

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 071382
DEC 6 2007

CITY OF PORTLAND

This is to certify that DASSA MARTIN B & ROUELLE G DASSA ITS/MH Co Constructi
 has permission to Change of use from Vacant Building to Family Dwelling Unit w/ interior & exterior renovations
 AT 747 CONGRESS ST L 047 A020001

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is laid or closed-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. _____
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name

Carrie Burke 12/6/07
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1382	Issue Date:	CBL: 047 A020001
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Location of Construction: 747 CONGRESS ST	Owner Name: DASSA MARTIN B & ROCHELL	Owner Address: 5 COTTONWOOD LN	Phone:
Business Name:	Contractor Name: MH Construction / Mat New Hall	Contractor Address: 538 Cumberland Ave Portland	Phone: 2079391189
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: B2b-1R-6

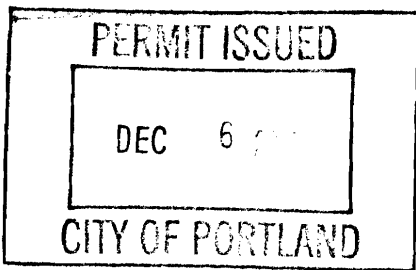
Past Use: Vacant Building - used in conjunction with Hwy & Peabody	Proposed Use: 2 Family Dwelling Unit - Change of use from Vacant Building to 2 Family Dwelling Unit w/ interior & exterior renovations	Permit Fee: \$725.00	Cost of Work: \$63,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: R3 Type: SB IRC-2003	

Proposed Project Description: Change of use from Vacant Building to 2 Family Dwelling Unit w/ interior & exterior renovations Phase 1 Carriage House	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 11/07/2007	Zoning Approval
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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..

Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 13 Zone C. <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2007-0142 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> ok with conditions Date: 11/20/07	Zoning Appeal <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:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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CERTIFICATION

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

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

BUILDING PERMIT INSPECTION PROCEDURES

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

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

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

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

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

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

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

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

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

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

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

[Signature]
Signature of Applicant/Designee

12/6/07
Date

[Signature]
Signature of Inspections Official

12/6/07
Date

CBL: 47-A-20

Building Permit #: 07-1382

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1382	Date Applied For: 11/07/2007	CBL: 047 A020001
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Location of Construction: 747 CONGRESS ST	Owner Name: DASSA MARTIN B & ROCHELLE	Owner Address: 5 COTTONWOOD LN	Phone:
Business Name:	Contractor Name: MH Construction / Mat New Hall	Contractor Address: 538 Cumberland Ave Portland	Phone (207) 939-1189
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: 2 Family Dwelling Unit - Change of use from Vacant Building to 2 Family Dwelling Unit w/ interior & exterior renovations	Proposed Project Description: Change of use from Vacant Building to 2 Family Dwelling Unit w/ interior & exterior renovations
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/20/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. 2) This building which was originally a carriage house on the property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval. 3) Separate permits are required for the change of use and new construction for the main, front building on the property. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 12/06/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating. 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 4) Revisions need to be submitted as reduced or pdf 			
Dept: Fire	Status: Not Applicable	Reviewer: Capt Greg Cass	Approval Date: 11/20/2007
Note:			Ok to Issue: <input type="checkbox"/>

Comments:
11/16/2007-mes: site plan review is still pending in planning
11/20/2007-mes: site plan review signed off on 11/19/07.
11/30/2007-jmb: Spoke with Martin D. For details on fire wall separation, guard/handrail details, dormer framing, basement insulation, ventilation in mechanical room(air intake system on boiler)
12/6/2007-jmb: Martin came in with revisions, oke to issue

747 Congress

07-1382

47-A-20

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	N/A			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	N/A			
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A			
Anchor Bolts/Straps, spacing (Section R403.1.6)	N/A			
Lally Column Type (Section R407)	N/A			
Girder & Header Spans (Table R 502.5(2))	N/A			
Built-Up Wood Center Girder Dimension/Type	N/A			
Sill/Band Joist Type & Dimensions				
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Existing			
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))				
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A		New Dormer 2x4 SK	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)		
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))		
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R309) Living Space ? (Above or beside) Fire separation (Section R309.2) Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	OK	
Roof Covering (Chapter 9)	Asphalt	
Safety Glazing (Section R308)		
Attic Access (Section R807)		
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Insulating Basement walls - Full Building	JK

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement		
Number of Stairways	2 2	
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	7 1/2	
Width (Section R311.5.1)	10"	
Headroom (Section R311.5.2)	6'8"	
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	34"	
Smoke Detectors (Section R313) Location and type/Interconnected	OK	
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)		
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)	UL 305	OK
Deck Construction (Section R502.2.1)	N/A	



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.

PHASE I CARRIAGE HOUSE REAR 749 CONGRESS ST

Location/Address of Construction: 749 CONGRESS ST PORTLAND ME		
Total Square Footage of Proposed Structure/Area CARRIAGE HOUSE 2800SF + 1400 BASEM		Square Footage of Lot 27,819 .64 AC
Tax Assessor's Chart, Block & Lot Chart# 47 Block# A Lot# 20, 30, 28, 32	Applicant *must be owner, Lessee or Buyer* Name MARTIN B DASSA Address ROCHELLE G DASSA 5 COTTONWOOD LANE City, State & Zip FALMOUTH ME 04105	Telephone: 207-899-0574 mdassa@maine.com
Lessee/DBA (If Applicable) SAME	Owner (if different from Applicant) Name MARTIN B DASSA Address 5 COTTONWOOD LANE FALMOUTH City, State & Zip MAINE. 04105	Cost Of Work: \$ 63,000 C of O Fee: \$ 75.- Total Fee: \$ 650-
Current legal use (i.e. single family) <u>- Dwelling Unit - Vacant Building -</u> If vacant, what was the previous use? <u>FUNERAL HOME CARRIAGE HOUSE</u> Proposed Specific use: <u>CARRIAGE HOUSE 2 FAMILY DWELLING</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>- 2 family Dwelling Unit -</u>		
Contractor's name: <u>MH CONSTRUCTION MAT NEWHALL</u> Address: <u>538 CUMBERLAND AVE</u> 207 City, State & Zip <u>PORTLAND ME 04101</u> Telephone: <u>939-1189</u> Who should we contact when the permit is ready: <u>MARTIN B DASSA</u> Telephone: <u>207-899-0574</u> Mailing address: <u>SCOTTONWOOD LANE FALMOUTH ME 04105</u>		

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, 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: Martin B Dassa

Date: NOV 7 2007

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

MRD ✓



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

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: MARTIN B DASSA AIA ARCHITECT

RE: Certificate of Design

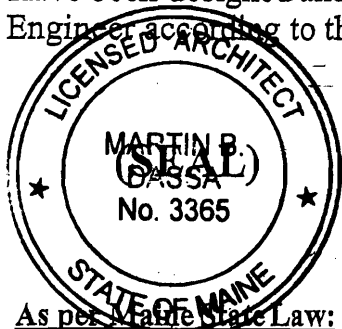
MARTIN B. DASSA AIA
5 COTTONWOOD LANE
FALMOUTH, ME 04105

DATE: NOV 7 2007

These plans and / or specifications covering construction work on:

749 CONGRESS ST PORTLAND MAINE

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



As per Maine State Law:

\$50,000.00 or more in new construction, repair
expansion, addition, or modification for
Building or Structures, shall be prepared by a
registered design Professional.

2003 IRC § 1EB

Signature: Martin B Dassa

Title: ARCHITECT

Firm: MARTIN B DASSA ARCHITECTS

Address: 5 COTTONWOOD LANE
FALMOUTH ME 04105

Completeness

Applicant: Martin DASSA

Date: 8/20/07 11/20/07
2nd review

Address: 249 Congress St

C-B-L: 047-A-020, 30

CHECK-LIST AGAINST ZONING ORDINANCE

CARRIAGE HOUSE 28' x 32'

Date -

1,500 New addition #07-1382

Zone Location -

B2b 1/2 R-6

1,500 sq ft

offices

Interior or corner lot -

Proposed Use/Work -

change of use of Carriage House & Main Bldg

Sewage Disposal -

City

offices & 2 Family Dwelling - 3,900 sq ft

Lot Street Frontage -

expanded dormers

Front Yard -

needs better floor plan

Rear Yard -

using R-6 setbacks for the carriage house ok for the residential conversion

No site plan by a Land Surveyor

Side Yard -

under 14-433 - over 250 sq ft

Projections -

NO ENLARGEMENT - existed as of 1900

Demolish? old garage & rebuild

Width of Lot -

NO ENLARGEMENT - per assessors

Height - 45'

SAYS 42'

Average grade?

know elevation for the New Addition -

Lot Area - 27,819

Lot Coverage/Impervious Surface -

NO CHANGE in impervious

EXPANDED dormers?

Area per Family -

well over 2,000 sq ft (1,000 per D.U.)

Historic District that allows an Exemption

Off-street Parking -

9,500 sq ft ÷ 334 sq ft = 28.443 SPACES

+ 2 for the changed use for 2 D.U.

30 ft sq required

Site Plan -

2007-0142

Shoreland Zoning/Stream Protection -

N/A

Flood Plains -

Panel 13 - Zone C



City of Portland, Maine • Planning and Development Department • 389 Congress Street • Portland, Maine 04101-3509

Planning and Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

November 19, 2007

Mr. Martin B. Dassa
5 Cottonwood Lane
Falmouth, Maine 04105

RE: 749 Congress Street, Proposed Building Addition and Change of Use
CBI#: 047-A020001
Application ID: 2007-0142

Dear Mr. Dassa:

On November 16, 2007 the Portland Planning Authority approved the proposed building addition and change of use at 749 Congress Street as shown on the approved plan with the following conditions listed below. **Please submit six (6) copies of the final, approved plan for distribution.**

1. Any modifications made to the proposed parking layout as shown on the approved plan must be reviewed and approved by the City Transportation Engineer and the Portland Fire Department prior to issuance of a certificate of occupancy.
2. The required landscaping improvements as shown on the approved plan must be completed and approved by the Portland City Arborist prior to the issuance of a certificate of occupancy.

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.

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with ~~seven~~ **(6)** sets of the final plans.

2. Following site plan approval and prior to the issuance of a building permit, the developer shall post with the city a performance guarantee as specified in Section 14-525(j)(1). For the residential portion of the development at 749 Congress Street, the performance guarantee shall be limited to the following improvements:
 - a. Landscaping. The City Arborist has reviewed the proposal and has determined the cost of proposed landscaping to be \$500.00.

For the non-residential portion of the development, the following shall be included in the performance guarantee:

- a. Striping and repair and/or replacement of the existing pavement of the parking area. The Development Review Coordinator has reviewed the proposal and has determined the approximate cost of this improvement to be \$2000.00.

The performance guarantee as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Authority and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval before any changes are made. I have attached the necessary forms for you to complete this process.

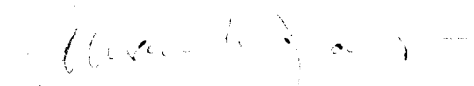
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site-building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan

requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Molly Casto, Planner at 874- 8901.

Sincerely,



Alexander Jaegerman
Planning Division Director

Electronic Distribution:

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

MEMORANDUM

To: FILE

From: **Dept:** Zoning

Subject: Application ID: 2007-0142

Date: 8/20/2007

reviewed for a completeness check with Barbara. - no site plan by a land surveyor - needs better floor plans - demolishing old garage and rebuilding? - no elevation for the new addition - expanded dormers? - In Historic District

MEMORANDUM

To: FILE

From:

Dept: Zoning

Subject: Application ID: 2007-0142

Date: 11/20/2007

Site plan was distributed on 9/26/07 to staff. Have received many more versions of plans since. Setbacks are ok for a change of use on the carriage house under 14-433. There are no increase to the impervious surface. Planning determined that the change of use area does not warrant a planning board review - only a staff review.

Separate building permits are required for the work proposed. Separate permits are required for any new signage.

