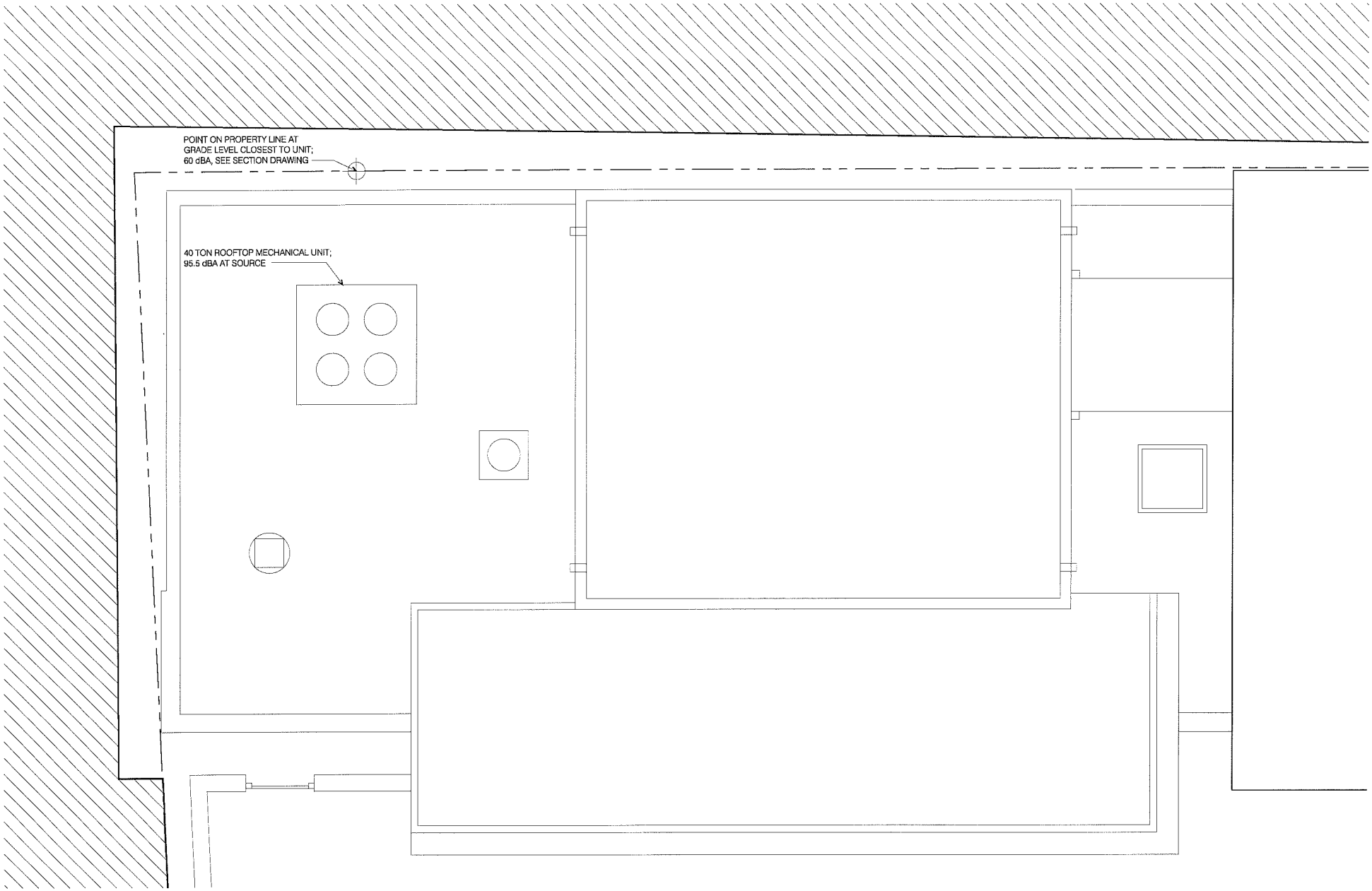
> -----Original Message-----
> **From:** Jon Traficonte [mailto:jtraficonte@schwartzsilver.com]
> **Sent:** Wednesday, September 19, 2007 12:19 PM
> **To:** Timothy J. Foulkes
> **Cc:** Susan Morgan
> **Subject:** MHS noise level at grade
>
> Tim:
> I know you are extremely busy, but if you get a chance can you give me a call? I would like to get back to the City of Portland by Friday with a dBA level at the grade at the property line. I have to be out of the office this afternoon and again tomorrow at a job site, but if you would like, you can reach me on my cell phone at 508-333-6386.
>
> Thanks again,
> Jon
>
> Jonathan Traficonte, AIA
> Associate
> Schwartz/Silver Architects, Inc.
> 75 Kneeland Street | Boston, MA 02111 | t 617-542-6650 | f 617-951-0779
> jtraficonte@schwartzsilver.com
>
>



MAINE HISTORICAL SOCIETY RESEARCH LIBRARY

1/8" = 1'-0"

SCHWARTZ/SILVER ARCHITECTS


POINT ON PROPERTY LINE AT
GRADE LEVEL CLOSEST TO UNIT;
60 dBA, SEE SECTION DRAWING
40 TON ROOFTOP MECHANICAL UNIT;
95.5 dBA AT SOURCE

From: "Dan Goyette" <DGoyette@woodardcurran.com>
To: "Philip DiPierro " <PD@portlandmaine.gov>
Date: 10/18/2007 2:04:06 PM

The Maine Historical Society Project estimate looks good.

Daniel Goyette, PE

41 Hutchins Drive
Portland, Maine 04102
Phone: 800-426-4262
Fax: 207-871-0724
Email: dgoyette@woodardcurran.com

From: Shukria Wiar
To: Philip DiPierro
Date: 10/19/2007 10:42:49 AM
Subject: Fwd: 489 Congress St. Letter of Capacity

Hello Phil-

They got their sewer capacity letter. I left a voice message for Nick Collins (Consigli) this morning stating that we need a full set of plans showing the brick sidewalk up to Congress Street and documentation that they meet the noise standards (he verbally told me that they did but I need it in writing). I am waiting to hear back from him. Once we get these items, I think we will be all set with the conditions.

Thanks.

Shukria

>>> Charles Moore 10/19 10:00 AM >>>

Mr. Riley,

Good Morning, please see attach.....

Charles "Mike" Moore

19 October 2007

Mr. Daniel Riley,
Senior Project Manager,
Sebago Technics,
P.O. Box 1339,
Westbrook, Maine 04098-1339

RE: The Capacity to Handle Existing Wastewater Flows, for the Proposed Addition, at 489 Congress Street, Portland, Maine.

Dear Mr. Riley:

The existing twelve inch vitrified clay sewer pipe, located in Brown St. has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the existing wastewater flows of **300 GPD** as there is no anticipated increase in wastewater flows from the proposed addition.

Existing Wastewater Flows at 489 Congress Street:	
10 Employees @ 15 GPD/ Employee	= 150 GPD
25 Visitors @ 6 GPD/ Visitor	= 150 GPD
Increase Proposed for New Addition	= 0 GPD
Existing Wastewater Flows for this Project	= **300 GPD**

The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A. and the Maine D.E.P., requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

If The City can be of further assistance, please call 874-8846.

Sincerely,
CITY OF PORTLAND

Charles M. Moore
Engineering Technician

cc: Alexander Q. Jaegerman, Acting Co-Director, Department of Planning, and Urban Development, City of Portland
Shuria Wiar, Planner, Department of Planning, and Urban Development, City of Portland
Katherine Earley, P.E., Engineering Manager, City of Portland
David Margolis-Pineo, Deputy City Engineer, City of Portland
Michael Farmer, P.E., Project Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Jane Ward, Administrative Assistant, City of Portland
Desk file

Philip DiPierro - Maine Historical Society - 489 Congress Street

From: "Collins, Nick" <NCollins@consigli.com>
To: <pd@portlandmaine.gov>
Date: 10/17/2007 4:04 PM
Subject: Maine Historical Society - 489 Congress Street

Phil,

Shukria now has the revised site plans as well as a copy of the easement. The building permit package has also been submitted.

