

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
Permit Number: 071305  
DEC 14 1987  
CITY OF PORTLAND

This is to certify that MAINE HISTORICAL SOCIETY / Consieli Construction  
has permission to Demolition of existing addition - construction of new addition - renovations & Restoration of Historical Library  
AT 483 CONGRESS ST L 037 F014001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and when permission is procured before this building or part thereof is loaded or service is resumed in 24 HOUR NOTICE IS REQUIRED.

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

**OTHER REQUIRED APPROVALS**

Fire Dept. Craig [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature]  
[Signature]  
Director, Building & Inspection Services  
12/1/87

**PENALTY FOR REMOVING THIS CARD**

# BUILDING PERMIT INSPECTION PROCEDURES

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

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

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

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

**Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

**Footing/Building Location Inspection:** Prior to pouring concrete

**Re-Bar Schedule Inspection:** Prior to pouring concrete

**Foundation Inspection:** Prior to placing ANY backfill

**Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

**Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

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

*Pick Collins* PICK COLLINS  
Signature of Applicant/Designee

12/18/07  
Date

*[Signature]*  
Signature of Inspections Official

12-18-07  
Date

CBL: 37714

Building Permit #: 071305

**City of Portland, Maine - Building or Use Permit Application**


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

Permit No: 07-1305	Issue Date:	CBL: 037 F014001
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Location of Construction: 483 CONGRESS ST	Owner Name: MAINE HISTORICAL SOCIETY	Owner Address: 485 CONGRESS ST	Phone:
Business Name:	Contractor Name: Consigli Construction	Contractor Address: 50 Monument Square Suite 300 Portla	Phone 2077484173
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B-3

Past Use: Maine Historical Society Library	Proposed Use: Maine Historical Society - Demolition of existing addition construction of new addition. Renovations & Restoration of historical Library	Permit Fee: \$51,695.00	Cost of Work: \$5,160,000.00	CEO District: 1
Proposed Project Description: Demolition of existing addition construction of new addition. Renovations & Restoration of historical Library		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 700 Type: 303 w/cond. 12/9/07 Signature: [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Signature: [Signature] Date: [Date]		

Permit Taken By: Idobson	Date Applied For: 10/17/2007	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 13 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2007-0095 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 10/31/07	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
		Date: 10/31/07	

**CERTIFICATION**

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

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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-1305	<b>Date Applied For:</b> 10/17/2007	<b>CBL:</b> 037 F014001
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<b>Location of Construction:</b> 483 CONGRESS ST	<b>Owner Name:</b> MAINE HISTORICAL SOCIETY	<b>Owner Address:</b> 485 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Consigli Construction	<b>Contractor Address:</b> 50 Monument Square Suite 300 Portla	<b>Phone</b> (207) 748-4173
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

<b>Proposed Use:</b> Maine Historical Society - Demolition of existing addition construction of new addition. Renovations & Restoration of historical Library	<b>Proposed Project Description:</b> Demolition of existing addition construction of new addition. Renovations & Restoration of historical Library
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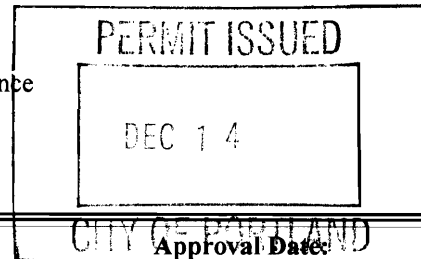
**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 10/31/2007  
**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) 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.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 12/14/2007  
**Note:** **Ok to Issue:**

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

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



**Dept:** Public Works      **Status:** Pending      **Reviewer:**      **Approval Date:**      **Note:** **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:**      **Note:** **Ok to Issue:**

**Dept:** Parks      **Status:** Pending      **Reviewer:**      **Approval Date:**      **Note:** **Ok to Issue:**

**Dept:** Fire      **Status:**      **Reviewer:** Capt Greg Cass      **Approval Date:**      **Note:** **Ok to Issue:**



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

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 11/05/2007  
**Note:**      **Ok to Issue:**

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

- 1) 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) 4.  A sewer capacity letter shall be submitted prior to the issuance of a building permit.
- 3) 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) 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.
- 6) 5. In regard to condition #2 below please note the following: 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.

**Comments:**

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

11/2/2007-mes: Shukria dropped off a stamped approved site plan - once everything else is ok, the permit can be issued.

11/27/2007-ldobson: Mike,

Please see the attached response(s) from the A/E. The A/E has prepared a report on the R values of the building, a COMcheck report has not been prepared by the A/E. The special inspections report is also attached.

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

12/18/2007-ldobson: Thank you

>>> "Susan Morgan" <smorgan@schwartzsilver.com> 12/11/07 11:04 AM >>>

Mike,

Attached please find a response from our office to your additional comments on the Maine Historical Society Building Permit Submission. Jon Traficonte from our office is available to speak with you further regarding your questions and the attached documents. He can be reached at 617542-6650.

Thank you very much,

Susan Morgan

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

**STATEMENT OF CONFIDENTIALITY**

This electronic message (email) and any attachments to it are intended for the exclusive use of the addressee(s) and may contain confidential or privileged information. If you are not the intended recipient, please notify Schwartz/Silver Architects, Inc. immediately at 617-542-6650, and destroy all copies of this message and any attachments.

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

From: Mike Nugent [mailto:mjn@portlandmaine.gov]  
Sent: Sunday, December 09, 2007 9:55 AM  
To: NCollins@consigli.com; Susan Morgan  
Cc: Lannie Dobson  
Subject: RE: 483 Congress Street - Maine  
HistoricalSocietyResearchLibrary Building Permit

I am prepared to sign of with the following conditions (Lannie please place these conditions in U/I):

--Prior to the commencement of construction, the following items need to be submitted, reviewed and approved:

- 1) A complete set of stamped plans. (the review (9/13/07) set is not stamped)
- 2) A COMcheck report for the addition, establishing compliance with the 2003 IECC.
- 3) A Wall detail for the exterior walls that abut the North and East elevations where the building is 5 feet or less from the lot line. This wall must be a 1 hr rated assembly and must be rated on the inside as well as the outside. Please provide the UL listing for this assembly as well.

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

Thanks!  
Happy Holidays



# CONSIGLI

*Est. 1905*

Mike Nugent  
City of Portland  
389 Congress Street  
Room 315  
Portland, ME 04101

RE: 489 (483) Congress Street – Maine Historical Society Research Library

Mr. Nugent,

Please see the attached response to your initial review comments to the above referenced project.

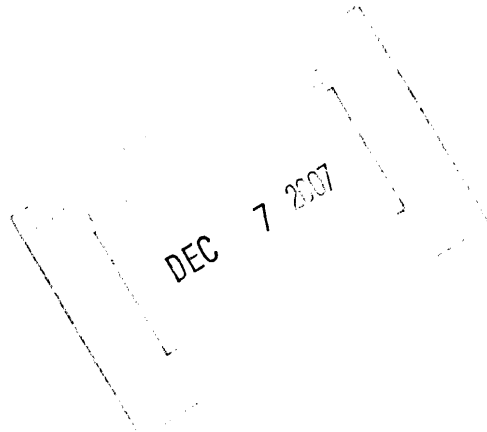
The Architect of Record, Schwartz/Silver Architects, has provided responses to all of your inquiries. In addition a Statement of Special Inspections has been provided as prepared by Becker Structural Engineers.

Based on our earlier phone conversation, we also request that a foundation permit be issued immediately for the project so that we may proceed with foundation construction. This work is scheduled to begin on 12/10/07/.

Please contact me at the Portland office with any questions.

Sincerely,

Consigli Construction Co., Inc.  
Nick Collins  
Project Manager



**CONSIGLI CONSTRUCTION CO., INC.**

197 Main Street Milford, MA 01757  
t. 508.473.2580 f. 508.473.3588

[www.consigli.com](http://www.consigli.com)

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

Email from Mike Nugent: independent contractor reviewing MHS drawings for Building Permit approval.

Sent November 14, 2007 to Nick Collins

- 1) Need a statement of Special Inspections that conforms to Chapter 17. Because of the seismic design category, a seismic Q/A plan and contractor's statement of responsibility is required. *See attached copy of Special Inspections report from Becker.*
- 2) Need a COMcheck report establishing compliance with the 2003 International Energy Code. Report being compiled 11/27/07
- 3) What kind of cooking equipment will be used in the kitchen? *Microwave. (other equipment includes a residential refrigerator and dishwasher).*
- 4) Because this is an A3 use group and type 3A construction, how many stories is this structure in IBC terms and does the addition to the Mezzanine make it non-conforming to Section 505? *Please note that this is type 3B construction: three stories as defined by IBC.*

*The addition to the mezzanine is a landing of 54 s.f. that connects the mezzanine to the elevator and to the fire stair. Previously the only access to the mezzanine was from a non-conforming stair, which is being removed. The landing in the new building (the "addition") provides improvement of the life-safety egress from this level. The addition meets Exception 1 under 505.4 "Mezzanines or portions thereof are not required to be open to the room in which the mezzanine is located, provided that the occupant load of the aggregate area of the enclosed space does not exceed 10."*

*The mezzanine does not meet Exception 3 by one square foot. "Mezzanines or portions thereof are not required to be open the room in which the mezzanines are located, provided that the aggregate floor area of the enclosed space does not exceed 10 percent of the mezzanine area." The aggregate area of the mezzanine = 534 s.f. and the area of the enclosed portion = 54 s.f. We are looking for relief of this requirement based on the minimum amount of overage.*

- 5) The plan sets that were provided are not stamped.
- 6) Please provide a spec book.
- 7) Please confirm that all stair risers will not exceed 7 inches. *See sheet 13/A8.01 which indicates that the risers of the new stair are in compliance with code and shall not exceed 7 inches. Please note that the existing stair, with risers of 7 ½" is to remain and complies to code as per IBC 3403.1 Existing Buildings or Structures: "...Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure."*
- 8) Please confirm and direct me to the area of the submission that establishes that all construction that supports the 2 hr shafts has at least a 2hr fire resistance rating. Also please provide the UL listing for this rating. *Wall construction is shown on all floor plans with a partition type tag, which references sheet A11.03, partition types, in which the construction of partition types is shown and, where applicable, U.L. designations are listed. Please note, too, that the structural plan drawings use the designation "F.R." next to steel that is to be fireproofed.*
- 9) What is the actual potential maximum occupant load for each floor of the existing and proposed structure and please provide analysis that shows that the proposed number of plumbing fixtures complies with the State of Maine Plumbing Code (200 UPC). *See response below.*

10) I'd like to know more about how the structure will be used specifically. *The Maine Historical Society Research Library is used for the storage of and public use of the Society's historic archival print collections. The existing building will be used for staff spaces as well as public reading rooms and open stacks. The new addition provides for compact collections storage, accessible only to the staff, as well as staff offices, the staff lunchroom, and a conference room.*

## Project Overview

The Maine Historical Society Research Library addition and renovation project includes a 9,927gsf addition to the existing stack and reading room for collections storage space and staff offices. The original 1907 library building is listed on the National Historic Register; so the renovation project includes relatively little work in the historic rooms. There will be no net increase in staff from the existing plan, and actual occupancies for the past several years as supplied by the client are as follows: seven to ten employees, and an average number of total visitors per day of twenty-five. It is typical that less than half of the total daily visitors occupy the building at any given time, so the typical total building occupancy is approximately twenty persons.

The new addition has collection storage spaces at each level, with some staff offices at two levels, and a staff breakroom at the garden level. The existing building has a limited public access reading room on the second floor, a public-access reading room on the first floor, and staff office space and collections storage on the garden level. Plumbing fixture locations are as follows below.

## Plumbing Fixture Requirements

The library is identified as a public building per Table 4-1 in the UPC. The occupancy as determined by life safety calculations is 189 persons: which breaks down to 95 male, 95 female given the minimum number of fixtures per sex at 50% of the occupant load. Fixture requirements for the building are as follows given the occupancy: one w.c., one urinal, and one lavatory for males, four w.c.'s, and one lavatory for females. Article 413.2.1 Access to Fixtures requires that "in multi-story buildings, accessibility to the required fixtures shall not exceed one (1) vertical story."

The drinking fountain requirement is one per 150 persons, with an additional one for every 300 thereafter; per this the building requirement is two drinking fountains. Endnote 13 of the UPC's Table 4-1, however states the following "There shall be a minimum of one (1) drinking fountain per occupied floor in schools, theaters, auditoriums, dormitories, offices or public building."

## Proposed Plumbing Fixture Design

The design as shown in the construction documents provides fewer fixtures than required: the design is short one female water closet and two drinking fountains.

The building as designed provides at the garden level: two lavatories, two urinals, and one w.c. for males, two lavatories and three w.c.'s for females. There is also a single-occupant accessible restroom at the first floor. There is one drinking fountain at the first floor, although there is also a sink in staff kitchen and one in the staff office space, both at the garden level.

Although the proposed design does not meet the UPC standards in three areas (one female w.c. short, one drinking fountain short and one extra story of travel required to access to fixtures), this office's opinion is that this is a sufficient level of compliance given the particular conditions of the project. The Historical Society building is a small historic building of recognized national importance, with well-established patterns of occupancy far below the life-safety occupancy figures whose use the UPC would require. Because it is an historic renovation there is relatively little work at the existing historic reading rooms and stacks, and because it is a document archive it is strongly recommended to restrict "wet rooms" to building locations where they will not be above or adjacent to collections storage. We note also that the library has operated for decades with a very small number of plumbing fixtures, per the table below; realistically the proposed plumbing fixture design will provide capacity that they will rarely, if ever, need.

	Total S.F.	# w.c.	# urinals	# drinking fountains	# Staff
Pre-renovation library	8,720	1	0	0	10
Post-renovation library	18,647	5	2	1	10

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**BECKER**  
structural engineers, inc.

**Statement of Special Inspections**

Maine Historical Society Research Library  
Portland, Maine  
September 17, 2007

Statement Prepared by  
Structural Engineer of Record  
Becker Structural Engineers, Inc.  
75 York Street  
Portland, ME 04101  
207. 879. 1838

Owner  
Maine Historical Society  
489 Congress Street  
Portland, ME 04101  
207. 774. 1822

Architect of Record  
Schwartz / Silver  
75 Kneeland Street  
Boston, MA 02111  
617. 542. 6650

Contractor  
Consigli Construction Co.  
84 Middle Street  
Portland, ME 04101  
207. 791. 2511



**Special Inspections – Exhibit A**

Statement of Special Inspections  
List of Agents  
Final Report of Special Inspections  
Special Inspector/Agent Report

# Statement of Special Inspections - Exhibit A

Project: *Maine Historical Society Research Library*

Location: *Portland, Maine*

Owner: *Maine Historical Society*

This *Statement of Special Inspections* encompass the following discipline:

- Structural
- Mechanical/Electrical/Plumbing
- Architectural
- Other: \_\_\_\_\_

Design Professional in Responsible Charge: *Paul B. Becker, P.E.*

Firm Name: *Becker Structural Engineers, Portland, ME*

(Note: *Statement of Special Inspections* for other disciplines may be included under a separate cover)

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Structural Special Inspection Coordinator (SSIC) and the identity of other approved agencies to be retained for conducting these inspections and tests.

The Structural Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Code Official (BCO) and the Structural Registered Design Professional in Responsible Charge (SRDP). Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Structural Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Structural Registered Design Professional in Responsible Charge at an interval determined by the SSIC and the BCO.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted to the BCO prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency:  Upon request of Building Official \_\_\_\_\_ or  per attached schedule.

