

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND** PERMIT ISSU

Please Read Application And Notes, If Any, Attached

BU...TION  
**PERMIT**

MAR 11 2010  
Permit Number: 091441

This is to certify that Sea Otter Limited Liability Company/Jared City of Portland  
has permission to Exterior restoration of load bearing brick building - internal framing to create six residential condos - new built  
ad. concrete  
AT 201 State St CR 046 C009001

provided that the person or persons, firm or corporation accepting this permit shall comply with 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 this department.

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-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. CRPT. X. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 3/10/10  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

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

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

Permit No: 09-1441	Date Applied For: 12/22/2009	CBL: 046 C009001
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<b>Location of Construction:</b> 201 State St	<b>Owner Name:</b> Sea Otter Limited Liability Compan	<b>Owner Address:</b> 39 Coveside Ln	<b>Phone:</b> 207-846-0422
<b>Business Name:</b>	<b>Contractor Name:</b> Jared Hartley	<b>Contractor Address:</b> 780 Deerwander Road Hollis	<b>Phone:</b> (207) 633-3178
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> 6 residential condos (connected to permit #10-008) / Exterior restoration of load bearing brick building - internal framing to create six residential condos - new bulkhead - new rear entry	<b>Proposed Project Description:</b> Exterior restoration of load bearing brick building - internal framing to create six residential condos - new bulkhead - new rear entry
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 02/23/2010

**Note:** **Ok to Issue:**

- 1) \* All exterior work to conform with updated plans and specifications submitted by project architect on 12/18/09. Any deviations from the previously-approved plans must be reviewed and approved by HP staff.

\* Note: The project contractor has asked to substitute the originally-approved replacement window with a substitute window. This approval does not extend to the substitute window. Staff will address this request separately, following inspection of a prototype window.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/23/2010

**Note:** Permit #10-0051 was issued for the internal demolition. **Ok to Issue:**

Permit #10-0008 is the change of use from 9 dwelling units to six residential condos. Certificates of occupancies are paid for under this permit.

- 1) With the issuance of this permit and permit #10-008 and the certificates of occupancy, this property shall be six residential condominiums. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

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

**Note:** **Ok to Issue:**

- 1) The basement is not approved for occupancy or storage, only for access to service utilities.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant, including letter of revision received 3/10/10. Any deviation from approved plans requires separate review and approval prior to work.
- 5) All dwelling units shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 03/02/2010

**Note:** This building to be a complete gut per permit #10-0051- consider as new apartment building per NFPA. **Ok to Issue:**

- 1) The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
- 2) Fire department connection type and location shall be approved in writing by fire prevention bureau.

<b>Location of Construction:</b> 201 State St	<b>Owner Name:</b> Sea Otter Limited Liability Compan	<b>Owner Address:</b> 39 Coveside Ln	<b>Phone:</b> 207-846-0422
<b>Business Name:</b>	<b>Contractor Name:</b> Jared Hartley	<b>Contractor Address:</b> 780 Deerwander Road Hollis	<b>Phone:</b> (207) 633-3178
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

- 3) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.
- 4) The sprinkler system shall be installed in accordance with NFPA 13R.
- 5) All construction shall comply with NFPA 1 and 101.
- 6) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 7) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 8) A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
- 9) Sprinkler protection shall be maintained.  
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

**Comments:**

- 1/20/2010-amachado: Received application to do internal demolition under separate permit (#10-0051). This permit is still on hold pending site plan approval.
- 1/20/2010-Ldobson: \$120. Fee's 10,000 of construction cost broken out from this permit to be applied for onto seperate Demo permit # 100051
- 2/23/2010-amachado: Received letter from planning that the siteplan is approved.
- 3/10/2010-jmb: Spoke to Chris D. For details and clarifications on plans, G-1 sited Town of Westbrook & Seven DU, tempered glazing at all exterior wall bath/shower enclosure, baxi luna heating system to an approved drain, recessed lights to be 1 hr rated, fire stopping penetrations/collars, grade at entry to be raised for 30" rule, verified no storage or occupancy in the basement. He will email, received, ok to issue.
- 12/23/2009-gg: received pdf file, entered in the system cd is with permit. /gg
- 12/23/2009-amachado: Left vcm for Chris Delano. Legal use of building is 9 dwelling units. Need condo conversion permit and number of units is going from 9 to 6, so housing replacement comes into play.
- 12/24/2009-amachado: Spoke to Chris Delano. Planning (Alex/Molly) approved exemption request for housing replacement. Still need condo conversion permit application. Chris asked about separating out the demolition part and creating just a demo permit and then submit the fit up permit separately. I told him that I needed to talk to planning.
- 12/29/2009-amachado: Recevied email from Barbara. The stop work order should not be lifted. They need to submit a siteplan before demolition permit can be issued.

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

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

Permit No: 09-1441	Issue Date:	CBL: 046 C009001
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Location of Construction: 201 State St	Owner Name: Sea Otter Limited Liability Compan	Owner Address: 39 Coveseide Ln	Phone: 207-846-0422
Business Name:	Contractor Name: Jared Hartley	Contractor Address: 780 Deerwander Road Hollis	Phone: 2076333178
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-5/R-1

Past Use: Multi Family /9 dwelling units	Proposed Use: 6 residential condos (connected to permit #10-008) / Exterior restoration of load bearing brick building - internal framing to create six residential condos - new bulkhead - new rear entry	Permit Fee: \$4,930.00	Cost of Work: \$490,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>3B</i> <i>IBC-2003</i>	

**Proposed Project Description:**  
Exterior restoration of load bearing brick building - internal framing to create six residential condos - new bulkhead - new rear entry

Signature: *(Signature)*  
Signature: *(Signature) 3/10/10*

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 12/22/2009	<b>Zoning Approval</b>		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
  - Building permits do not include plumbing, septic or electrical work.
  - 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..
- PERMIT ISSUED
- MAR 11 2010

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>2/23/10</i>	<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> YES <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>2/25/10</i>
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City of Portland

*(Signature)*

**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

Fines 200.

09 1441



# 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>201-203 STATE ST., PORTLAND, MAINE</u>		
Total Square Footage of Proposed Structure/Area <u>2,145 SF FLOOR AREA - 5,771 SF TOTAL BLDG.</u>		Square Footage of Lot <u>6,263 SF</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>46            C            9-10-21</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>LOUISE MURPHY.</u> Address <u>39 COVESIDE LAKE</u> City, State & Zip <u>YARMOUTH, ME 04096.</u>	Telephone: <u>846.1401 HOME.</u> <u>846.0422 BUS.</u>
Lessee/DBA (If Applicable)  <u>Received PDS</u> <u>also minor site plan 60 being applied for 12/22/09</u>	Owner (if different from Applicant) Name <u>SAME AS ABOVE</u> Address City, State & Zip	Cost Of Work: \$ <u>500,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>5,020.00</u>
Current legal use (i.e. single family) <u>MULTI FAMILY / 6 CONDOMINIUMS</u> If vacant, what was the previous use? <u>ROOMING HOUSE</u> Proposed Specific use: <u>(6) UNITS OF CONDOMINIUMS.</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>EXTENSIVE RESTORATION OF LOAD BEARING BRICK BUILDING. (INTELLER WOOD FRAMING TO BE CUTTIES) &amp; FRAMED NEW W/TO A (6) UNIT CONDOMINIUM BLDG.</u>		
Contractor's name: <u>JARED HUNTLEY, AUTHENTIC RESTORATIONS.</u> Address: <u>780 DEERWANDER ROAD,</u> City, State & Zip <u>HOLLACE CENTER, ME 04042</u> Telephone: <u>653.3178</u> Who should we contact when the permit is ready: <u>CHRIS DELANO &amp; mail</u> Telephone: <u>892.1643</u> Mailing address: <u>24 ICE HOUSE, ROAD, WINDHAM, ME 04062.</u>		

perm. 10-0507  
→

Please submit all of the information outlined on the applicable 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: [Signature] Date: 12.18.09.