Gorham Sand and Gravel (our site subcontractor) has spoken with Todd Merkle about closing Brown Street and I believe they are set to go pending our pre-con meeting and the green light from you.

As soon as I get your blessing on the cost estimate I will provide the letter of credit and the inspection fees.

We are really concerned about getting the Brown Street work complete before the paving cut-off in mid-November, so anything that can be done to help us get going on that work specifically, would be greatly appreciated.

If there is anything missing (besides what's listed above) or anything I can do, please let me know.

Thank you,

Nicholas Collins
Project Manager
Consigli Construction Co., Inc.
84 Middle Street
Portland, ME 04101
t. 207.791.2511
f. 207.791.2561

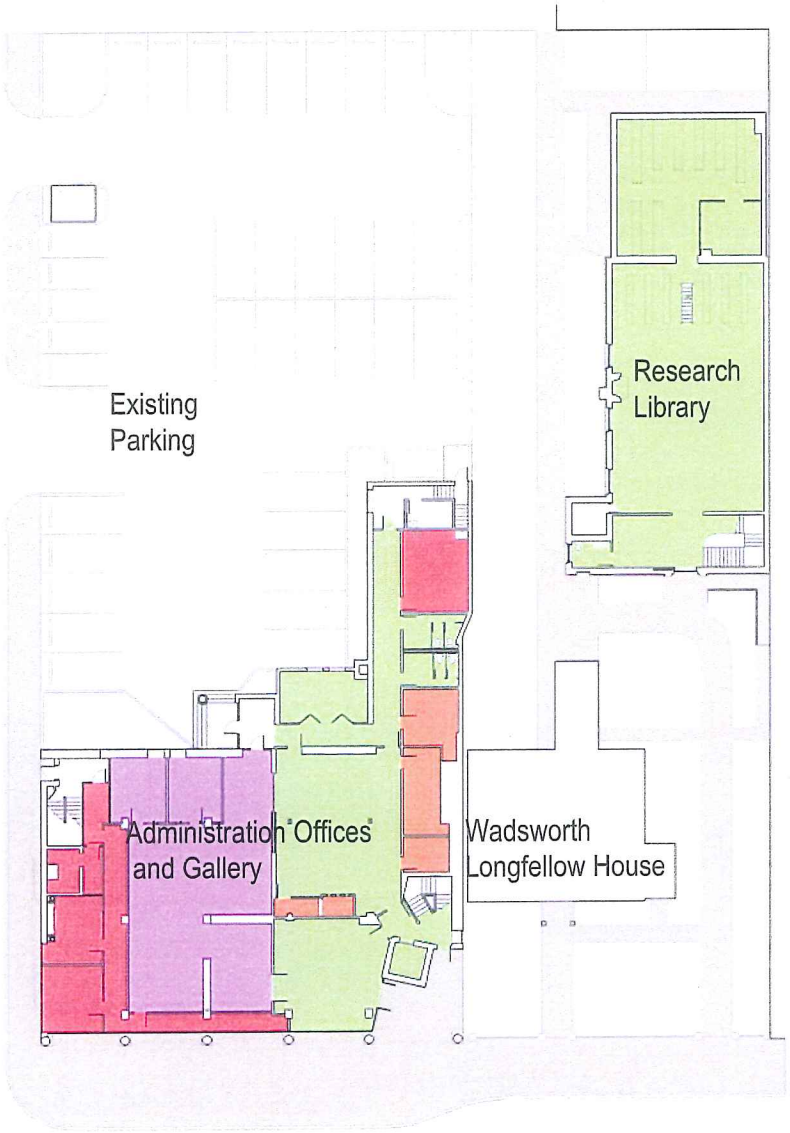
Maine Historical Society

489 Congress Street, Portland, Maine

City of Portland PREP Meeting

03.29.2007

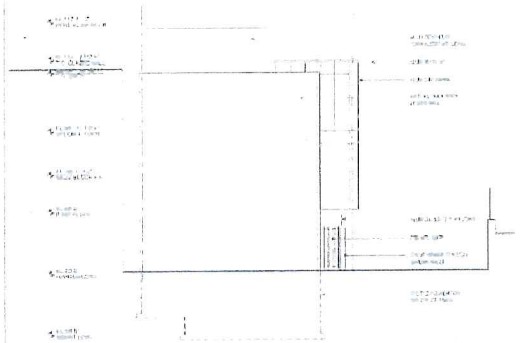
Schwartz/Silver Architects



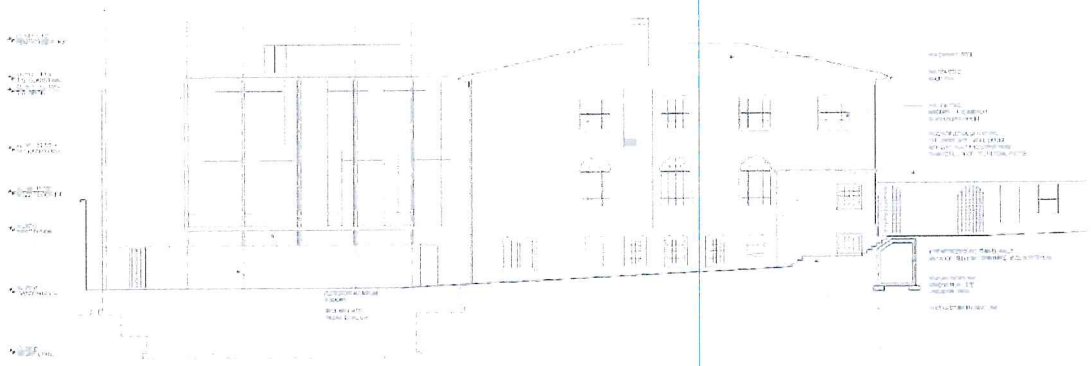
Campus Site Plan

EXISTING SITE PLAN

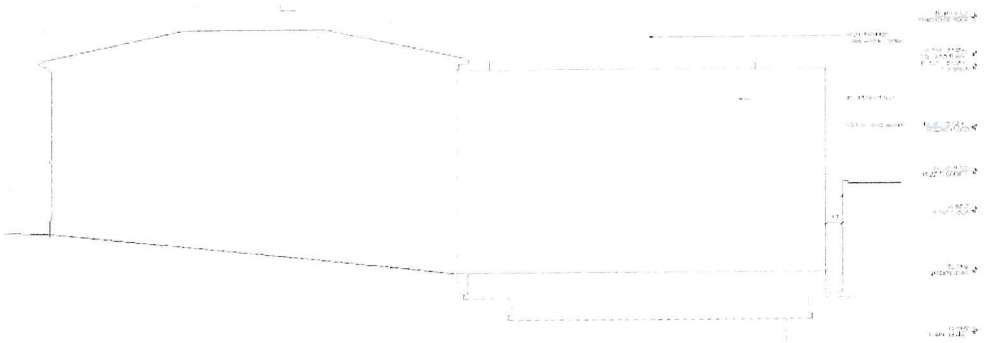
- Façade failure at 489 Building
- Undersized collection storage
- Inadequate environmental conditions and mechanical systems
- Water infiltration at Research Library
- No clear institutional identity or public entrance.