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 047 A028001
Location 747 CONGRESS ST
Land Use RETAIL & PERSONAL SERVICE

Owner Address DASSA MARTIN B & ROCHELLE G DASSA JTS
 5 COTTONWOOD LN
 FALMOUTH ME 04105

Book/Page 24573/113
Legal 47-A-28-32
 CONGRESS ST R 747-761
 20061 SF

Carriage House

Current Assessed Valuation

Land \$100,300 **Building** \$85,870 **Total** \$186,170

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	1	3933	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.461	3933		WAREHOUSE	FORMAL CARRIAGE HSE

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1430	SUPPORT AREA
1	01/01	1430	WAREHOUSE
1	02/02	1073	MULTI-USE STORAGE

Height	Walls	Heating	A/C
8		NONE	NONE
12	BRICK/STONE	HOT AIR	NONE
8	BRICK/STONE	HOT AIR	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	OVERHEAD DCOR - WD/MT	2

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1974	ASPHALT PARKING	23000	1
1986	FENCE STOCKADE	600	1

From: Marge Schmuckal
To: Barbara Barhydt
Date: 4/9/2007 9:44:19 AM
Subject: Re: Change of Use

Change of use is litterly just that. If there were some offices in the structure before, then that part would not be considered a change of use. But certainly all the areas that were viewing rooms or rooms where embalming or other prep rooms would be different than an office use.
Marge

>>> Barbara Barhydt 4/7/2007 3:32:11 PM >>>
Hi Marge:

Deb and I met with Martin Dassa on 3/26. He wanted to know from me whether the changes he is contemplating could be done as a minor review. He did not provide any firm numbers, but according to my notes, the existing funeral home has 9,500 SF. He is proposing an addition of 500 SF. What is not clear is whether this is the footprint or the entire addition (it appears he is thinking of going to several stories). There is also the carriage house, which he wants to convert to two condominium units.

A change of use of 10,000 square feet or more is considered a major review. I summed up all the options and told him it triggered major site plan. Is that how you have calculated in the past or do you look at each discrete piece? He said the entire site would remain in one ownership, so it seemed to me logical to look at the total number. Please advise on how you have calculated change of use in the past.

Oh by the way, Mr. Dassa is coming in on Monday to Lenny Nelson to discuss his project with Lee.

Thanks.

Barbara

CC: Deb Andrews



Sec. 14-433. Lots of record and accessory structure setbacks for existing buildings.

Any lot of record as of June 5, 1957, and held under separate and distinct ownership from adjacent lots and having a street frontage of forty (40) feet, or to which a means of access has been previously approved by the City Council as provided elsewhere in this article, may be considered a buildable lot in any residential zone except as provided below for island residential zones, with a minimum lot size of five thousand (5,000) square feet, except that a lot in the R-6 zone may have a minimum lot size of three thousand (3,000) square feet, provided that the applicable yard dimensions can be met.

A lot in the R-1, R-2, R-3, R-4, R-5, R-5A or R-6 zones that was described in a subdivision plat approved by the Planning Board after June 5, 1981, or a lot of record that conformed to the applicable lot size requirement, lot width and street frontage as of June 5, 1984, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

Where such a lot has a principal structure which existed as of July 19, 1988; an accessory structure or building addition may be located within the following side and rear yards, provided that the normal applicable yard requirements cannot be met provided, however, that less restrictive zoning requirements which meet the requirements contained within 14-139(2) for residential small lot development shall apply:

a. R-1, R-2:

Rear yard: Ten (10) feet.

Side yard: Five (5) feet.

b. R-3, R-4, R-5, R-5A, R-6:

Rear yard: Five (5) feet.

Side yard: Five (5) feet.

Any detached or accessory structure in the R-4 or R-6 zones, with a ground coverage exceeding two hundred fifty (250) square feet and which was in existence on January 1, 1940, may be converted to dwelling uses without meeting front, side or rear yard set backs, provided there is no enlargement of any nonconforming portion of the existing building footprint and provided the conversion will conform to the minimum area per dwelling unit.

Any lot of record as of July 15, 1985, and held under separate and

From: Alex Jaegerman
To: Chris Vaniotis
Date: 6/4/2007 11:11:22 AM
Subject: 749 Congress Street, Martin Dassa

Chris:

Barbara has forwarded a letter dated May 30, 2007 from Martin Dassa, with your letter of May 16 to him attached, on the subject of the review required for the reuse plans for the former Hay & Peabody buildings. I have reviewed your assessment and would like to review it with Penny and Marge for further input.

I have considered that the combination of change of use and building additions that together exceed 10,000 sf would constitute a major site plan. Your reading suggests separate measures.

We also have the authority to refer minor developments to the Planning Board. Again, I am taking this under consideration and will seek further input on these matters. I will get back to you later this week. This project is currently under review by the Historic Preservation Board.

I will call Mr. Dassa with this information. Please forward this email to Mr. Dassa as well, if you have his email address, as it was not provided on his letter to Barbara.

Alex.

Alexander Jaegerman, AICP
Planning Division Director
389 Congress Street, Suite 400
Portland, ME 04101

Phone: (207)874-8724

CC: Barbara Barhydt; Deb Andrews ; Marge Schmuckal; Penny Littell

MARTIN B. DASSA
5 Cottonwood Lane
Falmouth, ME
(207) 899-0574

May 30, 2007

Barbara A. Barhydt
Development Review Services Manager
Planning & Development Department
Planning Division
389 Congress Street
Portland, ME 04101-3509

Re: Site Plan and Change of Use Application
749 Congress Street
Portland, ME

047 A 020 - 30

Dear Ms. Barhydt;

With respect to my intention to convert 749 Congress Street to professional office use, I have attached a copy of a letter by Christopher L. Vaniotis of Bernstein Shur that was sent to me on May 16, 2007 for your review.

As you know, I am making application to the Historic Preservation Board for a Certificate of Appropriateness. I met with the Board on May 16, 2007, at which time the extent of the proposed addition was discussed. Based on the comments of the Board and staff, I have reduced the height of the proposed addition and made other adjustments.

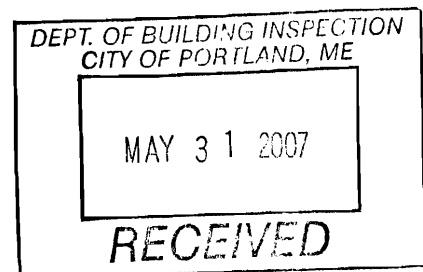
I will be attending another workshop with the Board on June 6, 2007 to present my revised design. I would like to move the application to the Planning Board along as well, as we discussed at our meeting on March 6, 2007. With this goal in mind, please let me know what steps must be taken at this time.

After you review the attached letter, please let me know if you concur with Chris' interpretation of the code.

Very truly yours,


Martin B. Dassa

Att:
Copy of letter to: Marge Schmuckal ✓
Deborah G. Andrews



207 774-1200 main
207 774-1127 facsimile
bernsteinshur.com

BERNSTEIN SHUR

COUNSELORS AT LAW

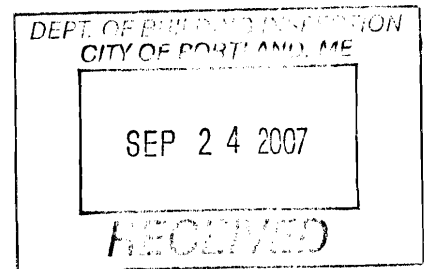
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Christopher L. Vaniotis
207 228-7205 direct
cvaniotis@bernsteinshur.com

September 21, 2007

Penny Littell, Esquire
Associate Corporation Counsel
City of Portland
389 Congress Street
Portland, Maine 04101

047 A025



Re: 749 Congress Street, Martin Dassa

Dear Penny:

Martin Dassa has asked me to write to you in the hope that you might provide some guidance to planning staff on the question of what level of review is required for his proposal to renovate the former Hay & Peabody Funeral Home at 749 Congress Street. Martin is eager to move the project forward, and the discussions with planning staff about the review process have yet to yield an answer.

I believe you have already been provided with a copy of my May 16, 2007 letter to Martin Dassa with my analysis of the procedural requirements of the site plan review chapter. I am enclosing a copy of that letter so you will have it readily available.

My understanding is that Martin has met with Marge Schmuckal, and Marge did not disagree with Martin's calculation that, for the funeral home, the combined total of change of use plus building addition is less than 10,000 square feet. That leaves then the question of whether the conversion of the carriage house into two dwelling units needs to be factored into the calculation of the 10,000 square foot threshold. The carriage house itself is a separate detached building with less than 10,000 square feet of floor area.

I do not see the definition of major development as requiring individual buildings on a lot to be considered cumulatively in determining whether a change in use exceeds 10,000 square feet. Subsection (d) of the definition of major development in Section 14-522 states that a major development means "[a] change in the use of a total floor area of ten thousand (10,000) square feet or more in any existing building cumulatively within any three-year period...." Note that "existing building" is singular. Compare that with the language in subparagraph (a) which applies the 10,000 square foot threshold to "[t]he construction of any new structures," and subparagraph (c) which applies the threshold to "[t]he construction

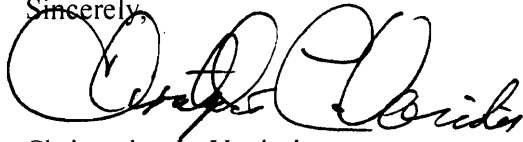
Penny Littell, Esquire
September 21, 2007
Page 2 of 2

of any building addition(s),” both in the plural. The same language pattern is repeated in the definition of minor development, with change of use being measured by the floor area “in any existing building” – singular, while new buildings and building additions are described in the plural.

Finally, as I pointed out in my May 16th letter, a two-family dwelling is expressly identified in Section 14-522 as a minor development. Thus the carriage house is subject to minor site plan review, and the funeral home, because the total work is less than 10,000 square feet, is also subject to minor site plan review.

Martin Dassa would very much appreciate it if you could address this with planning staff so that he can get an answer to what process he must follow and move ahead. I am going to be away from September 24th through October 2nd. In the meantime, I have no objection if you would like to contact Martin directly. Thanks for your attention to this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Vaniotis", written over a horizontal line.

Christopher L. Vaniotis

CLV/lc

Enclosure

cc: Martin Dassa
Barbara Barhydt, Senior Planner
Alex Jaegerman, Planning Division Director
Marge Schmuckal, Zoning Administrator
Lee Urban, Director of Planning & Development

BERNSTEIN SHUR

COUNSELORS AT LAW

207 774-1200 main
207 774-1127 facsimile
bernsteinshur.com

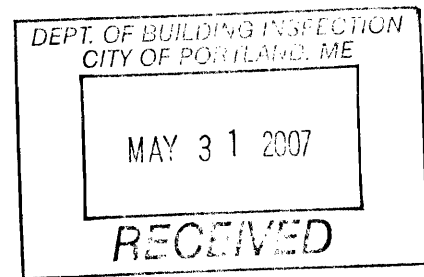
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Christopher L. Vaniotis
207 228-7205 direct
cvaniotis@bernsteinshur.com

May 16, 2007

Martin B. Dassa
5 Cottonwood Lane
Falmouth, Maine 04105

Re: 749 Congress Street



Dear Martin:

You have asked us to look into two questions about permitting procedure in connection with your plans for the reuse and renovation of the property located at 749 Congress Street in Portland.

The property, consisting of approximately .64 acres of land, includes a +/-9,500-square-foot main building, formerly used as the Hay and Peabody Funeral Home but now vacant for over a year, a +/-3,900-square-foot carriage house to the rear, and a substantial parking area serving both buildings. You propose to convert the carriage house into a two-family dwelling and to reuse the main building for office space. In conjunction with the reuse of the existing space in the main building, you will undertake renovations necessary to bring the building systems up-to-date and into compliance with current codes (which you estimate will involve an investment in the neighborhood of \$1 million). Those upgrades will include a +/-1,500-square-foot addition (three floors of 500 square feet each above the existing garage) to house an elevator and bathroom facilities designed to meet the needs of persons with disabilities. All the renovations will be confined to the footprints of the existing structures.

1. Subdivision. Your first question is whether your proposal would require subdivision review. For the following reasons, the answer is no.