RECEIVED

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

DEC 22 2009

Dept. of Building Inspections  
City of Portland Maine



# New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IEBC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

## Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of  $\geq 1" = 20'$  on paper  $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

## **Fire Department requirements.**

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:**

**Services**

**Applications**

**Doing Business**

**Maps**

**Tax Relief**

**Tax Roll**

**Q & A**

**CBL** 046 C009001  
**Land Use Type** FIVE TO TEN FAMILY  
**Property Location** 201 STATE ST  
**Owner Information** SEA OTTER LIMITED LIABILITY COMPANY  
 39 COVESIDE LN  
 YARMOUTH ME 04096  
**Book and Page** 20768/239  
**Legal Description** 46-C-9-10-21  
 STATE ST 199-203  
 YESHAY PLACE  
 6307 SP  
**Acres** 0.145

**Current Assessed Valuation:**

browse city services a-z

**TAX ACCT NO.** 7314 **OWNER OF RECORD AS OF APRIL 2009**  
 SEA OTTER LIMITED LIABILITY COMPANY  
**LAND VALUE** \$69,000.00  
**BUILDING VALUE** \$403,100.00  
**NET TAXABLE - REAL ESTATE** \$472,100.00  
**TAX AMOUNT** \$8,375.06  
 39 COVESIDE LN  
 YARMOUTH ME 04096

browse facts and links a-z

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer

**Building Information:**

Card 1 of 1  
**Year Built** 1900  
**Style/Structure Type** APARTMENT - GARDEN  
**# Units** 9  
**Square Feet** 7658  
[View Sketch](#)   [View Map](#)   [View Picture](#)



**Exterior/Interior Information:**

Card 1  
**Levels** 01/01  
**Size** 568  
**Use** SUPPORT AREA  
**Height** 8  
**Heating** NONE  
**A/C** NONE

Card 1  
**Levels** 01/01  
**Size** 1516  
**Use** APARTMENT  
**Height** 8  
**Heating** HW/STEAM  
**A/C** NONE

Card 1  
**Levels** 01/01  
**Size** 2084  
**Use** APARTMENT  
**Height** 10  
**Walls** BRICK/STONE  
**Heating** HW/STEAM  
**A/C** NONE

Card 1  
**Levels** 02/02  
**Size** 2084  
**Use** APARTMENT  
**Height** 10  
**Walls** BRICK/STONE

**CHRISTOPHER M. DELANO, architect**

March 10, 2010

**Jeannie Bourke**  
Portland Building Inspections Division  
389 Congress Street  
Portland, Maine 04101

**re: 201-203 State Street, Portland, Lot 46-C-9-10-21, zone R-6/B-3**

Dear Jeannie:

Thank you for your comments this morning. Following are the revisions and clarifications to your questions on the application for the above referenced project:

1. **Sheets A2, A3, A4:** The glass in the bathroom windows on all levels must be tempered.
2. **Sheet E-1, E2:** All recessed can lights in rated ceiling assemblies must be isolated in an enclosure (either a 5/8" sheetrock box or a UL rated metal enclosure) suitable for 1 hour rated assemblies. Additionally, all recessed can lights must be IC rated to be "in contact" with insulation.
3. **Sheet G-1:** All wire/plumbing/other penetrations into floor/ceiling or wall rated assemblies shall be sealed with commercially graded "fire stopping" appropriate to the size hole it is sealing, and with an "F" rating of not less than 1-hour. The penetration must be sealed at both sides of the rated assembly.
4. **Sheet G-1:** The Baxi, gas fired wall hung boilers need to have the safety relief valve drain either into the unfinished basement or directly plumbed into a drain line.
5. **Sheet G-1:** Under the "Code information" section of the cover sheet, the following items should be revised:
  - The project has been evaluated against the *Portland Land Use Ordinance* (in lieu of "Westbrook")
  - Under the "Project Description" sub-heading, the proposed renovation is for "six" condominium units (instead of the "seven" it shows).

Please contact me immediately if there are any further questions.

Most Sincerely,

Christopher M. Delano

**RECEIVED**  
MAR 10 2010  
Dept. of Building Inspections  
City of Portland Maine

**From:** "Chris Delano" <chris@artofspace.com>  
**To:** "Jeanie Bourke" <JMB@portlandmaine.gov>  
**Date:** 3/10/2010 2:47 PM  
**Subject:** RE: 201-203 State St. revisions  
**Attachments:** BuildingPermitRevisions.doc

Jeannie;

Thanks for your prompt response.

Attached are the changes your requested.

Chris

CHRISTOPHER DELANO, architect

<<http://www.artofspace.com>> [www.artofspace.com](http://www.artofspace.com) 207.892.1643

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From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]  
Sent: Wednesday, March 10, 2010 12:37 PM  
To: chris@artofspace.com  
Subject: Re: 201-203 State St. revisions

Thank you Chris,

Can you please make reference to the correction on sheet G-1 for the City and number of units?

With that, I will prepare the permit for issuance and we will mail it to you.

Thanks again!

Jeanie Bourke  
Code Enforcement Officer/Plan Reviewer

City of Portland  
Planning & Urban Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101

RECEIVED  
MAR 10 2010  
Dept. of Building Inspections  
City of Portland Maine

**Electronic Distribution:**

Penny St. Louis Littell, Director of Planning and Urban Development

Alexander Jaegerman, Planning Division Director

Barbara Barhydt, Development Review Services Manager

Eric Giles, AICP, LEED AP Planner/

Philip DiPierro, Development Review Coordinator

Marge Schmuckal, Zoning Administrator

Tammy Munson, Inspections Division

Gayle Guertin, Inspections Division

Lannie Dobson, Inspections Division

Michael Bobinsky, Public Services Director

Kathi Earley, Public Services

Bill Clark, Public Services

David Margolis-Pineo, Deputy City Engineer

Greg Vining, Public Services

John Low, Public Services

Jane Ward, Public Services

Keith Gautreau, Fire

Jeff Tarling, City Arborist

Tom Errico, Wilbur Smith Consulting Engineers

Dan Goyette, Woodard & Curran

Assessor's Office

Approval Letter File

Hard Copy: Project File

jmb@portlandmaine.gov  
(207)874-8715

>>> "Chris Delano" <chris@artofspace.com> 3/10/2010 10:51 AM >>>

Jeannie;

Attached is the letter you requested. Please contact me immediately if I missed anything.

Thank you.

Chris

CHRISTOPHER DELANO, architect

<<http://www.artofspace.com>> [www.artofspace.com](http://www.artofspace.com) 207.892.1643

RECEIVED  
MAR 10 2010  
Dept. of Building Inspections  
City of Portland Maine



# Certificate of Design Application

From Designer: CHRISTOPHER DELANO  
 Date: 12/18/09  
 Job Name: 201-203 STATE ST CONDOMINIUMS -  
 Address of Construction: 201-203 STATE ST., PORTLAND, ME

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) R-2

Type of Construction EXISTING 3B

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

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

Supervisory alarm System? NO Geotechnical/Soils report required? (Sec Section 1802.2) NO

### Structural Design Calculations

YES Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Floor Area Use	Loads Shown
RESIDENTIAL FLS	40 PSF
STAIRS/EXIT WAYS	100 PSF

### Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.2)  
100 MPH Basic wind speed (1609.3)  
II / 1.0 Building category and wind importance factor,  $I_w$  (table 1604.3, 1609.5)  
B Wind exposure category (1609.4)  
+/- 0.18 Internal pressure coefficient (ASCE 7)  
+18.1/-19.6 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)  
11.0/16.7 PSF Main force wind pressures (1603.1.1, 1609.6.2.1)

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

1615 Design option utilized (1614.1)  
I Seismic use group ("Category")  
0.35/0.16 Spectral response coefficients,  $S_{DS}$  &  $S_{D1}$  (1615.1)  
D Site class (1615.1.5)

NA Live load reduction  
45 PSF Roof live loads (1603.1.2, 1607.11)  
45 PSF + DRIFT Roof snow loads (1603.7.3, 1609)  
50 PSF Ground snow load,  $P_g$  (1608.2)  
45 PSF If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
0.9 If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
1.0 Roof thermal factor,  $C_t$  (1608.4)  
NA Sloped roof snow load,  $P_s$  (1608.4)  
C Seismic design category (1614.3)  
1. J Basic seismic force resisting system (1617.4.2)  
1.50 Response modification coefficient,  $R_p$ , and  
1.25 deflection amplification factor,  $C_d$  (1617.6.2)  
1617.5 Analysis procedure (1616.6, 1617.5)  
0.28 W Design base shear (1617.4, 1617.5.4)

### Flood loads (1803.1.6, 1612)

--- Flood hazard area (1612.3)  
--- Elevation of structure

### Other loads

NA Concentrated loads (1607.4)  
NA Partition loads (1607.5)  
NA Misc. loads (Table 1607.R, 1607.6.1, 1607.7, 1607.A2, 1607.13, 1610, 1611, 2404)



# Certificate of Design

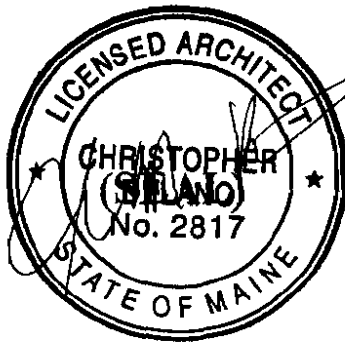
Date: 12/18/09

From: CHRISTOPHER DELANO

These plans and / or specifications covering construction work on:

201-203 STATE ST. PORTLAND  
CONDOMINIUM RENOVATION PROJECT.