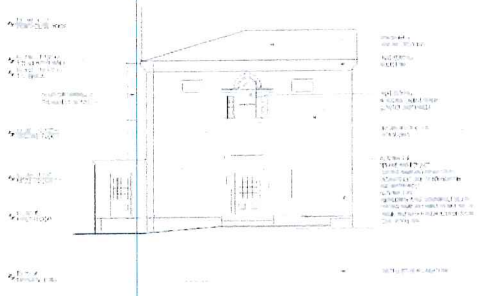
4 NORTH ELEVATION



3 WEST ELEVATION



2 EAST ELEVATION



1 SOUTH ELEVATION

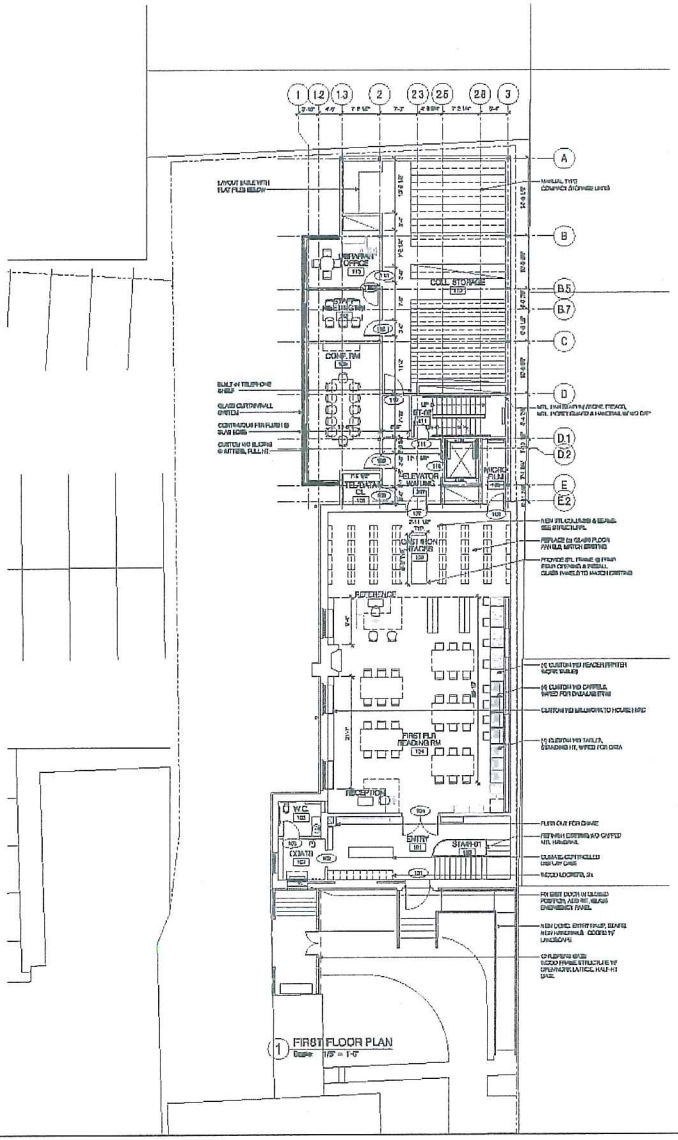
REV. 3/2/07 DESIGN DEVELOPMENT DRAWINGS
NOT FOR CONSTRUCTION

SCHWARTZ / SILVER
ARCHITECTS INC

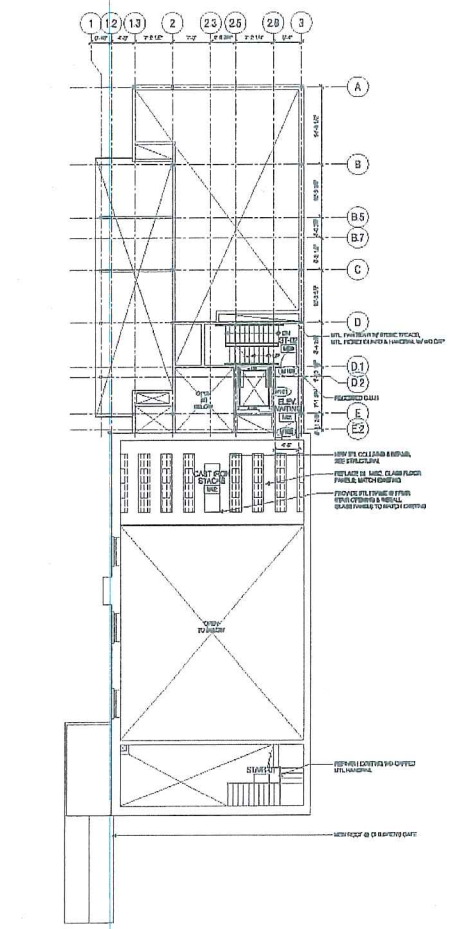
PORTLAND MAINE

BUILDING ELEVATIONS

A3.01



1 FIRST FLOOR PLAN
Scale 1/8" = 1'-0"



2 MEZZANINE FLOOR PLAN
Scale 1/8" = 1'-0"

9/15/06 DESIGN DEVELOPMENT DRAWINGS
NOT FOR CONSTRUCTION

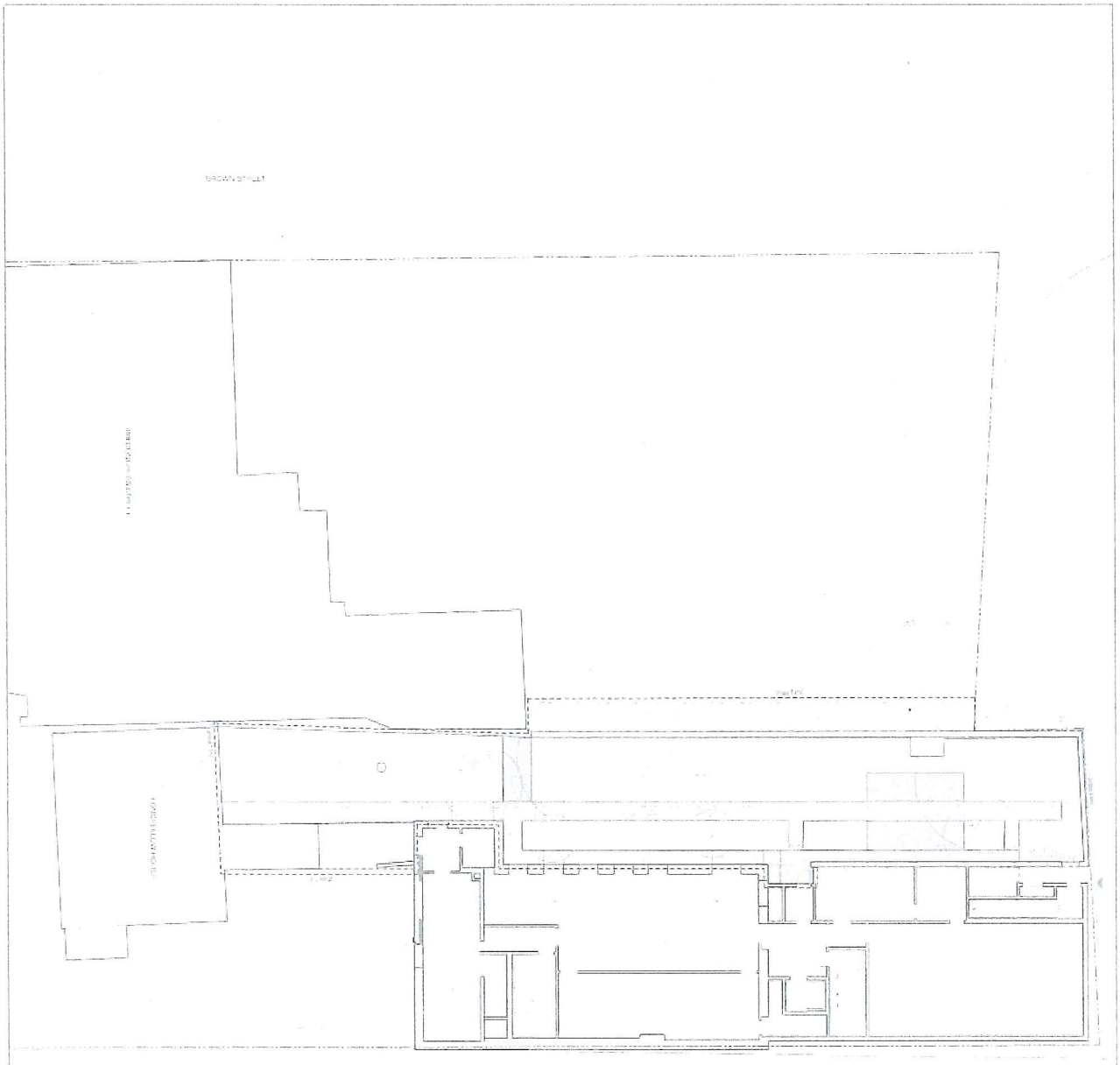
SCHWARTZ / SILVER ARCHITECTS INC.