Whether or not an activity requires subdivision review is determined exclusively by the state subdivision statute, 30-A M.R.S.A. §§4401, et seq.¹ Under the statutory definition found at 30-A M.R.S.A. §4401(4), a subdivision is created in one of two

¹ As of January 1, 2006, the state statute requires all municipalities to apply the state statutory definition of the term subdivision. 30-A M.R.S.A. §4401(4)(H-1).

ways: (1) the division of a tract or parcel of land into three or more lots or (2) the construction or placement of three or more dwelling units on a single tract or parcel of land. You are not proposing to divide the land into separate lots and you are proposing only two dwelling units. Therefore, subdivision approval is not required.

2. Site Plan Review. Your second question is whether the project is a “minor development” or a “major development” for purposes of review under the site plan article of the Portland Code. For the following reasons, I believe what you propose qualifies as a minor development.

- a. Carriage House.

The applicable definitions are found in Section 14-522 of the Code, which includes separate definitions for major and minor development. A two-family dwelling is expressly listed within the definition of minor development. Therefore, the creation of two dwelling units within the carriage house is a minor development.

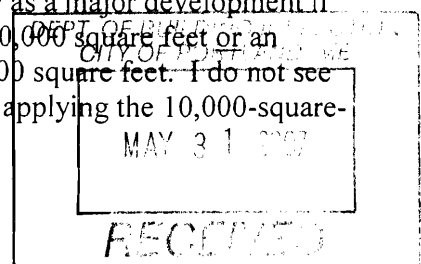
- b. Main Building.

The definition of major development contains eight categories, most of which have no applicability to your proposal for reuse and renovation of the main building. The two which are relevant are paragraphs (c) and (d).

Relevant to your proposed 1,500-square-foot addition to the existing building is subsection (c) of the definition of major development: “[t]he construction of any building addition(s), cumulatively having either a total floor area of ten thousand (10,000) square feet or more or which is larger than the original structure, within any three-year period....” Obviously, your proposed addition is well under the 10,000-square-foot threshold and well under the size of the original structure.

With respect to the reuse, the term major development includes: “[a] change in the use of a total floor area of ten thousand (10,000) square feet or more in any existing building cumulatively within any three-year period....” The funeral home use occupied approximately 9,500 square feet, and that is the area you are proposing to change to office use. Therefore, with respect to the change of use in the existing building (which is what subsection (d) expressly identifies as the trigger), you are under the 10,000-square-foot threshold.

Subsections (c) and (d), both of which deal with existing buildings, are separated by the function word “or,” which is used to designate alternatives. Thus, an existing building is subject to review as a major development if either the floor area of changed use exceeds 10,000 square feet or an addition to the existing building exceeds 10,000 square feet. I do not see any basis in the language of the ordinance for applying the 10,000-square-



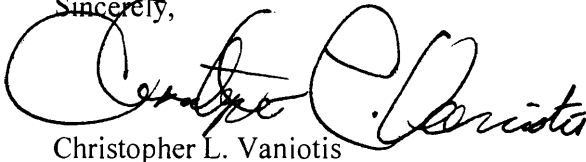
Martin B. Dassa
May 16, 2007
Page 3 of 3

foot threshold to a combination of the area of changed use within the existing building plus the area of an addition. The 10,000-square-foot threshold applies in each paragraph separately, not to both in the aggregate.

Your proposal for the main building, therefore, is not a major development. Rather, it fits within the definition of minor development. Under subsection (d) of that definition it is “[t]he construction of any building addition(s) having a total floor area of up to ten thousand (10,000) square feet cumulatively within a three-year period....” And under subsection (f) it is “[a] change in the use of a total floor area of between five thousand (5,000) and ten thousand (10,000) square feet in any existing building cumulatively within any three-year period....”

I hope this analysis proves helpful to you as you plan your project. If you have any questions at all, feel free to contact me.

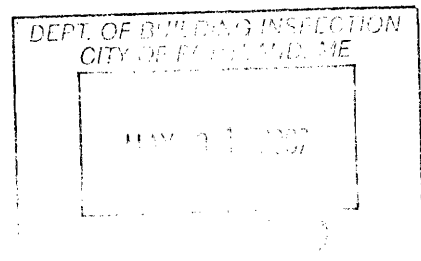
Sincerely,



Christopher L. Vaniotis

CLV/lc

Carpenter/CLV/Dassa/DassaLtr041007 38441.1



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

2007-0142

Application I. D. Number

8/17/2007

Application Date

749 Congress Street

Project Name/Description

Dassa Martin B &

Applicant

5 Cottonwood Ln , Falmouth , ME 04105

Applicant's Mailing Address

9/26/07

749 - 749 Congress St, Portland, Maine

Address of Proposed Site

047 A020001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 899-0574 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 Apt 0 Condo 0 Other (specify)

Proposed Building square Feet or # of Units

minor site plan request
Acreage of Site

B2b

Zoning

ER-6

Check Review Required:

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

Fees Paid: Site Plan \$400.00 Subdivision Engineer Review Date 8/20/2007

Zoning Approval Status:

Reviewer *Marge S. - Dwp*

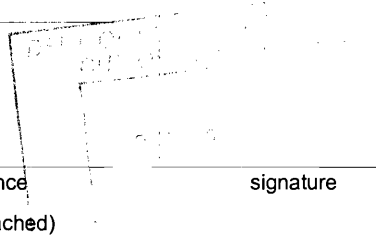
- Approved Approved w/Conditions See Attached Denied

Approval Date Approval Expiration Extension to Additional Sheets Attached
 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	date	<input type="checkbox"/> Conditions (See Attached)	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	



BERNSTEIN SHUR

COUNSELORS AT LAW

207 774-1200 main
207 774-1127 facsimile
bernsteinshur.com

100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Christopher L. Vaniotis
207 228-7205 direct
cvaniotis@bernsteinshur.com

September 21, 2007

Penny Littell, Esquire
Associate Corporation Counsel
City of Portland
389 Congress Street
Portland, Maine 04101

Re: 749 Congress Street, Martin Dassa

Dear Penny:

Martin Dassa has asked me to write to you in the hope that you might provide some guidance to planning staff on the question of what level of review is required for his proposal to renovate the former Hay & Peabody Funeral Home at 749 Congress Street. Martin is eager to move the project forward, and the discussions with planning staff about the review process have yet to yield an answer.

I believe you have already been provided with a copy of my May 16, 2007 letter to Martin Dassa with my analysis of the procedural requirements of the site plan review chapter. I am enclosing a copy of that letter so you will have it readily available.

My understanding is that Martin has met with Marge Schmuckal, and Marge did not disagree with Martin's calculation that, for the funeral home, the combined total of change of use plus building addition is less than 10,000 square feet. That leaves then the question of whether the conversion of the carriage house into two dwelling units needs to be factored into the calculation of the 10,000 square foot threshold. The carriage house itself is a separate detached building with less than 10,000 square feet of floor area.

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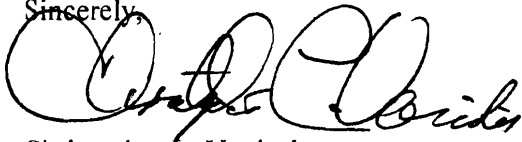
Penny Littell, Esquire
September 21, 2007
Page 2 of 2

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Martin Dassa would very much appreciate it if you could address this with planning staff so that he can get an answer to what process he must follow and move ahead. I am going to be away from September 24th through October 2nd. In the meantime, I have no objection if you would like to contact Martin directly. Thanks for your attention to this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher L. Vaniotis". The signature is fluid and cursive, with a large initial "C" and "V".

Christopher L. Vaniotis

CLV/lc

Enclosure

cc: Martin Dassa
Barbara Barhydt, Senior Planner
Alex Jaegerman, Planning Division Director
Marge Schmuckal, Zoning Administrator
Lee Urban, Director of Planning & Development

MARTIN B. DASSA, AIA
5 Cottonwood Lane
Falmouth, ME
(207) 899-0574
mdassa@maine.rr.com

September 10, 2007

Marge Schmuckal
Zoning Administrator
Planning and Development Department
389 Congress Street
Portland, ME 04101-3509

Re: 749 Congress Street
Portland, ME

Dear Ms. Schmuckal;

Based on the meeting with Penny Littell, Esq. and Barbara Barhydt on September 7th, it is my understanding that to meet the requirements of Minor Site Plan criteria, it must be shown that the main building, including new additions, does not exceed 10,000 sf, in accordance with *Section 14-522 Definitions, Minor Development (d) and (f)*, Page 14-528. It was agreed that any existing areas that were previously used as office space can be excluded from the calculations. It was also agreed that shafts, i.e., elevator, mechanical spaces, and below grade basement spaces used for equipment or storage may be excluded from the calculations.

I have revised the existing floor plans to show that once existing office space, shafts, etc., on upper levels and below grade basement used for mechanical shafts or storage space are deducted from the gross building square feet, and after adding the 1500 sf of proposed addition, the total building area that is proposed for a change of use is 9,070 sf. I have attached work sheets to support the above calculations for your use.

During my September 7th meeting we also discussed what was required to obtain site plan approval. I am revising the *Proposed Site Plan, Dwg. S-1*, to reflect the *Section 14-523 Approval Required* section, Page 14-550 of the Zoning Ordinance. Please be advised that I believe the plans as submitted meet the provisions of the Ordinance for a minor site plan submission as I understand them. I appreciate staff's involvement to help move the project along. Based on your review of the above, I am ready to proceed with the requirements of the Ordinance.

Very truly yours,



Martin B. Dassa, AIA

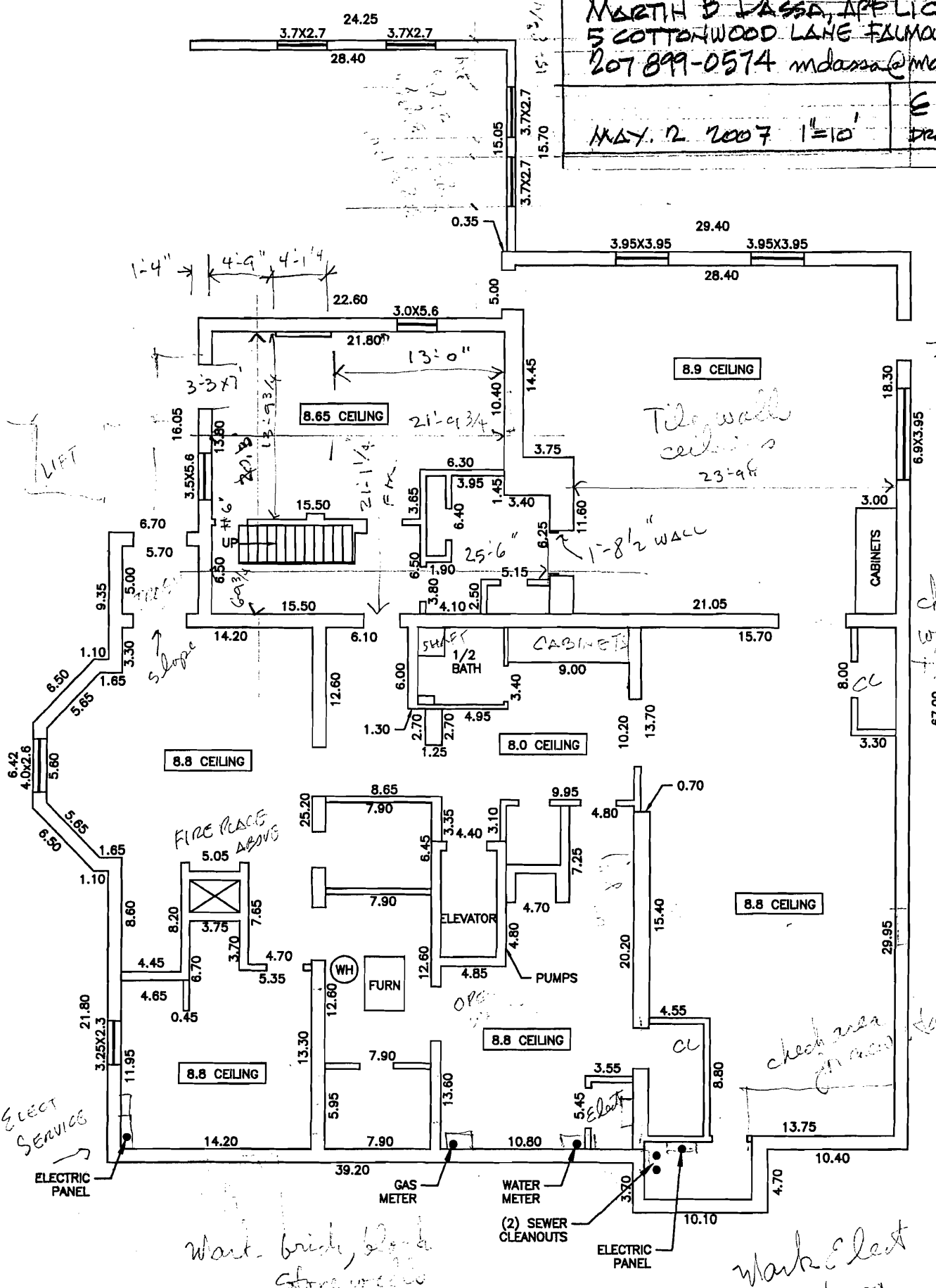
Att:

Meeting to Review Method 9-13-07 w/ Marge Schmuckal

7 COPIES WITH PLANS AND OVERLAYS
TO BARBARA BARHYDT DEVELOPMENT REVIEW SERVICE
MANAGER. 9-13-07
7 COPIES OF Revised Site Plan 9-13-07

ALTERATIONS & ADDITION TO
 749 CONGRESS ST PORTLAND ME
 MARTIN B. DASSA, APPLICANT
 5 COTTONWOOD LANE FALMOUTH ME
 207 899-0574 mdassa@maine.rr.com

MAY. 12 2007 1"=10' E-1 DRAWING #



4:9
 13:0
 21:10 1/2

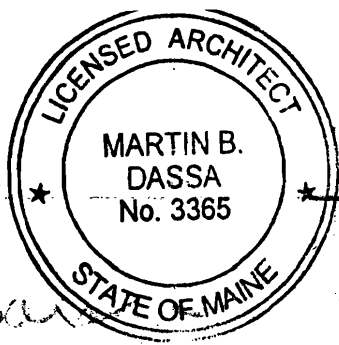
check water fixture

check area on main floor

Work elect
 Plumbing
 ductwork

BASEMENT FLOOR PLAN
 3901 S.F.

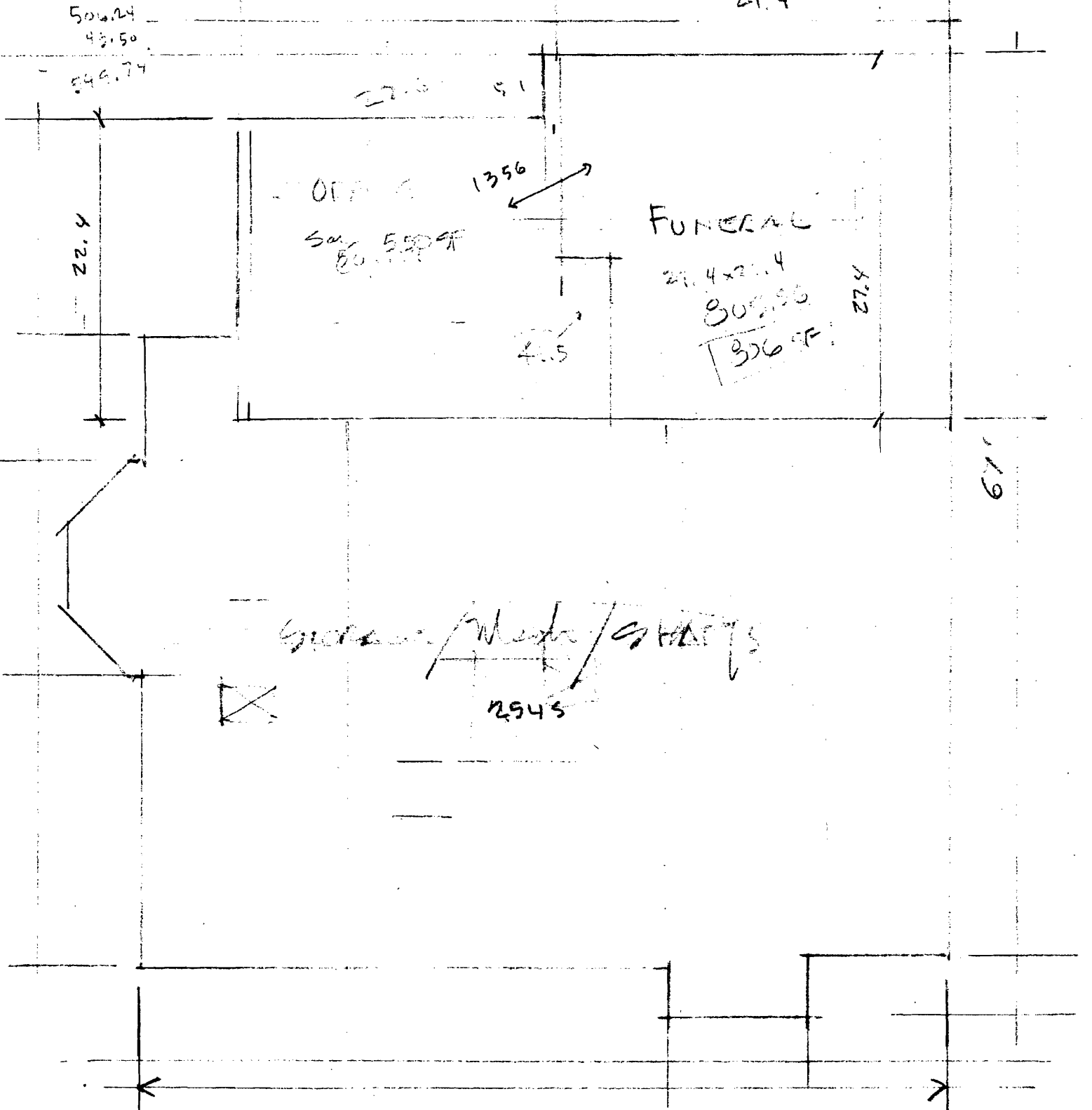
MARTIN B. DASSA
5 COTTONWOOD LANE
FALMOUTH, ME 04105



749 Conway St
Study 9-8-07
Dwg E-1-SF

Basement 806 SF

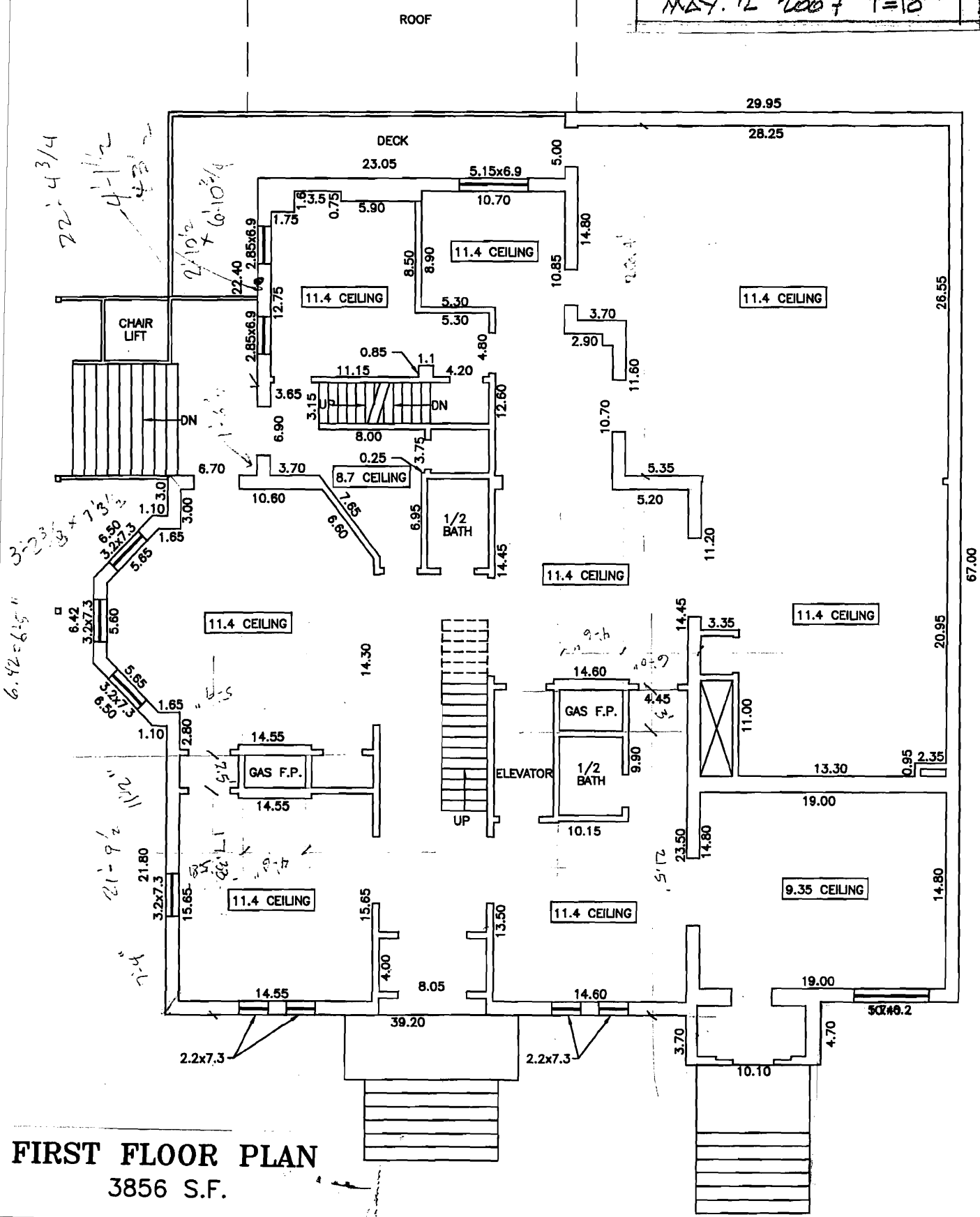
Gross 3907 - 3095 = 806 SF
21.4



ALTERATIONS & ADDITION TO
 749 CONGRESS ST PORTLAND ME
 MARTIN B. DASSA, APPLICANT
 5 COTTONWOOD LANE FALMOUTH ME
 207 899-0574 mdassa@maine.m.com

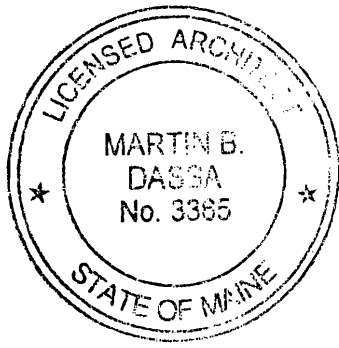
MAY. 2 2007 1"=10'
 E 2
 DRAWING #

Handwritten notes on the left side of the plan:
 22'-4 3/4"
 4'-1 1/2"
 4'-3"
 2'-10 1/2" x 6'-10 3/4"
 3'-2 3/4" x 7'-1 1/2"
 6'-4 1/2" = 6'-5"
 2'-9 1/2"
 7'-4"



FIRST FLOOR PLAN
 3856 S.F.