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: *Christopher Delano*

Title: ARCHITECT

Firm: CHRISTOPHER M. DELANO, ARCHITECT.

Address: 24 ICE HOUSE ROAD  
WINDHAM, ME 04062

Phone: 207.892.1643

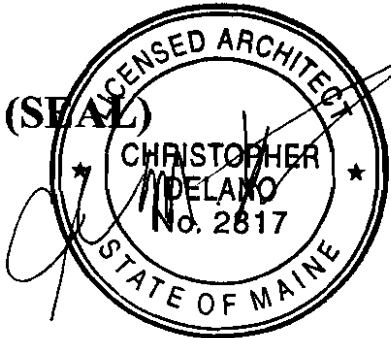
For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Accessibility Building Code Certificate

Designer: CHRISTOPHER DELANO, ARCHITECT  
Address of Project: 201-203 STATE ST, PORTLAND, MAINE  
Nature of Project: EXTERNAL RESTORATION OF 1855 BRICK BLDG.  
INTERNAL LAYOUT RENOVATED INTO  
6 CONDOMINIUM UNITS.

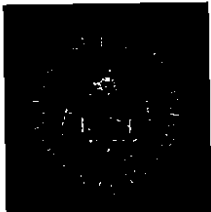
The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable. THIS PROJECT IS A HISTORIC RESTORATION AND DOES NOT HAVE ACCESSIBLE UNITS.



Signature: *Christopher Delano*  
Title: ARCHITECT  
Firm: CHRISTOPHER DELANO, ARCHITECT  
Address: 24 ICE HOUSE, RD.  
WINDHAM, ME 04062  
Phone: 207, 892. 1643

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)





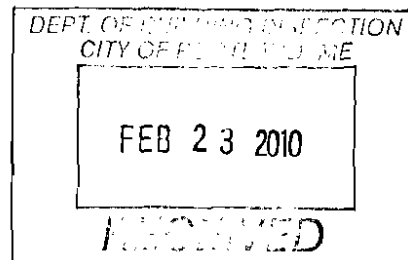
Planning & Urban Development Department  
Penny St. Louis Littell, Director

**FEBRUARY 18, 2010**

Louise Murphy  
39 Coverside Lane  
Yarmouth, ME 04106

Christopher M. Delano  
24 Ice House Road,  
Windham, ME 0402

**Project Name:** State Street Building Restoration  
**Project ID:** 09-79900022  
**Project Address:** 201-203 STATE ST.  
**Planner:** Erick Giles, AICP, LEED AP



Dear Ms. Murphy:

46-C-9-10-21

On February 18, 2010, the Portland Planning Authority approved a minor site plan for 201-203 State Street as shown on the approved plan prepared by Chris Delano and dated February 8, 2010.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

**STANDARD CONDITIONS OF APPROVAL**

Please note the following standard conditions of approval and requirements for all approved site plans:

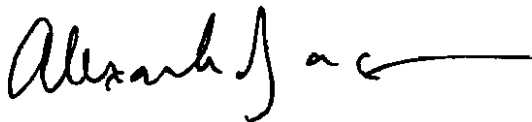
1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Authority pursuant to Chapter 14 of the Land Use Code.
2. This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. 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.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.

5. 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.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service'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.
8. 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. 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 you have any questions, please contact **Erick Giles** at **207-874-8723** or **[egiles@portlandmaine.gov](mailto:egiles@portlandmaine.gov)**

Sincerely,

A handwritten signature in black ink that reads "Alexander Jaegerman". The signature is written in a cursive style with a long horizontal stroke at the end.

Alexander Jaegerman  
Planning Division Director

Attachments:

1. Performance Guarantee Packet

Comments Submitted

1/20/10

City of Portland  
Development Review Application  
Planning Division Transmittal form

Application Number: 09-79900022 Application Date: 1/04/10

Project Name: BUILDING RESTORATION

Address: 201 State St CBL: 046 - C-009-001

Project Description: State Street - 201-203; Building Restoration; Chris Delano, Applicant.

Zoning:

B3/R6  
Historic

9 -> 6 condos  
VACANT since 2005

Other Reviews Required:

Review Type: MINOR SITE PLAN

Chris Delano  
24 Ice House Road

Windham Me 04062

JAN 20 2010

Distribution List:

<input type="checkbox"/> Planner	Erick Giles	<input type="checkbox"/> City Arborist	Jeff Tarling
<input checked="" type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Inspections	Tammy Munson	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Keith Gautreau	<input type="checkbox"/> Stormwater	Dan Goyette
<input type="checkbox"/> Parking	John Peverada	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> Outside Agency	
<input type="checkbox"/> DRC Coordinator	Phil DiPierro		

Preliminary Comments needed by: January 27<sup>th</sup>, 2010

Final Comments needed by:



Development Review Application  
PORTLAND, MAINE

Department of Planning and Urban Development,  
Planning Division and Planning Board

PROJECT NAME: 201 - 203 STATE ST. CONDOMINIUMS.

PROPOSED DEVELOPMENT ADDRESS:

201 - 203 STATE ST. PORTLAND, MAINE

PROJECT DESCRIPTION:

EXTERIOR RESTORATION OF A LOAD BEARING BRICK BUILDING.  
INTERIORS TO BE GUTTED AND FRAMED NEW INTO (6) CONDOMINIUMS.

CHART/BLOCK/LOT: 46 C 9-10-21

CONTACT INFORMATION:

APPLICANT

Name: CHRIS DELANO  
Address: 24 ICE HOUSE RD  
WINDHAM ME 04062  
Zip Code: 04062  
Work #: 892.1643  
Cell #: 233.7177  
Fax #: 892.1643  
Home: 892.1643  
E-mail: CHUIS@ARTOFSPACE.COM

PROPERTY OWNER

Name: LOUISE MURPHY (SEA OTTER LLC)  
Address: 39 COVESIDE LAKE  
YARMOUTH, ME  
Zip Code: 04096  
Work #: 846.0422  
Cell #: 653.6672  
Fax #: -  
Home: 846.1401  
E-mail: WEEZIE.MURPHY@MSW.COM

BILLING ADDRESS

Name: LOUISE MURPHY  
Address: 39 COVESIDE LAKE  
YARMOUTH, ME  
Zip: 04096.  
Work #: 846.0422  
Cell #: 653.6672  
Fax #: -  
Home: 846.1401  
E-mail: WEEZIE.MURPHY@MSW.COM

RECEIVED

JAN 20 2010

JAN 4 2010

City of Portland  
Planning Division

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

ENGINEER

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_



ARCHITECT

Name: CHRISTOPHER DELANO  
Address: 24 ICE HOUSE RD  
WINNHAM, ME  
Zip Code: 04062  
Work #: 233.7777/892.1643  
Cell #: 233.7777  
Fax #: 892.1643  
Home: 892.1643  
E-mail: CHRIS@ACTSPACE.COM

CONSULTANT - (STRUCT. ENGINEER)

Name: L E L ENGER / JOE LEASURE  
Address: 6 A STREET  
SOUTH PORTLAND, ME  
Zip Code: 04106  
Work #: 767.4830  
Cell #: 329.0445  
Fax #: 799.5432  
Home: -  
E-mail: JLEASURE@LL-ENG.COM

SURVEYOR

Name: OWEN HASKELL, INC  
Address: 16 CASCO, ST. PORTLAND.  
MAINE  
Zip Code: \_\_\_\_\_  
Work #: 774.0424  
Cell #: \_\_\_\_\_  
Fax #: 774.0511  
Home: \_\_\_\_\_  
E-mail: EBREWEL@OWENHASKELL  
.COM

ATTORNEY

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

# PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area 6,263 sq. ft.  
 Proposed Total Disturbed Area of the Site 500 sq. ft.  
 (If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.)

**IMPERVIOUS SURFACE AREA**

Proposed Total Paved Area 0 sq. ft.  
 Existing Total Impervious Area 1172 sq. ft.  
 Proposed Total Impervious Area 1610 sq. ft.  
 Proposed Impervious Net Change 438 sq. ft.

