

46-D - 26

2006-0095

625 Congress St.

Burnham Arms Housing

Burnham Page

on Spreadsheet

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

2006-0095

Application I. D. Number

5/18/2006

Application Date

Burnham Armes Housing

Project Name/Description

Burnham H Page &

Applicant

Po Box 2282, Scarborough, ME 04070

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 885-5111

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

625 - 635 Congress St, Portland, Maine

Address of Proposed Site

046 D026001

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 Other (specify) _____

Proposed Building square Feet or # of Units

Acreeage of Site

B3

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$1,375.00 Subdivision _____ Engineer Review _____ Date 5/18/2006

Planning Approval Status:

Reviewer _____

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

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

OK to Issue Building Permit

signature

date

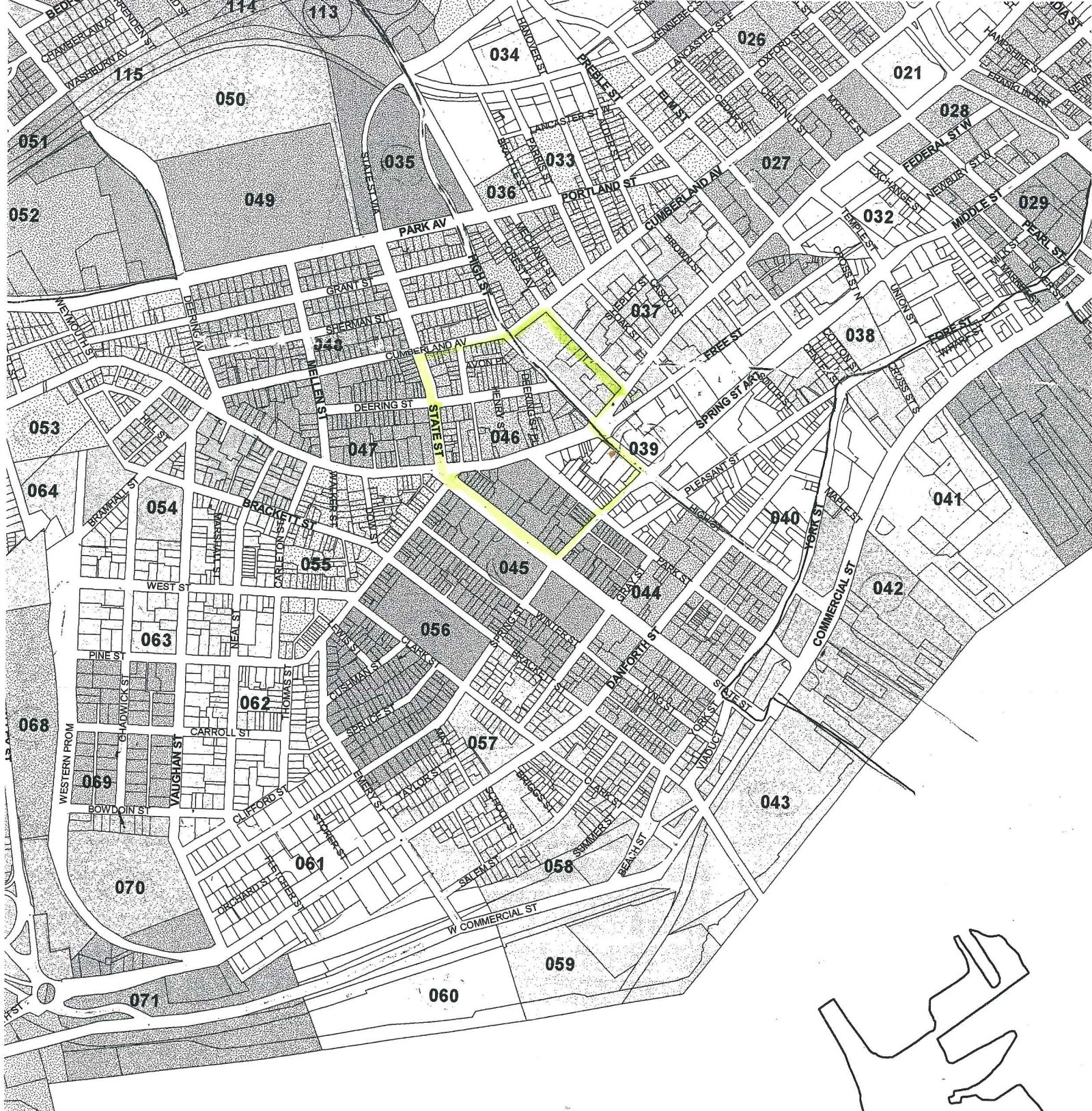
Performance Guarantee

Required*

Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |



Fore River

May 18, 2006

Sarah Hopkins
Development Review Manager
City of Portland
389 Congress Street
Portland, ME 04101

RE: New Elevator and Apartment/Retail Building – 635 Congress Street

Dear Sarah,

We are submitting our Site Plan Application for a proposed 4 story building consisting of 1st floor retail and 15 apartments on floors 2-4. The new building is to be located on the empty lot adjacent to 635 Congress Street, zoned B3. Please note the following:

1. The owner intends to complete the work in 2 phases.
2. Phase 1 consists of building a new elevator on the empty lot adjacent to 635 Congress street. The existing troublesome elevator will be removed and the new elevator will serve the existing Burnham Arms apartment building. The remainder of the empty lot will be utilized for parking. A strip of landscaping will screen the parking from Congress street.
3. Phase 2 consists of removing the vacant single story building adjacent to the empty lot and building a new 4 story retail/apartment building around the elevator built in Phase 1. The elevator will then serve both buildings.

Square footage breaks down approximately as follows:

Phase 1

Floors 1-6 85 square feet per floor

Phase 2

First floor (retail) 4490 square feet

Second floor (residential) 4200 square feet

Third floor (residential) 4200 square feet

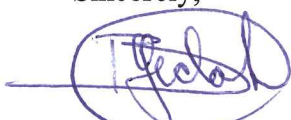
Fourth floor (residential) 4200 square feet

We are looking to have a workshop with the Planning Board.