MARTIN B. DASSA
 5 COTTONWOOD LANE
 FALMOUTH, ME 04105

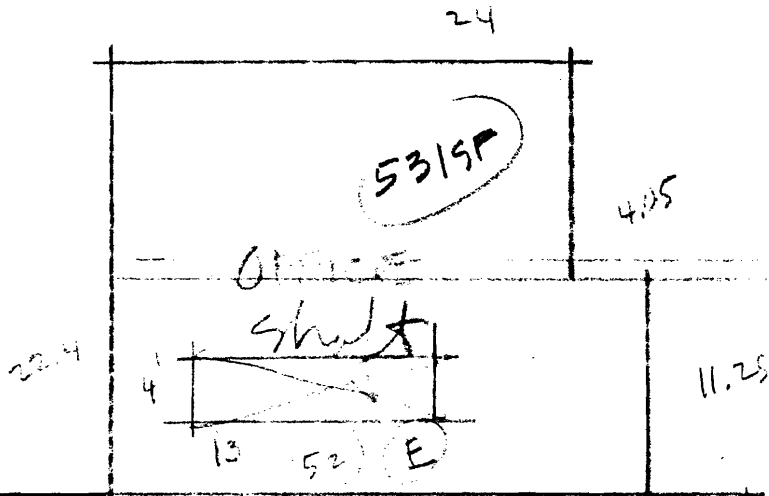


Dwg. E-3-SF

$$\begin{array}{r} \text{Gross SF} \\ 2781 - 850 = \end{array} \boxed{1431 \text{ SF}}$$

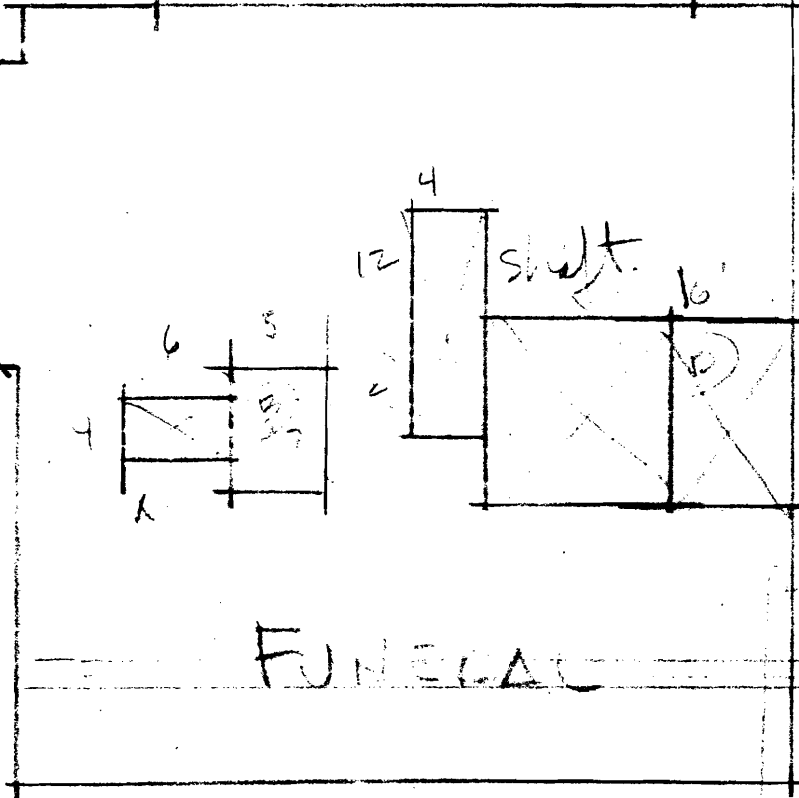
2nd Floor
 9-8-07

$$\begin{array}{r} \text{OFFICE} \\ 22.4 \times 24 \\ \hline 537.60 \\ 4596 \\ \hline 583.16 \\ - 52 \\ \hline 531.16 \end{array}$$

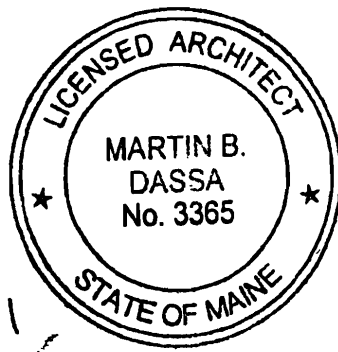


$$\begin{array}{r} \text{HALL SF} \\ L = 24 \\ B = 35 \\ C = 47 \\ D = 100 \\ E = 52 \\ \hline = 199 \end{array}$$

2nd Floor
 2281 SF



MARTIN B. DASSA
 5 COTTONWOOD LANE
 FALMOUTH, ME 04105



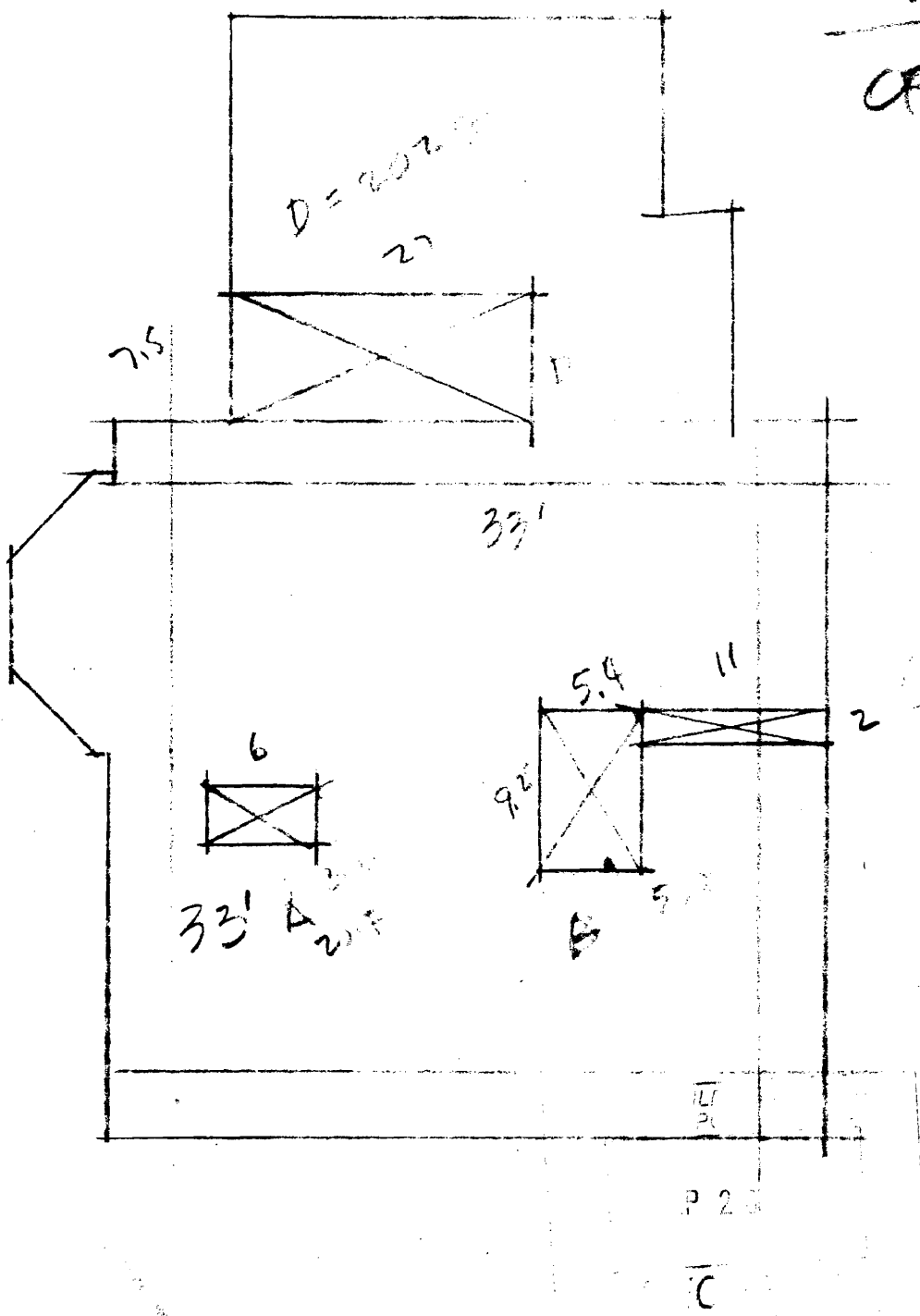
Dwg E-4-SF

1698
 1181

 517

320 Floor
 1698 - 719 = 979 SF

STUDY SF
OFFICE/SHAFT
 8-8-07



FUNERAL 7-6' x 11'
 33 x 33 = 1089

SHAFT 92

 997 SF

C = 22 SF

Think FL 1500 SF

A = 20 SF
 B = 50 SF
 C = 22 SF
 D = 202 SF X

304 SF
 92



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life [®] www.portlandmaine.gov

Planning and Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

September 26, 2007

Mr. Martin Dassa
5 Cottonwood Lane
Falmouth, ME 04105

Christopher L. Vaniotis, Esq.
Bernstein, Shur, Sawyer & Nelson, P.A.
100 Middle Street, P.O. Box 9729
Portland, ME 04101-5029

Re: 749 Congress Street, Application # 2007-0142

Dear Mssrs. Dassa and Vaniotis:

The site plan application for a change of use for 749 Congress Street (from a funeral home to professional offices and a garage to two residential units) was reviewed by City staff to determine whether the proposal should be reviewed as a major or minor site plan. In addition, we have reviewed the two letters submitted by Attorney Chris Vaniotis, on behalf of the applicant, regarding his interpretation of the scope of review of this proposal.

Scope and Method of Review

The City's custom and practice has been to review the proposed changes of uses on an entire site and not to review changes of uses within discreet buildings on the site separately. This past interpretation would result in a major site plan review by the Planning Board of this application. In light of the challenge to this interpretation, the City has decided to review this matter as a minor site plan and to clarify the ordinance by amendment.

Substantive Comments on Information Received to Date

In our preliminary review of the submitted site plan and written submissions within, we have identified discrepancies in your project information descriptions and seek additional information in order to review the proposal under the City's Site Plan Standards. (A copy of the site plan ordinance is attached for your reference and the submittal requirements are found under Section 14-525. Please use this section to guide your preparation of the development review application.) At this date, your application is not yet complete. Following is a preliminary list of items to be addressed in your application:

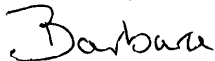
1. Please clarify the scope of the project. Specifically, the August 17th letter states the addition will be 1,000 square feet, while the September 10, 2007 correspondence indicates the addition will be 1,500 square feet.
2. Evidence of right, title and interest for all land encompassed within this proposal, including the right to use the abutting property for parking.
3. Copies of easements burdening or benefiting the site
4. Evidence of financial and technical capability.
5. Standard boundary survey must be stamped by the surveyor.

6. The letter of August 17th states there will be “minor adjustments to the site.” Please detail what those adjustments will be and clarify which existing features will be retained.
7. Location and screening of any waste receptacles. The written statement should address how solid waste will be handled for the site.
8. Existing and proposed utility lines and infrastructure must be shown on the plan. Evidence that there is sufficient capacity is required. This includes letters of capacity from Portland Water District, Department of Public Works (contact Mr. Brancely) for sewer capacity, CMP and any other utilities serving this site.
9. Location of culverts, drains and storm water flows on the site must be shown.
10. Identify how the shared use of the parking area is managed, who shares the parking, and how many vehicles are served. The detailed dimensions of the driveways and parking area should be shown on the plan. Please submit evidence that verifies or attests to this shared arrangement. On the first site plan submitted, there are thirty spaces shown on the property and over the grassed area and flag pole. The second plan does not demarcate parking spaces, but retains the center green and flag pole. The revised plans should clarify what is being proposed.
11. A landscape plan should show existing landscaping that is to be preserved and the proposed preservation techniques. The type, quantity size of proposed vegetation and planting specifications should be presented for proposed landscaping.
12. Any exterior lighting should be shown on the plan and the photometrics for the lights must meet the City’s technical standards (a copy attached).

I will distribute the plans to other departments on September 26, 2007. This additional information will be required to clarify and complete your application.

Thank you for your attention to this matter.