**BUILDING AREA**

Existing Building Footprint 2,145 sq. ft.  
 Proposed Building Footprint 2,145 sq. ft.  
 Proposed Building Footprint Net change 0 sq. ft.  
 Existing Total Building Floor Area 5,771 sq. ft.  
 Proposed Total Building Floor Area 5,771 sq. ft.  
 Proposed Building Floor Area Net Change 0 sq. ft.  
 New Building NO (yes or no)

**ZONING**

Existing X  
 Proposed, if applicable \_\_\_\_\_

**LAND USE**

Existing X  
 Proposed \_\_\_\_\_

**RESIDENTIAL, IF APPLICABLE**

Proposed Number of Affordable Housing Units -  
 Proposed Number of Residential Units to be Demolished 3  
 Existing Number of Residential Units 9  
 Proposed Number of Residential Units 6  
 Subdivision, Proposed Number of Lots \_\_\_\_\_

**PARKING SPACES**

Existing Number of Parking Spaces 7  
 Proposed Number of Parking Spaces 7  
 Number of Handicapped Parking Spaces 0  
 Proposed Total Parking Spaces 7

**BICYCLE PARKING SPACES**

Existing Number of Bicycle Parking Spaces 0  
 Proposed Number of Bicycle Parking Spaces 0  
 Total Bicycle Parking Spaces 0

**ESTIMATED COST OF PROJECT**

\$ 500,000

**Please check all reviews that apply to the proposed development**

Design Review	<u>X</u>	Stormwater Quality	_____
Flood Plain Review	_____	Traffic Movement	_____
Historic Preservation	<u>X</u>	Zoning Variance	_____
Housing Replacement	<u>X</u>	Historic District/Landmark	_____
14-403 Street Review	_____	Off Site Parking	_____
Shoreland	_____	Multi-Family Dwelling	<u>X</u>
Site Location Act Local Review	_____	B-3 Pedestrian Activity Review	_____
Single Family Dwelling	_____	Change of Use	_____
2 Family Dwelling	_____		

**APPLICATION FEE:**

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p><b>Major Development (more than 10,000 sq. ft.)</b></p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the fact Review (\$1,000.00 plus applicable application fee)</p>	<p><b>Plan Amendments</b></p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> <p><b>Subdivision</b></p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ (applicable Major site plan fee)</p>
<p><b>Minor Site Plan Review</b></p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p> <p style="text-align: right;">JAN 20 2010</p>	<p><b>Other Reviews</b></p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00)</p> <p><input type="checkbox"/> Storm water Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p>

**DEVELOPMENT REVIEW APPLICATION SUBMISSION**

Submissions shall include seven (7) packets with folded plans containing the following materials:


- 1. Seven (7) full size site plans that must be folded.
- 2. Application form that is completed and signed.
- 3. Cover letter stating the nature of the project.
- 4. All Written Submittals (Sec 14-525 2. (c), including evidence of right, title and interest
- 5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
- 6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
- 7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
- 8. One (1) set of plans reduced to 11 x 17

Refer to the application checklist (page 9) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

<p>Signature of Applicant: </p>	<p>Date: 12/18/09</p>
--	-----------------------

# Site Plan Checklist

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

201-203 STATE ST. CONDOMINIUMS.

**Project Name, Address of Project**

**Application Number**

(The form is to be completed by the Applicant or Designated Representative)

Check Submitted		Required Information	Section 14-525 (h,e)
Applicant	Staff		
X	---	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
X	---	Name and address of applicant and name of proposed development	a
X	---	* Scale and north points	b
X	---	* Boundaries of the site	c
X	---	* Total land area of site	d
---	---	* Topography - existing and proposed (2 feet intervals or less)	e
---	---	Plans based on the boundary survey including:	2
---	---	* Existing soil conditions	a
---	---	* Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
X	---	* Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
X	---	* Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 11 of packet)	d
---	---	* Location of on-site waste receptacles	e
X	---	* Public utilities	
X	---	* Water and sewer mains	e
---	---	* Culverts, drains, existing and proposed, showing size and directions of flows	e
X	---	* Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
X	---	* Location and dimensions of on-site pedestrian and vehicular access ways	g
X	---	* Parking areas	
---	---	* Loading facilities	g
---	---	* Design of ingress and egress of vehicles to and from the site onto public streets	g
X	---	* Curb and sidewalks	g
---	---	Landscape plan showing:	h
X	---	* Location of existing vegetation and proposed vegetation	h
X	---	* Type of vegetation	h
X	---	* Quantity of plantings	h
X	---	* Size of proposed landscaping	h
---	---	* Existing areas to be preserved	h
---	---	* Preservation measures to be employed	h
---	---	* Details of planning and preservation specifications	h
---	---	* Location and dimensions of all fencing and screening	i
---	---	Location and intensity of outdoor lighting system	j
---	---	Location of fire hydrants, existing and proposed (refer to Fire Department checklist - page 11)	k
---	---	Written statements to include:	c
---	---	* Description of proposed uses to be located on site	c1
---	---	* Quantity and type of residential, if any	c1
---	---	* Total land area of the site	c2
---	---	* Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
---	---	* General summary of existing and proposed easements or other burdens	c3
---	---	* Type, quantity and method of handling solid waste disposal	c4
---	---	* Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets (refer to the wastewater capacity application - page 12)	c5
---	---	* Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6



- \_\_\_\_\_      \_\_\_\_\_      • An estimate of the time period required for completion of the development 7
- \_\_\_\_\_      \_\_\_\_\_      • A list of all state and federal regulatory approvals to which the development may be subject to 8
- \_\_\_\_\_      \_\_\_\_\_      the states of any pending applications, anticipated time frame for obtaining such permits, or letters
- \_\_\_\_\_      \_\_\_\_\_      of non-jurisdiction
- \_\_\_\_\_      \_\_\_\_\_      • Evidence of financial and technical capability to undertake and complete the development including a
- \_\_\_\_\_      \_\_\_\_\_      letter from a responsible financial institution stating that it has reviewed the planned development and
- \_\_\_\_\_      \_\_\_\_\_      would seriously consider financing it when approved
- \_\_\_\_\_      \_\_\_\_\_      • Evidence of applicant's right title or interest, including deeds, leases, purchase options or other
- \_\_\_\_\_      \_\_\_\_\_      documentation.
- \_\_\_\_\_      \_\_\_\_\_      • A description of any unusual natural areas, wildlife and fisheries habitat, or archaeological site located
- \_\_\_\_\_      \_\_\_\_\_      on or near the site
- \_\_\_\_\_      \_\_\_\_\_      A jpeg or pdf of the proposed site plan, if available.
- \_\_\_\_\_      \_\_\_\_\_      Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in
- \_\_\_\_\_      \_\_\_\_\_      AutoCAD format (.dwg), release AutoCAD 2005 or greater.

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

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

JAN 20 2010

### Example of Zoning Summary

1.	Property is located in the IM Zone (Moderate Impact Industrial)		
2.	Parcel Acreage: 1.37 AC (59,677.2 sf)		
	<b>Regulations</b>	<b>Required/Allowed</b>	<b>Provided</b>
	Min Lot Area	none	59,677.2 sf.
	Min Street Frontage	60 ft	314.46 ft.
	Min Front Yard Setback	1 ft./1 ft. Building Height	72.04 ft.
	Min Rear Yard Setback	1 ft./1 ft. Building Height	35.66 ft.
	Min Side Yard Setback	1 ft./1 ft. Building Height	82.80 and 38.22
	Max Building Height	75 ft.	65 ft.
4.	Parking - Warehouse Distribution:	1 space/1000 sf.	19 spaces
5.	Maximum Impervious Surface Ratio:	75%	43%

### Portland Fire Department Checklist

A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews, which shall include:

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
7. Hydrant locations
8. Water main[s] size and location
9. Access to any fire department connections
10. Access to all structures (min. 2 sides)
11. A code summary shall be included referencing NFPA 1 and all fire department Technical standards.
12. Elevators shall be sized to fit an 81" x 23" stretcher and two personnel.
13. Some structures may require Fire flows using annex H of NFPA 1

JAN 20 2000

### **Additional Submission for Subdivisions:**

#### Street Names and Street Numbering for Proposed Subdivisions

##### **Notice to Developers of New Subdivisions**

Effective January 1, 1998, the City of Portland requests that developers of new subdivisions submit information regarding the origin of the name of any new street(s) created within the City limits. This information shall be submitted to the Planning Division with all other related application materials and shall include information regarding the person or subject for which all new streets are being named. In the case of a person, the full name should be submitted, as well as their vocation, relationship to the developer or the area, or other pertinent information.

##### **Street Numbering Assignments**

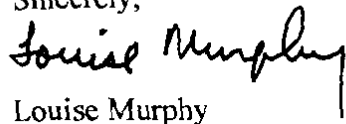
The assignment of official street addresses is the sole responsibility of the Department of Public Services. These assignments proceed by a set of guidelines and are done from submitted site plans whenever possible. For Enhanced 9-1-1 purposes, they need to be as accurate as possible and, depending on size and site layout, the creation of new street names may be required. Despite addresses listed on such things as the check sheet for site plan approval, building inspection documents or tax maps, it is requested you contact the Department of Public Services for your official address(es). Please call, Leslie Kaynor, GIS Surveyor at (207) 874-8346.

Louise Murphy  
Sea Otter LLC  
39 Covese Lane  
Yarmouth, Maine 04096  
January 11, 2009

Dear City of Portland,

Enclosed is the deed to 201-203 State Street, my financial statement and my most recent investment account statement to prove that I have the cash to pursue this project.