Please call with any questions or concerns.

Thank you,

Sincerely,



Barry Yudaken



PORTLAND MAINE

Planning Division
Sarah Hopkins, Development Review Services Manager

5-19-06

Karen,

A proposal has come in for
pkg lot and Gino's/Skinny parcel.

Sarah

Barbara—

Sarah and I were
wondering if... perhaps...
you might consider...
the possibility... of...
taking this on.

389 Congress Street, 4th floor • Portland, ME • (207) 874-8720 • Fx 756-8258
Email: sh@portlandmaine.gov

Alex

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1971	ASPHALT PARKING	3564	1

Sales Information

Date	Type	Price	Book/Page
------	------	-------	-----------

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

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

New Search!

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	046 D027001
Location	629 CONGRESS ST
Land Use	VACANT LAND
Owner Address	BURNHAM HAROLD PAGE PO BOX 2282 SCARBOROUGH ME 04070
Book/Page	20316/083
Legal	46-D-27 CONGRESS ST 629-631 7919 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$117,270	\$ 0.00	\$117,270

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$160,400	\$ 0.00	\$160,400

* 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
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.182	0			

Exterior/Interior Information

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

Height	Walls	Heating	A/C
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

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

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------

Sales Information

Date	Type	Price	Book/Page
10/01/2003	LAND + BLDING	\$370,000	20316-83
11/01/2002	LAND + BLDING	\$150,000	18398-346
11/10/1998	LAND + BLDING	\$60,000	14295-125

Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
--------------------------------	-------------------------------	--------------------------------

[Click here](#) to view Tax Roll Information.

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

New Search!

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 2
Parcel ID 037 D002001
Location 511 CONGRESS ST
Land Use OFFICE & BUSINESS SERVICE

Owner Address 511 PLAZA LIMITED PARTNERSHIP
 50 MILK ST 20TH FLOOR
 BOSTON MA 02109

Book/Page 22717/079
Legal 37-D-2 BROWN ST 28-46
 CASCO ST 11 & 21
 CONGRESS ST 499-513
 42570 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$1,299,340	\$7,692,780	\$8,992,120

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$1,557,500	\$9,434,500	\$10,992,000

* 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	1973	1	140684	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
0.977	156629	OFFICE BUILDGIN - HIGH-RISE	511 PLAZA

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	12582	MULTI-USE OFFICE
1	B1/B1	8400	SUPPORT AREA
1	01/01	3700	OFFICE BUILDING
1	01/01	8170	RETAIL STORE
1	01/01	9112	OFFICE BUILDING
1	02/09	12240	OFFICE BUILDING
1	P1/P1	800	SUPPORT AREA

Height	Walls	Heating	A/C
12		HOT AIR	CENTRAL
12		HOT AIR	CENTRAL
16	GLASS/MASNRY	HOT AIR	CENTRAL
16	GLASS/MASNRY	HOT AIR	CENTRAL
16	GLASS/MASNRY	HOT AIR	CENTRAL
12	GLASS/MASNRY	ELECTRIC	CENTRAL
16	CONC. BLOCK	NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
3	ELEVATOR - ELEC. PASSENGER	3
3	CANOPY - ONLY	1
4	CANOPY - ONLY	1
5	CANOPY - ONLY	1
1	LOADING DOCK - STEEL/CONC	1
3	BANK NIGHT DEPOSIT	1
1	SPRINKLER - WET	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# 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 2
 Parcel ID 037 D002001
 Location 511 CONGRESS ST
 Land Use OFFICE & BUSINESS SERVICE

Owner Address 511 PLAZA LIMITED PARTNERSHIP
 50 MILK ST 20TH FLOOR
 BOSTON MA 02109

Book/Page 22717/079
 Legal 37-D-2 BROWN ST 28-46
 CASCO ST 11 & 21
 CONGRESS ST 499-513
 42570 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$1,299,340	\$7,692,780	\$8,992,120

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$1,557,500	\$9,434,500	\$10,992,000

* 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	1973	1	140684	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.977	156629		OFFICE BUILDGIN - HIGH-RISE	511 PLAZA

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	12582	MULTI-USE OFFICE
1	B1/B1	8400	SUPPORT AREA
1	01/01	3700	OFFICE BUILDING
1	01/01	8170	RETAIL STORE
1	01/01	9112	OFFICE BUILDING
1	02/09	12240	OFFICE BUILDING
1	P1/P1	800	SUPPORT AREA

Height	Walls	Heating	A/C
12		HOT AIR	CENTRAL
12		HOT AIR	CENTRAL
16	GLASS/MASNRY	HOT AIR	CENTRAL
16	GLASS/MASNRY	HOT AIR	CENTRAL
16	GLASS/MASNRY	HOT AIR	CENTRAL
12	GLASS/MASNRY	ELECTRIC	CENTRAL
16	CONC. BLOCK	NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
3	ELEVATOR - ELEC. PASSENGER	3
3	CANOPY - ONLY	1
4	CANOPY - ONLY	1
5	CANOPY - ONLY	1
1	LOADING DOCK - STEEL/CONC	1
3	BANK NIGHT DEPOSIT	1
1	SPRINKLER - WET	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------

1973

ASPHALT PARKING

6200

1

Sales Information

Date	Type	Price	Book/Page
06/03/2005	LAND + BLDING	\$9,850,000	22717-79
11/01/2002	LAND + BLDING	\$8,000,000	18428-215
07/01/1995	LAND + BLDING	\$3,000,000	12007-156

Picture and Sketch

[Picture](#)[Sketch](#)[Tax Map](#)

[Click here to view Tax Roll Information.](#)

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

[New Search!](#)