Sincerely,



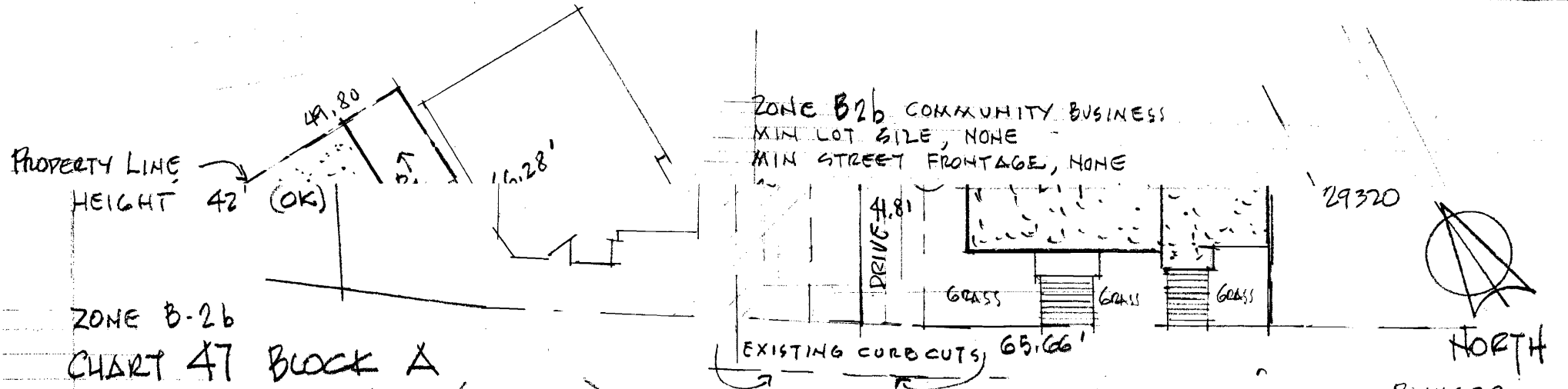
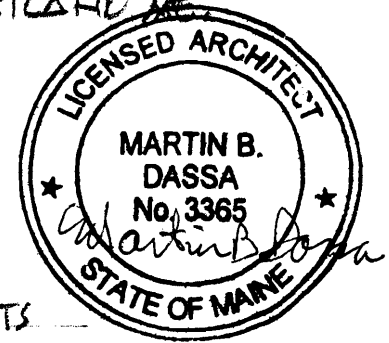
Barbara Barhydt
Development Review Services Manager

Cc: Lee Urban, Director, Department of Planning and Development
Alexander Jaegerman, Director, Planning Division
Marge Schmuckal, Zoning Administrator
Penny Littell, Associate Corporation Counsel

SCOPE OF WORK: TO, CHANGE USE AND ADD EXTENSIONS TO 749 CONGRESS ST PORTLAND ME
 PRIOR USE: MAIN BUILDING; FUNERAL HOME
 PRIOR USE: CARRIAGE HOUSE; FUNERAL HOME

PROPOSED USE, MAIN BUILDING, PROFESSIONAL OFFICES
 PROPOSED USE, CARRIAGE HOUSE, 2 DWELLING UNITS
 TO, ADD EXTENSIONS TO REAR OF MAIN BUILDING TO PROVIDE
 NEW ELEVATOR, FIRE EXIT STAIR AND ADA ACCESSIBLE TOILETS

TO, MAINTAIN HISTORIC CHARACTER OF BUILDINGS
 ▲ HISTORIC PRESERVATION BOARD ISSUED A CERTIFICATE OF APPROPRIATENESS ON JULY 11, 07



ZONE B-2b
 CHART 47 BLOCK A
 LOTS 20, 30, 28, & 32 (O'NEILL ST)

CONGRESS ST PROPOSED SITE PLAN 1"=30' REVISED AUG 17 2007

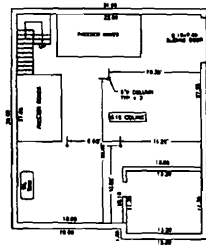
▲ PROPOSED CHANGE OF USE AND EXTENSIONS TO
 749 CONGRESS STREET PORTLAND MAINE

▲ CITY OF PORTLAND MINOR SITE PLAN APPLICATION BUILDING LESS THAN 10,000 SF.

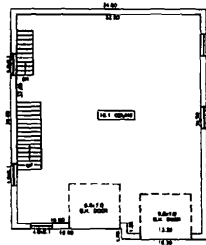
MAIN BUILDING EXISTING SQ FT 9,500 PROPOSED EXTENSION 1,000 SF = TOTAL 10,500 SF
 CARRIAGE HOUSE EXISTING 2800 SF, EXPANDED DORMERS 500 SF TOTAL 3300 SF

OWNER/APPLICANT MARTIN AND ROCHELLE DASSA 5 COTTONWOOD LANE FALMOUTH ME
 ARCHITECT: MARTIN B DASSA AIA MAINE LICENSE ARC-3365 TEL. 899-0574 04105

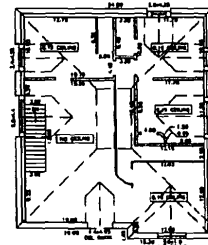
MARCH 16 2007
 PROPOSED
 SITE PLAN
 S-1



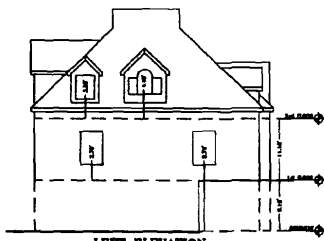
BASEMENT FLOOR PLAN
1408 S.F.



FIRST FLOOR PLAN
1408 S.F.



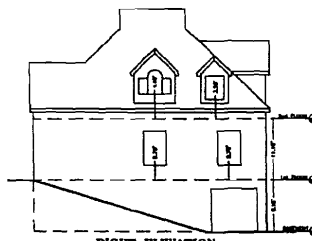
SECOND FLOOR PLAN
1408 S.F.



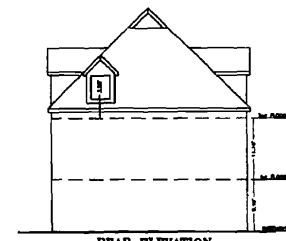
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MARTIN B. DASSA
5 COTTONWOOD LANE
FALMOUTH, ME 04105

PROJECT: 2520	DRAWING NAME: 2520-INTERIOR.PLC
DATE: OCTOBER 3, 2008	SCALE: 1" = 1/4"
REVISED DATE: N/A	COMMENT: N/A
EXIST. FLOOR PLANS & ELEVATIONS - BLDG 2 714 CORKRAN STREET, PORTLAND, MAINE 04107	
JPH PROPERTIES, INC. P.O. BOX 1186, HOUSTON, TEXAS 77261	
MARTIN B. DASSA 64 BOWDOEN AVE., MONTECLAIR, NEW JERSEY 07042	
STAMP AND SIGNATURE _____ <small>Professional Engineer State of Maine, No. 1234</small>	

*Send to Cash & Accounting Dept
To 2 BLDG 200 OMC
1/10 - Work each 1/17 &
24*

Page 1 of 8

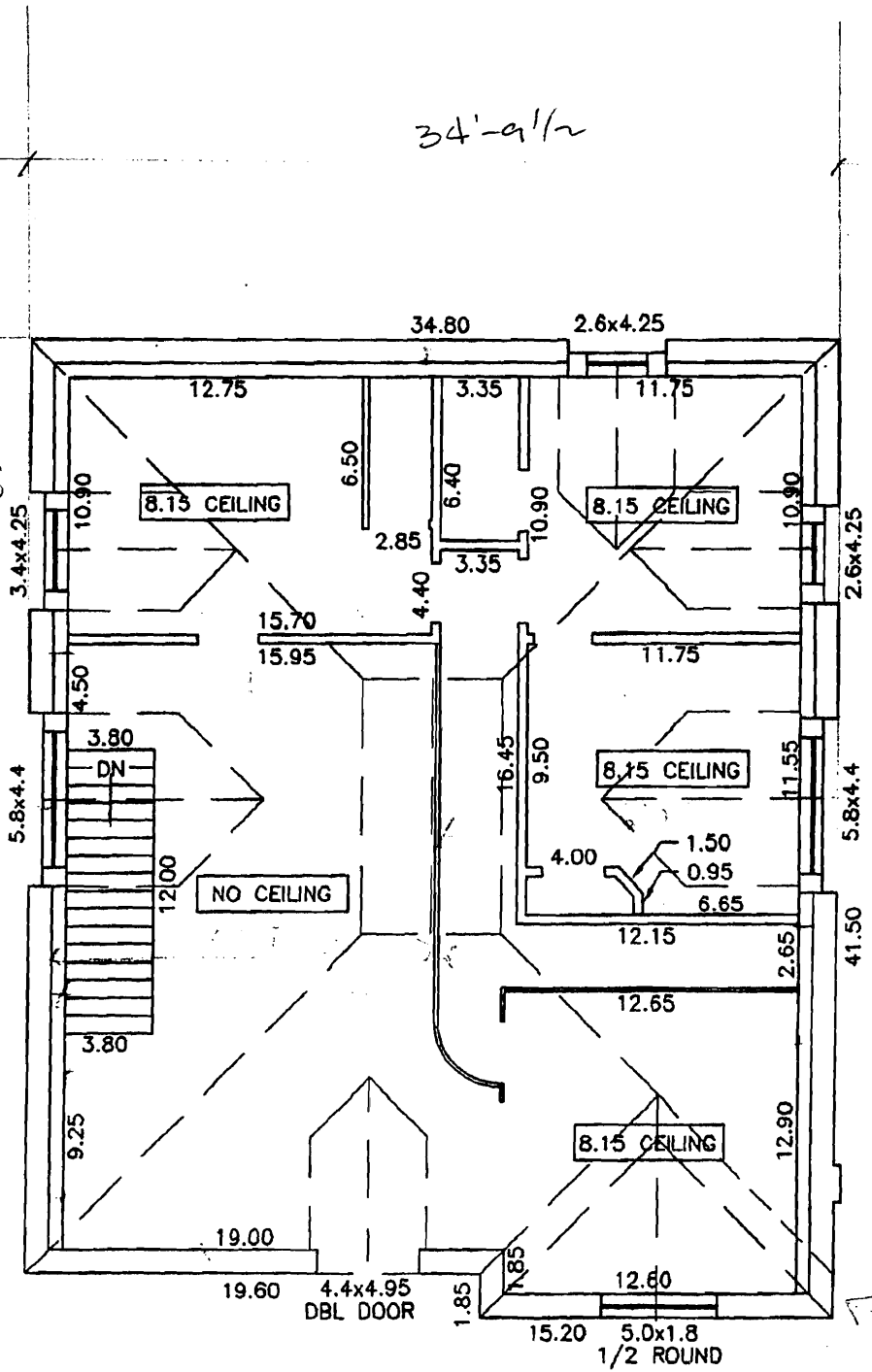
2018

1,379.82
28.12
1,407.94

34'-9 1/2"

39'-7 3/4"