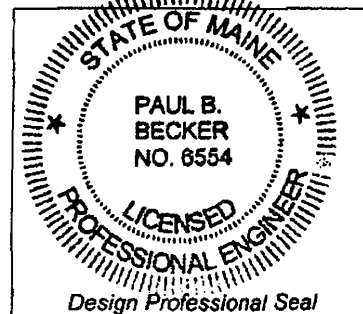
Prepared by:

*Paul B. Becker, P.E.*

(type or print name of the Structural Registered Design Professional in Responsible Charge)

*Paul B. Becker*  
Signature

*9-17-07*  
Date



Owner's Authorization:

Building Code Official's Acceptance:

Signature

Date

Signature

Date

**Statement of Special Inspections (Continued) - Exhibit A**

**Final Report of Special Inspections (SSIC/SI 1)**

[To be completed by the Structural Special Inspections Coordinator (SSIC/SI 1). Note that all Agent's Final Reports must be received prior to issuance.]

Project: *Maine Historical Society Research Library*

Location: *Portland, Maine*

Owner: *Maine Historical Society*

Owner's Address: *489 Congress St.  
Portland, ME 04101*

Architect of Record: *Jon Traficonte*  
*(name)*

*Schwartz / Silver*  
*(firm)*

Structural Registered Design

Professional in Responsible Charge: *Paul B. Becker*  
*(name)*

*Becker Structural Engineers*  
*(firm)*

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved other than the following:

Comments:

*(Attach continuation sheets if required to complete the description of corrections.)*

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

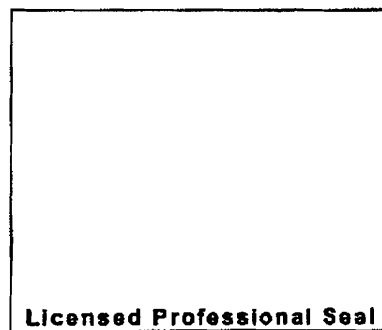
Respectfully submitted,  
Structural Special Inspection Coordinator

\_\_\_\_\_  
(Type or print name)

\_\_\_\_\_  
(Firm Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## Schedule of Special Inspections - Exhibit B

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### Qualifications of Inspectors and Testing Technicians

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

#### Key for Minimum Qualifications of Inspection Agents:

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

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

#### American Concrete Institute (ACI) Certification

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

#### American Welding Society (AWS) Certification

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

#### American Society of Non-Destructive Testing (ASNT) Certification

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

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

#### National Institute for Certification in Engineering Technologies (NICET)

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

#### Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector
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#### Other

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**Schedule of Special Inspections – Exhibit B**  
**SOILS & FOUNDATION CONSTRUCTION**

©Becker Structural Engineers, Inc. 2005

**Project: Maine Historical Society Research Library, Portland, ME**  
**Date Prepared: 09/17/2007**

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
IBC Section 1704.7, 1704.8, 1704.9							
1. Verify existing soil conditions, fill placement and load bearing requirements							
a. Prior to placement of prepared fill, determine that the site has been prepared in accordance with the approved soils report.	Y	P	IBC 1704.7.1	SI2	PE/GE or EIT		
b. During placement and compaction of fill material, verify material being used and maximum lift thickness comply with the approved soils report.	Y	P	IBC 1704.7.2	SI2	PE/GE or EIT		
c. Test in-place dry density of compacted fill complies with the approved soils report.	Y	P	IBC 1704.7.2	TA1	NICET-ST or NICET-GET		
2. Pile foundations:							
a. Observe and record procedures for static load testing of piles.	N	C	IBC 1704.8	SI2	PE/GE or EIT		
b. Observe and record procedures for dynamic load testing of piles.	N	C		SI2	PE/GE or EIT		
c. Record installation of each pile. Include cutoff and tip elevations of each pile relative to permanent reference.	Y	C		TA1	NICET-GET		
d. Test welded splices of steel piles	N	C	AWS D1.1	TA1	AWS-CWI		
3. Pier foundations: Verify installation of pier foundations for buildings assigned to Seismic Design Category C, D, E or F.	N	C	IBC 1704.9	SI2	PE/GE or EIT		
a. Verify pier diameter and length	N	C		SI2	PE/GE or EIT		
b. Verify pier embedment (socket) into bedrock	N	P		SI2	PE/GE or EIT		
c. Verify suitability of end bearing strata	N	P		SI2	PE/GE or EIT		

# Schedule of Special Inspections – Exhibit B

## CONCRETE CONSTRUCTION

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Project: Maine Historical Society Research Library, Portland, ME  
 Date Prepared: 09/17/2007

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
IBC Section 1704.4							
1. Inspection of reinforcing steel, including prestressing tendons, and placement	Y	P	ACI 318: 3.5, 7.1-7.7	SII	PE/SE or EIT		
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5B	N		Welding of Reinf Not Allowed	TAI	AWS-CWI		
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased	N	C	IBC 1912.5	SII	PE/SE or EIT		
4. Verifying use of required design mix	Y	P	ACI 318: Ch 4, 5.2-5.4	SII	PE/SE or EIT		
5. At time fresh concrete is sampled to fabricate specimens for strength test, perform slump and air content test and temperature	Y	C	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	TAI	ACI-CFTT or ACI-STT		
6. Inspection of concrete and shotcrete placement for proper application techniques	Y	C	ACI 318: 5.9, 5.10	SII	PE/SE or EIT		
7. Inspection for maintenance of specified curing temperature and techniques	Y	P	ACI 318: 5.11-5.13	SII	PE/SE or EIT		
8. Inspection of Prestressed Concrete							
a. Application of prestressing force.	N	C	ACI 318: 18.20	SII	PE/SE or EIT		
b. Grouting of bonded prestressing tendons in seismic force resisting system	N	C	ACI 318: 18.18.4	SII	PE/SE or EIT		
9. Erection of precast concrete members	N	P	ACI 318: Ch 16	SII	PE/SE or EIT		
10. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms beams and structural slabs	N	P	ACI 318: 6.2	TAI	ACI-STT		

**Schedule of Special Inspections – Exhibit B**  
**SPRAYED FIRE-RESISTANT MATERIALS**

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**Project: Maine Historical Society Research Library, Portland, ME**  
**Date Prepared: 09/17/2007**

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
IBC Section 1704.11							
1. Surface Conditions: Verify surfaces are prepared in accordance with the approved fire-resistance design and the approved manufacturer's written instructions prior to application of the sprayed fire-resistant material.	Y	P	IBC 1704.11.1	TA2			
2. Application: Verify the substrate shall have a minimum ambient temperature before and after application as specified in the approved manufacturer's written instruction. The area for application shall be ventilated during and after application as required by the approved manufacturer's written instructions.	Y	P	IBC 1704.11.2	TA2			
3. Thickness: Verify average thickness of the sprayed fire-resistant materials applied to structural elements shall not be less than the thickness required by the approved fire-resistance design.							
a. Floor, Roofs & Walls: The thickness of the sprayed fire-resistant material applied to floor, roof and wall assemblies shall be determined in accordance with ASTM E 605, taking the average of not less than four measurements for each 1,000 square feet (93 m <sup>2</sup> ) of the sprayed area on each floor or part thereof.	N	C	IBC1704.3.1; ASTM E605	TA2			
b. Structural Framing: The thickness of the sprayed fire-resistant material applied to structural members shall be determined in accordance with ASTM E 605. Thickness testing shall be performed on not less than 25 percent of the structural members on each floor.	Y	C	IBC1704.3.2; ASTM E605	TA2			
4. Density: Verify density of the sprayed fire-resistant material not be less than the density specified in the approved fire-resistant design.	Y	C	IBC1704.4; ASTM E605	TA2			

Sprayed Fire-Resistant Materials have been reviewed in accordance with section 1704.11 of the IBC Code

Special Inspector \_\_\_\_\_ Date \_\_\_\_\_

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## Schedule of Special Inspections – Exhibit B

### STEEL CONSTRUCTION

Project: Maine Historical Society Research Library, Portland, ME

Date Prepared: 09/17/2007

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
IBC Section 1704.3							
1. Material verification of high-strength bolts, nuts and washers:							
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Y	S	Applicable ASTM material specifications; AISC 335, Section A3.4; AISC LRFD, Section A3.3	SII	PE/SE or EIT		
b. Manufacturer's certificate of compliance required.	Y	S		SII	PE/SE or EIT		
2. Inspection of high-strength bolting							
a. Bearing-type connections.	Y	P	AISC LRFD Section M2.5	TL	AWS/AISC-SSI		
b. Slip-critical connections.	Y	C or P (method dependent)	IBC Sect 1704.3.3	TL	AWS/AISC-SSI		
3. Material verification of structural steel (IBC Sect 1708.4):							
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Y	S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4	SII	PE/SE or EIT		
b. Manufacturers' certified mill test reports.	Y	S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4	SII	PE/SE or EIT		
4. Material verification of weld filler materials:							
a. Identification markings to conform to AWS specification in the approved construction documents.	Y	S	AISC, ASD, Section A3.6; AISC LRFD, Section A3.5	SII	PE/SE or EIT		
b. Manufacturer's certificate of compliance required.	Y	S		SII	PE/SE or EIT		

Steel Construction has been reviewed in accordance with section 1704.3 of the IBC Code

Special Inspector \_\_\_\_\_

Date \_\_\_\_\_

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## Schedule of Special Inspections – Exhibit B

### STEEL CONSTRUCTION

Project: Maine Historical Society Research Library, Portland, ME  
 Date Prepared: 09/17/2007

VERIFICATION AND INSPECTION IBC Section 1704.3	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
5. Submit current AWS D1.1 welder certificate for all field welders who will be welding on this project.	Y	S	AWS D1.1	SII	PE/SE or EIT		
6. Inspection of welding (IBC 1704.3.1):							
a. Structural steel:							
1) Complete and partial penetration groove welds.	Y	C	AWS D1.1	TA1	AWS-CWI		
2) Multipass fillet welds.	Y	C		TA1	AWS-CWI		
3) Single-pass fillet welds > 5/16"	Y	C		TA1	AWS-CWI		
4) Single-pass fillet welds < 5/16"	Y	P		TA1	AWS-CWI		
5) Floor and Roof deck welds.	Y	P		AWS D1.3	TA1	AWS-CWI	
b. Reinforcing steel (IBC Sect 1903.5.2):							
1) Verification of weldability of reinforcing steel other than ASTM A706.	N		Welding of Reinforcement not permitted	N/A			
2) Reinforcing steel-resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special reinforced concrete shear walls and shear reinforcement.	N	C	AWS D1.4 ACI 318: 3.5.2	TA1	AWS-CWI		
3) Shear reinforcement.	N	C		TA1	AWS-CWI		
4) Other reinforcing steel.	N	P		TA1	AWS-CWI		
7. Inspection of steel frame joint details for compliance (IBC Sect 1704.3.2) with approved construction documents:							
a. Details such as bracing and stiffening.	Y	P		SII	PE/SE or EIT		
b. Member locations.	Y	P		SII	PE/SE or EIT		
c. Application of joint details at each connection.	Y	P		SII	PE/SE or EIT		

Steel Construction has been reviewed in accordance with section 1704.3 of the IBC Code

Special Inspector \_\_\_\_\_

Date \_\_\_\_\_

Page of \_\_\_\_\_

**Schedule of Special Inspection Services – Exhibit B**  
**FABRICATION AND IMPLEMENTATION PROCEDURES – STRUCTURAL STEEL**

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Project: Maine Historical Society Research Library, Portland, ME  
 Date Prepared: 09/17/2007

VERIFICATION AND INSPECTION IBC Section 1704.2	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
1. Fabrications Procedures: Review of fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At the completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents. -OR- 2. AISC or SSFNE Certification	Y	S	Fabricator shall submit one of the two qualifications	SI1	PE/SE or EIT		
3. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents.	Y	S	IBC 1704.2.2	SI1	PE/SE or EIT		

Fabricator Qualifications have been reviewed in accordance with section 1704.2 of the IBC Code

Special Inspector \_\_\_\_\_

Date \_\_\_\_\_

Page of \_\_\_\_\_

**Special Inspections – Exhibit C**

Quality Assurance for Seismic Resistance Seismic Checklist  
Quality Assurance for Seismic Resistance Wind Checklist  
Schedule of Inspections

**(Note: participation of Mechanical Engineer, and Electrical Engineer of Record will be required to complete Exhibit C)**

**Quality Assurance Plan – Exhibit C**

**QUALITY ASSURANCE FOR SEISMIC RESISTANCE CHECK LIST [IBC 1705]**

Project: Maine Historical Society Research Library, Portland, ME

Date Prepared: 09/17/2007

<b>SEISMIC DESIGN CATEGORY: C</b>	
<b>QUALITY ASSURANCE PLAN REQUIREMENTS</b>	
(A Quality Assurance Plan, enacted through the Special Inspections requirements for this project, are in place for the following systems)	
<b><input checked="" type="checkbox"/> FOR SEISMIC DESIGN CATEGORY C OR HIGHER:</b>	
<b>Structural:</b> <input checked="" type="checkbox"/> The seismic-force-resisting systems <input checked="" type="checkbox"/> Steel Braced Frames and associated connections/anchorage <input type="checkbox"/> Steel Moment Frames and associated connections Shear walls: <input type="checkbox"/> CMU <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Diaphragms: <input checked="" type="checkbox"/> Floor <input checked="" type="checkbox"/> Roof <input type="checkbox"/> Other:	SER
<b>Mechanical/Piping:</b> <input type="checkbox"/> Heating, ventilating and air-conditioning (HVAC) ductwork containing hazardous materials and anchorage of such ductwork <input type="checkbox"/> Hazardous Material: <input type="checkbox"/> Hazardous Material: <input type="checkbox"/> Piping systems and mechanical units containing flammable, combustible or highly toxic materials <input type="checkbox"/> Material: <input type="checkbox"/> Material:	MER
<b>Electrical:</b> <input type="checkbox"/> Anchorage of electrical equipment used for emergency or standby power systems <input type="checkbox"/> Equipment: <input type="checkbox"/> Equipment: <input type="checkbox"/> Equipment:	EER
<b><input type="checkbox"/> ADDITIONAL SYSTEMS FOR SEISMIC DESIGN CATEGORY D OR HIGHER:</b>	
<b>Architectural:</b> <input type="checkbox"/> Exterior wall panels and their anchorage <input type="checkbox"/> Precast Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Stone: <input type="checkbox"/> Other: <input type="checkbox"/> Suspended ceiling systems and their anchorage <input type="checkbox"/> Access floors and their anchorage <input type="checkbox"/> Steel storage racks and their anchorage <input type="checkbox"/> Retail Storage Racks <input type="checkbox"/> High Density Files <input type="checkbox"/> Other: <input type="checkbox"/> Life-safety component required to function after an earthquake: <input type="checkbox"/> Engineered Egress Stairs <input type="checkbox"/> Fire Protection Sprinkler System <input type="checkbox"/> Other: <input type="checkbox"/> Other: <input type="checkbox"/> Other:	RAR
<b><input type="checkbox"/> ADDITIONAL SYSTEMS FOR SEISMIC DESIGN CATEGORY D OR HIGHER:</b>	
<b>Electrical:</b> <input type="checkbox"/> Electrical equipment	EER

Not Required: SDC C

Structural Engineer of Record (SER): \_\_\_\_\_ Registered Architect of Record (RAR): \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Mechanical Engineer of Record (MER):

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Electrical Engineer of Record (EER):

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Building Code Official's Acceptance:

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Quality Assurance Plan – Exhibit C**

Page C2

**QUALITY ASSURANCE FOR WIND REQUIREMENTS CHECK LIST [IBC 1706]**

Project: Maine Historical Society Research Library, Portland, ME

Date Prepared: 09/17/2007

**Wind Exposure: B**

REQUIRED	NOT REQUIRED	NOT APPLICABLE	<b>QUALITY ASSURANCE PLAN REQUIREMENTS</b> (A Quality Assurance Plan is required where indicated below)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In wind exposure Categories A and B, where the 3-second-gust basic wind speed is 120 miles per hour (mph) (52.8 m/sec) or greater.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	In wind exposure Categories C and D, where the 3-second-gust basic wind speed is 110 mph (49 m/sec) or greater.