MAINE HISTORICAL SOCIETY

PORTLAND, MAINE

FIRST FLOOR PLAN
MEZZANINE FLOOR PLAN

A1.02



PLANT LIST

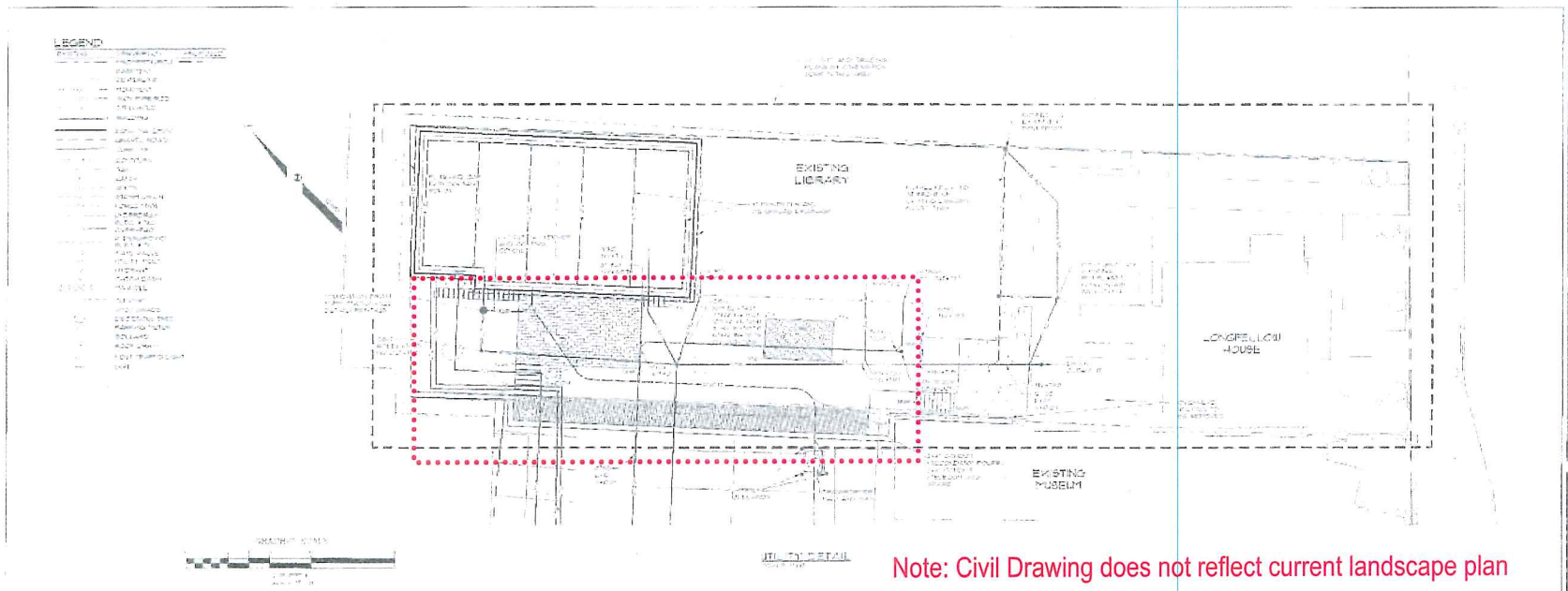
PLANTING PLAN

L3

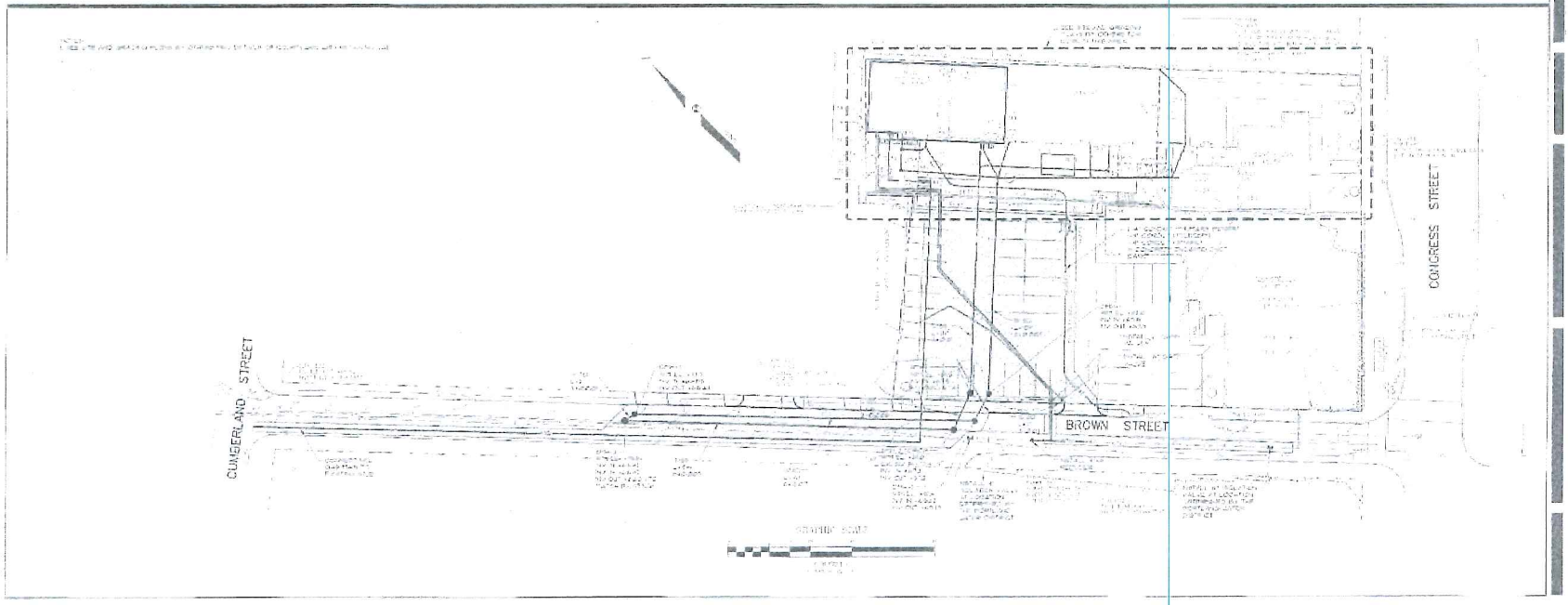
MAINE HISTORICAL SOCIETY

PORTLAND, MAINE

SCHWARTZ / SILVER
ARCHITECTS INC.