39.65



5'3x4.4

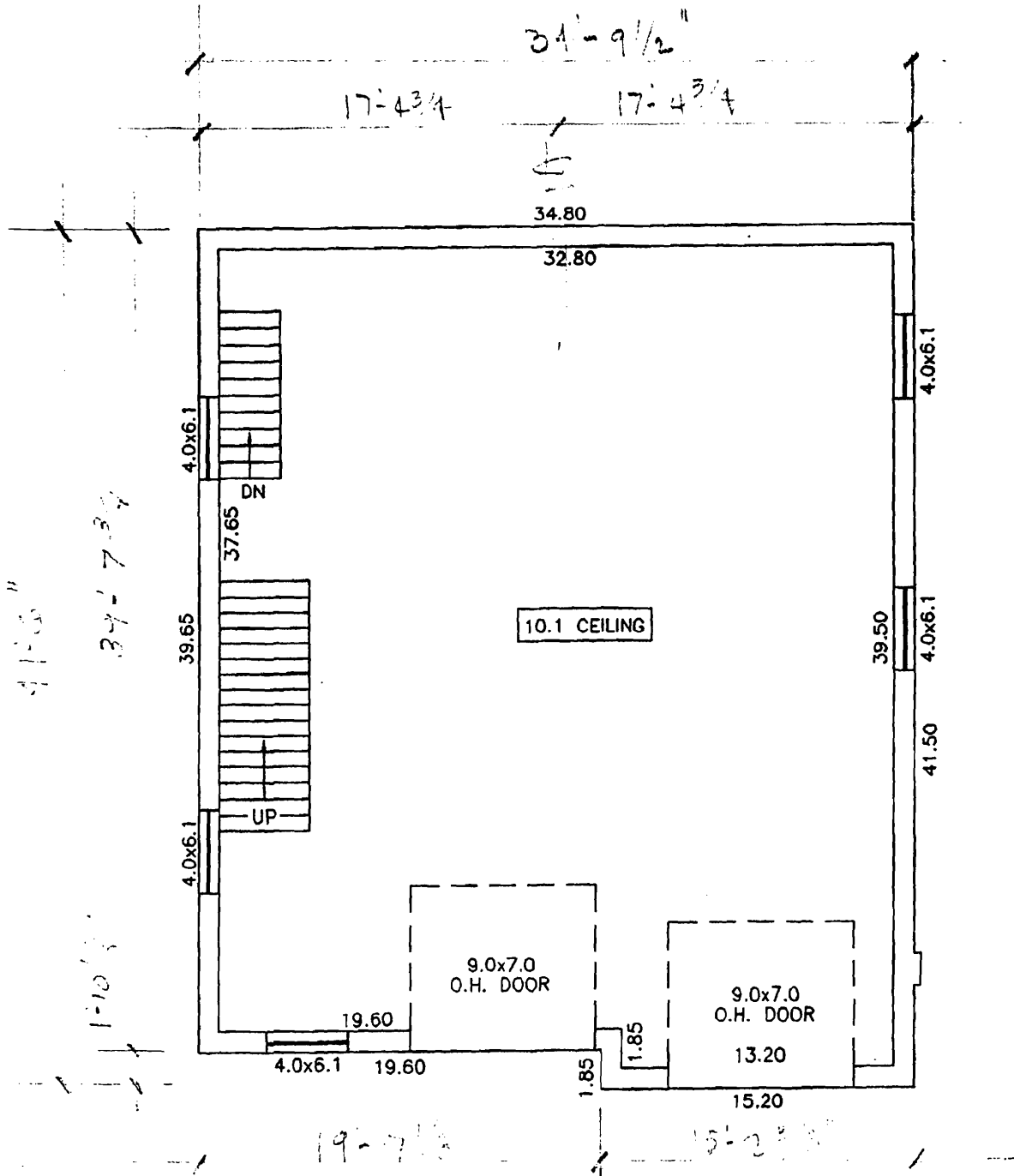
SECOND FLOOR PLAN

1408 S.F.

1,407.94 SF

JAMES S.

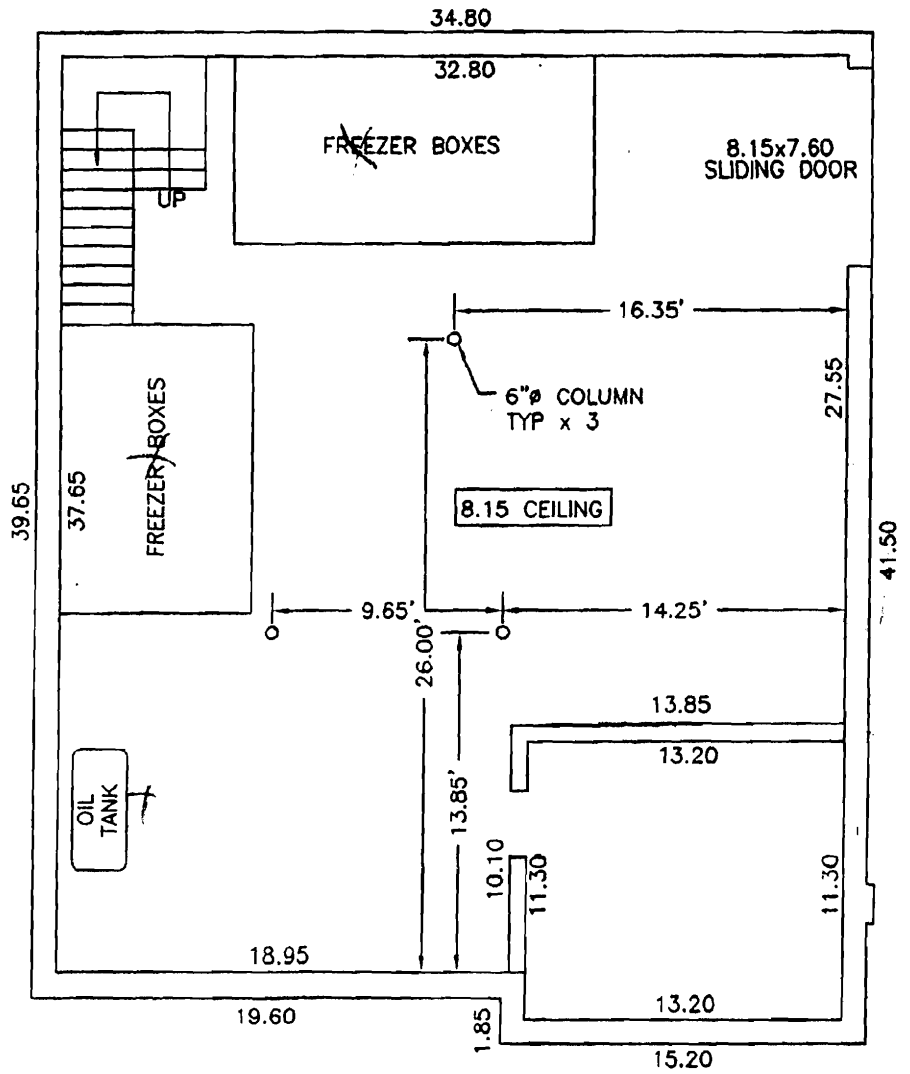
MARTIN B. DASSA
5 COTTONWOOD LANE
FALMOUTH, ME 04105



FIRST FLOOR PLAN

1408 S.F.

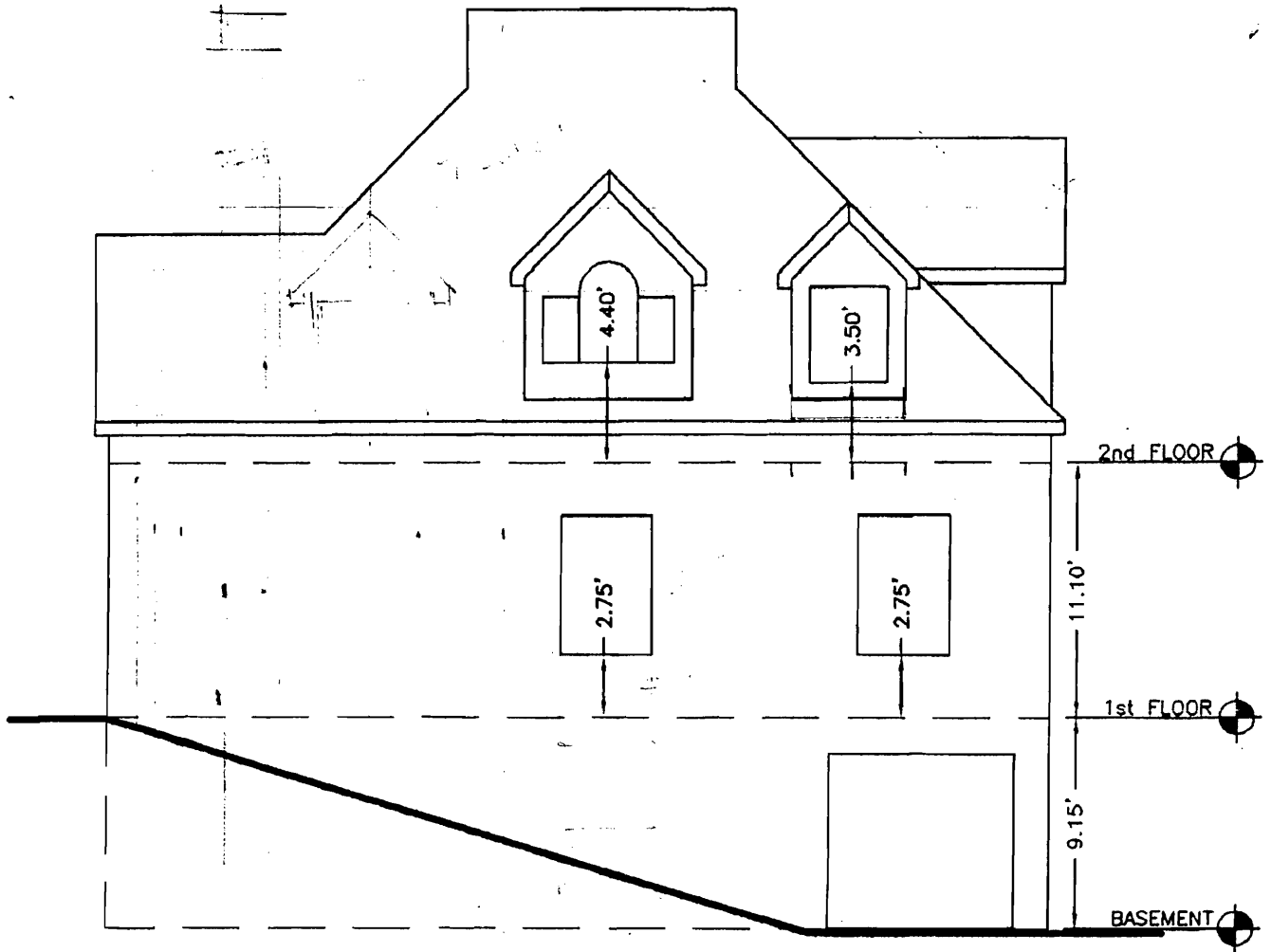
MARTIN B. DASSA
5 COTTONWOOD LANE
FALMOUTH, ME 04105



BASEMENT FLOOR PLAN
1408 S.F.

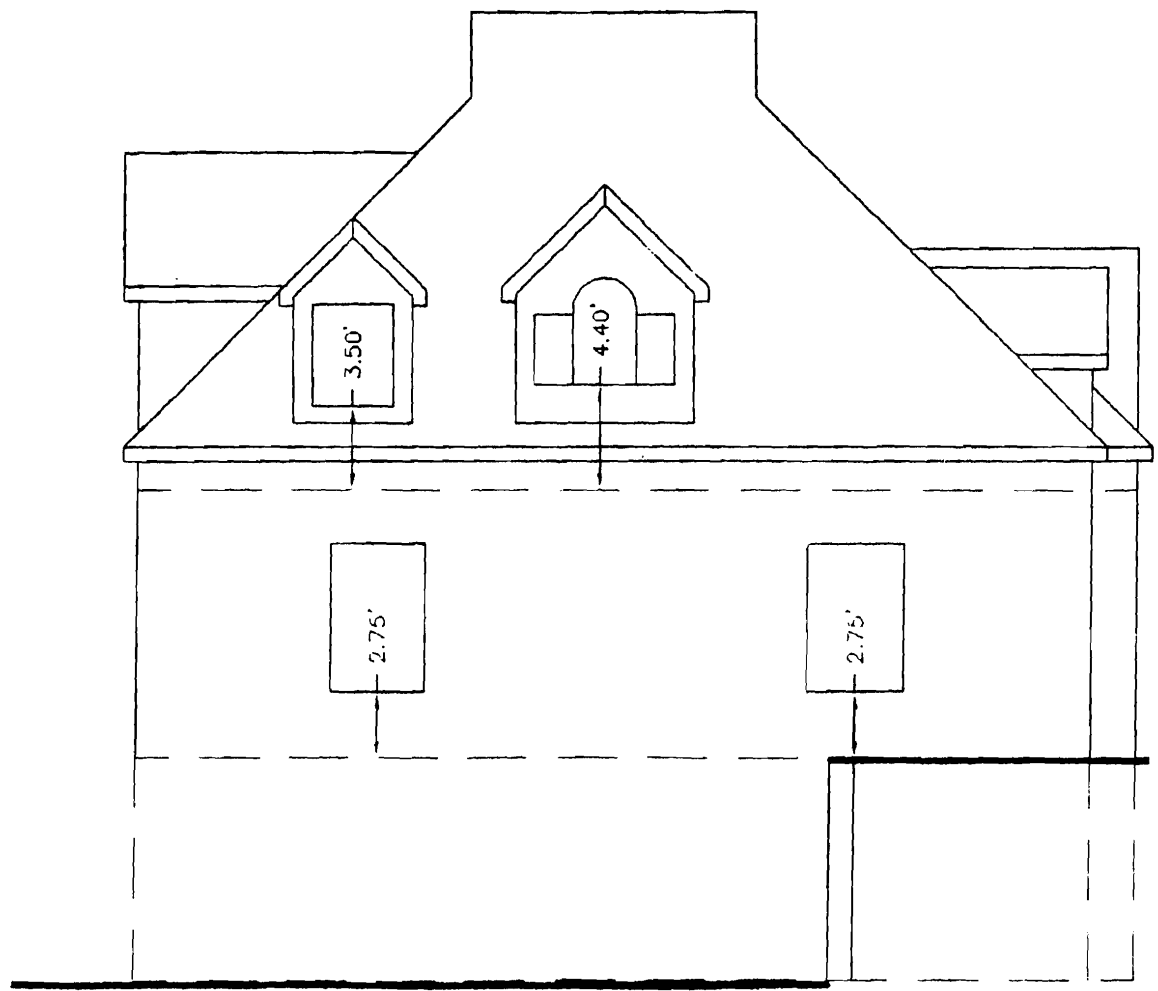
3-20-08
[Faint, illegible text]