City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 625-635 Congress Street		Zone: B3
Total Square Footage of Proposed Structure: 17,600 sq. ft.		Square Footage of Lot: 12,706 sq. ft.
Tax Assessor's Chart, Block & Lot: Chart# 46 Block# D Lot# 26-27-28	Property owner's mailing address: Michael Burnham MPB Properties PO Box 2282 Scarborough, ME 04070	Telephone #: (207) 885-5111
Consultant/Agent, mailing address, phone # & contact person: David Lloyd Archetype, PA 48 Union Wharf Portland, ME 04101	Applicant's name, mailing address, telephone #/Fax#/Pager#: David Lloyd-Archetype, PA 48 Union Wharf Portland, ME 04101 (207) 772-6022 Fax (207) 772-4056	Project name: Congress Street Housing Burnham Armes

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

Proposed Development (check all that apply)

- New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking lot
 Subdivision (\$500.00) + amount of lots 15 (\$25.00 per lot) \$ 375.00 + major site plan fee if applicable
 Site Location of Development (\$3,000.00)
 (except for residential projects which shall be \$200.00 per lot _____)
 Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)
 Section 14-403 Review (\$400.00 + \$25.00 per lot)
 Other _____

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

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

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
 After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
 Planning Board Review (\$500.00)

~ Please see next page ~

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Michael Burnham
MPB Properties
PO Box 2282
Scarborough, ME 04070
(207) 885-5111

Submittals shall include (9) separate **folded** packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

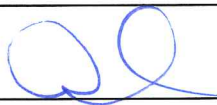
Amendment to Plans: **Amendment applications should include 6 separate packets of the above (a, b, & c)**

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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

Signature of applicant:



Date:

5-18-06

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

From: Barbara Barhydt
To: Dorr, Jennifer
Date: 8/31/2007 10:45:34 AM
Subject: Re: 633 Congress Street

Hi Jennifer:

Follow whatever the procedures are and I will give you my file on this one. We should put it in the file and say withdrawn.

Thanks.

Barbara

>>> Jennifer Dorr Tuesday, August 28, 2007 1:20 PM >>>
Barbara,

Sue from Archetype called to ask if they could receive a refund of the application fees that were paid for the Burnham Arms Apartments at 633 Congress Street.

They paid a total of \$1575.00 which was for major sp (500.00), subd. (500.00), #lots (375.00) and fee for service (200.00)

What do you think? I believe we have a refund policy which is that we keep 10% or 20% and the rest is refunded. Does this sound right?

Jen

ROR 60009

Phasett -
must be done
up in a limit
set

1. Phasing

a) standard for Phase I - implications

a) impact on Congress St + Library bldg

b) timing -

2. Impact of total project on Baxter Bldg -

- Debs - windows

3. Parking

units - existing
no parking -
empty lot

a) zoning interp

b) #'s needed - existing bldg + new

c) temp. parking - who uses it -

d) Text Amendment -

4. Historic Preserv.

5. Cladding of Elevator - standards - (Walker Terrace)

U Daker

CITY OF PORTLAND, MAINE

Planning and Development Department

Planning Division

389 Congress Street, Portland, Maine 04101

(207) 874-8719 Fax (207) 756-8258

Congress Study - Baxter Library
2-23-06 Prelim disc.

Daniel Lloyd + Barry from ARCHETYPE + Alex, Marge, Jean
B3

- 1) needs elev for ex. 6 story
- 2) temp pkg on site while SPR process
apartment (15 units)
- 3) new bldg using same elevator

unpaved
land
along
Congress
seal off
accessed
Deering
Place

Issue of parking - max year.

on Congress St

? run-off

Risk

Prefer Phase 1 / Phase 2

parking lot bldg.

time limits on materials

agree a fall-back position if Phase 2

(with time limit)

Elevator be an exemption and
separate from interim parking

also top part
might show about
new bldg + Phase 2
might req. cladding.

Parking req for the apt - new build requires 2.

Needs text amendment B3 - one space/dwelling
needs applic.

? Impact on Baxter Bldg - ? access

? bldg code

dev will have fire
wall along this bldg.

Meeting Feb 23 with David Lloyd:

a potential phased development on the vacant lot ,just west of the Baxter building. The completed development will include retail and rental apartments. In phase one we would like to build a new elevator attached to the existing Burnham Arms which will latter serve the new housing units. The owner would also like to use the existing open lot for parking on a temporary basis until the phase two starts.I would like to sit down with you and Marge or anyone else you suggest to discuss.

From: Barbara Barhydt
To: Alex Jaegerman ; Marge Schmuckal; Penny Littell ; Sarah Hopkins
Date: 6/23/2006 2:25:26 PM
Subject: Burnham Arms - Update

Hello:

I met with David Lloyd yesterday regarding the Burnham Arms proposal. I told him he that we needed a complete application to process a subdivision and site plan review. I also asked about the timing of the new building. We also discussed the "temporary" parking lot. Here are the points as I understand them.

1. His client wants to do the new building, but doesn't know when.
2. Wants to have a temporary parking lot while he goes through the review process.
3. Needs the elevator immediately.

I advised him as follows:

1. Seek a site plan exemption for the elevator. I told him that a review and approval of the elevator in no way permits Mr. Burnham to use his lot as a parking area. [I know he was advised against this last time, but it seems like the most rationale way to deal with this. *A condition regarding exterior materials and that this is not an approval of a parking lot seem reasonable to me.]*
2. I told David that nothing in the ordinance requires a paved parking lot, but that adequate stormwater management and quality control is required. His client does not want to make improvements to the parking area, other than a buffer of white pines, while going through the review. I told him I would explore his options on this one more time, but that the answer could very well be "no" - no parking lot without site plan review and on-site improvements. **Please weigh in on this point.**
3. David will encourage his client to invest in the engineering and plans needed to submit an application for subdivision and site plan review. I told him we would welcome a proposal for that site. He asked for the time frames for review and for how long an approval is valid. **Question:** I wonder if there are any controls we can impose on the level of improvements for this site, should the client fail to move forward with the site.

Thanks.