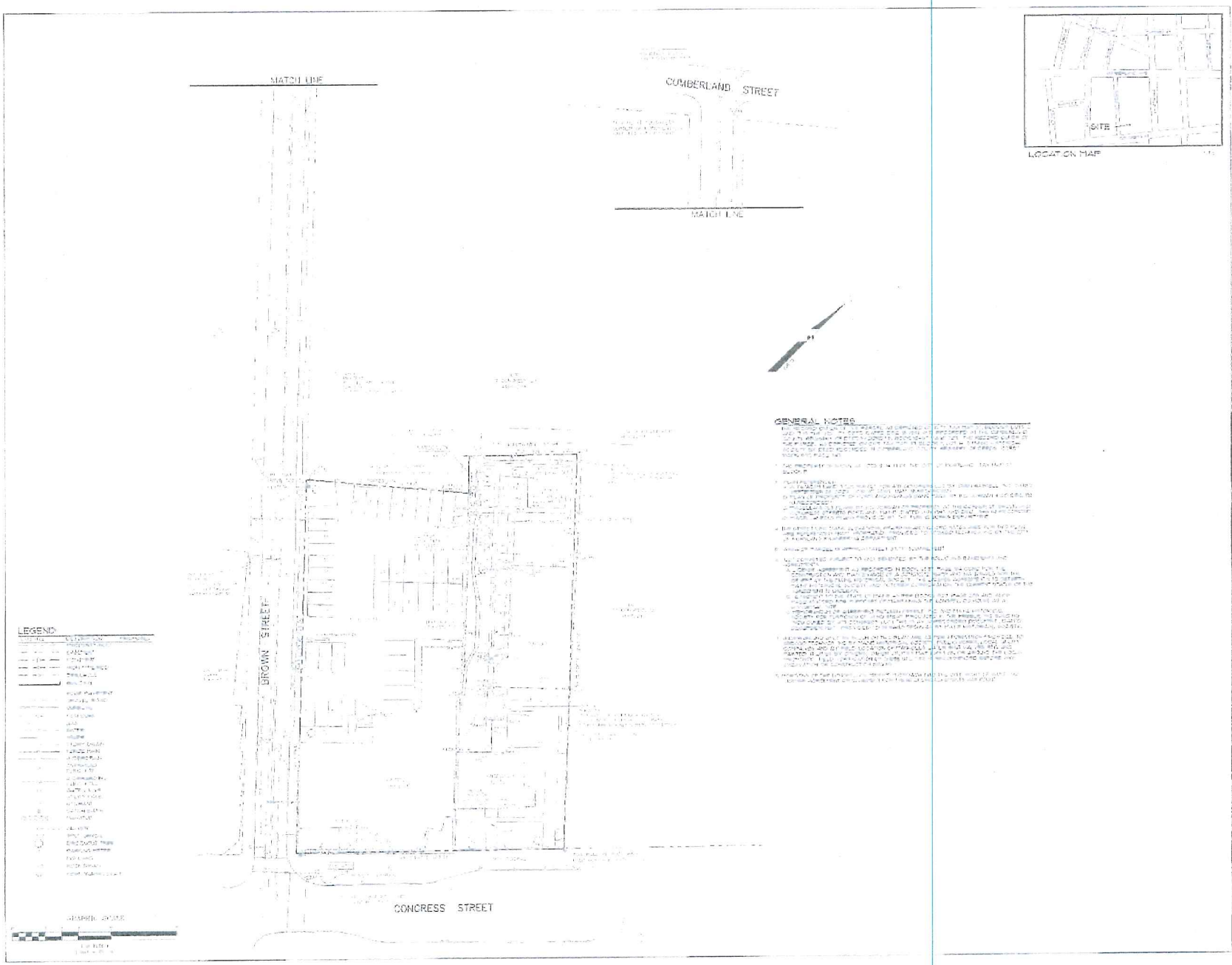
Note: Civil Drawing does not reflect current landscape plan



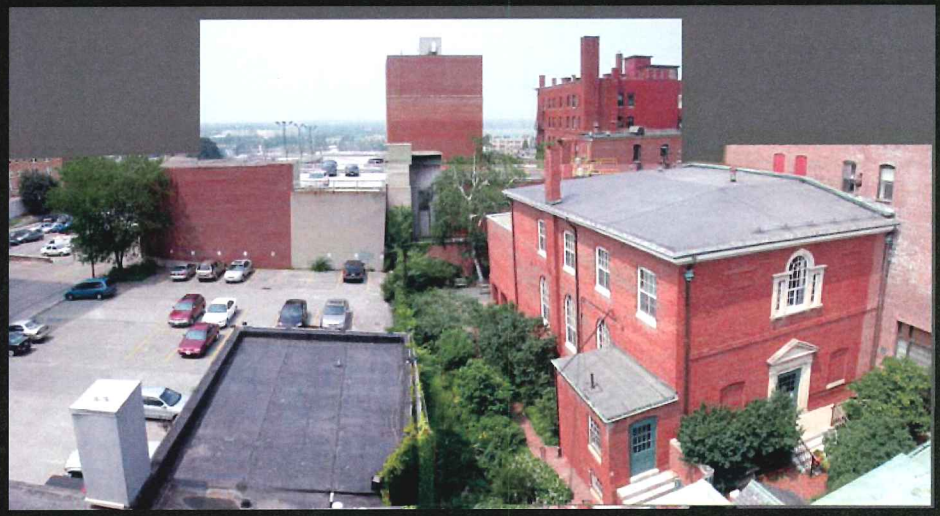
SCHWARTZ / SILVER ARCHITECTS INC

Sebago Technics

C2.0


MATCH LINE
CUMBERLAND STREET
MATCH LINE
LOCATION MAP
SITE
GENERAL NOTES
LEGEND
BROWN STREET
CONGRESS STREET
SCHWARTZ / SILVER ARCHITECTS INC
Sebago Technics
MAINE HISTORICAL SOCIETY
C1.0

Wadsworth Longfellow House – c.1786



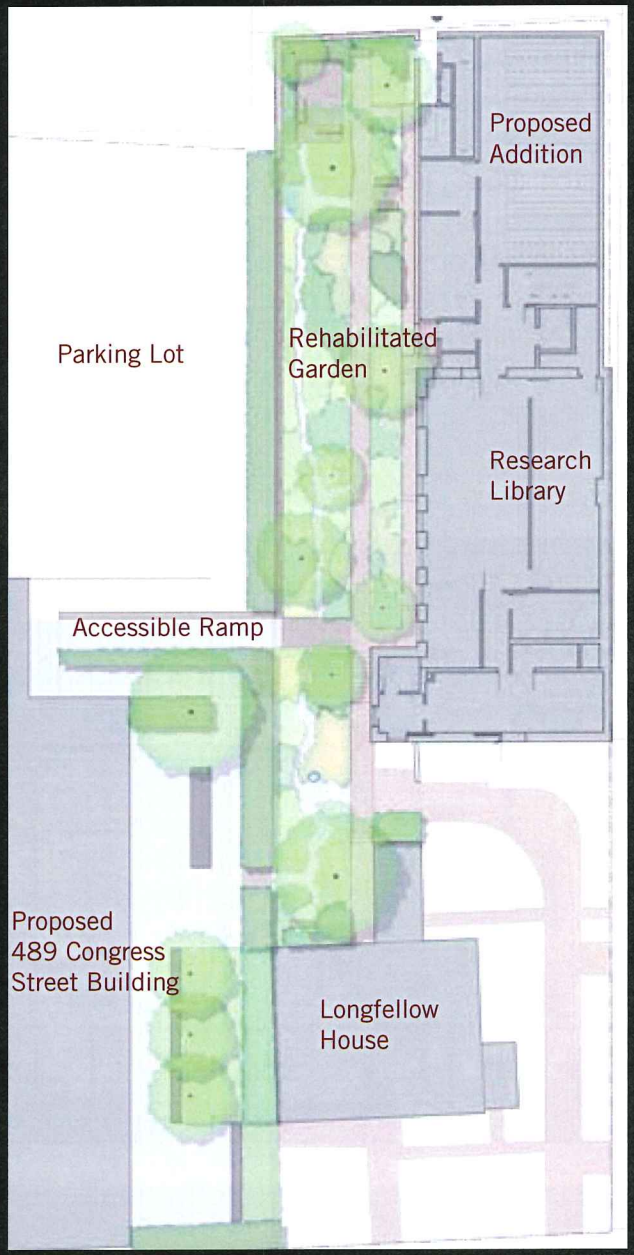
Research Library – c.1907 + 1951 addition

489 Congress Street – Administration Offices and Gallery – c.1826, 1950's,1980's

Maine Historical Society

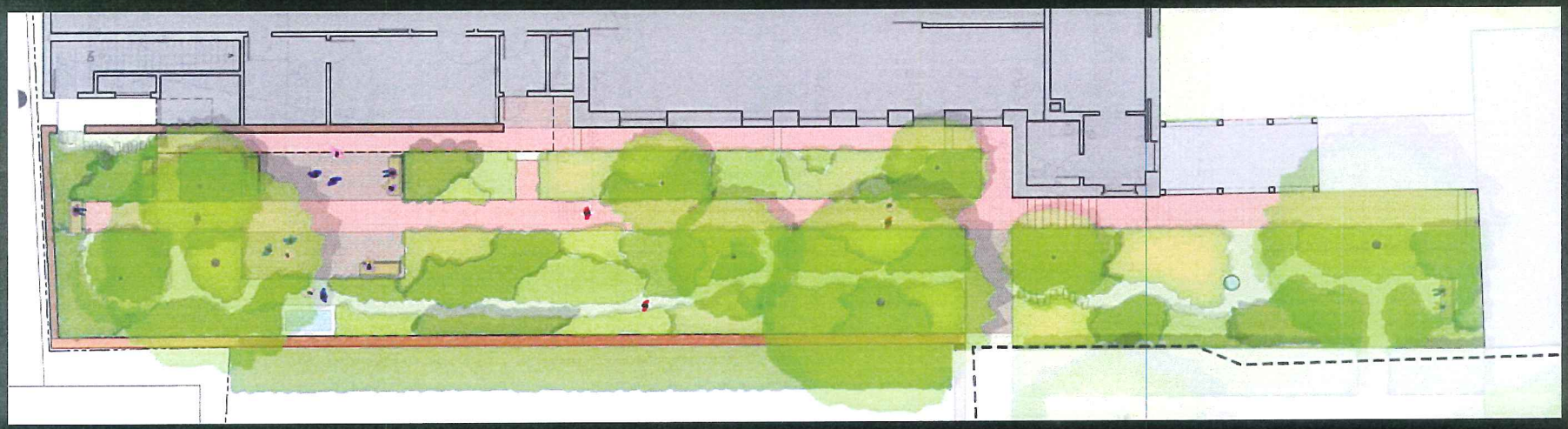
View from south side of Congress Street – **PHASE 2**