Sincerely,

A handwritten signature in cursive script that reads "Louise Murphy". The signature is written in black ink and is positioned above the printed name.

Louise Murphy

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **HCR PROPERTIES LIMITED LIABILITY COMPANY**, a Maine limited liability company with a place of business at Portland, Maine, for consideration paid, grant to **SEA OTTER LIMITED LIABILITY COMPANY**, a Maine limited liability company with a mailing address of 39 Coveside Lane, Yarmouth, Maine 04096, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, described below:

A certain lot or parcel of land, with the buildings thereon, situated on the Easterly side of State Street in Portland, County of Cumberland and State of Maine bounded and described as follows:

Beginning in the Easterly sideline of State Street in the middle of the partition wall dividing the house formerly owned by Moses Morrill and the house hereby conveyed; thence running Eastwardly by said Morrill line sixty-eight (68) feet, more or less, to land now or formerly of H.W. and A. Deering, thence Northwardly and Eastwardly by said Deering's line to Vernon Court, thence Northwardly by the line of Vernon Court to a point, from which a line running to State Street parallel with said partition wall will include about twenty feet on said State Street; thence by said direct line to State Street; thence Southwardly by State Street to the point of beginning.

Also a certain lot or parcel of land, with the buildings thereon, situated on the easterly side of State Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the easterly side of State Street at a point one hundred seventeen and eight-tenths (117.8) feet northerly from the intersection of the easterly line of said State Street with the northerly line of Congress Street and in line with the center of the division wall between the house on the lot herein conveyed and that on the lot adjoining this on the north; thence easterly by said line and by the center line of said wall and its prolongation, sixty-five (65) feet to land formerly of H.W. and A. Deering, thence southerly by said Deering land twenty (20) feet to land conveyed to said H.W. and A. Deering by Robert Smith and Ann L. Smith by deed dated June 6, 1843 and recorded in the Registry of Deeds of said County of Cumberland in Book 183, Page 182; thence westerly, parallel with Congress Street thirteen and fifteen one-hundredths (13.15) feet to a corner of said Deering land; thence southerly by said Deering land twenty-three (23) feet to the land conveyed by Frank G. Patterson to Emily M. Swan by deed dated September 25, 1879, and recorded in said Registry of Deeds in Book 461,

MAINE REAL ESTATE TAX PAID

L

Page 363; thence westerly by said Swan land, fifty-one (51) feet to said State Street at a point seventy-four and six-tenths (74.6) feet northerly from said Congress Street; thence northerly, by said State Street, forty-three and two-tenths (43.2) feet to the point of beginning; also hereby conveying the right to use the passageway extending from the rear of the above described premises southerly to Congress Street; subject, however, to such right of passage to and from said Congress Street over said land adjoining said Deering land on the west as was granted to said H.W. and A. Deering by said Smith's deed to them.

This conveyance is made subject to a right to maintain a drain as set forth in a certain agreement between Philip Q. Loring and Benjamin F. Harris, recorded in said Registry of Deeds in Book 827, Page 159.

Also a certain lot or parcel of land, with the buildings thereon, situated in Portland, in the County of Cumberland, and State of Maine, on the westerly side of Vernon Court, formerly so-called, now Vernon Place, and being bounded and described as follows:

Beginning at a point in the westerly line of said Vernon Court at a lot of land formerly owned by Thomas McKenney; thence northerly on said westerly line of said Vernon Court sixty-five (65) feet, more or less, to land formerly owned by Mrs. N.P. Cushman; thence westerly by said Cushman land twenty-six (26) feet, more or less, to land formerly of said Mrs. N.P. Cushman; thence southerly by said Cushman land and by land formerly owned by Moses Morrill twenty-five (25) feet, more or less, to the south line of said Moses Morrill lot; thence westerly by said Morrill land sixteen (16) feet, more or less, to a court or passageway leading from Congress Street; thence southerly by said court or passageway forty (40) feet, more or less, to land formerly of Charles A. Lord; thence easterly by said Lord land and by land formerly of said Thomas McKenney forty (40) feet, more or less, to said Vernon Court at the point of beginning; together with all rights in streets and passageways described in deed from Eli D. DePuy to Bessie C. DePuy, dated August 31, 1926 and recorded in the Cumberland County Registry of Deeds in Book 1243, Page 466.

MEANING AND INTENDING to describe those same premises conveyed by 201 State Street, Inc. to HCR Properties Limited Liability Company by deed dated September 10, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13313, Page 275.

This transfer satisfies the obligations of the Grantor pursuant to an Installment Sales Contract dated July 3, 2002, a memorandum of which was recorded in Book 17811, Page 254.

IN WITNESS WHEREOF, the said HCR Properties Limited Liability Company has set its hand this 15th day of October, 2003.

Thomas Jewell  
Witness

HCR PROPERTIES LIMITED  
LIABILITY COMPANY

BY: Christopher M. Smith  
Its Member

STATE OF MAINE  
COUNTY OF CUMBERLAND

October 15, 2003

Then personally appeared HCR Properties Limited Liability Company, by its member, Christopher M. Smith and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said company.

Before me,  
Thomas Jewell  
Notary Public/Attorney at Law  
Thomas Jewell

JAN 20 2010

Received  
Recorded Register of Deeds  
Jan 14, 2004 10:24:55A  
Cumberland County  
John B. O'Brien

Louise H. Murphy-Financial Statement

**Asset**

**Liability**

**Portland**

**Apartment Buildings**

\$900,000 12-14 Taylor St.- 6 unit  
\$380,000 91 Emery St.-4 unit  
\$600,000 16 Gilman-6-unit  
\$600,000 12 Gilman-8 unit  
\$500,000 201-203 State Street-9 unit under  
Construction  
\$900,000 85-87 Emery Street-6 unit

\$60,000-HUD/Portland

**Condominium Projects**

\$700,000 258-262 Danforth-3 units for sale  
\$1,470,000- 254-256 Danforth-6 unit nearing completion

**Biddeford**

\$1,000,000- 100 Washington-Totally rehabbed 12 unit

**Other**

\$1,000,000- Residence at 39 Coveside Lane  
\$175,000- 81 Hillcrest(½ ownership)

\$250,000 Kennebunk Sav.

**Center Lovell**

\$900,000- Renovated rental house on Kezar Lake  
\$175,000- Rental cottage on Kezar Lake

**Other**

\$1,000,000 -Farm with 75 acres

**Other Assets**

\$1,657,324-Northern Trust Investment Account-(December Statement attached)  
\$70,000-Checking and savings  
\$200,000- Cars,boats,antiques, farm equipment ,paintings,  
cash

**Other Personal Debt**

Real estate related-oil,taxes,etc.

\$10,000

**TOTAL \$12,227,000**

**TOTAL \$320,000**

**NET WORTH -\$11,907,000**

# Account Statement

December 1, 2009 - December 31, 2009

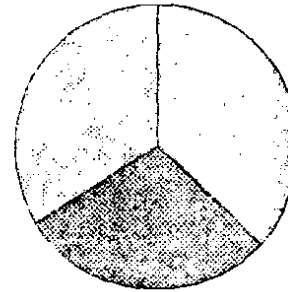
Account Number 23-6474  
MURPHY TRUST LOUISE

## Financial Summary

### Account Market Values

Asset Class	Value as of December 31, 2009	Value as of November 30, 2009	Change
Equity Securities	\$559,521.60	\$592,802.77	(\$33,281.17)
Fixed Income Securities	448,470.73	450,327.99	(1,857.26)
Cash and Short Term Investments	516,132.44	614,194.08	(98,061.64)
<b>Total</b>	<b>\$1,524,124.77</b>	<b>\$1,657,324.84</b>	<b>( \$133,200.07)</b>

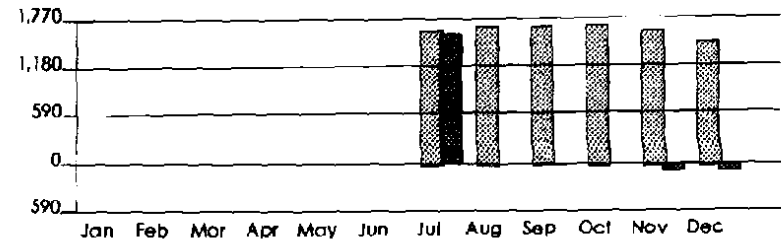
### Asset Allocation



Equity Securities	36.7%
Fixed Income Securities	29.4%
Cash and Short Term Investments	33.9%
<b>Total</b>	<b>100.0%</b>

### Value Over Time

(In thousands)



Value Net Contributions/Withdrawals



CHRISTOPHER M. DELANO, architect

January 11, 2010

**Barbara Borhydt**  
Portland Planning Director  
389 Congress Street  
Portland, Maine 04101

re: 201-203 State Street, Portland, Lot 46-C-9-10-21, zone R-6/B-3

**project description:** renovation of an existing three-story brick building. The building is a historic structure and will be diligently restored on the exterior. The dilapidated interiors will be entirely demolished, and built new to accommodate six new condominium units.