Barbara

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

2006-0095

Application I. D. Number

5/18/2006

Application Date

Burnham H Page &

Applicant

Po Box 2282, Scarborough, ME 04070

Applicant's Mailing Address

Burnham Armes Housing

Project Name/Description

625 - 635 Congress St, Portland, Maine

Address of Proposed Site

046 D026001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 885-5111 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

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

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla \$1,375.00 Subdivision _____ Engineer Review _____ Date 5/18/2006

DRC 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 _____

May 18, 2006

Sarah Hopkins
Development Review Manager
City of Portland
389 Congress Street
Portland, ME 04101

RE: New Elevator and Apartment/Retail Building – 635 Congress Street

Dear Sarah,

We are submitting our Site Plan Application for a proposed 4 story building consisting of 1st floor retail and 15 apartments on floors 2-4. The new building is to be located on the empty lot adjacent to 635 Congress Street, zoned B3. Please note the following:

1. The owner intends to complete the work in 2 phases.
2. Phase 1 consists of building a new elevator on the empty lot adjacent to 635 Congress street. The existing troublesome elevator will be removed and the new elevator will serve the existing Burnham Arms apartment building. The remainder of the empty lot will be utilized for parking. A strip of landscaping will screen the parking from Congress street.
3. Phase 2 consists of removing the vacant single story building adjacent to the empty lot and building a new 4 story retail/apartment building around the elevator built in Phase 1. The elevator will then serve both buildings.

Square footage breaks down approximately as follows:

Phase 1

Floors 1-6 85 square feet per floor

Phase 2

First floor (retail)	4490 square feet
Second floor (residential)	4200 square feet
Third floor (residential)	4200 square feet
Fourth floor (residential)	4200 square feet

We are looking to have a workshop with the Planning Board.

Please call with any questions or concerns.

Thank you,

Sincerely,



Barry Yudaken



City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 625-635 Congress Street		Zone: B3
Total Square Footage of Proposed Structure: 17,600 sq. ft.		Square Footage of Lot: 12,706 sq. ft.
Tax Assessor's Chart, Block & Lot: Chart# 46 Block# D Lot# 26-27-28	Property owner's mailing address: Michael Burnham MPB Properties PO Box 2282 Scarborough, ME 04070	Telephone #: (207) 885-5111
Consultant/Agent, mailing address, phone # & contact person: David Lloyd Archetype, PA 48 Union Wharf Portland, ME 04101	Applicant's name, mailing address, telephone #/Fax#/Pager#: David Lloyd-Archetype, PA 48 Union Wharf Portland, ME 04101 (207) 772-6022 Fax (207) 772-4056	Project name: Congress Street Housing Burnham Armes

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

Proposed Development (check all that apply)

- New Building Building Addition Change of Use Residential Office Retail
- Manufacturing Warehouse/Distribution Parking lot
- Subdivision (\$500.00) + amount of lots 15 (\$25.00 per lot) \$ 375.00 + major site plan fee if applicable
- Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot _____)
- Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)
- Section 14-403 Review (\$400.00 + \$25.00 per lot)
- Other _____

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

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

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

~ Please see next page ~

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Michael Burnham
MPB Properties
PO Box 2282
Scarborough, ME 04070
(207) 885-5111

Submittals shall include (9) separate **folded** packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: **Amendment applications should include 6 separate packets of the above (a, b, & c)**

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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

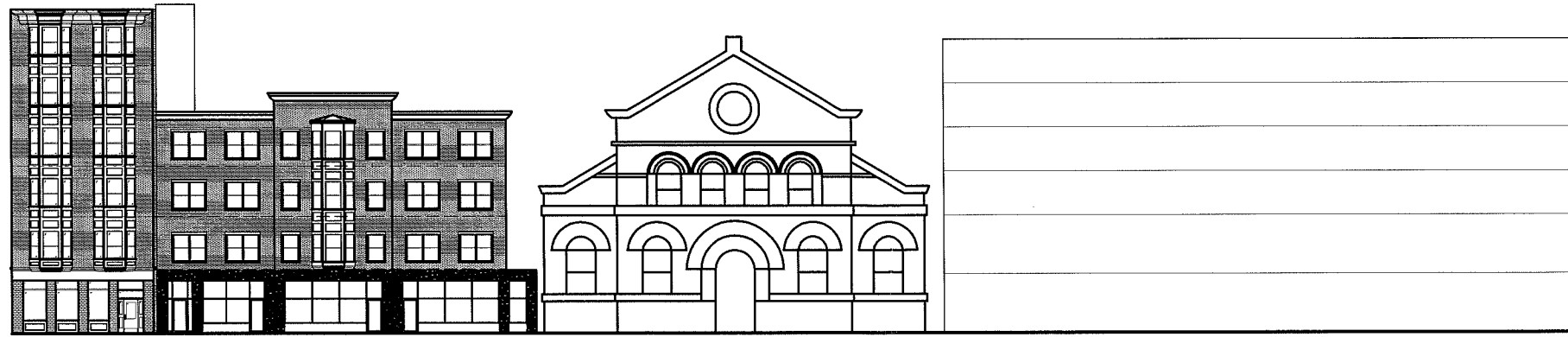
Signature of applicant:



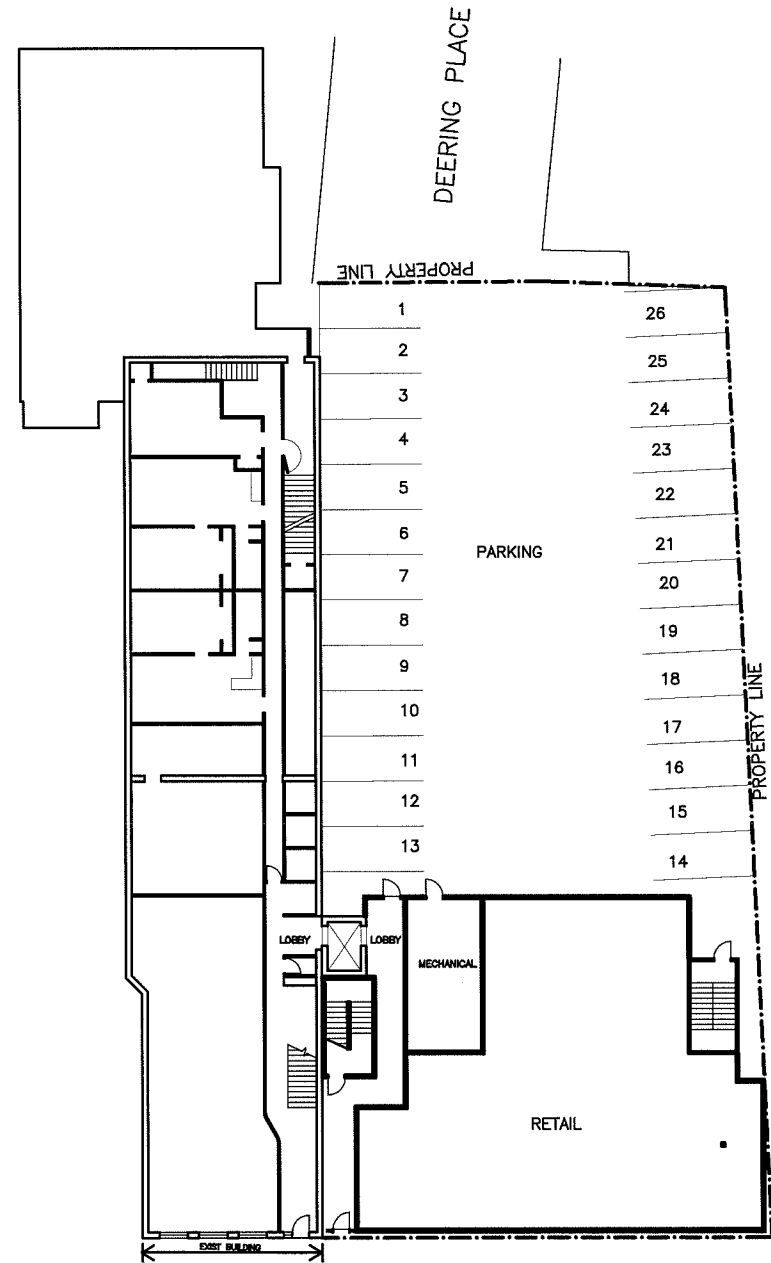
Date:

5-18-06

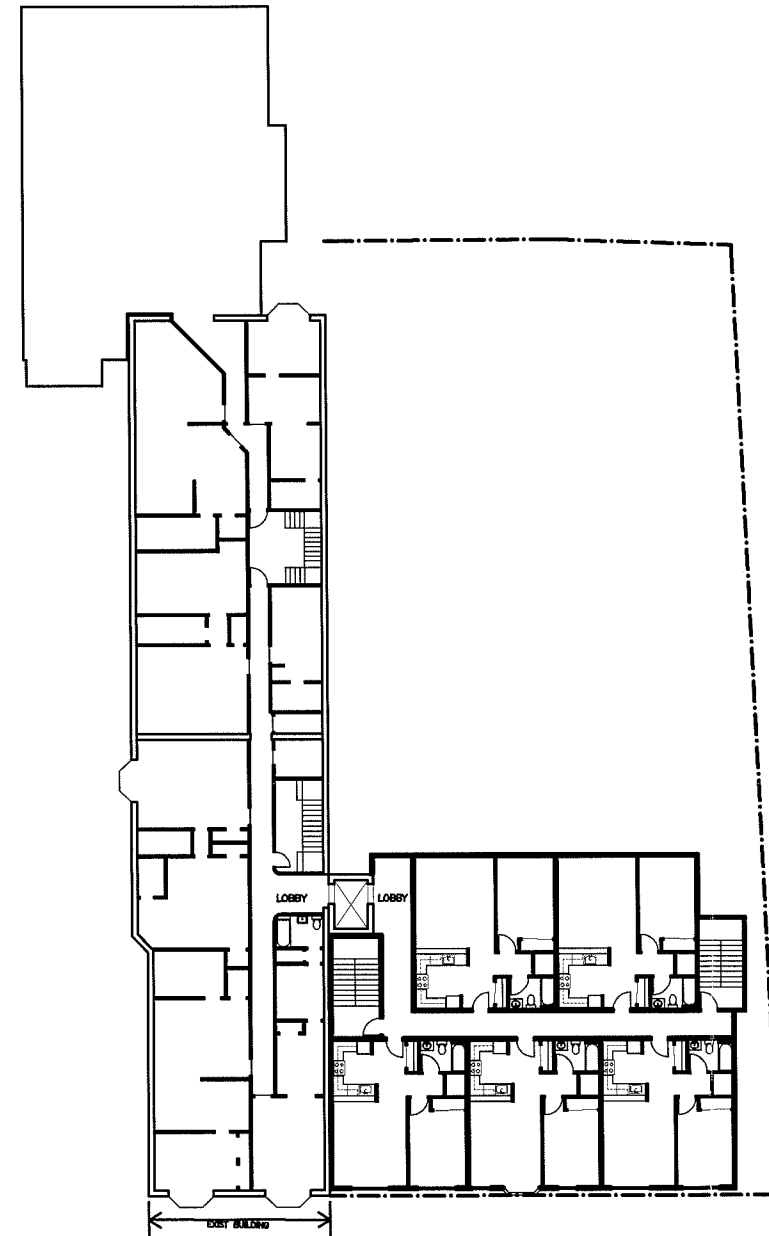
This application is for site review **ONLY**; a building Permit application and associated fees will be required prior to construction.