Maine Historical Society



The Research Library Renovation and Addition – **PHASE 1**

Maine Historical Society



Plan and Section of Restored Historic Garden – **PHASE 1**

Maine Historical Society

West Elevation – PHASE 1

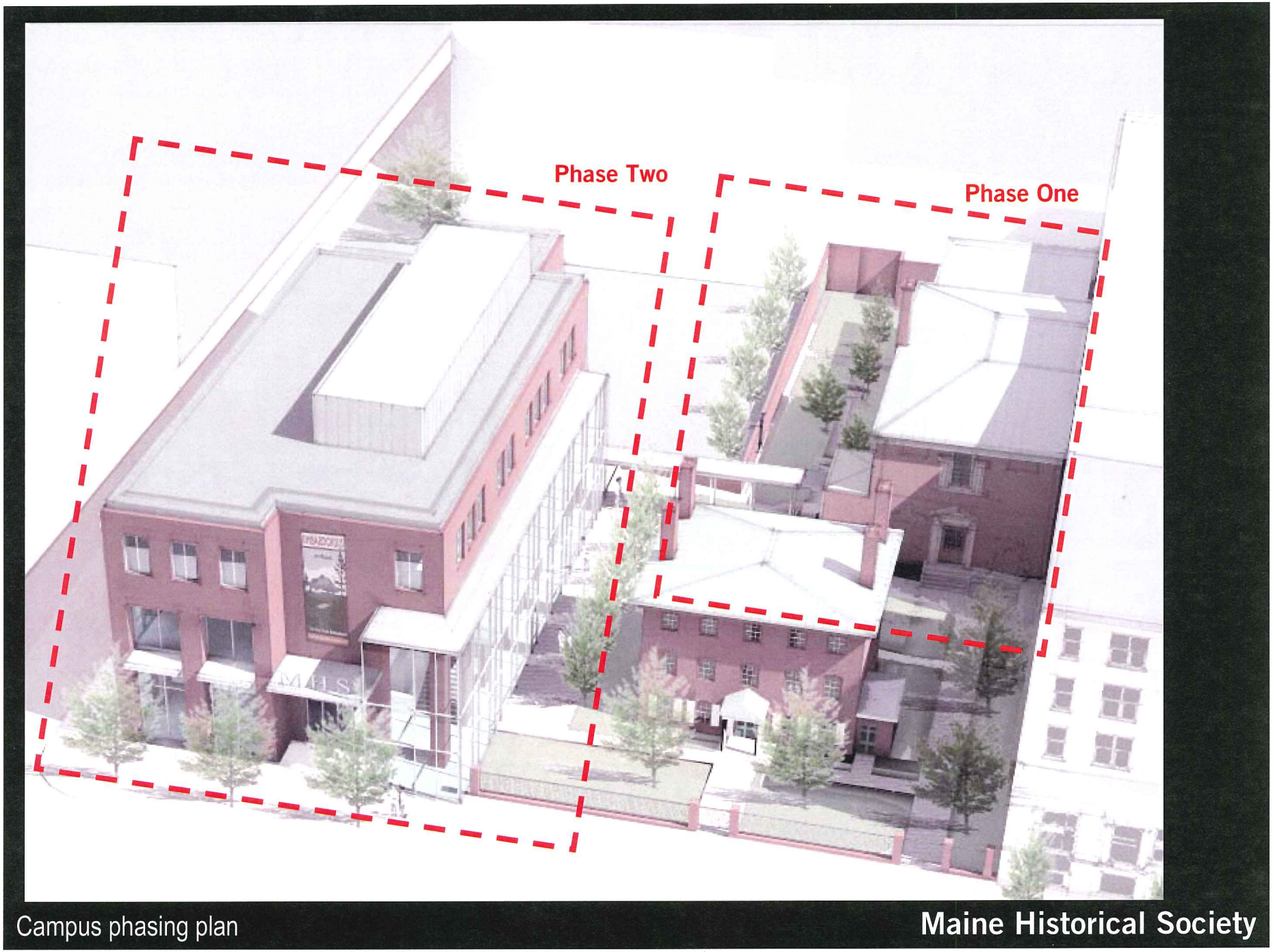
NEW CONSTRUCTION

EXISTING BUILDING

Maine Historical Society

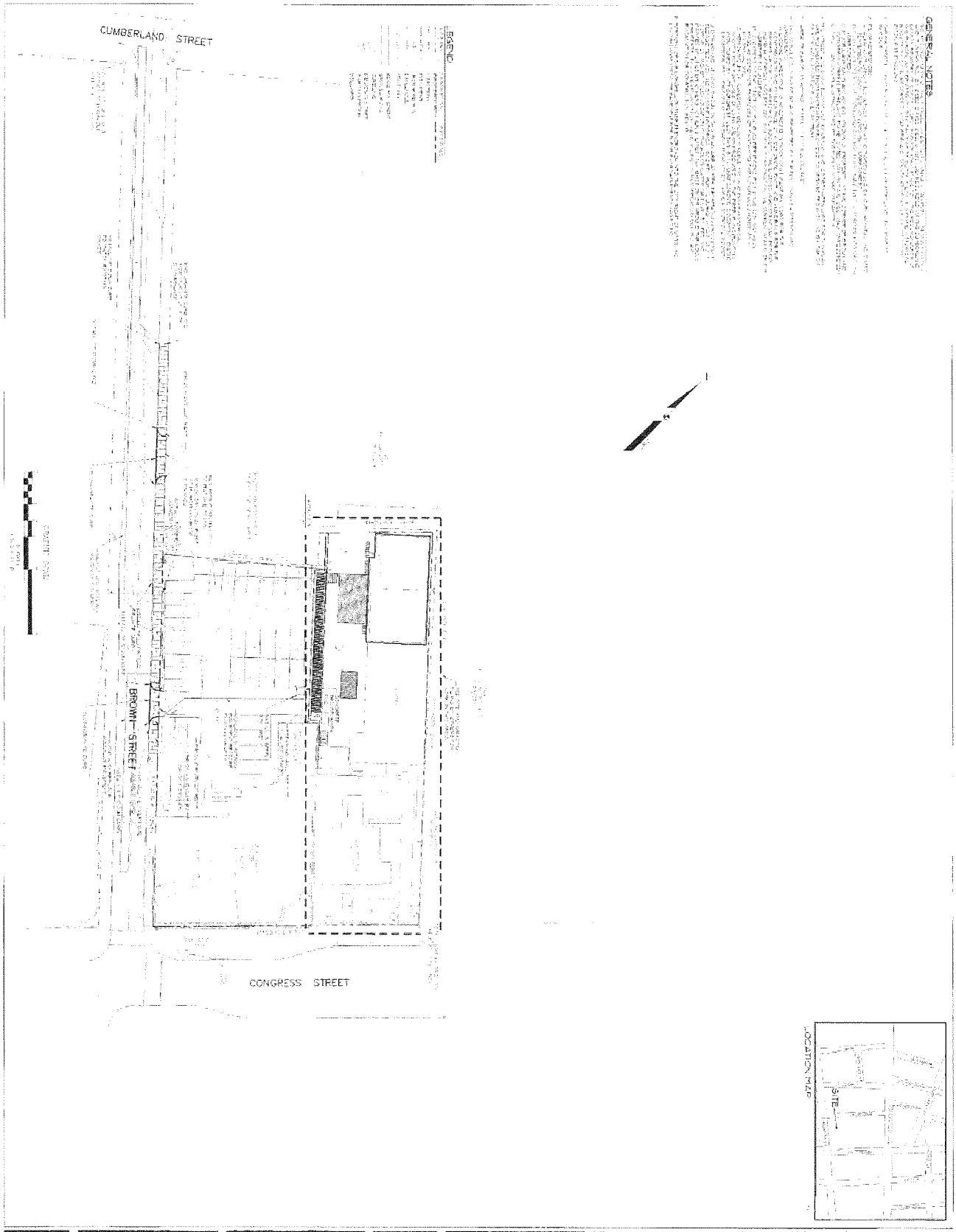
View of Research Library from existing Parking