Prepared by:

Building Code Official's Acceptance:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Schedule of Special Inspections – Exhibit C**  
**SEISMIC RESISTANCE - STRUCTURAL**

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Project: Maine Historical Society Research Library, Portland, ME  
 Date Prepared: 09/17/2007

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
<b>IBC Section 1707</b>							
1. Special inspections for seismic resistance. Special inspection as specified in this section is required for the following:			Seismic Design Category: D				
a. The seismic-force-resisting systems in structures assigned to Seismic Design Category C, D, E or F	Y	P	IBC 1707.1	SII	PE/SE or EIT		
2. Structural steel: Continuous special inspection for structural welding in accordance with AISC 341.	N	P	IBC 1707.2	TAI	AWS-CWI		
3. Structural wood:							
a. Continuous special inspection during field gluing operations of elements of the seismic-force-resisting system.	N	C	IBC 1707.3	SII	PE/SE or EIT		
b. Periodic special inspections for nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including drag struts, braces and hold-downs	N	P	IBC 1707.3	SII	PE/SE or EIT		
4. Cold-formed steel framing: Periodic special inspections during welding operations of elements of the seismic-force-resisting system. Periodic special inspections for screw attachment, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including struts, braces, and hold-downs	N	N	CFSF for this project not part of the primary seismic-force resisting system				
4. Seismic isolation system. Provide periodic special inspection during the fabrication and installation of isolator units and energy dissipation devices if used as part of the seismic isolation system	N	N	IBC 1707.8 Seismic isolators not used				

Structural Seismic Resistance has been reviewed in accordance with section 1707 of the IBC Code

Special Inspector \_\_\_\_\_

Date \_\_\_\_\_

Page of \_\_\_\_\_

**Special Inspections – Exhibit D**

**Contractor's Statement of Responsibility**

## Contractor's Statement of Responsibility –Exhibit D

---

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. Make additional copies of this form as required.

Project:

Contractor's Name:

Address:

License No.:

Description of designated building systems and components included in the Statement of Responsibility:

### Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

### Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.



# Contractor's Statement of Responsibility –Exhibit D

---

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. Make additional copies of this form as required.

Project:

Contractor's Name:

Address:

License No.:

Description of designated building systems and components included in the Statement of Responsibility:

## Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

## Fabricator's Certificate of Compliance – Exhibit D

---

Each approved fabricator that is exempt from Special Inspection of shop fabrication and implementation procedures per section 1704.2 of the International Building Code must submit a *Fabricator's Certificate of Compliance* at the completion of fabrication.

Project:

Fabricator's Name:

Address:

Certification or Approval Agency:

Certification Number:

Date of Last Audit or Approval:

Description of structural members and assemblies that have been fabricated:

I hereby certify that items described above were fabricated in strict accordance with the approved construction documents.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

Attach copies of fabricator's certification or building code evaluation service report and fabricator's quality control manual

**End of Statement of Special Inspections**

## Maine Historical Society Research Library Addition and Renovation

### Building Envelope Requirements

IECC 2000 Table 802.2 (33) Building Envelope Requirements, Climate Zone 15

Area of windows/glazed door area 1,576 (incl. louvered openings)

Area of solid walls 6,007

Total area: 7,583

10% > Total glazed area < 25% total area

### Window and Glazed Door Area over 10 percent but Not Greater than 25 percent of Above-grade Wall Area

Element	Value	
Slab or below grade wall	0	
Windows	<b>SHGC</b>	<b>U-factor</b>
PF < 0.25**	0.5	0.5
PF > .50**	0.7	0.5
Roof Assemblies	<b>Cont. insulation</b>	
Metal joist/truss	R-20	
Above grade walls	<b>Metal Framing</b>	
Framed:		
R-value cavity	R-13	
R-value continuous	R-3	
Other Masonry:		
R-value cavity	R-11	
R-value continuous	R-0	

### Building Envelope Calculations

#### 1. Exterior Walls:

The composition of exterior walls (and roof) is as follows: exterior weatherproof material, continuous rigid insulation, exterior gwb sheathing, metal stud backup with spray-icynene insulation, and interior gwb sheathing.

- a. Brick Veneer R = 32.45: "Wall Type W40" = 4" face brick (0.44), 1" air space (1), 2" polystyrene extruded insulation (10), self-adhered sheet waterproofing, ½" gwb sheathing (0.45), 6" metal studs with 6" icynene insulation (20), vapor retarder, 5/8" interior gwb sheathing (0.56)
- b. Corrugated Metal Panel R = 31.01: "Wall Type W70" = corrugated aluminum panels, 2" polystyrene extruded insulation (10), self-adhered sheet waterproofing, ½" gwb sheathing (0.45), 6" metal studs with 6" icynene insulation (20), vapor retarder, 5/8" interior gwb sheathing (0.56)
2. Roof R = 20.9: TPO Membrane, ½" coverboard (0.45), rigid insulation tapered to drain, min. 2", avg 4" (20), vapor barrier, ½" gwb sheathing (0.45), 3" metal deck
3. Curtainwall U = .33: Kawneer 1600, Wall System 2 [w/glazing as specified]
4. Glazing U = .21: 1" double-glazed insulated unit with heat mirror film
5. Doors R = 3.03: Stile and Rail Wood Door – Mahogany 1 ¾" thickness
6. Floors U-varies: 6 ½" thick = 3" metal deck + 3 ½" concrete (0.28); 1 ½" finish varies
  - a. wood (¾" plywd subfloor) = .68 + .93 = total U value of floor = 1.89
  - b. carpet (¾" plywood subfloor) = .68 + 1.23 total U value of floor = 2.19
  - c. conc. topping slab = 0.12 total U value of floor = 0.4

As shown the project meets or exceeds the requirements for R and U values for exterior assemblies.

Maine Historical Society Research Library Addition and Renovation

\*\*PF = Projection factor (decimal).  $PF = A/B$  where:

A = Distance measured horizontally from the furthest continuous extremity of any overhang, eave, or permanently attached shading device to the vertical surface of the glazing.

B = Distance measured vertically from the bottom of the glazing to the underside of the overhang, eave, or permanently attached shading device.

Garden Level Glazing – West: A = 40.325" B = 29"	<b>PF = 1.39</b>
Garden Level Glazing North / South	<b>PF = 0</b>
Curtainwall West / South: A = 4" B = 317.25"	<b>PF = 0.0126</b>



# General Building Permit Application

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

Location/Address of Construction: <u>489 CONGRESS ST. PORTLAND, ME</u>		
Total Square Footage of Proposed Structure <u>ADDITION = 11,125 GROSS SF. / RENOVATION = 9,343 GROSS SF.</u>		Square Footage of Lot <u>≈ 37,777 ft<sup>2</sup></u>
Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>F</u> Lot# <u>14</u>	Owner: <u>MHS, INC</u> <u>MAINE HISTORICAL SOCIETY</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone:	Cost Of Work: \$ <u>5.16 MM</u> Fee: \$ <u>41,589</u> C of O Fee: \$ <u>N/A</u>
Current legal use (i.e. single family) <u>LIBRARY</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>LIBRARY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>DEMOLITION OF EXISTING ADDITION, CONSTRUCTION OF NEW ADDITION. UPDATE OF ELECTRICAL, HVAC, PLUMBING AND SECURITY SYSTEMS. RESTORATION OF HISTORIC GARDENS, RENOVATIONS &amp; RESTORATION OF HISTORIC LIBRARY.</u>		
Contractor's name, address & telephone: <u>CONSILI CONSTRUCTION. 84 MIDDLE STREET 207.791. PORTLAND, ME 04101 2511.</u>		
Who should we contact when the permit is ready: <u>NICK COLLINS</u> Mailing address: <u>84 MIDDLE ST. PORTLAND, ME 04101</u> Phone: <u>207-791-2511</u>		

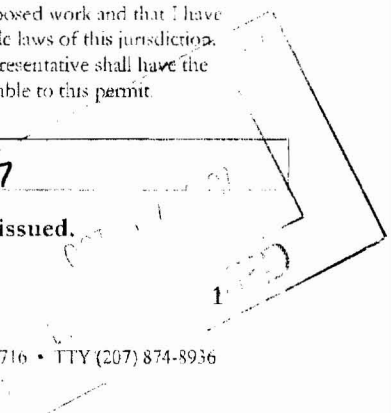
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874 8703.

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

Signature of applicant: 	Date: <u>10/8/07</u>
---	----------------------

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





# Certificate of Design Application

SCHWARTZ/SILVER ARCHITECTS - ROBERT SILVER, FAIA; JONATHAN TRAFICANTE, AIA

From Designer:

RAN BURNE, P.E. / BECKER STRUCTURAL ENGINEERS, INC.

Date:

7/31/07

Job Name:

MAINE HISTORICAL SOCIETY RESEARCH LIBRARY

Address of Construction:

489 CONGRESS ST., PORTLAND, ME.

## 2003 International Building Code

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

Building Code & Year 2003 IBC Use Group Classification (s) USE GROUP A3, ASSEMBLY

Type of Construction III D

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

Is the Structure mixed use NO If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) YES

### Structural Design Calculations

COMPLETED Submitted for all structural members (1603.1.1, 1603.1.2)

### Design Loads on Construction Documents (1603)

Floor Area Use / Loads Shown	Loads Shown
1 <sup>ST</sup> CORRIDORS / STAIRS	100 PSF
CORRIDORS ABV 1 <sup>ST</sup>	20 PSF
MECH. PENT.	30 PSF + UNIT WT.
DECKES	50 PSF + 20 PSF
COLLECTION + STD.	ACTUAL WEIGHTS: 58 KIP
	- 141 KIP TOTAL

### Wind loads (1603.1.4, 1609)

<u>METHOD 2</u>	Design option (Table 1609.1.1, 1609.1.2)
<u>100 MPH</u>	Basic wind speed (1609.1.1)
<u>1.0</u>	Building category and wind importance factor (Table 1609.1.1, 1609.1.2)
<u>B</u>	Wind exposure category (1609.1.4)
<u>30.4 B</u>	Internal pressure coefficient (1609.1.5)
<u>22 PSF</u>	Minimum wind load (1603.1.1, 1609.1.2.1)
<u>20.2 PSF</u>	Static wind pressure (1603.1.1, 1609.1.2.1)

### Earth design data (1603.1.5, 1614-1623)

<u>EQUIV. FORCE</u>	Design lateral force (1614.1)
<u>1</u>	Seismic design category (1614.1)
<u>0.160</u>	Special seismic coefficients (1614.1.1, 1614.1.2)
<u>2</u>	Seismic importance factor (1614.1.2)

<u>N/A</u>	Live load reduction
<u>19 PSF</u>	Roof live loads (1603.1.2, 1607.1.1)
<u>46 PSF + DRIFT</u>	Roof snow loads (1603.1.3, 1608)
<u>60</u>	Ground snow load, P <sub>g</sub> (1608.2)
<u>46 PSF + DRIFT</u>	P <sub>g</sub> > 10 psf flat-roof snow load (1608.2)
<u>1.0</u>	P <sub>g</sub> > 10 psf snow exposure factor (1608.2)
<u>1.0</u>	P <sub>g</sub> > 10 psf - no wind importance factor (1608.2)
<u>1.1</u>	Roof increase factor (1608.2)
<u>N/A</u>	Sloped roof overhang (1608.2)
<u>C</u>	Seismic design category (1614.1)
<u>CBF</u>	Basic seismic force coefficient (1614.1.2)
<u>3.0, 3.0</u>	Response modification coefficient (1614.1.2)
	Seismic importance factor (1614.1.2)

<u>EQUIV. FORCE</u>	Analysis procedure (1614.1.1, 1614.1.2)
<u>30.4 K</u>	Design base shear (1614.1.1, 1614.1.2)

### Flood loads (1603.1.6, 1612)

<u>N/A</u>	Flood hazard (1603.1.6)
<u>N/A</u>	Flood hazard category (1603.1.6)

### Other loads

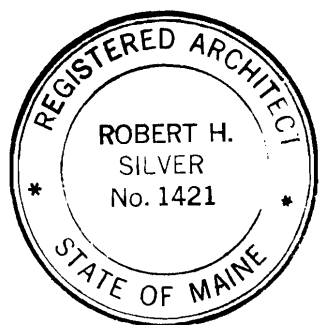
<u>SEE ABOVE</u>	Concentrated loads (1607.4)
<u>SEE ABOVE</u>	Uniform loads (1607.5)
<u>N/A</u>	Misc. loads (Table 1607.8, 1607.8.1, 1607.8.2, 1607.8.3, 1607.8.4, 1607.8.5)



## Accessibility Building Code Certificate

**Designer:** SCHWARTZ/SILVER ARCHITECTS  
**Address of Project:** 489 CONGRESS STREET, PORTLAND, ME  
**Nature of Project:** LIBRARY RENOVATION AND ADDITION  
e MAINE HISTORICAL SOCIETY

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



**Signature:** Robert H. Silver  
**Title:** PRESIDENT  
**Firm:** SCHWARTZ/SILVER ARCHITECTS  
**Address:** 75 KNEELAND STREET  
BOSTON, MA 02111  
**Phone:** 617-542-6650

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





## Certificate of Design

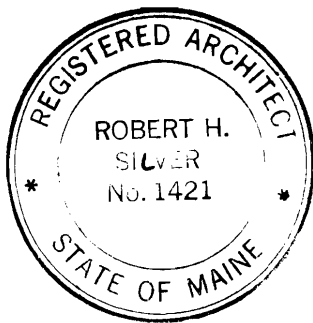
Date: 10/17/07

From: NICK COLLINS / ROBERT SILVER

These plans and / or specifications covering construction work on:

MAINE HISTORICAL SOCIETY RESEARCH LIBRARY RENOVATION + ADDITION

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



Signature: Robert H. Silver

Title: PRESIDENT

Firm: SCHWARTZ/SILVER ARCHITECTS

Address: 75 KNEELAND STREET

BOSTON, MA 02111

Phone: 617-542-6650

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



PORTLAND MAINE  
Strengthening a Remarkable City, Building a Community for Life [www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

RECEIVED

SEP 2 2007

Consigli Construction Co.

SEP 13 2007

cc: Stone

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. - BARBARA → EXTERIOR - STORM PARKING, LANDSCAPING. ✓  
PARKING LOT, LANDSCAPING, NEW COST ESTIMATE FORM
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

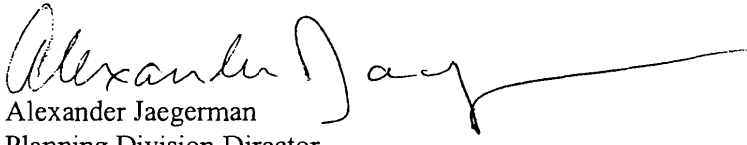
DEV. REVIEW  
COORDINATION  
PHIL DIPICCO  
874-8632

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](mailto: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

## 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:

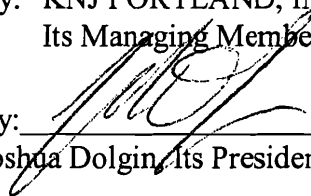
1. Cross Easements. MHS grants to 477, its successors and assigns, for the benefit of the 477 Property, an appurtenant, non-exclusive easement to enter upon the area shown in hatching on the attached Exhibit A (the "Easement Area"), with workers and equipment as reasonably necessary for the construction, 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

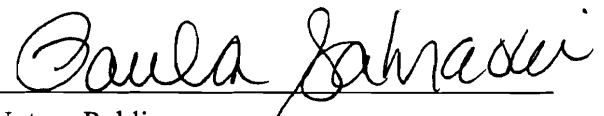
By:   
Joshua Dolgin, Its President

STATE OF NEW YORK  
COUNTY OF NEW YORK

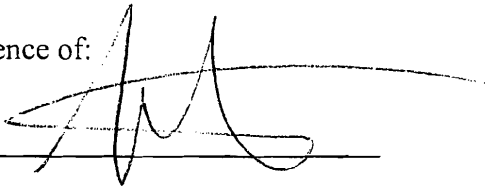
October 12, 2007

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.