Dear Barbara:

Following is the Wastewater Capacity Application as requested.  
Please call with any questions.

Most Sincerely,

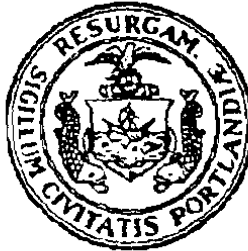


Christopher M. Delano

JAN 20 2010

# CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,  
55 Portland Street,  
Portland, Maine 04101-2991



Mr. Frank J. Brancely,  
Senior Engineering Technician,  
Phone #: (207) 874-8832,  
Fax #: (207) 874-8852,  
E-mail: fjb1@portlandmaine.gov

Date: 1/04/10

### 1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 201-203 STATE ST. PORTLAND CHART 46, BLOCK C, LOTS 9, 10-21  
(Regarding addressing, please contact Lucie Kivnor, either at 756-8346 or at [LAKE@portlandmaine.gov](mailto:LAKE@portlandmaine.gov)) Chart Block Lot Number: \_\_\_\_\_

Proposed Use: APARTMENT BLDG (CONDOMINIUMS) 6 UNITS (10 BEDROOMS)  
 Previous Use: SAME

Existing Sanitary Flows: \_\_\_\_\_ 1825 GPD  
 Existing Process Flows: \_\_\_\_\_ GPD

Description and location of City sewer, at proposed building sewer lateral connection:  
FRONT OF BLDG, STATE ST. SIDE  
(SEE ATTACHED SHEET FOR PWD RECORDS)

Clear \_\_\_\_\_, indicate the proposed connection, on the submitted plans.

Site Category:	Commercial	_____
	Industrial (complete part 4 forms)	_____
	Governmental	_____
	Residential (MULTI-FAMILY)	<u>X</u>
	Other (specify)	_____

### 2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 10 BDR x 2 PEOPLE EACH → 37,400 GPM = 1,247 GPD  
 Peaking Factor Peak Times: \_\_\_\_\_

Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," X Portland Water District Records, Other (specify) \_\_\_\_\_

**Note:** Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

### 3. Please, Submit Contact Information.

Owner/Developer Name: LOUISE MURPHY, SEA OTTER, LLC  
 Owner/Developer Address: 39 COVESIDE LANE, YARMOUTH, ME 04096  
 Phone: 846.0422 Fax: \_\_\_\_\_ E-mail: WEEZIE.MURPHY@SEAJ.COM  
 Engineering Consultant Name: \_\_\_\_\_  
 Engineering Consultant Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 City Planner's Name: BARBARA BARTHNOT Phone: 874.8699

**Note:** Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

### 4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: \_\_\_\_\_ GPD  
 Do you currently hold Federal or State discharge permits? N/A Yes \_\_\_\_\_ No \_\_\_\_\_  
 Is the process wastewater termed categorical under CFR 40? N/A Yes \_\_\_\_\_ No \_\_\_\_\_  
 OSHA Standard Industrial Code (SIC): \_\_\_\_\_ (<http://www.osha.gov/osha/sic/sic.html>)  
 Peaking Factor Peak Process Times: \_\_\_\_\_

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals... exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:

HUNDREDS OF CU. FT. / MONTH

PORTLAND WATER DISTRICT RECORDS:

201 STATE 2004 : AVERAGE SANITARY FLOWS OUT : 23.8 (17,802 GALLONS)  
 MAX. 46 (34,408 GALLONS) = 593 GPD.

203 STATE 2004 : AVERAGE : 10 (7,480)  
 MAX : 12 (8,976 GALLONS)

201 STATE 2005 : AVG: 36.6 (27,376.8 GALLONS) = 912.6 GALLONS / MONTH  
 MAX: 49 (36,652 GALLONS)

203 STATE 2005 : N/A. (NO TENANTS) ASSUME SAME USAGE IN EXISTING SANITARY FLOWS:  
 (BUILDING WAS VACANT EVER SINCE) TOTAL EXISTING Q = 1825 GPD.

- ASSUMPTION: 201 & 203 IS A SINGLE BUILDING W/ (2) SEWER CONNECTIONS. AVERAGE ASSUMED <sup>EXIST.</sup> SANITARY FLOWS:
 

912.6 GPD / ADDRESS. = 1825 GPD
------------------------------------

BUILDING UNITS:

201 STATE ST. : (2) 2 BEDROOM UNITS, (1) 1 BEDROOM

203 STATE ST. : (2) 2 BEDROOM UNITS, (1) 1 BEDROOM UNIT

- SEWER CONNECTION IS LOCATED @ STATE ST. SIDE OF BLDG.

2-6-2010

**CHRISTOPHER M. DELANO, architect**

December 18, 2009

**Barbara Barheight**  
Portland Planning Division  
389 Congress Street  
Portland, Maine 04101

**re: 201-203 State Street, Portland, Lot 46-C-9-10-21, zone R-6/B-3**

**project description:** renovation of an existing three-story brick building. The building is a historic structure and will be diligently restored on the exterior. The dilapidated interiors will be entirely demolished, and built new to accommodate six new condominium units.

Dear Barbara:

This letter is a companion for the Development Review Application. As stated in the project description above, this is primarily a renovation project to an existing historic building. Because the necessary parking for the building is at the rear, we have developed a new rear entrance to the upper (4) units in the building (the (2) ground units are still accessed from the front of the building). This new entrance and a new brick walkway connecting the front and rear of the building, mark the major changes to the landscape of the site. All existing grades will be maintained.

All site features as shown on L-2 are in attempt to balance the pressures of creating an inviting landscape surrounding this historic gem, while conserving the necessary money to effectively restore this severely dilapidated building back to its golden years.

Please call me if there are any questions.

Most Sincerely,



Christopher M. Delano

JAN 20 2010

CHRISTOPHER M. DELANO, architect

January 11, 2010

**Barbara Barhydt**  
Portland Planning Division  
389 Congress Street  
Portland, Maine 04101

**re: 201-203 State Street, Portland, Lot 46-C-9-10-21, zone R-6/B-3**

**project description:** renovation of an existing three-story brick building. The building is a historic structure and will be diligently restored on the exterior. The dilapidated interiors will be entirely demolished, and built new to accommodate six new condominium units.

Dear Barbara:

Following is the Wastewater Capacity Application as requested.  
Please call with any questions.

Most Sincerely,



Christopher M. Delano

3 PAGES

JAN 20 2010

# CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,  
55 Portland Street,  
Portland, Maine 04101-2991



Mr. Frank J. Brancey,  
Senior Engineering Technician,  
Phone #: (207) 874-8832,  
Fax #: (207) 874-8852,  
E-mail: fjb@portlandmaine.gov

Date 1/04/10

### 1. Please, Submit Utility, Site, and Locis Plans.

Site Address: 201-203 STATE ST. PORTLAND CHART 46, BLOCK C, LOTS 9, 10-21  
(Regarding addressing, please contact Leslie Kayser, either at 756-8346, or at [leslie.kayser@portlandmaine.gov](mailto:leslie.kayser@portlandmaine.gov))  
 Chart Block Lot Number: \_\_\_\_\_  
 Proposed Use: APARTMENT BLDG (CONDOMINIUMS) 6 UNITS (10 BEDROOMS)  
 Previous Use: SAME  
 Existing Sanitary Flows: \_\_\_\_\_ 1025 GPD  
 Existing Process Flows: \_\_\_\_\_ GPD  
 Description and location of City sewer, at proposed building sewer lateral connection:  
FRONT OF BLDG, STATE ST. SIDE  
(SEE ATTACHED SHEET FOR PWD RECORDS)  
(Clearly, indicate the proposed connection, on the submitted plans.)

Site Category	Commercial	_____
	Industrial (complete per 4-below)	_____
	Governmental	_____
	Residential (MULTI-FAMILY)	<u>X</u>
	Other (specify)	_____

### 2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 10 BR x 2 PEOPLE EACH → 37,400 GPM = 1,247 GPD  
 Peaking Factor/ Peak Times: \_\_\_\_\_  
 Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual" X Portland Water District Records, Other (specify) \_\_\_\_\_)

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

### 3. Please, Submit Contact Information.

Owner/Developer Name: LOUISE MURPHY, SEA OTTER, LLC  
 Owner/Developer Address: 39 COVESIDE LANE, YARMOUTH, ME 04096  
 Phone: 846.0422 Fax: \_\_\_\_\_ E-mail: WEEZIE.MURPHY@SEAOTTER.COM  
 Engineering Consultant Name: \_\_\_\_\_  
 Engineering Consultant Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 City Planner's Name: BARBARA BARNDOT Phone: 874.8699

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

### 4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated \_\_\_\_\_ GPD  
 Do you currently hold Federal or State discharge permits? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Is the process wastewater termed categorical under CFR 40? N/A Yes \_\_\_\_\_ No \_\_\_\_\_  
 OSHA Standard Industrial Code (SIC): \_\_\_\_\_  
 Peaking Factor/ Peak Process Times: \_\_\_\_\_  
(http://www.epa.gov/waters/csr/csr404.html)

Note: On the submitted plans, please show the locations, where the building's sanitary and process water sewer laterals exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:

HUNDREDS OF CU. FT. / MONTH

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 MAX. 46 (34,408 GALLONS) = 593 GPD.