Maine Historical Society



Campus phasing plan

Maine Historical Society



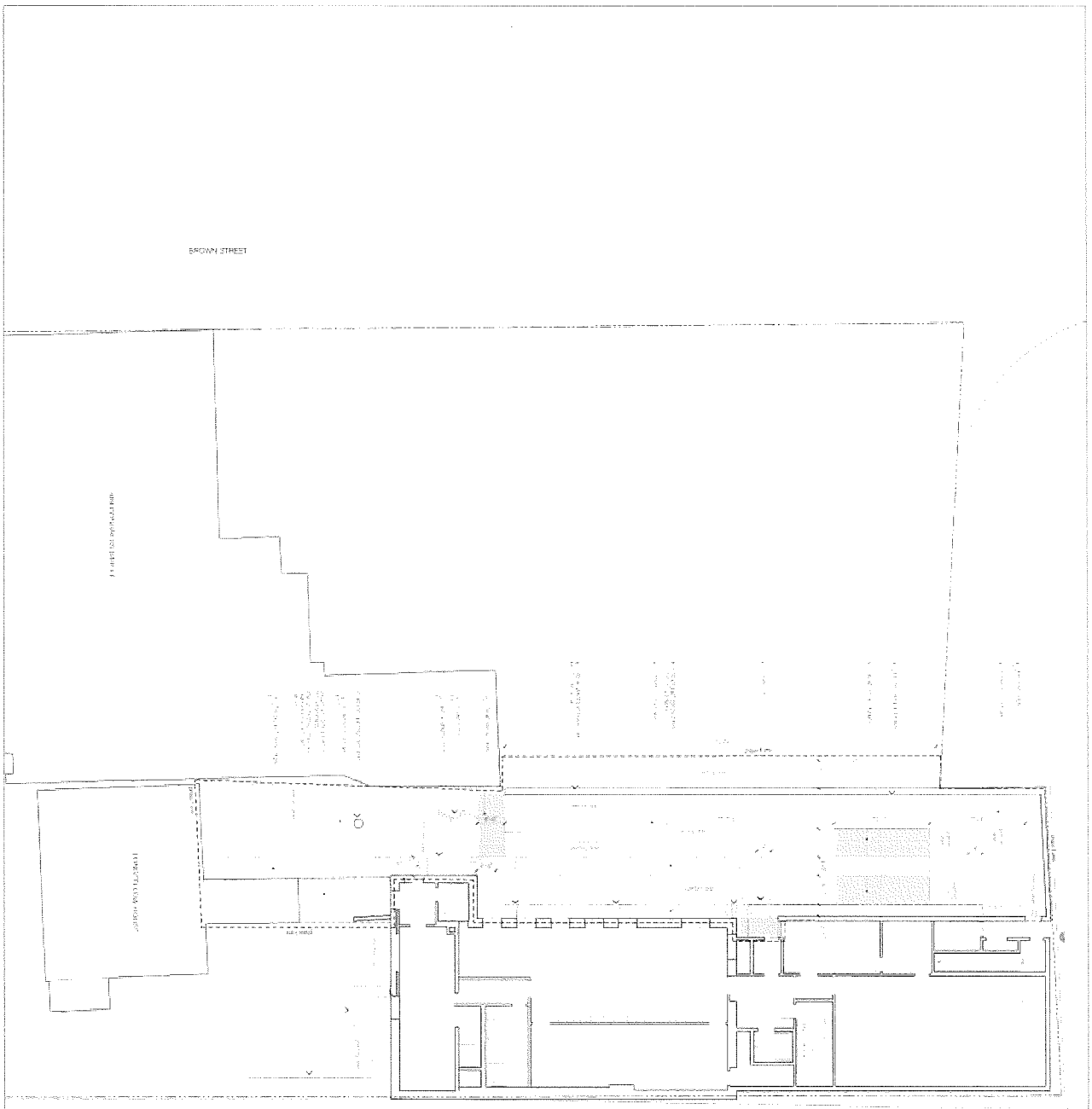
C1.1

SITE PLAN

MAINE HISTORICAL SOCIETY

SCHWARTZ / SILVER ARCHITECTS INC.

Sebago Technics



DRAWING NUMBER: L1

DRAWING TITLE: LAYOUT & MATERIALS PLAN

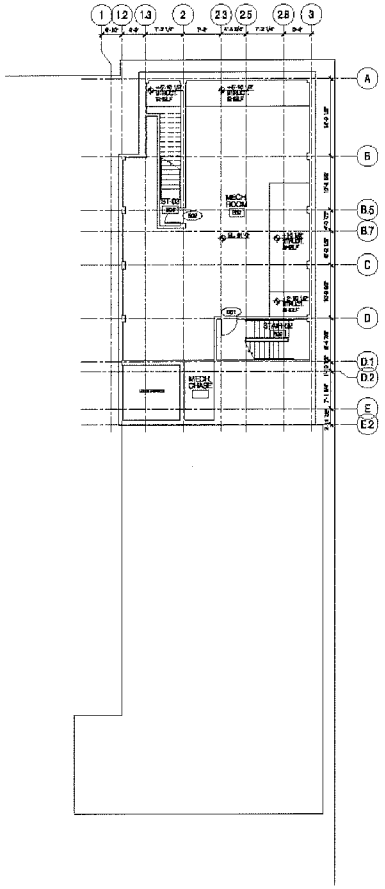
DATE REVISION

PROJECT: MAINE HISTORICAL SOCIETY

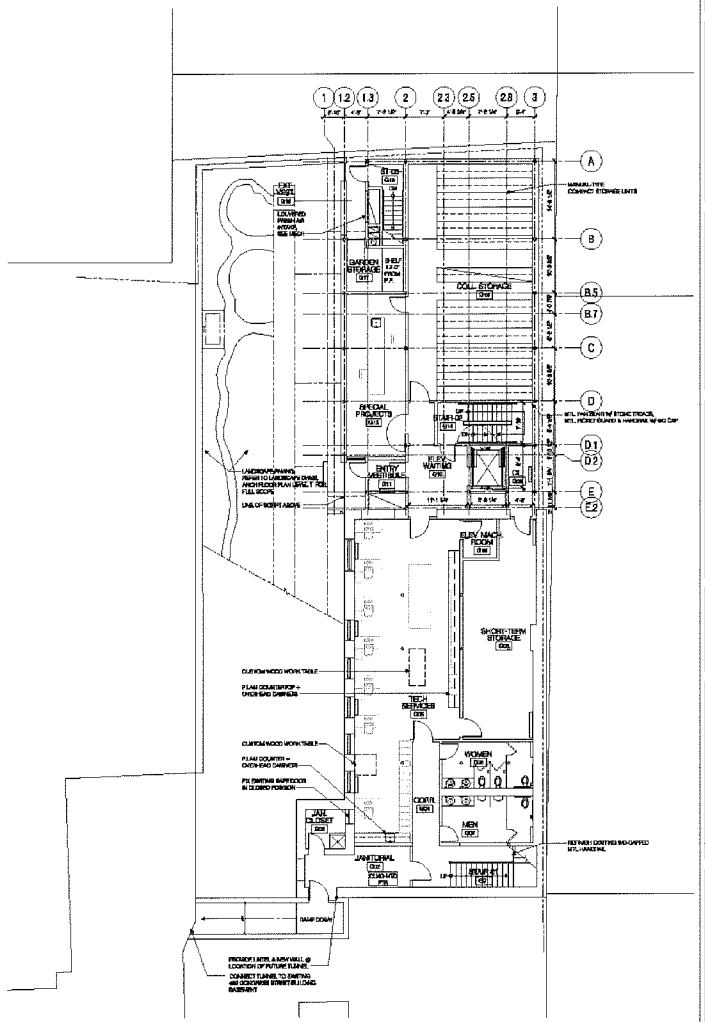
PORTLAND, MAINE

SCHWARTZ / SILVER ARCHITECTS INC.