③ CONGRESS STREET ELEVATION



① STREET LEVEL PLAN



② 2nd-4th FLOOR PLAN

Owner:

ARCHETYPE, P.A.
ARCHITECTS

48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:

CONGRESS AVE
PORTLAND, MAINE

Scale
1/16" = 1'-0"

Checked By:

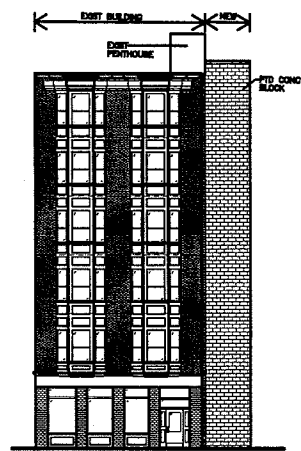
Date

Drawn By:

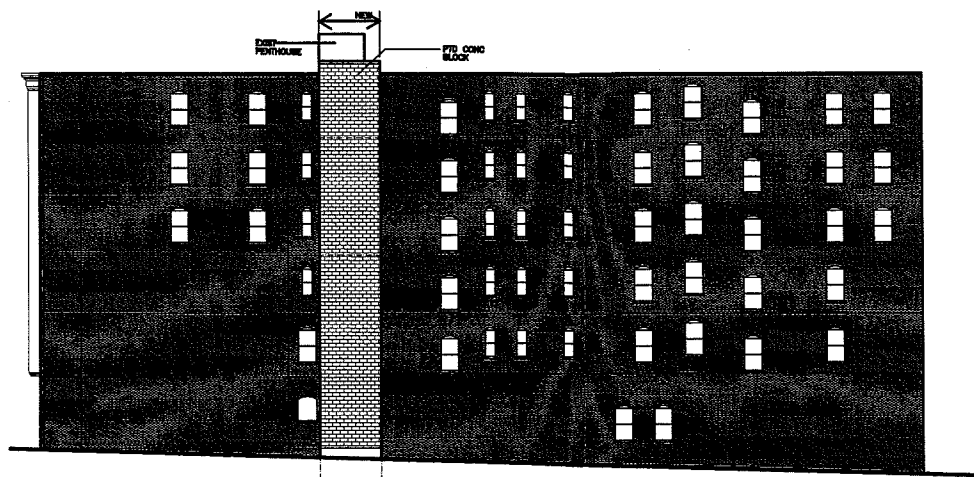
Revisions:

PHASE 2
FLOORPLANS
& SITEPLAN
& STREETScape

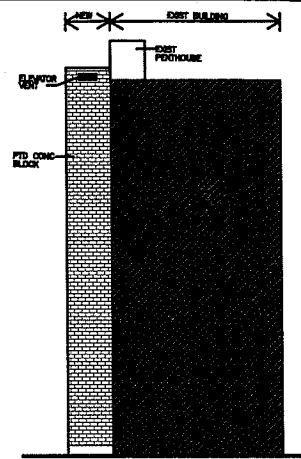
A2



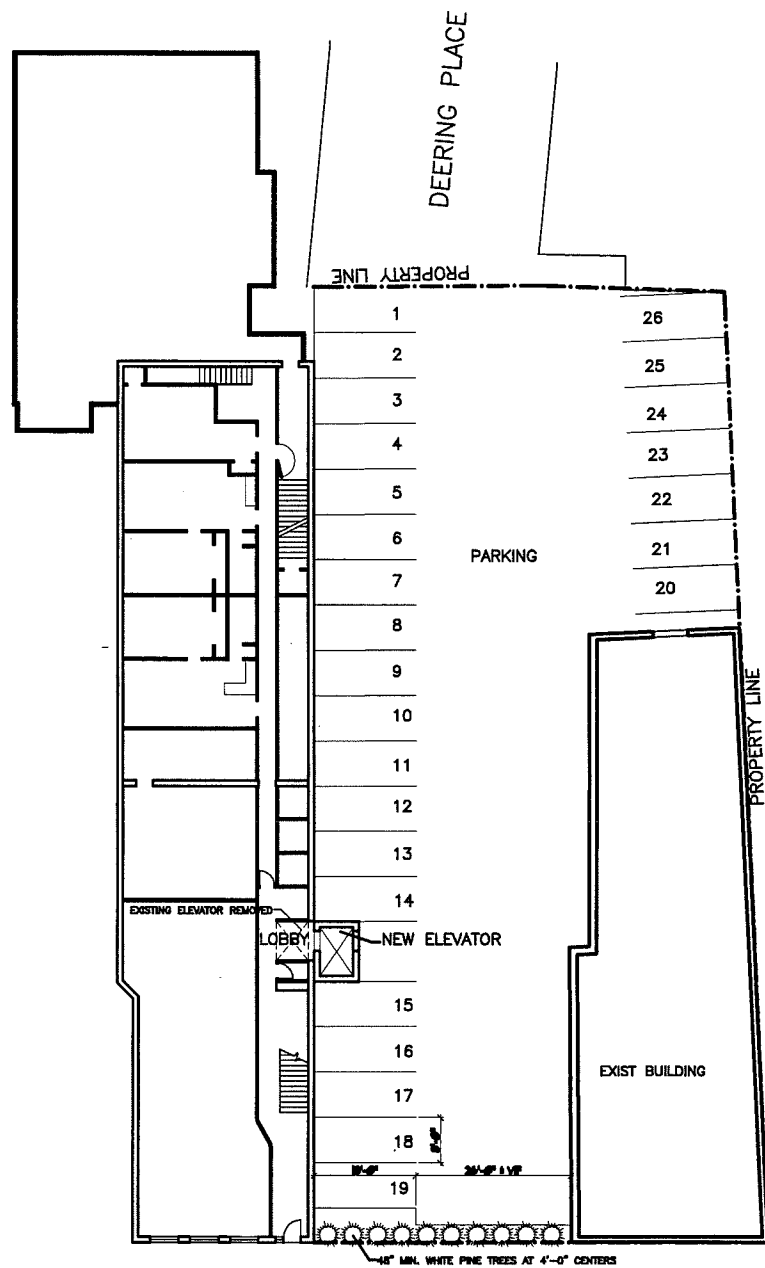
③ CONGRESS STREET ELEVATION



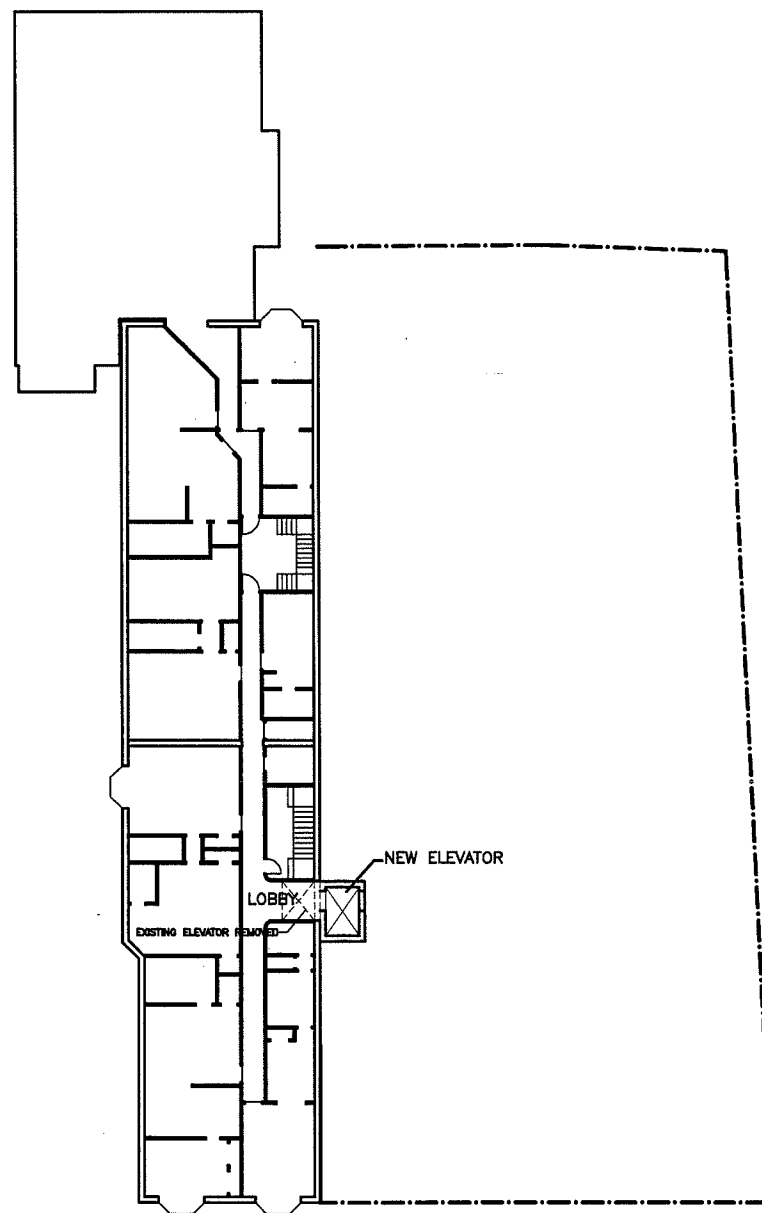
④ SIDE ELEVATION



⑤ REAR SECTIONAL ELEVATION



① STREET LEVEL PLAN



② 2nd-4th FLOOR PLAN

Owner:

ARCHETYPE, P.A.
ARCHITECTS

48 Union Wharf, Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:

CONGRESS AVE
PORTLAND, MAINE

Scale
1/16" = 1'-0"

Checked By:

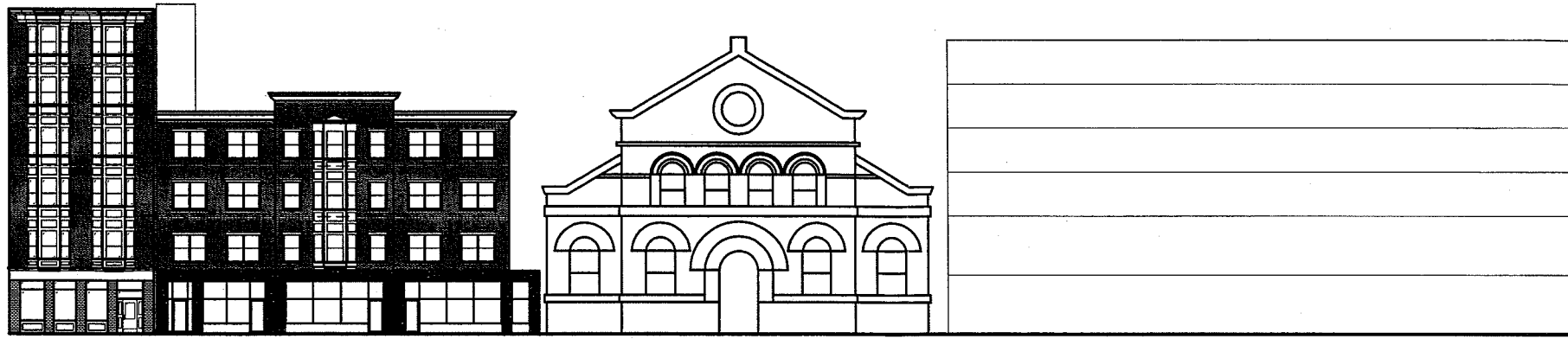
Date

Drawn By:

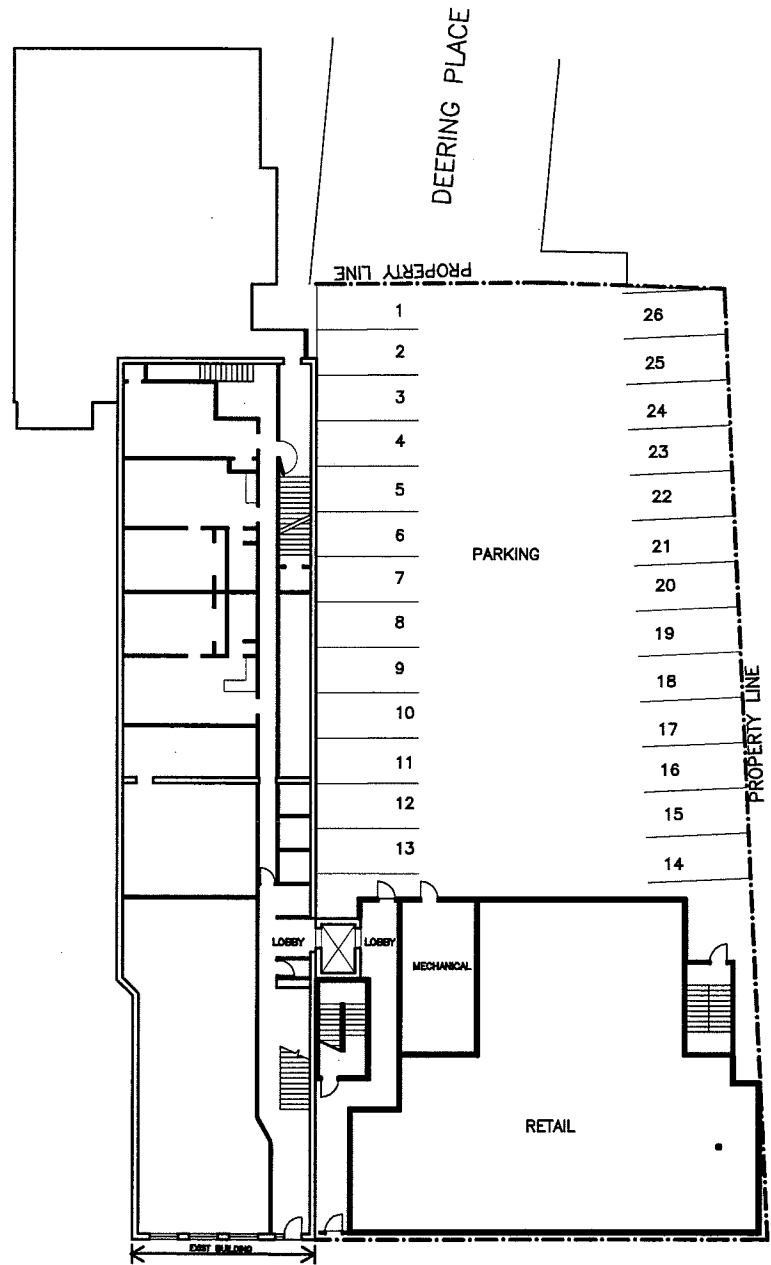
Revisors:

PHASE 1
FLOORPLANS
AND ELEVATIONS

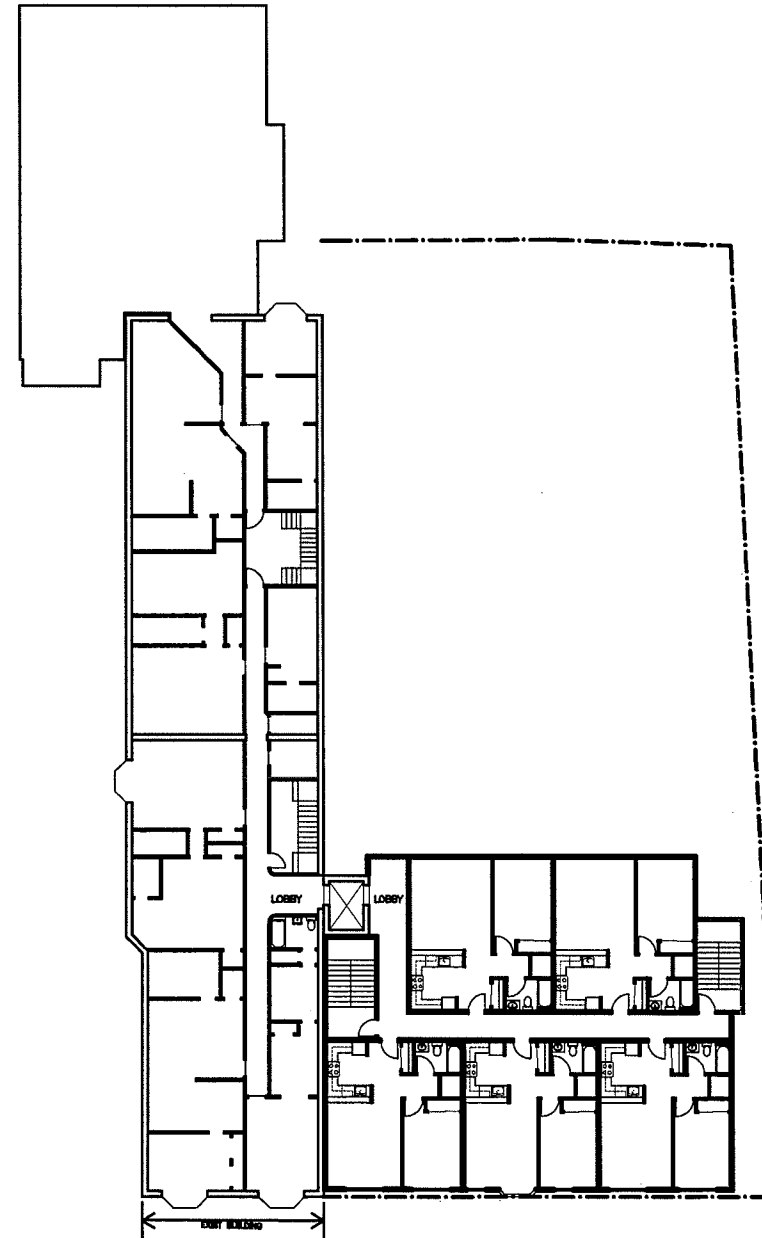
A1



③ CONGRESS STREET ELEVATION



① STREET LEVEL PLAN



② 2nd-4th FLOOR PLAN

Owner:

ARCHETYPE, P.A.
ARCHITECTS

48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:

CONGRESS AVE
PORTLAND, MAINE

Scale
1/16" = 1'-0"

Checked By:

Date

Drawn By:

Revisions:

PHASE 2

FLOORPLANS
& SITEPLAN
& STREETSCAPE

A2