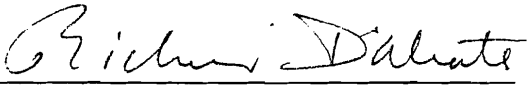
Before me,

  
Notary Public  
Print Name: PAULA SAHRAOUI

In presence of:

  
\_\_\_\_\_

MAINE HISTORICAL SOCIETY

By: 

Richard D'Abate

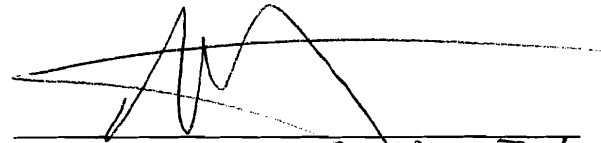
Executive Director

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.

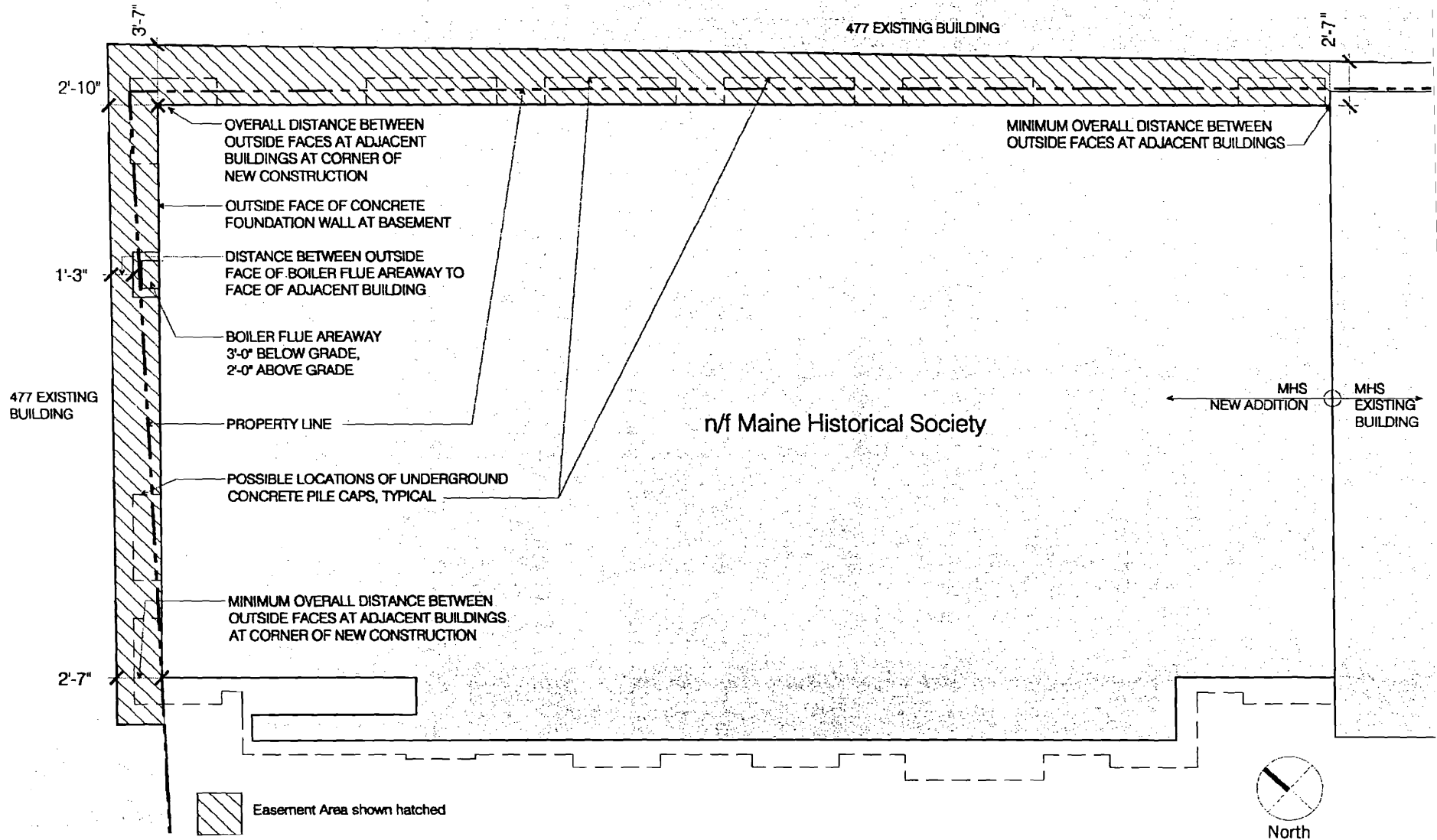
Before me,

  
\_\_\_\_\_

~~Notary Public~~ ATTORNEY AT LAW

Print Name: Nathan H. Smith

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 Historical Addition

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



# CONSIGLI

*Est. 1905*

## FACSIMILE TRANSMITTAL SHEET

TO: <b>D. PIERRO</b> Phil <del>D. Piro</del>	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

Planning and Development Department  
**SUBDIVISION/SITE DEVELOPMENT**

791-2561

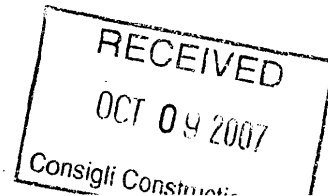
**COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE**

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:**

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
<b>1. STREET/SIDEWALK</b>						
Road/Parking Areas				<u>1 LUMP</u>	<u>30,286</u>	<u>30,286</u>
Curbing	<u>270 LF</u>	<u>25<sup>00</sup></u>	<u>6,750</u>			
Sidewalks	<u>1665 LF</u>	<u>100<sup>00</sup></u>	<u>166,600</u>			
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs	<u>524 SF</u>	<u>27<sup>50</sup></u>	<u>14,410</u>			
Other				<u>1 LUMP</u>	<u>90,000</u>	<u>90,000</u>
<b>2. EARTH WORK</b>						
Cut				<u>550 CY</u>	<u>20</u>	<u>11,000</u>
Fill				<u>200 CY</u>	<u>30</u>	<u>6,000</u>
<b>3. SANITARY SEWER</b>						
Manholes	<u>2 EA</u>	<u>5,000</u>	<u>10,000</u>	<u>1 EA</u>	<u>3,950</u>	<u>3,950</u>
Piping						
Connections	<u>1 EA</u>	<u>800</u>	<u>800</u>			
Main Line Piping	<u>140 LF</u>	<u>100</u>	<u>14,000</u>			
House Sewer Service Piping				<u>80 LF</u>	<u>59</u>	<u>4,720</u>
Pump Stations						
Other				<u>1 LUMP</u>	<u>2,000</u>	<u>2,000</u>
<b>4. WATER MAINS</b>						
	<u>50 LF</u>	<u>80<sup>00</sup></u>	<u>4,000</u>			
<b>5. STORM DRAINAGE</b>						
Manholes	<u>2 EA</u>	<u>3,500</u>	<u>7,000</u>			
Catchbasins				<u>4 EA</u>	<u>3,000</u>	<u>12,000</u>
Piping	<u>170 LF</u>	<u>90</u>	<u>15,300</u>	<u>270 LF</u>	<u>96</u>	<u>25,920</u>
Detention Basin						
Stormwater Quality Units						
Other				<u>1 LUMP</u>	<u>40,000</u>	<u>40,000</u>

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:	<u>88,560<sup>00</sup></u>			<u>311,870<sup>00</sup></u>		
GRAND TOTAL:	_____			_____		

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	_____	_____
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	

Applicant: ME Historical Society Research Date: 10/31/07  
Address: 489 Congress St C-B-L: 037-F-12, -14, -17

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Developed lot #07-1305  
Zone Location - B-3  
Interior of corner lot - Demolition of 21951 Addition & construction of a New Addition  
& Renovations to the Existing 1907 Library building  
niches  
11,125 sq ft - Existing = 3,293  
(net 7,547 sq ft)

Proposed Use/Work -  
Savage Disposal - City  
Lot Street Frontage - 15' min

Front Yard -  
Rear Yard - None Req.  
Side Yard -

Projections -  
Width of Lot - N/A  
Height - 35' min - 37' scaled to garden level

Lot Area - Minimum Req.  
Lot Coverage/Impervious Surface - 100%

Area per Family -  
Off-street Parking - for New Section only

Loading Bays -  
Site Plan - #2007-0095  
Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 13 - Zone X  
PAD along Congress St  
Construction on Sound/Noise  
street wall build to - OK per plan based on front -  
EXISTING PARKING lot on side

Research Library 12,636 sq ft  
original Bldg: Nicholas way  
New = 7457 sq ft  
5682 = storage  
1775 = office - 4  
10 leg new  
Did a breakdown  
the whole  
old

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

**2007-0095**

Application I. D. Number

**5/30/2007**

Application Date

**Maine Historical Society Research Libr**

Project Name/Description

**Mhs Inc**

Applicant

**489 Congress St, Portland, ME 04101**

Applicant's Mailing Address

Consultant/Agent

**Agent Ph:** \_\_\_\_\_ **Agent Fax:** \_\_\_\_\_

Applicant or Agent Daytime Telephone, Fax

**-489 - 489 Congress St, Portland, Maine**

Address of Proposed Site

**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 .87 Acreage of Site \_\_\_\_\_ Zoning **B3**

**Check Review Required:**

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

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date \_\_\_\_\_

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

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

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  **Required\***  **Not Required**

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

- 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 \_\_\_\_\_



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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0095

**Date:** 10/25/2007

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Shukria forwarded me some information which states that the noise levels are one decibel over the maximum of 55 dBA - see her letter - I also received information concerning an easement to do construction on adjoining properties

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0095

**Date:** 8/21/2007

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The B-3 zoning requirements are being met including minimum and maximum heights setbacks and parking requirements.

I do have a "building" question regarding owner's rights to what is labeled off-site grading. It also appears that the building in the rear abuts the property line. The applicant must show rights to dig and pour a footing on an adjoining property. There should be engineering that shows the adjoining building(s) will not be negatively impacted by this proposed excavation and building.

The B-3 Zone has noise requirements that state between the hours of 9:00 pm and 7:00 am, any noise generated shall not exceed 55 decibels on the A scale. Between the hours of 7:00 am and 9:00 pm any noise generated shall not exceed 60 decibels on the A scale. Noise generated is measured at the boundaries of any lot or within publicly accessible pedestrian open spaces. It is noted that the plans indicate roof top mechanicals. The applicant should indicate how all HVAC equipment will meet the B-3 noise regulations.

Marge Schmuckal  
Zoning Administrator

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

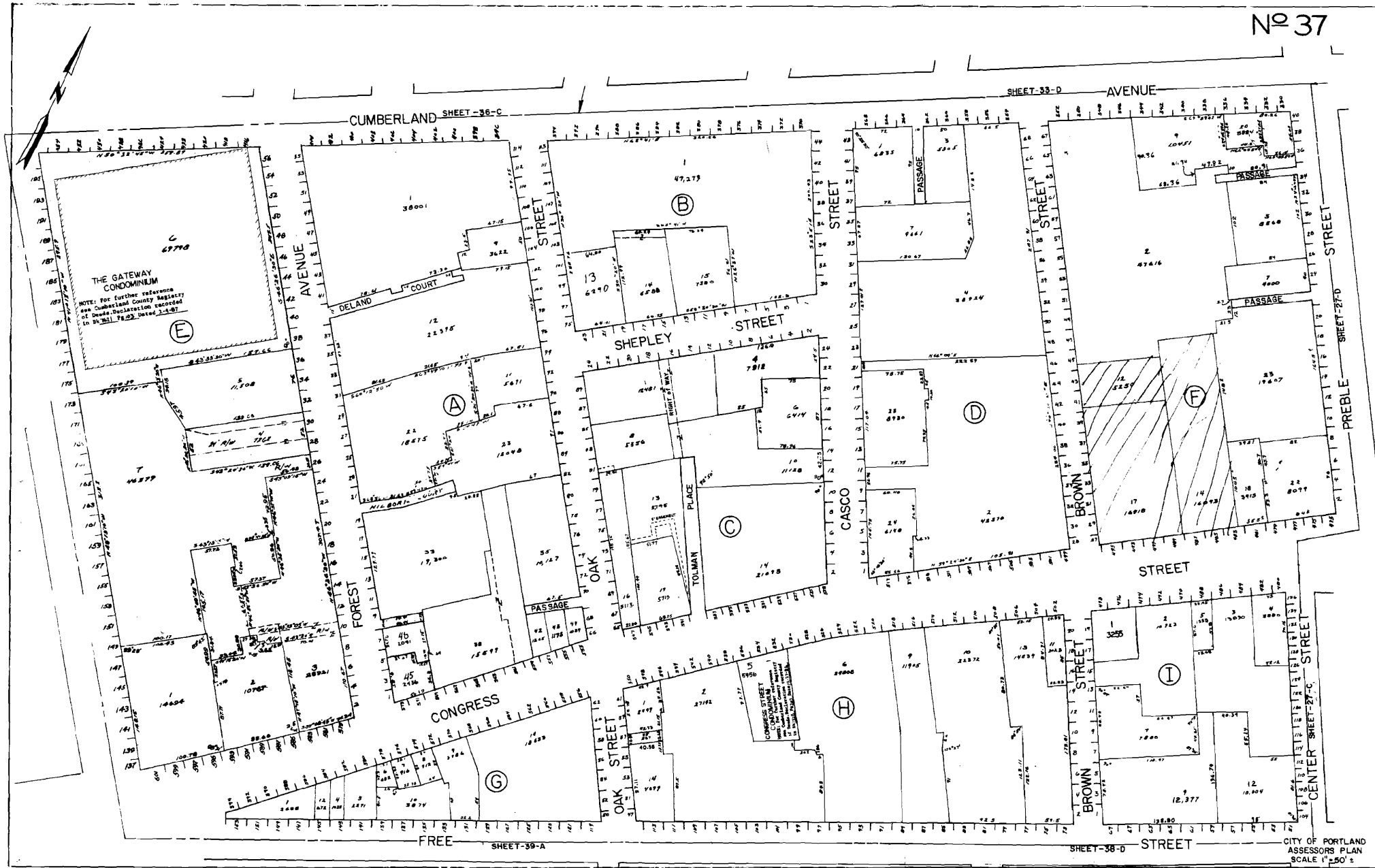
**Dept:** Zoning

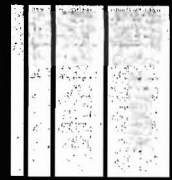
**Subject:** Application ID: 2007-0095

**Date:** 10/31/2007

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conditions on the noise requirements that when the installation is complete, that the noise be monitored and be made to meet the minimum noise guidelines PRIOR to an occupancy permit. Still waiting for a stamped approved site plan from planning staff (Shukria).