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 (BUILDING WAS VACANT EVER SINCE) TOTAL EXISTING = 1825 GPD.

- ASSUMPTION: 201 & 203 IS A SINGLE BUILDING W/ (2) SEWER CONNECTIONS. AVERAGE ASSUMED SANITARY FLOWS:
 

912.6 GPD / ADDRESS = 1825 GPD
-----------------------------------

BUILDING UNITS:

201 STATE ST. : (2) 2 BEDROOM UNITS, (1) 1 BEDROOM

203 STATE ST. : (2) 2 BEDROOM UNITS, (1) 1 BEDROOM UNIT

- SEWER CONNECTION IS LOCATED @ STATE ST. SIDE OF BLDG.

## **Marge Schmuckal - 201 State Street**

---

**From:** Marge Schmuckal  
**To:** Eric Giles  
**Date:** 2/17/2010 4:38 PM  
**Subject:** 201 State Street

Eric,

HTE won't let me put updated comments in the system - The revised plans show that the entire site is considered to be in a B-3 Zone. All the B-3 Zone requirements are being met. However, I still have not received a copy of Alex's letter stating that the Replacement Housing Ordinance does not apply to this project.

Please get me a copy of Alex's letter for my files.

Marge



**Zoning Administrator Marge Schmuckal**

February 5, 2010

This project is located within a split zone – B-3 and R-6. It is also covered by a Historic Overlay Zone.

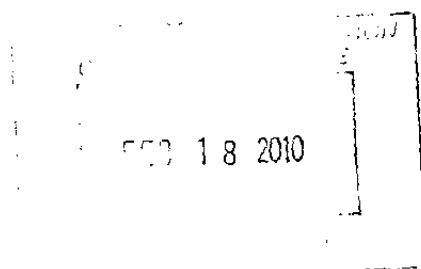
The plans need to show the zoning line as it splits the property. I also need a copy of the letter from planning that exempts this property from the housing replacement requirements.

2/19/10 -  
The system would NOT allow me to  
Edit or Add comments - The zone  
line is on the newly submitted plans  
dated Feb 10<sup>B</sup> 2010 - The entire  
site is in a B-3 zone - meeting  
B-3 zone requirements - I still  
need a memo <sup>or a copy of previous memo</sup> from planning saying  
that the housing replacement is ok.

April 11, 2008

Christopher M. Delano  
Art of Space  
24 Ice House Road  
Windham, ME 04062

**RE:** 201-203 State Street  
Chart: 46 Block: C Lot: 9-10-21



Dear Mr. Delano:

The Planning Authority received your March 3, 2008 letter requesting an exemption from the requirements of Division 29 of the Portland City Code - *Housing Replacement* for your proposed renovation of the property at 201-203 State Street. In your request, you claim that the building meets the criteria for exemption (6) of Section 14-483(n) of the City Code. Criteria (6) states:

*Existing residential structures which, exclusive of additions thereto, contain more dwelling units than they were originally designed and built to accommodate and which are being modified to contain fewer dwelling units, subject to the condition that the number of dwelling units originally intended to be accommodated in such structures can be established by documentary evidence.*

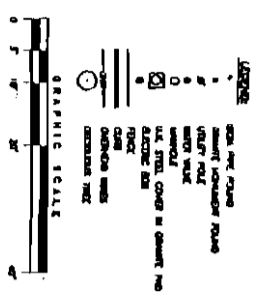
We have reviewed your submittal and supporting documentary evidence describing that the three-story building was originally constructed in 1855 as a duplex, was later converted into a lodging house before being further divided into eleven (11) apartments. Based on these submittals, we have determined that you meet criteria (6) for exemption and thus, are in conformance with Division 29.

This authorization of an exemption from Division 29 by the Planning Authority does not constitute approval for any other component of a development proposal for this site.

If you have any questions, feel free to contact Molly Casto, Planner at 874-8901 or by email at [mpc@portlandmaine.gov](mailto:mpc@portlandmaine.gov).

Sincerely,

Alexander Jaegerman  
Planning Division Director

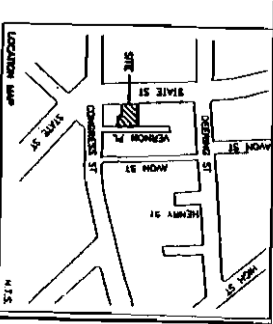
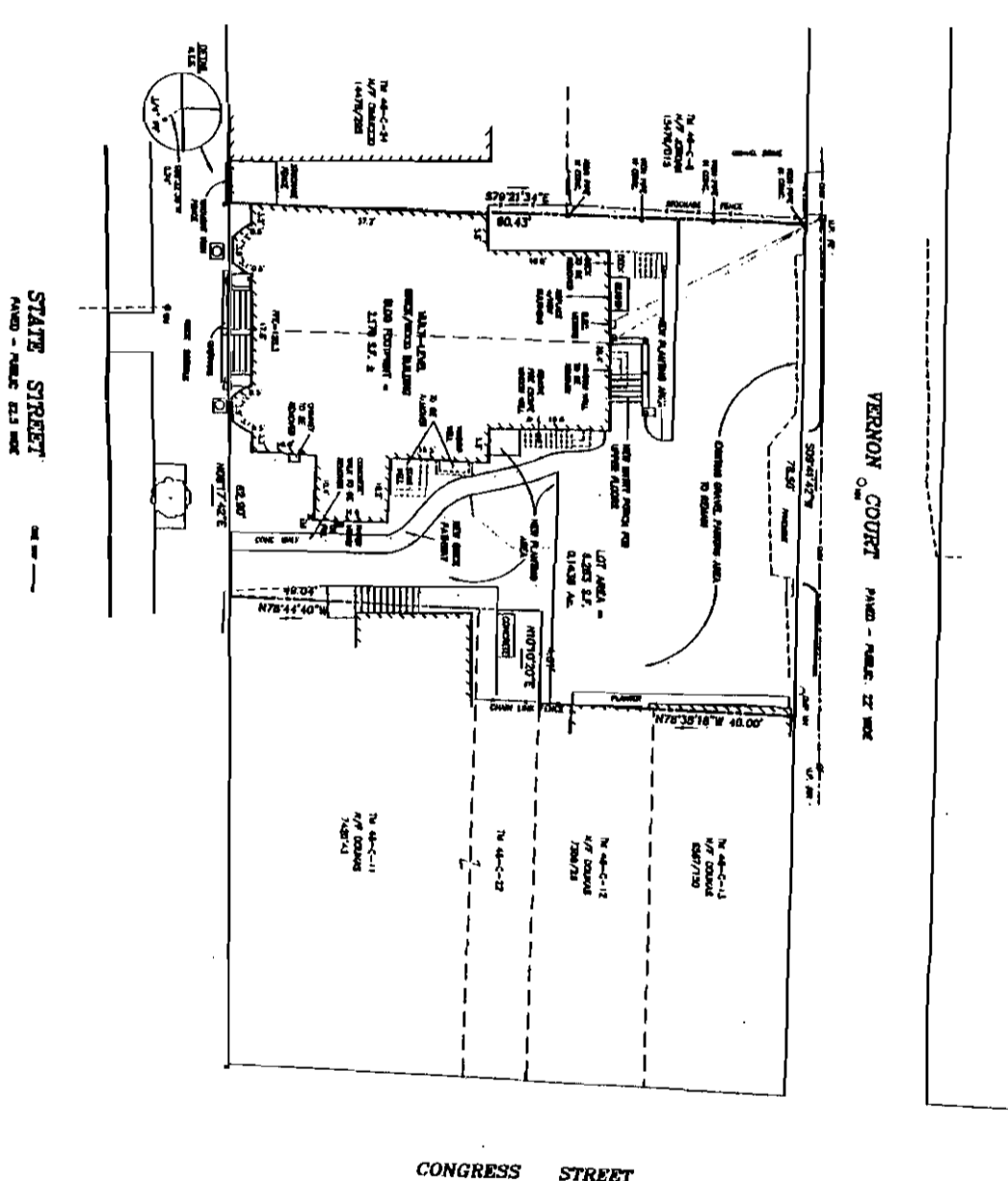