CONSULTANTS



1 BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"



2 GARDEN FLOOR PLAN
Scale: 1/8" = 1'-0"

REV. 3/23/07 DESIGN DEVELOPMENT DRAWINGS
NOT FOR CONSTRUCTION

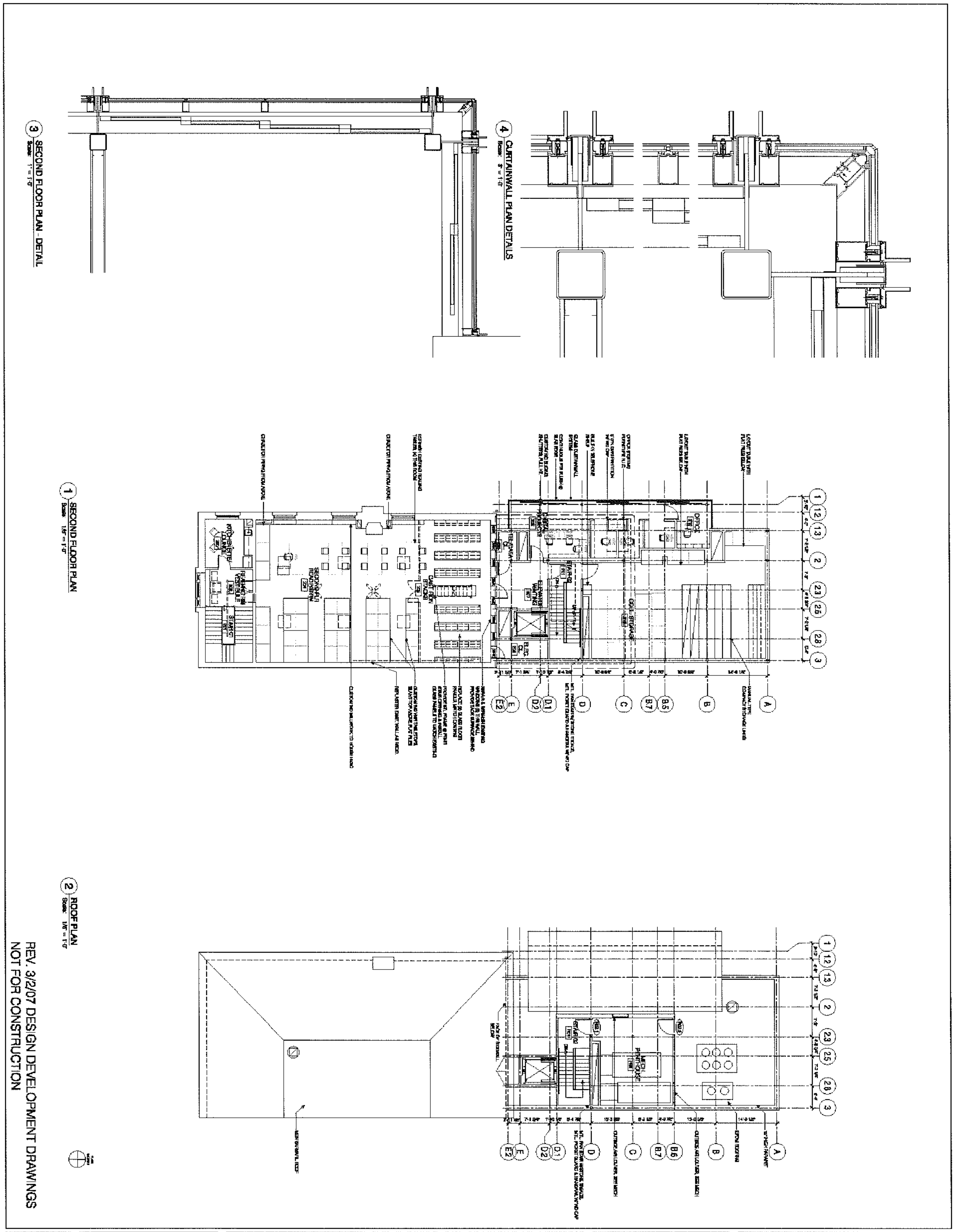
SCHWARTZ / SILVER
ARCHITECTS INC.

MAINE HISTORICAL SOCIETY

PORTLAND, MAINE

BASEMENT FLOOR PLAN
GARDEN FLOOR PLAN

A1.01



A1.03

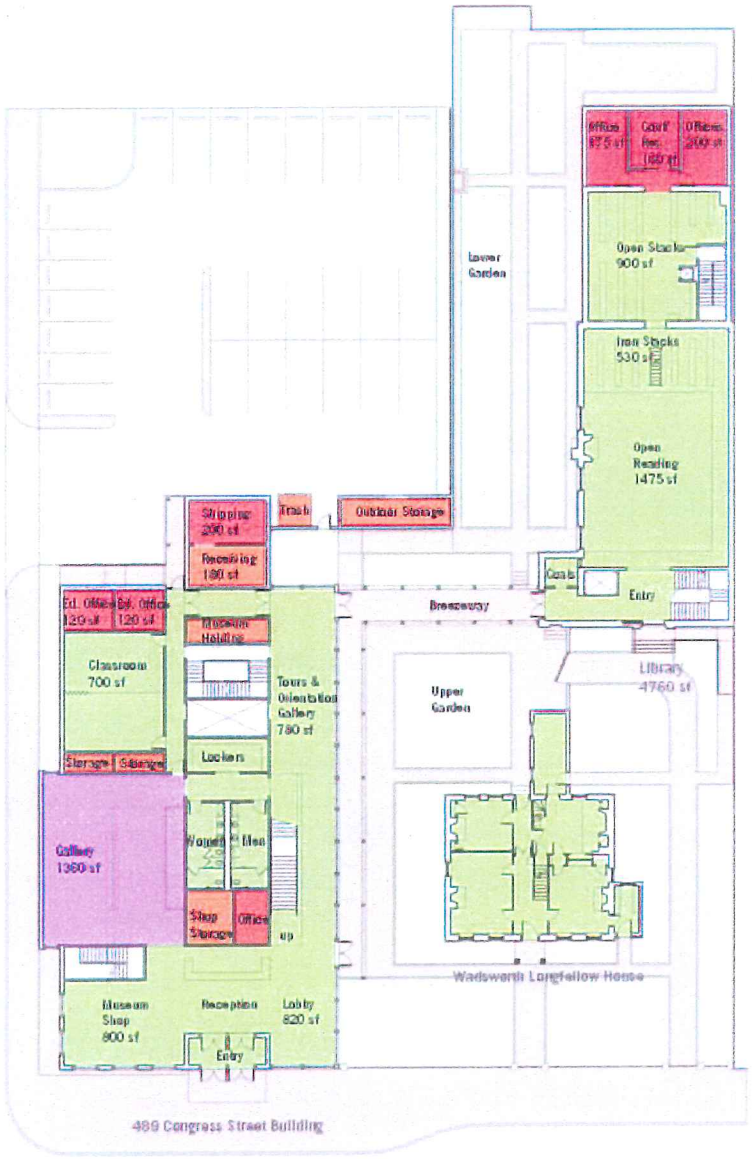
SECOND FLOOR PLAN
ROOF PLAN

1/8" = 1'-0"

MAINE HISTORICAL SOCIETY

PORTLAND, MAINE

SCHWARTZ / SILVER
ARCHITECTS INC.



First Floor Plan

PROPOSED MASTER PLAN

- Transform Campus – better circulation between buildings, clear point of entry, better working adjacencies
- Improve Collection Storage – better environmental conditions, better support space
- Transform Public Space – better space to support public programs
- Transform Architectural Image – create campus of buildings, enhance existing building and landscape attributes.