June 1, 2007  
06020

Shukria Wiar  
Planning Department  
City of Portland  
389 Congress Street  
Portland, Maine 04101

sebagotechnics.com

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

6/6/07

**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.

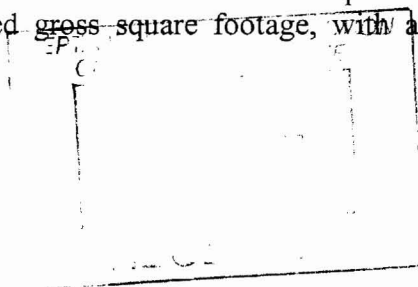
The comments and concerns identified to date are listed below in italics, followed by our response.

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

**EXHIBIT 1**  
**6-1-07**

06020

Gross Areas as Submitted 11,125

Basement 2,342

Garden Lnd Floor 2,586

Mech. Penthouse 854

Gross Areas Revised 9,439

Total Excluded Areas 1,686

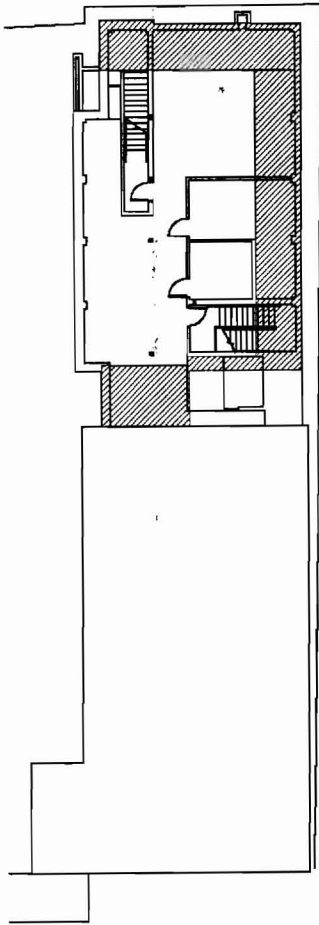
(Structural Shelf at Basement, Mechanical Pen

Basement 1,510

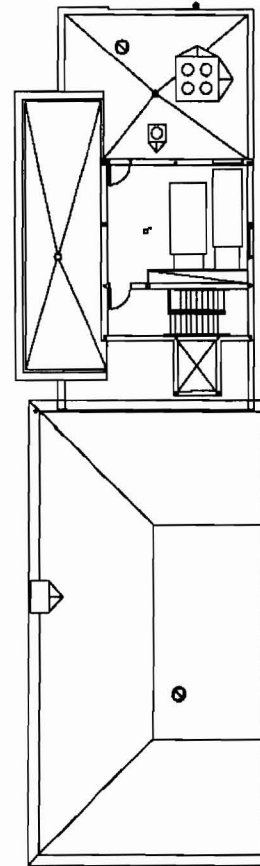
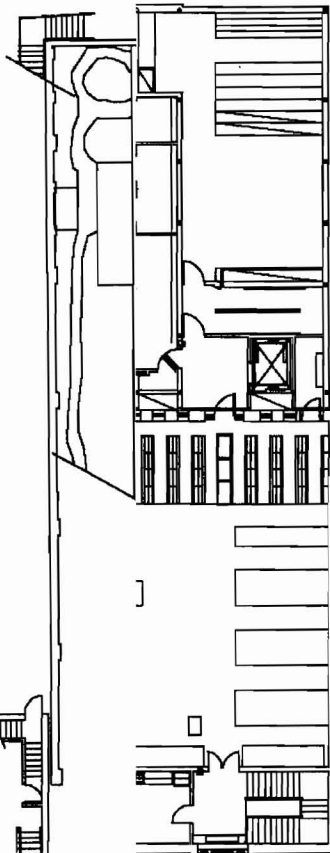
Structural Shelf 832

Garden Lnd Floor 2,586

Mech. Penthouse 854



STRUCTURAL  
SHELF SHOWN  
DASHED.  
11" BETWEEN  
T.O. CONC. AND  
B.O. STEEL



**From:** Shukria Wiar  
**To:** Marge Schmuckal  
**Date:** 10/25/2007 10:42:17 AM  
**Subject:** Fwd: RE: Maine Historical Society

#2007-0095  
489 Congress

>>> "Collins, Nick" <NCollins@consigli.com> 10/22 8:51 AM >>>  
Good Morning Shukria,

Please see the attached letter regarding the noise ordinance. After reviewing the letter, I see we may have a problem.

The loudest point at grade, on the property line, will be 60 dBA. This is 5 dBA over the limit.

I don't want this to hold up the process any further, so I would propose (2) methods to resolve this.

1 - Request a variance to the noise ordinance from the City to allow the 5 dBA overage

2 - Provide a letter of guarantee that once the systems are up and running, the noise levels will be tested as installed at the property lines, and any modifications (sound attenuating screen etc.) would be installed as necessary to bring the sound levels to within the B-3 requirement. This can be a condition to the receipt of our certificate of occupancy.

Please note that per the attached letter and review from the Architects acoustician, we are only over the limit at the property line between 477 and 489 Congress.

Please advise if either of the above options would be acceptable.

Thank you,

Nicholas Collins  
Project Manager  
Consigli Construction Co., Inc.  
84 Middle Street  
Portland, ME 04101  
t. 207.791.2511  
f. 207.791.2561  
7.791.2561

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

From: Shukria Wiar [mailto:SHUKRIAW@portlandmaine.gov]  
Sent: Friday, October 19, 2007 2:13 PM  
To: Collins, Nick  
Cc: Philip DiPierro  
Subject: Maine Historical Society

Hello Nick,

I left a voice message this morning in regard to the above project. We received a copy of the sewer capacity letter this morning. I also reviewed the site plan that you submitted and we still need the following items along with the Letter of Credit and Inspection fees:



1. Seven sets of the final site plans showing brick sidewalk to Congress Street (the site plan that I reviewed shows brick sidewalk up the parking lot).
2. Documentation of the projected noise levels for this project. You had stated that it meets the B-3 standards but we need something in writing.

Please forward these items ASAP. Let me know if you have any questions.

Thanks.

Shukria

Shukria Wiar, Planner  
City of Portland, Division of Planning  
389 Congress Street, Portland, ME 04101  
Ph: 207-756-8083 Fax: 207-756-8258

This e-mail message is generated from Consigli Construction Co., Inc. and may contain information that is confidential and/or proprietary to Consigli. The information is intended to be disclosed solely to the addressee(s). If you are not an intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this email information is prohibited. If you have received this email in error, please notify the sender by return email and delete it from your computer system. To contact Consigli directly, please email to [info@consigli.com](mailto:info@consigli.com) or visit our website at [www.consigli.com](http://www.consigli.com).

**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](mailto:smorgan@schwartzsilver.com)

Thank you very much.

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

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## Susan Morgan

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**From:** Jon Traficonte  
**Sent:** Friday, October 05, 2007 11:04 AM  
**To:** Susan Morgan  
**Subject:** FW: MHS noise level at grade

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**From:** Timothy J. Foulkes [mailto:tfoulkes@cavtocchi.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

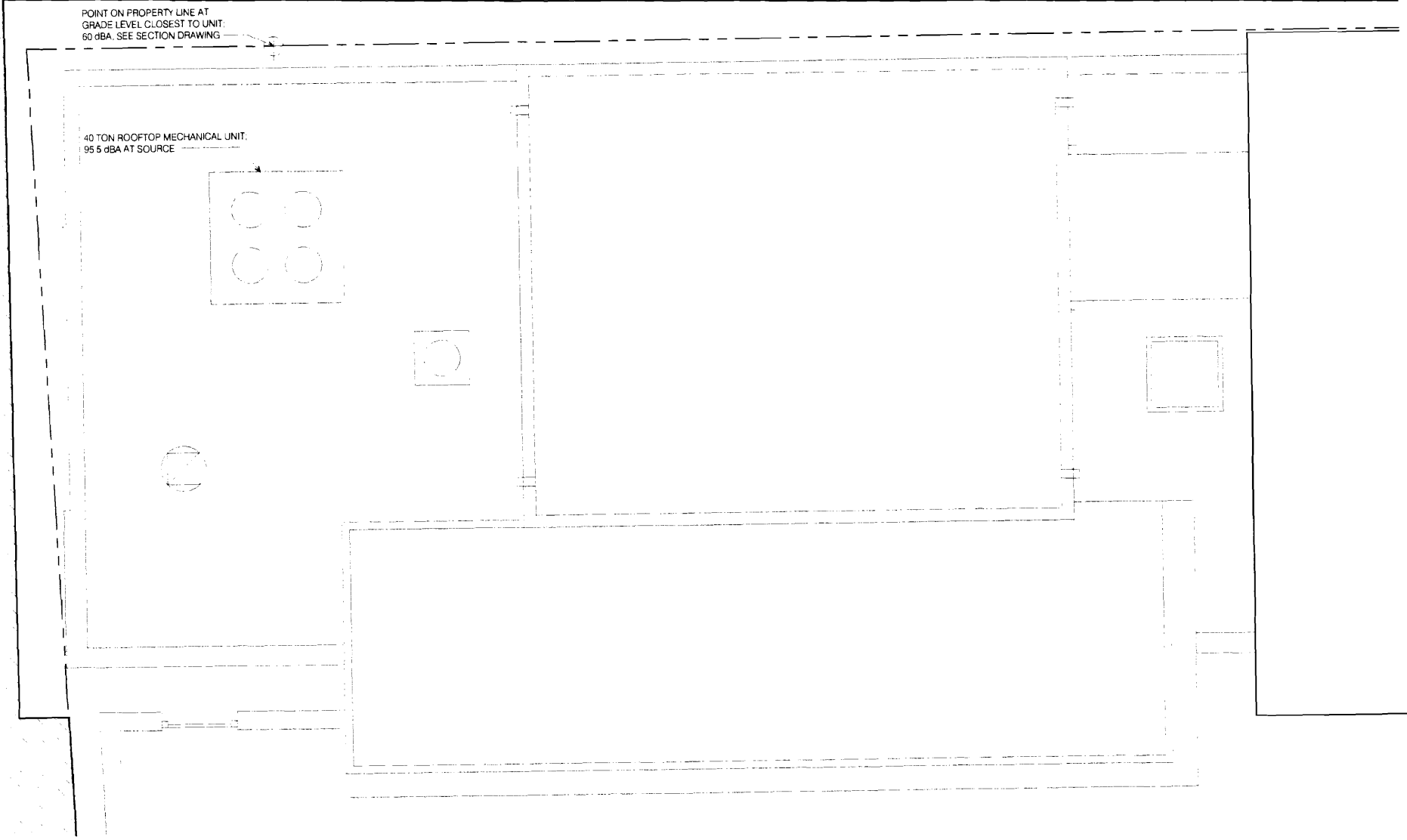
Jonathan Traficonte, AIA  
Associate  
Schwartz/Silver Architects, Inc.  
75 Kneeland Street | Boston, MA 02111 | t 617-542-6650 | f 617-951-0779  
jtraficonte@schwartzsilver.com

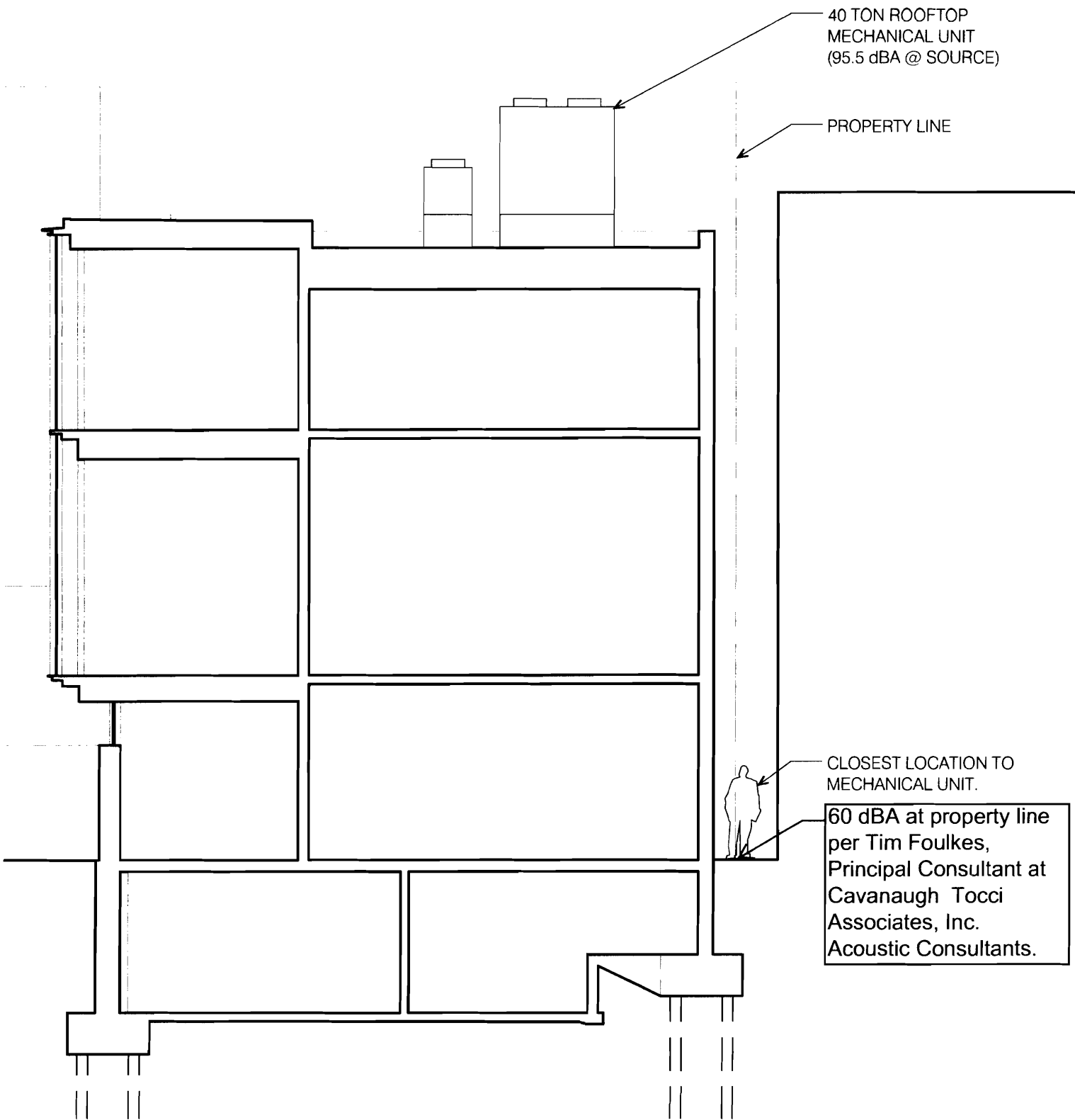
**STATEMENT OF CONFIDENTIALITY**

This electronic message (email) and any attachments to it are intended for the exclusive use of the addressee(s) and may contain confidential or privileged information. If you are not the intended recipient, please notify Schwartz/Silver Architects, Inc. immediately at 617-542-6650, and destroy all copies of this message and any attachments.