LEGEND

- 24" DIA. CURB
- 36" DIA. CURB
- 48" DIA. CURB
- 60" DIA. CURB
- 72" DIA. CURB
- 84" DIA. CURB
- 96" DIA. CURB
- 108" DIA. CURB
- 120" DIA. CURB
- 144" DIA. CURB
- 168" DIA. CURB
- 192" DIA. CURB
- 216" DIA. CURB
- 240" DIA. CURB
- 264" DIA. CURB
- 288" DIA. CURB
- 312" DIA. CURB
- 336" DIA. CURB
- 360" DIA. CURB
- 384" DIA. CURB
- 408" DIA. CURB
- 432" DIA. CURB
- 456" DIA. CURB
- 480" DIA. CURB
- 504" DIA. CURB
- 528" DIA. CURB
- 552" DIA. CURB
- 576" DIA. CURB
- 600" DIA. CURB
- 624" DIA. CURB
- 648" DIA. CURB
- 672" DIA. CURB
- 696" DIA. CURB
- 720" DIA. CURB
- 744" DIA. CURB
- 768" DIA. CURB
- 792" DIA. CURB
- 816" DIA. CURB
- 840" DIA. CURB
- 864" DIA. CURB
- 888" DIA. CURB
- 912" DIA. CURB
- 936" DIA. CURB
- 960" DIA. CURB
- 984" DIA. CURB
- 1008" DIA. CURB
- 1032" DIA. CURB
- 1056" DIA. CURB
- 1080" DIA. CURB
- 1104" DIA. CURB
- 1128" DIA. CURB
- 1152" DIA. CURB
- 1176" DIA. CURB
- 1200" DIA. CURB
- 1224" DIA. CURB
- 1248" DIA. CURB
- 1272" DIA. CURB
- 1296" DIA. CURB
- 1320" DIA. CURB
- 1344" DIA. CURB
- 1368" DIA. CURB
- 1392" DIA. CURB
- 1416" DIA. CURB
- 1440" DIA. CURB
- 1464" DIA. CURB
- 1488" DIA. CURB
- 1512" DIA. CURB
- 1536" DIA. CURB
- 1560" DIA. CURB
- 1584" DIA. CURB
- 1608" DIA. CURB
- 1632" DIA. CURB
- 1656" DIA. CURB
- 1680" DIA. CURB
- 1704" DIA. CURB
- 1728" DIA. CURB
- 1752" DIA. CURB
- 1776" DIA. CURB
- 1800" DIA. CURB
- 1824" DIA. CURB
- 1848" DIA. CURB
- 1872" DIA. CURB
- 1896" DIA. CURB
- 1920" DIA. CURB
- 1944" DIA. CURB
- 1968" DIA. CURB
- 1992" DIA. CURB
- 2016" DIA. CURB
- 2040" DIA. CURB
- 2064" DIA. CURB
- 2088" DIA. CURB
- 2112" DIA. CURB
- 2136" DIA. CURB
- 2160" DIA. CURB
- 2184" DIA. CURB
- 2208" DIA. CURB
- 2232" DIA. CURB
- 2256" DIA. CURB
- 2280" DIA. CURB
- 2304" DIA. CURB
- 2328" DIA. CURB
- 2352" DIA. CURB
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NOTES

1. OWNER OF RECORD: 56-0753 LAMAR UNIVERSITY COMPANY
2. LOCAL ORDER NO. 238
3. PROJECT NO. 08-010 AND 21 BLOCK C IN CITY OF PERMIAN AREA
4. PERMITS REQUIRED: 08-010 AND 21 BLOCK C IN CITY OF PERMIAN AREA
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PERMIAN AREA
6. ALL UTILITIES SHALL BE DEPTH TO CITY OF PERMIAN AREA



NO. 1173/0753 LAMAR UNIVERSITY COMPANY <b>SITE PLAN</b> 56-0753 LAMAR UNIVERSITY COMPANY 4801-015 STATE STREET, PERMIAN AREA PERMIAN AREA, TEXAS	
OWEN HASKELL, INC. 501 GUYTON STREET, SUITE 100 PERMIAN AREA, TEXAS 79110-4484 PHONE: 361-481-7481 FAX: 361-481-7482 WWW: WWW.OHWENHASKELL.COM	
DATE: 10/20/08	DRAWN BY: J. SMITH
SCALE: AS SHOWN	CHECKED BY: J. SMITH
PROJECT NO: 08-010 AND 21 BLOCK C	CITY OF PERMIAN AREA
LOT NO: 11, 12, 13, 14	SECTION: 36
TOWNSHIP: 14S	RANGE: 10E
COUNTY: PERMIAN	STATE: TEXAS

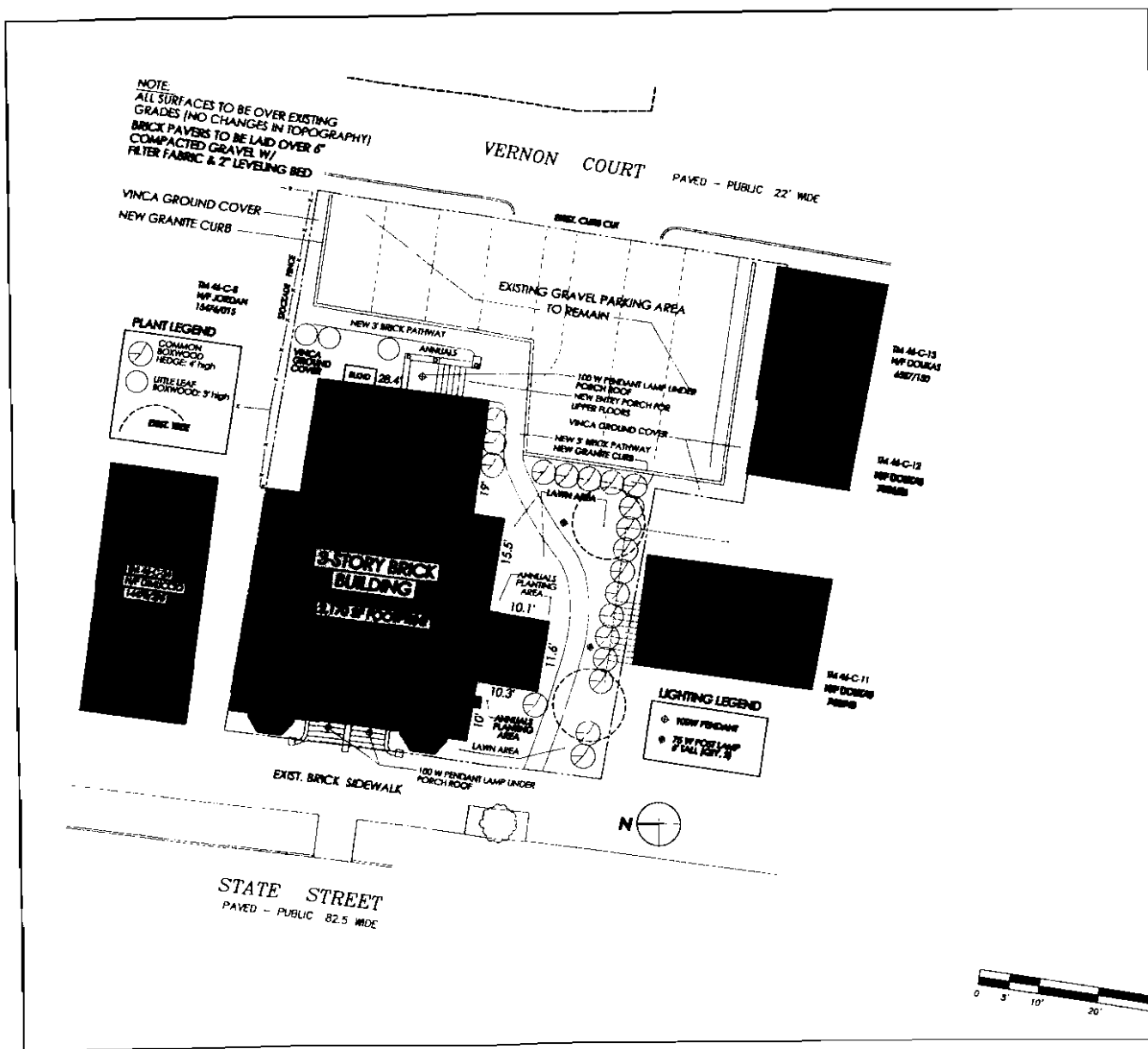
201-203 State Street Condominiums  
Condominium Conversion, Portland, Maine

December 16, 2009

LANDSCAPE PLAN

PERMIT SET

L2



LANDSCAPING PLAN  
SCALE: 1/10" = 1'-0"