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





MAINE HISTORICAL SOCIETY RESEARCH LIBRARY

1/8" = 1'-0"

SCHWARTZ/SILVER ARCHITECTS

2007 10 22 09:50  
OCT 22 2007

**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

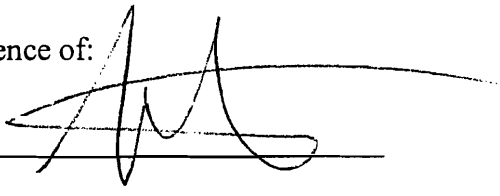
STATE OF NEW YORK  
 COUNTY OF NEW YORK

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

In presence of: 

MAINE HISTORICAL SOCIETY

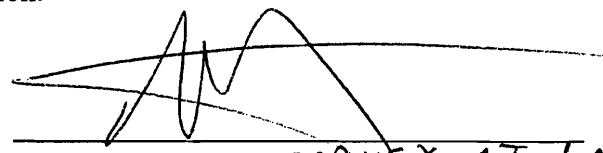
By: Richard D'Abate  
Richard D'Abate  
Executive Director

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



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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0095

**Date:** 10/25/2007

5 (five)

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Shukria forwarded me some information which states that the noise levels are ~~one~~ <sup>5</sup> decibel over the maximum of 55 dBA - see her letter - I also received information concerning an easement to do construction on adjoining properties



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

**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:

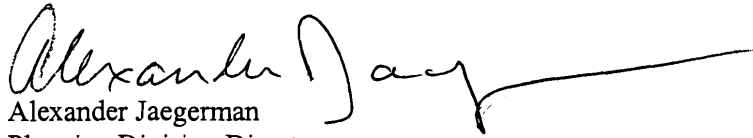
1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division
2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
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](mailto: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



To: Development Review Committee  
✓ Marge Schmuckal  
Dan Goyette  
Jim Carmody/ Tom Errico  
DPW  
Capt. Greg Cass  
Jeff Tarling

6/6/07

From: Shukria Wiar

Date: June 6, 2007

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Additional information submitted for the following project:

Application ID #: 2007-0095

037 F 012

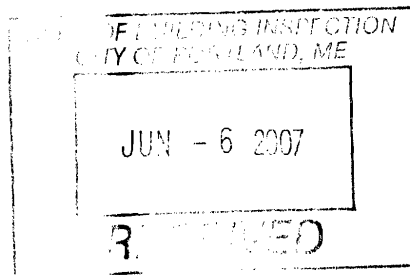
Project Name: Maine Historical Society Building Addition

489 Congress

Project Address: ~~Storer Street~~



Comments needed by: June 13, 2007



39 pgs snowm

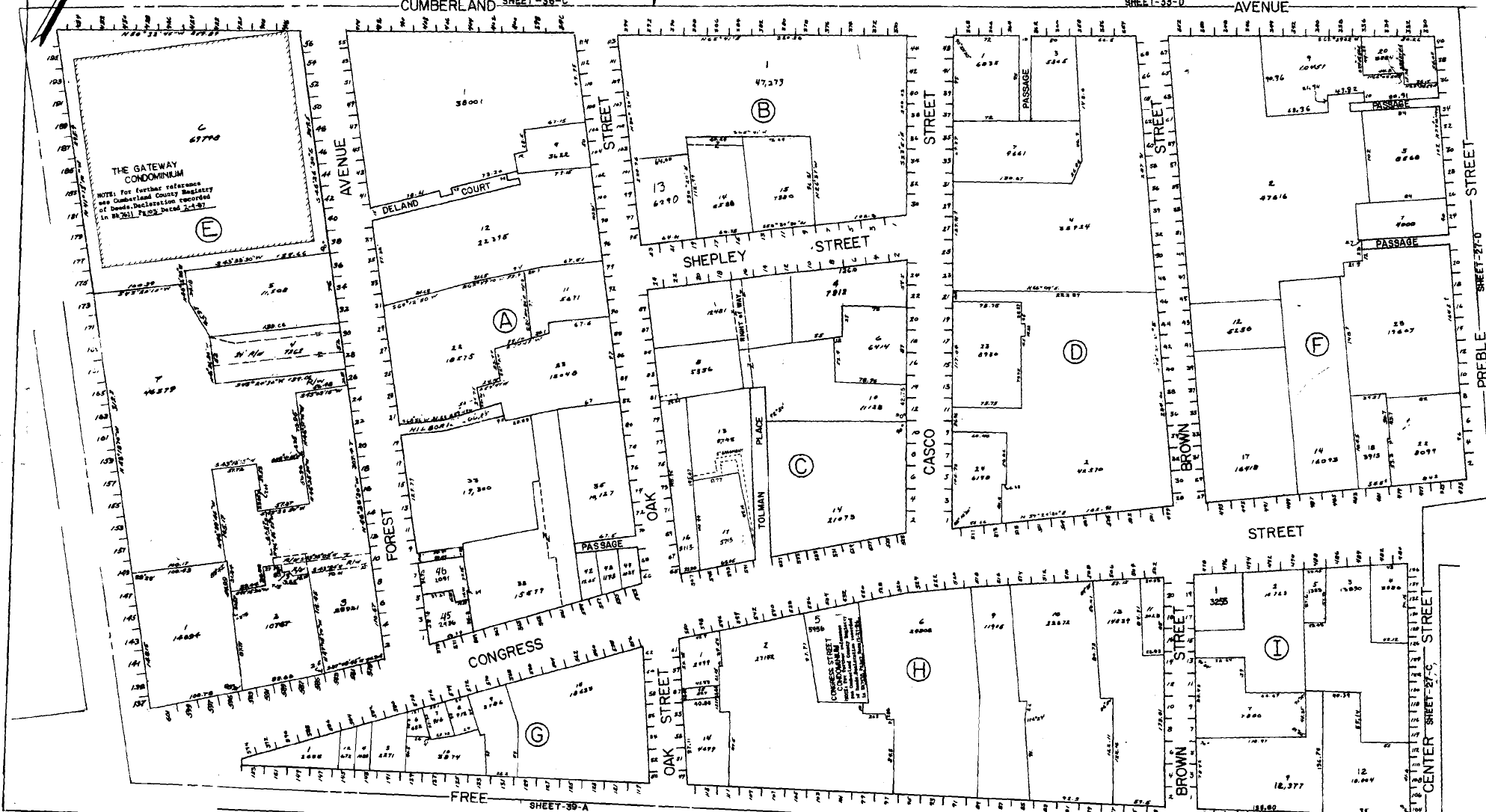
489

Congress

No 37

CUMBERLAND SHEET-38-C

SHEET-33-D AVENUE



THE GATEWAY  
CONDOMINIUM

NOTE: For further reference  
see Cumberland County Registry  
of Deeds, Declaration recorded  
in 19-2011-7425 dated 2-4-87

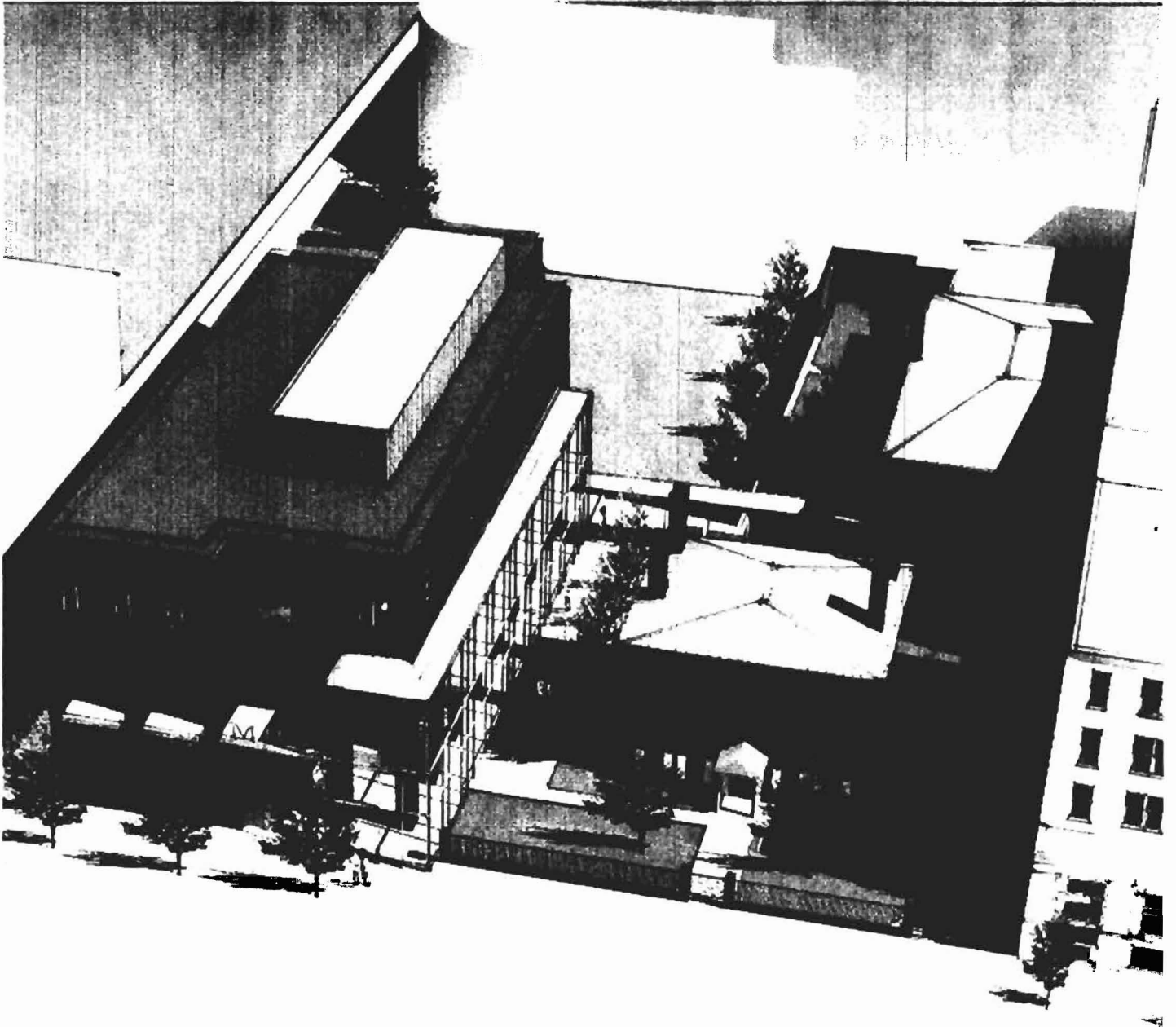
CONGRESS

CONGRESS STREET

CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1"=50' ±

REVISED 12-16-73

SHANE GARDNER



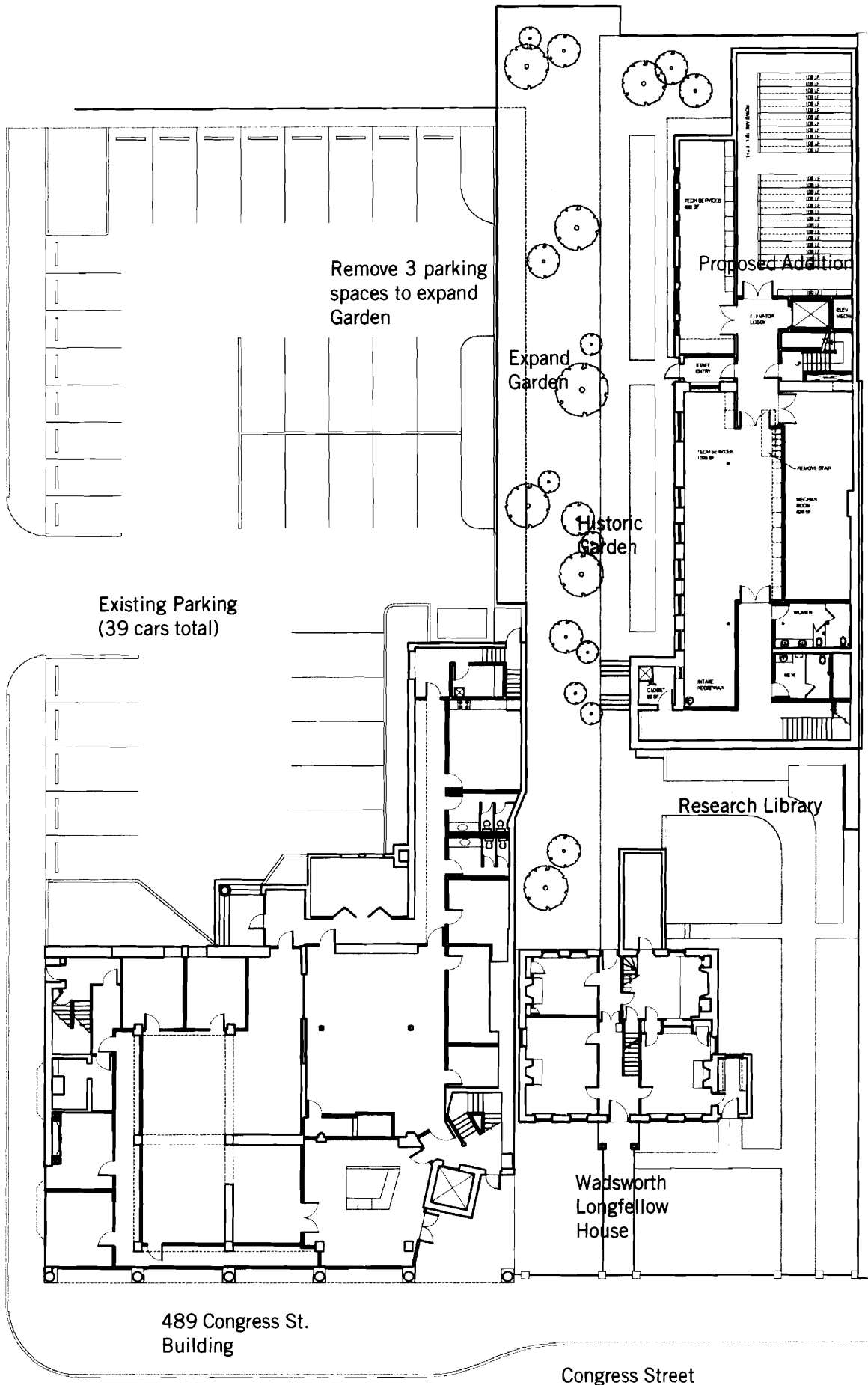
*o'lor*

**Master Plan Aerial View**

**Maine Historical Society**

Schwartz/Silver Architects

07/14/06

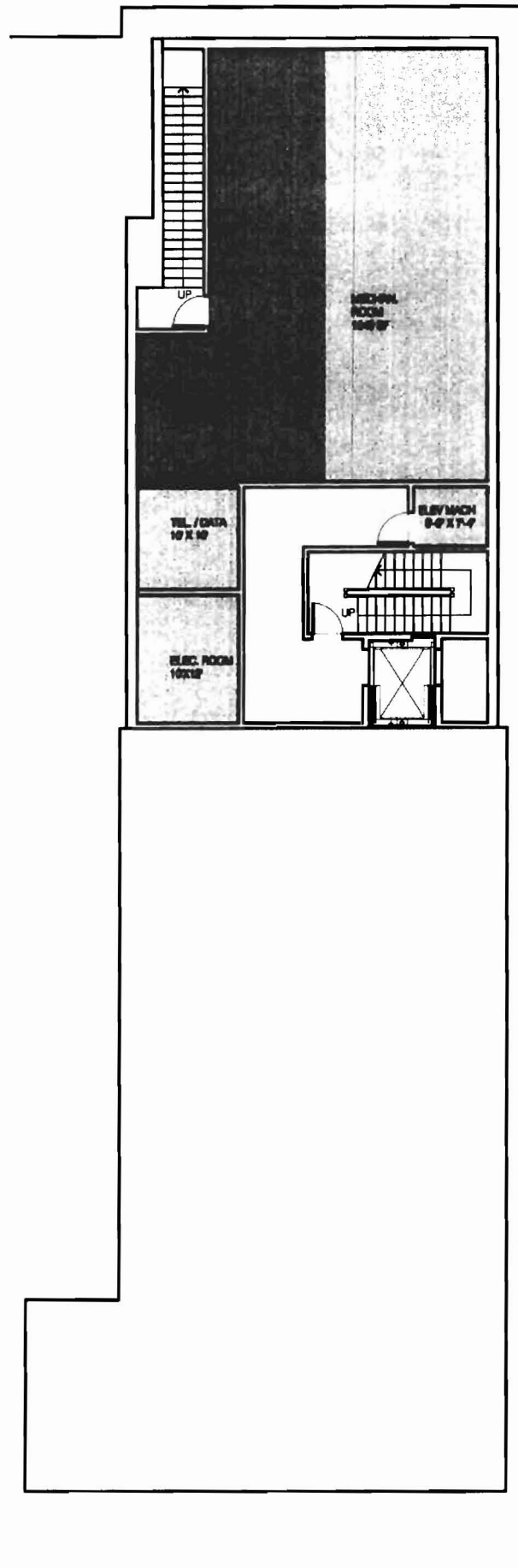


**Site Plan**

**Maine Historical Society**  
Schwartz/Silver Architects

07/14/06

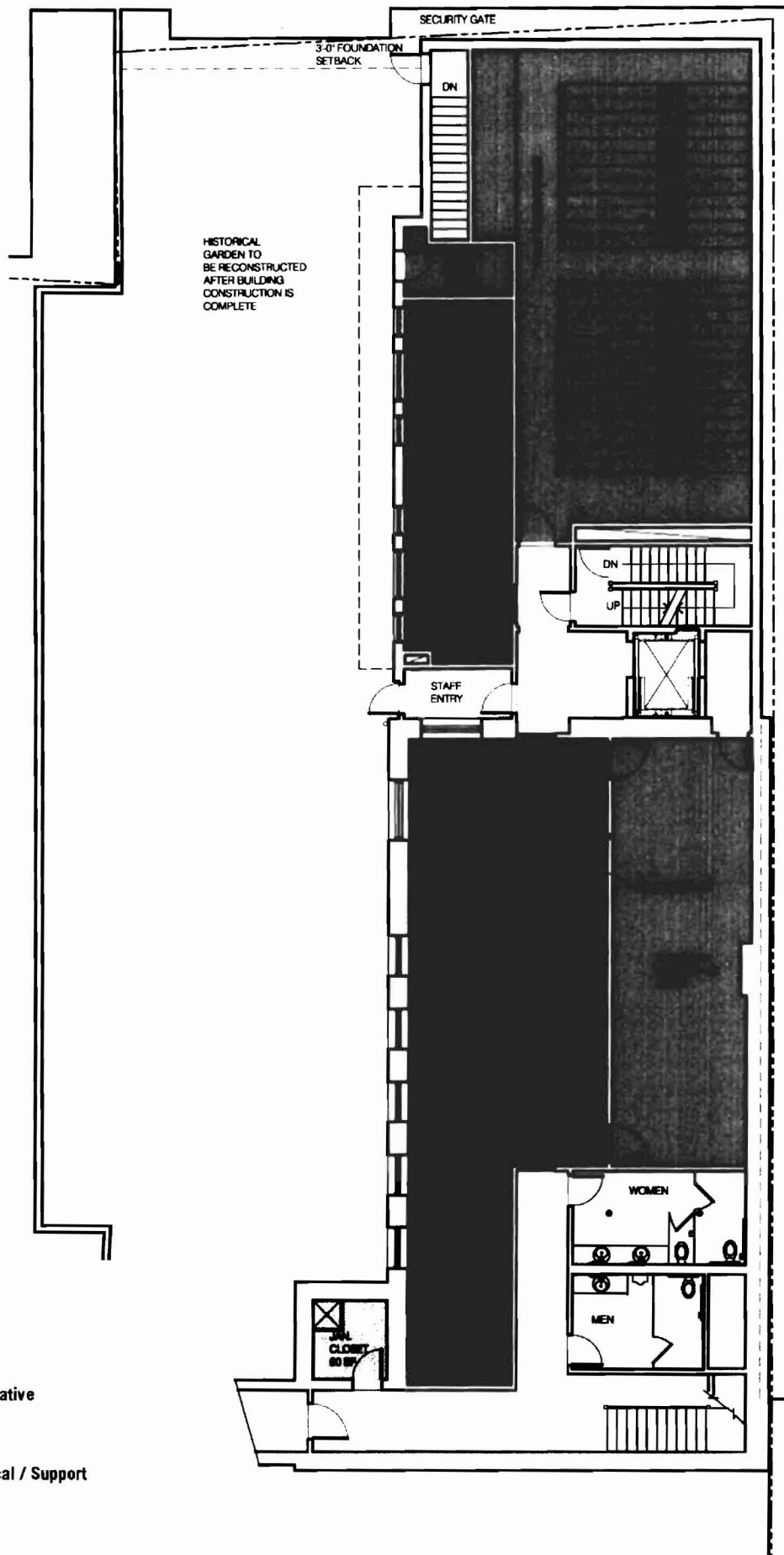




- Public
- Exhibit
- Administrative
- Storage
- Mechanical / Support
- Tenant

**Basement Floor Level**  
 Scale: 1/16" = 1'-0"

*8/2/06*

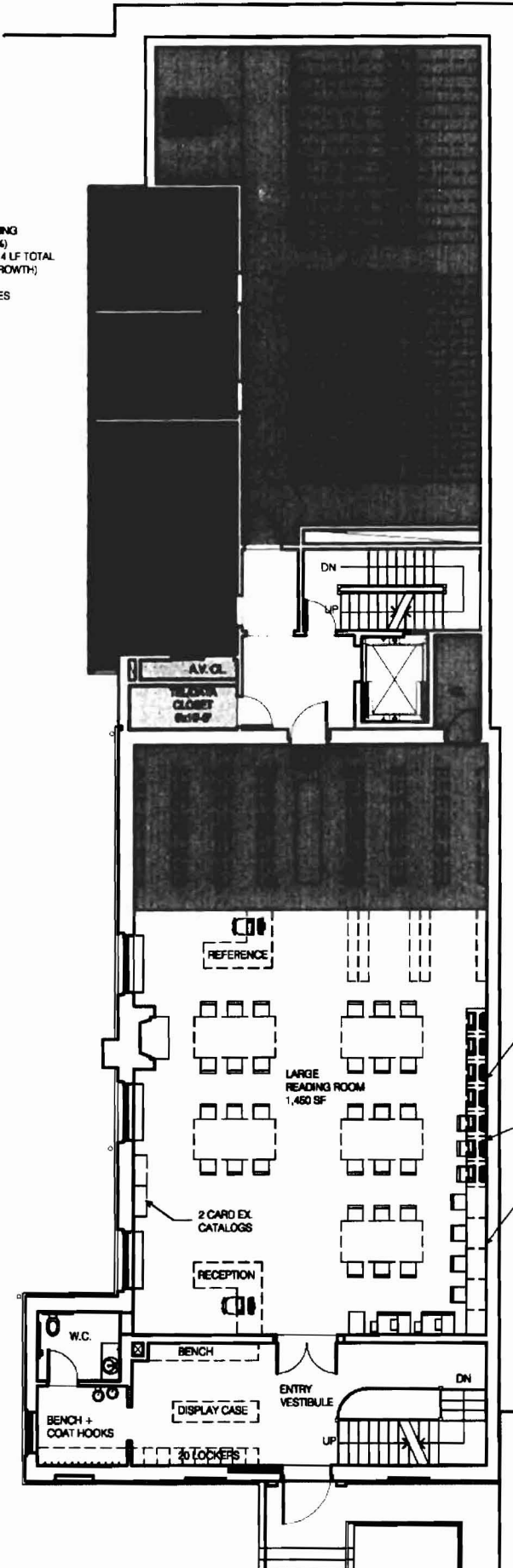


HISTORICAL GARDEN TO BE RECONSTRUCTED AFTER BUILDING CONSTRUCTION IS COMPLETE

- Public
- Exhibit
- Administrative
- Storage
- Mechanical / Support
- Tenant

8/2/05

**Garden Floor Level**  
Scale: 1/16" = 1'-0"



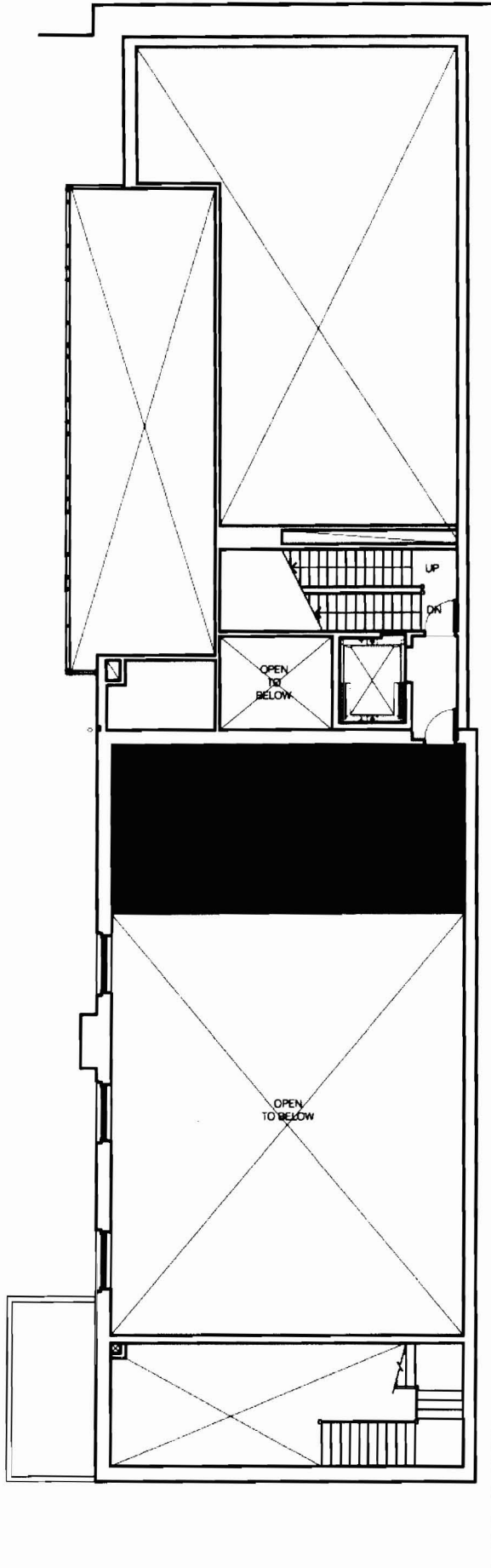
- Public
- Exhibit
- Administrative
- Storage
- Mechanical / Support
- Tenant

*8/10/06*

**First Floor Level**  
Scale: 1/16" = 1'-0"

**Maine Historical Society**  
Schwartz/Silver Architects

07/14/06



Public

Exhibit

Administrative

Storage

Mechanical / Support

Tenant

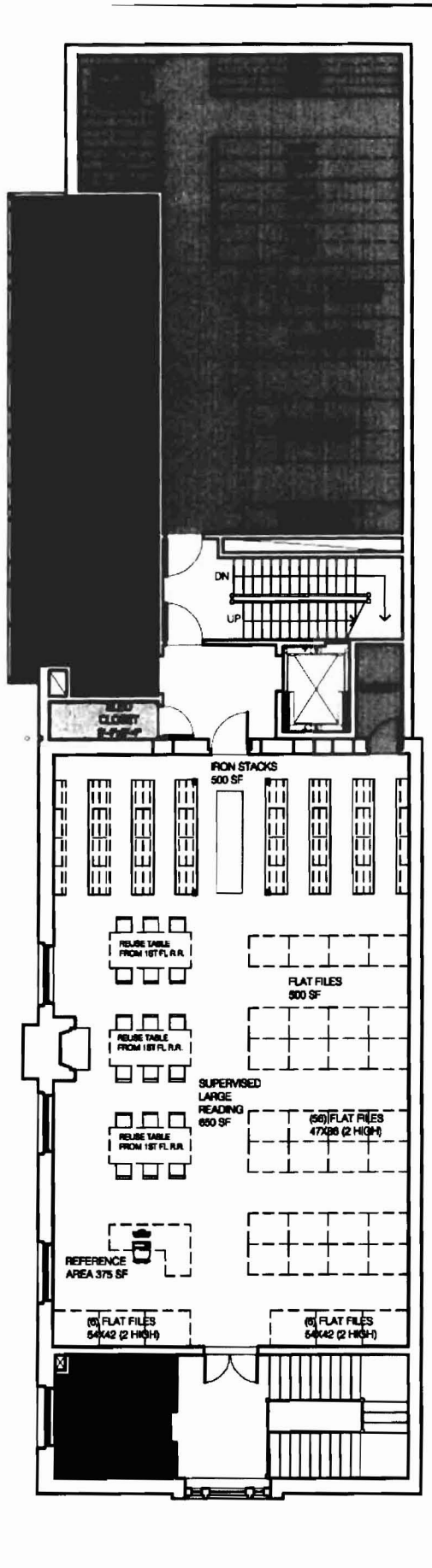
**Mezzanine Floor Level**

Scale: 1/16" = 1'-0"

**Maine Historical Society**

Schwartz/Silver Architects

07/14/06



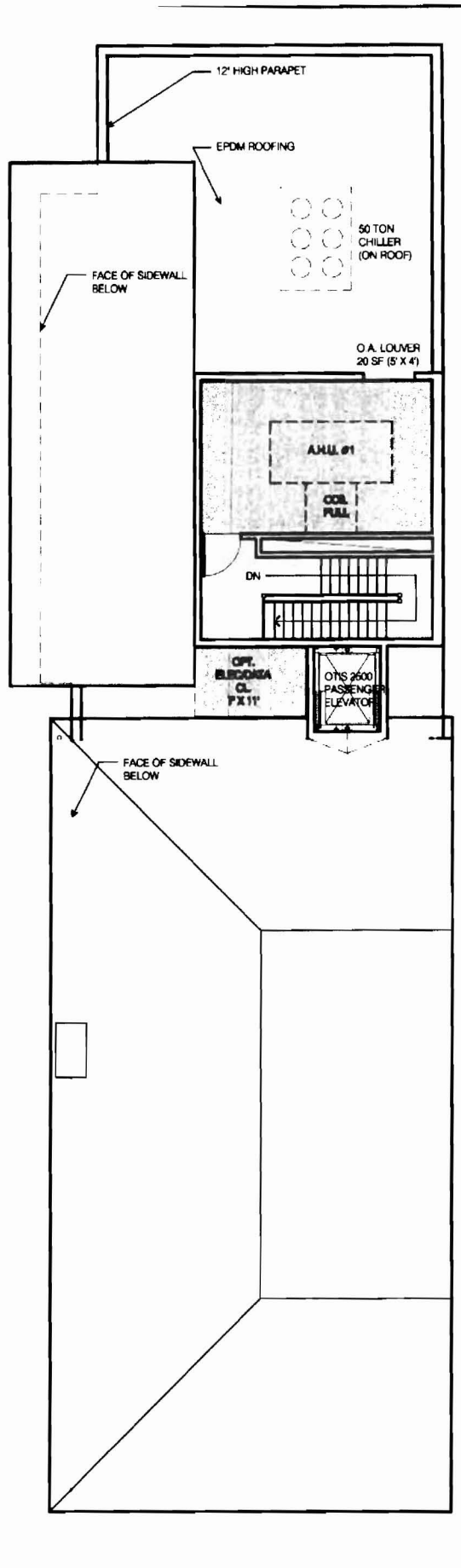
396 LF EXISTING  
 457 LF (+ 15%)  
 576 LF  
 (45% TOTAL GROWTH)  
 8 LEVELS  
 PHOTOGRAPHS





530 LF EXISTING  
 609 LF (- 15%)  
 663 LF  
 (23% TOTAL GROWTH)  
 8 LEVELS  
 ROLLED MAPS  
 NEWSPAPER  
 SCRAPBOOKS

COLLECTION STORAGE  
 FLAT FILES, MS  
 1175 SF

- Public
- Exhibit
- Administrative
- Storage
- Mechanical / Support
- Tenant

**Second Floor Level**  
 Scale: 1/16" = 1'-0"



- Public
-  Exhibit
-  Administrative
-  Storage
-  Mechanical / Support
- Tenant

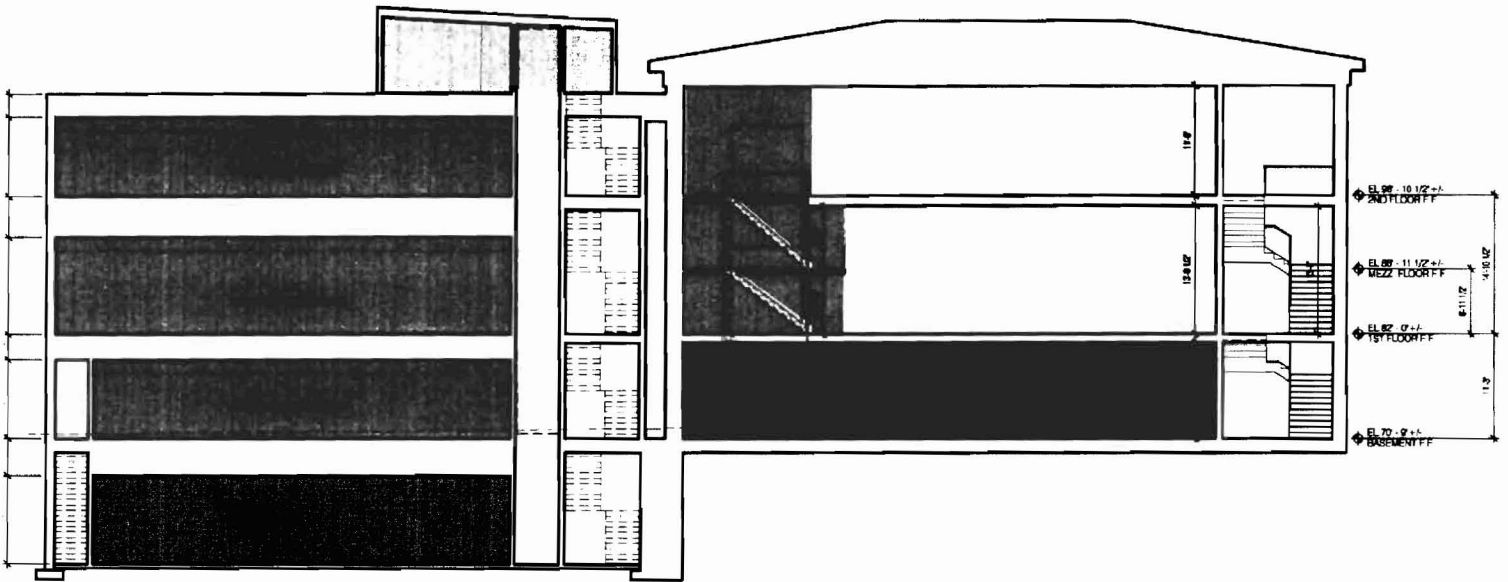
**Roof Level**





Scale: 1/16" = 1'-0"

**Maine Historical Society**

Schwartz/Silver Architects

07/14/06



- Public
-  Exhibit
-  Administrative
-  Storage
-  Mechanical / Support
- Tenant

**Building Section and Elevation**



**Site Section @ Garden**

**Maine Historical Society**

Schwartz/Silver Architects

07/14/06



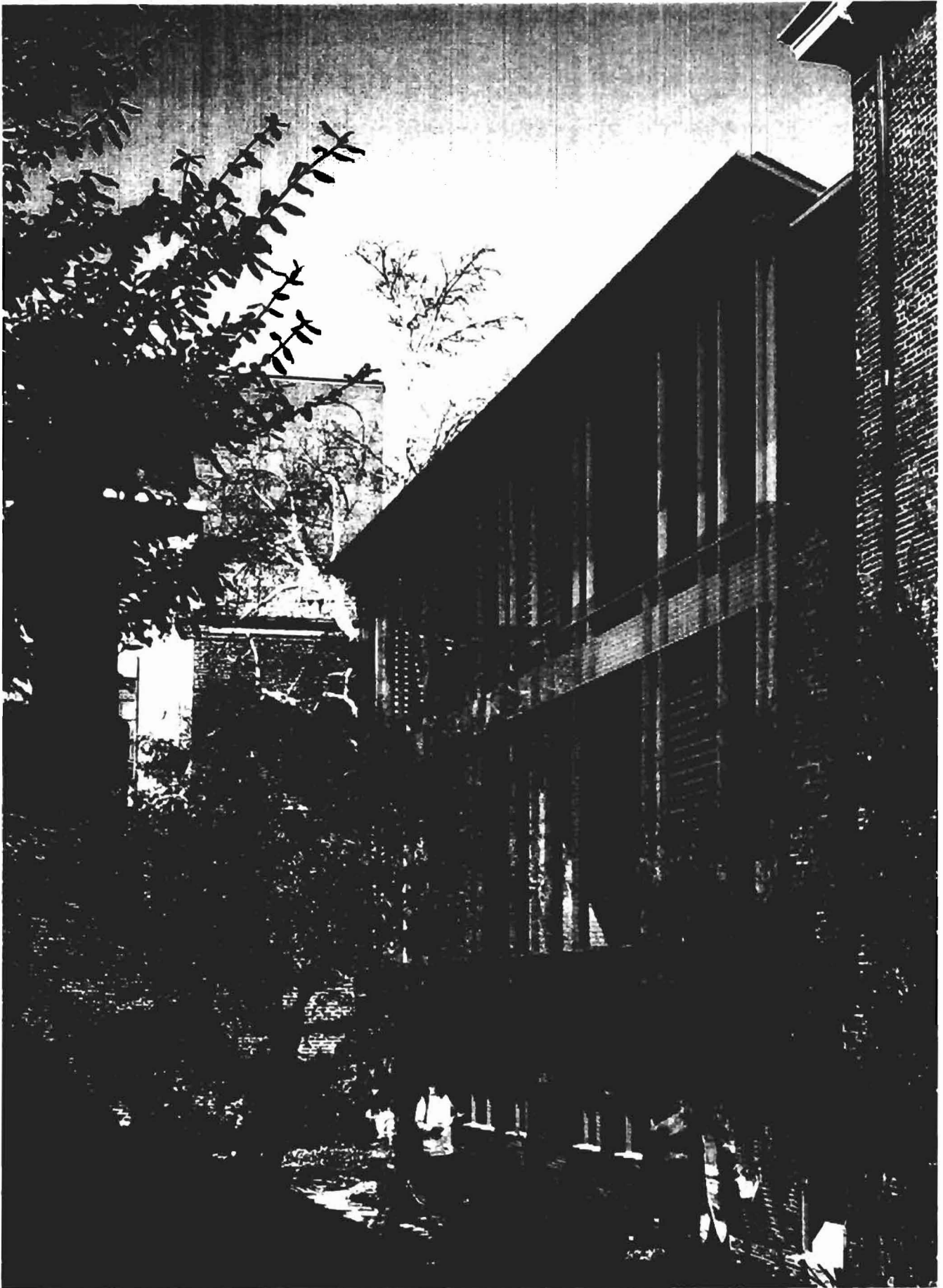


**Aerial View of Library and Addition**

**Maine Historical Society**

Schwartz/Silver Architects

07/14/06

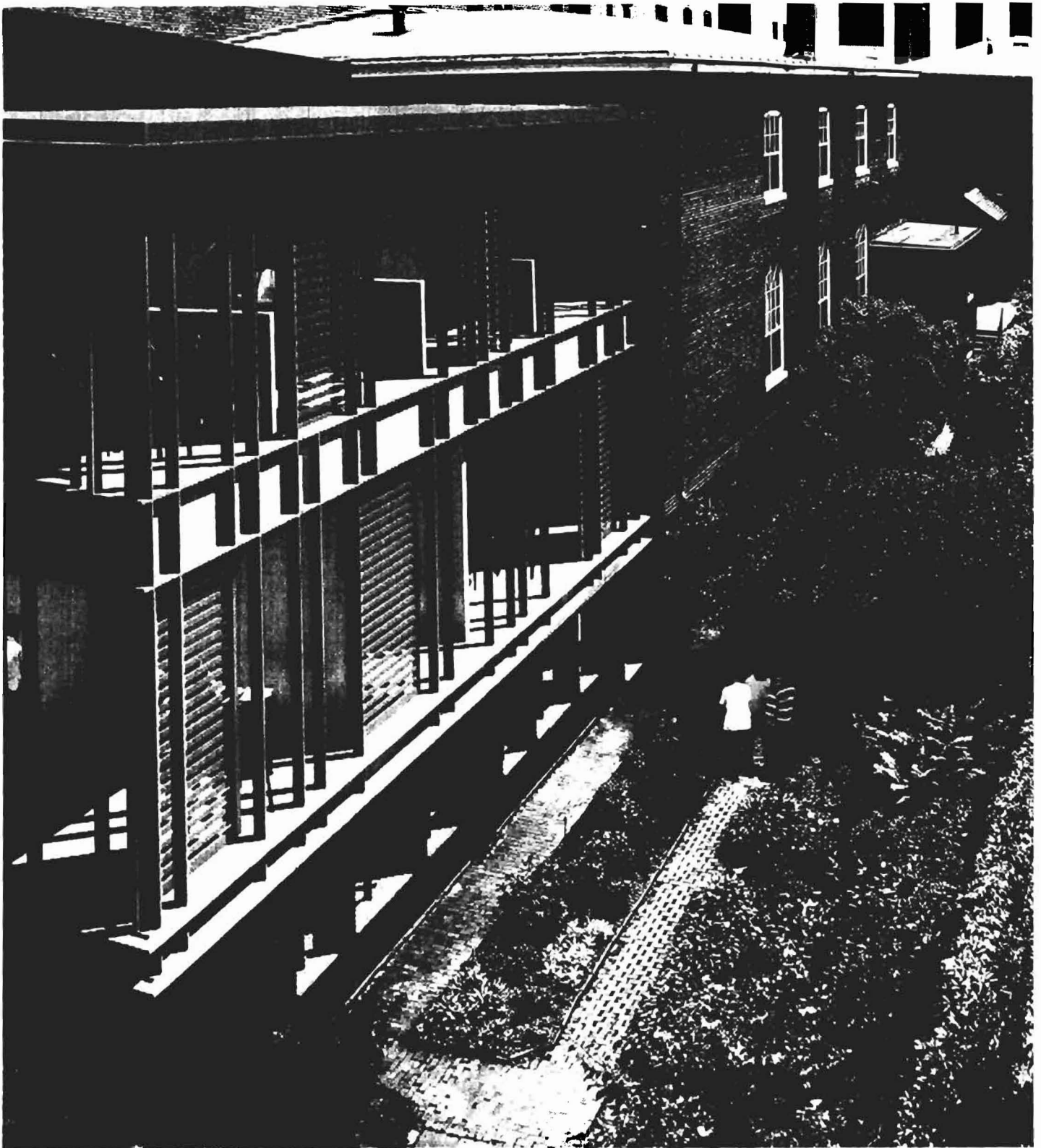


**Garden View**

**Maine Historical Society**

Schwartz/Silver Architects

07/14/06



**Aerial View**

**Maine Historical Society**

Schwartz/Silver Architects

07/14/06

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	037 F012001
<b>Location</b>	41 BROWN ST
<b>Land Use</b>	PARKING LOTS
<b>Owner Address</b>	MHS INC 485 CONGRESS ST PORTLAND ME 04101
<b>Book/Page</b>	10467/207
<b>Legal</b>	37-F-12 BROWN ST 41-43 5250SF

Current Assessed Valuation For Fiscal Year 2006

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$153,450	\$10,800	\$164,250

Estimated Assessed Valuation For Fiscal Year 2007\*

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$158,000	\$13,290	\$171,290

\* Value subject to change based upon review of property status as of 4/1/06.  
The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
		0	0	0

<b>Total Acres</b>	<b>Total Buildings</b>	<b>Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.121	0			PARKING LOT

Exterior/Interior Information

Section	Levels	Size	Use
---------	--------	------	-----

<b>Height</b>	<b>Walls</b>	<b>Heating</b>	<b>A/C</b>
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

*8/2/06*

Building Other Features

Line	Structure Type	Identical Units
------	----------------	-----------------

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

**Card Number** 1 of 1  
**Parcel ID** 037 F017001  
**Location** 489 CONGRESS ST  
**Land Use** RETAIL & PERSONAL SERVICE  
  
**Owner Address** MHS INC  
 485 CONGRESS ST  
 PORTLAND ME 04101  
  
**Book/Page** 10467/207  
**Legal** 37-F-17  
 BROWN ST 27-39  
 CONGRESS ST 489-495  
 16418 SF

Current Assessed Valuation For Fiscal Year 2006

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$369,730	\$599,470	\$969,200

Estimated Assessed Valuation For Fiscal Year 2007\*

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$513,700	\$713,100	\$1,226,800

\* Value subject to change based upon review of property status as of 4/1/06.  
 The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	1	25169	1

<b>Total Acres</b>	<b>Total Buildings</b>	<b>Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.377	25169		OFFICE BUILDING - LOW-RISE	MAINE HISTORICAL SOC

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	7509	SUPPORT AREA
1	01/01	7899	RETAIL STORE
1	02/02	4167	OFFICE BUILDING
1	02/02	600	SUPPORT AREA
1	03/03	4994	OFFICE BUILDING

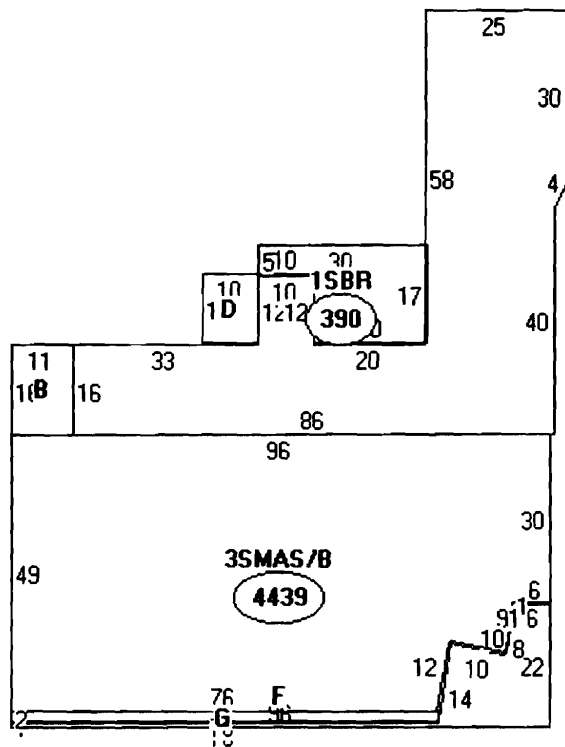
Height	Walls	Heating	A/C
6		NONE	NONE
12	BRICK/STONE	HOT AIR	CENTRAL
10	BRICK/STONE	HOT AIR	CENTRAL
10	BRICK/STONE	HOT AIR	CENTRAL
10	BRICK/STONE	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	ELEVATOR - ELEC. PASSENGER	1
2	BANK NIGHT DEPOSIT	1
2	OPEN AREA - BANK/OFFICE	1
2	BASEMENT TOP	1

Demo in [unclear]





Descriptor/Area

- A: 3SMAS/B  
4439 sqft
- B: 2S STUC/B  
176 sqft
- C: 1S STUC/B  
2894 sqft
- D: CNPY  
120 sqft
- E: 1SBR  
390 sqft
- F: 1SST  
403 sqft
- G: 2SST  
152 sqft