chimney



RIGHT ELEVATION

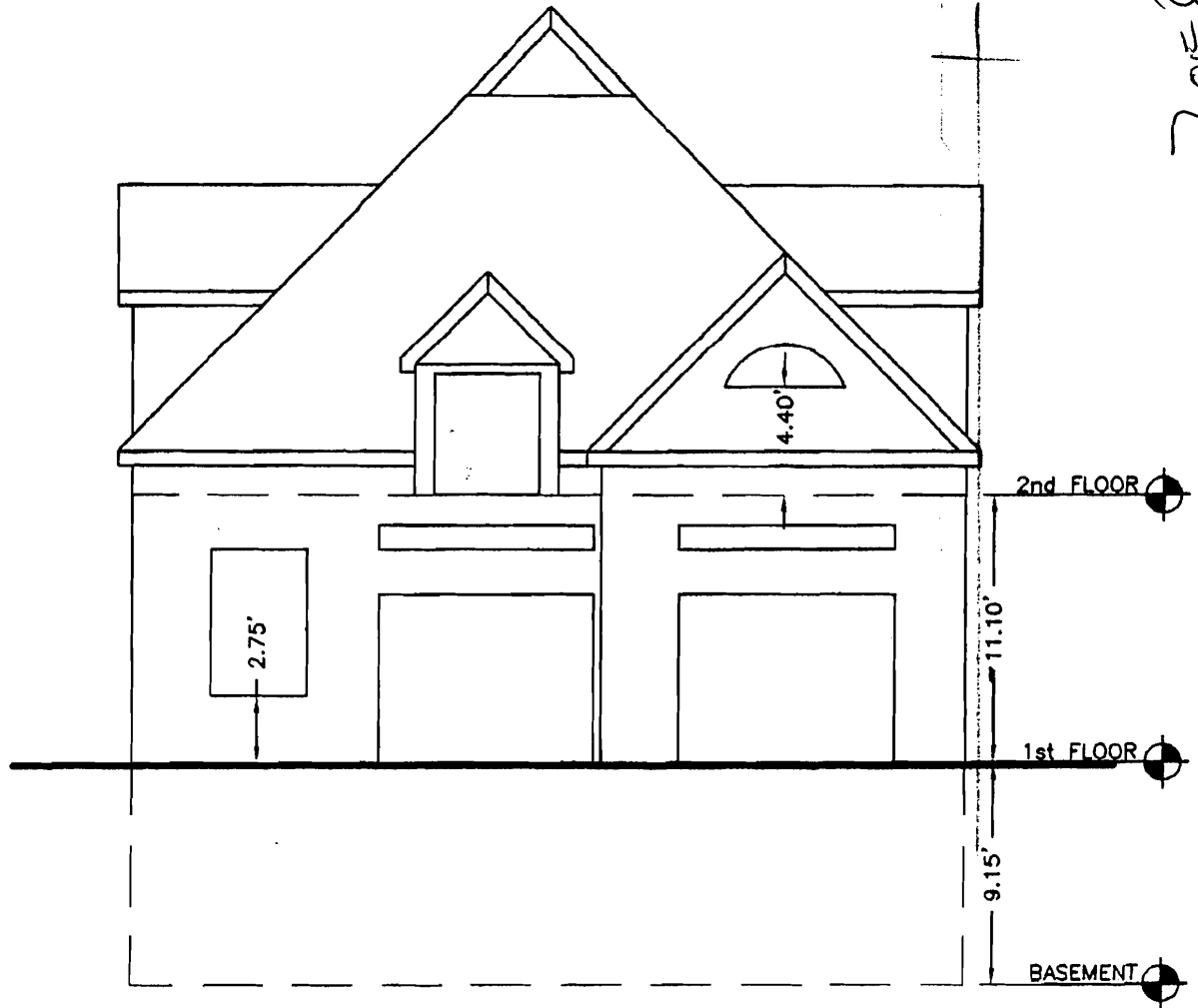
MARTIN B. DASSA
5 COTTONWOOD LANE
FALMOUTH, ME 04105



LEFT ELEVATION

MARTIN B. DASSA
5 COTTONWOOD LANE
FALMOUTH, ME 04105

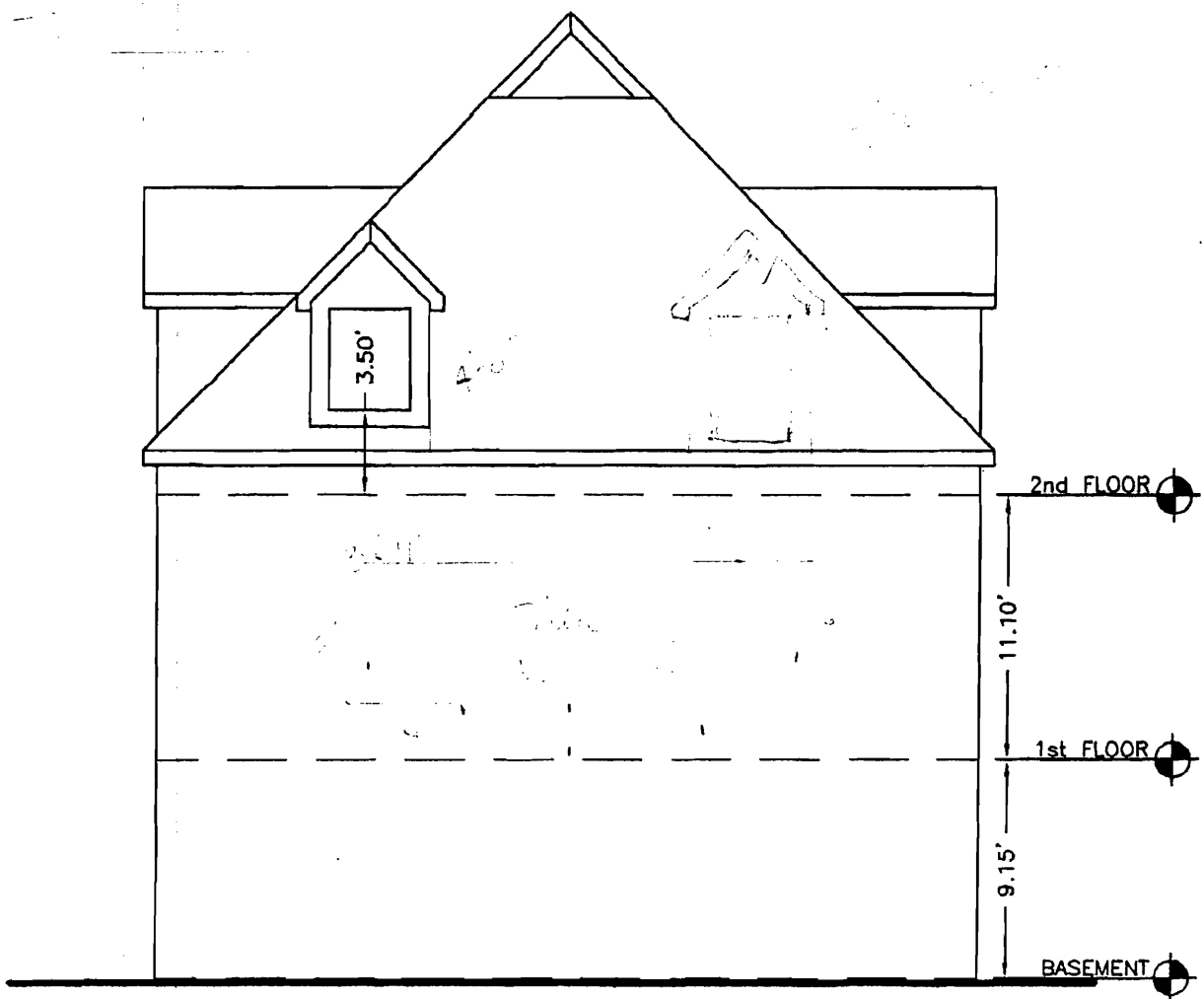
7 of 8



FRONT ELEVATION

MARTIN B. DASSA
5 COTTONWOOD LANE
FALMOUTH, ME 04105

807-8



REAR ELEVATION

MARTIN B. DASSA
5 COTTONWOOD LANE
FALMOUTH, ME 04105

MARTIN B. DASSA, AIA

5 Cottonwood Lane

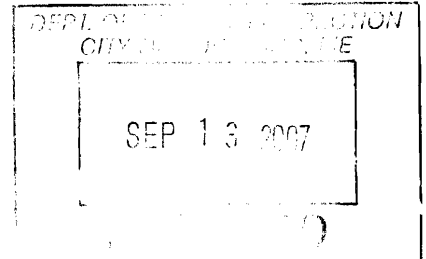
Falmouth, ME

(207) 899-0574

mdassa@maine.rr.com

September 10, 2007

Marge Schmuckal
Zoning Administrator
Planning and Development Department
389 Congress Street
Portland, ME 04101-3509



Re: 749 Congress Street
Portland, ME

Dear Ms. Schmuckal;

Based on the meeting with Penny Littell, Esq. and Barbara Barhydt on September 7th, it is my understanding that to meet the requirements of Minor Site Plan criteria, it must be shown that the main building, including new additions, does not exceed 10,000 sf, in accordance with *Section 14-522 Definitions, Minor Development (d) and (f)*, Page 14-528. It was agreed that any existing areas that were previously used as office space can be excluded from the calculations. It was also agreed that shafts, i.e., elevator, mechanical spaces, and below grade basement spaces used for equipment or storage may be excluded from the calculations.

I have revised the existing floor plans to show that once existing office space, shafts, etc., on upper levels and below grade basement used for mechanical shafts or storage space are deducted from the gross building square feet, and after adding the 1500 sf of proposed addition, the total building area that is proposed for a change of use is 9,070 sf. I have attached work sheets to support the above calculations for your use.

During my September 7th meeting we also discussed what was required to obtain site plan approval. I am revising the *Proposed Site Plan, Dwg. S-1*, to reflect the *Section 14-523 Approval Required* section, Page 14-550 of the Zoning Ordinance. Please be advised that I believe the plans as submitted meet the provisions of the Ordinance for a minor site plan submission as I understand them. I appreciate staff's involvement to help move the project along. Based on your review of the above, I am ready to proceed with the requirements of the Ordinance.

Very truly yours,

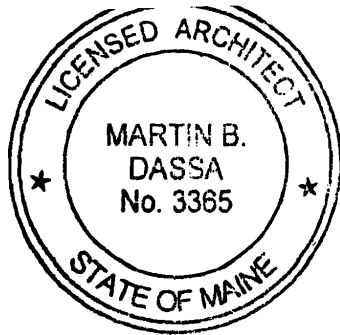
Martin B. Dassa, AIA

Att:

Meeting to Review Method 9-13-07 w/ Marge Schmuckal
7 COPIES WITH PLANS AND OVERLAYS
TO BARBARA BARHYDT DEVELOPMENT REVIEW SERVICE
MANAGER. 9-13-07
7 COPIES OF Revised Site Plan 9-13-07

9/19/07

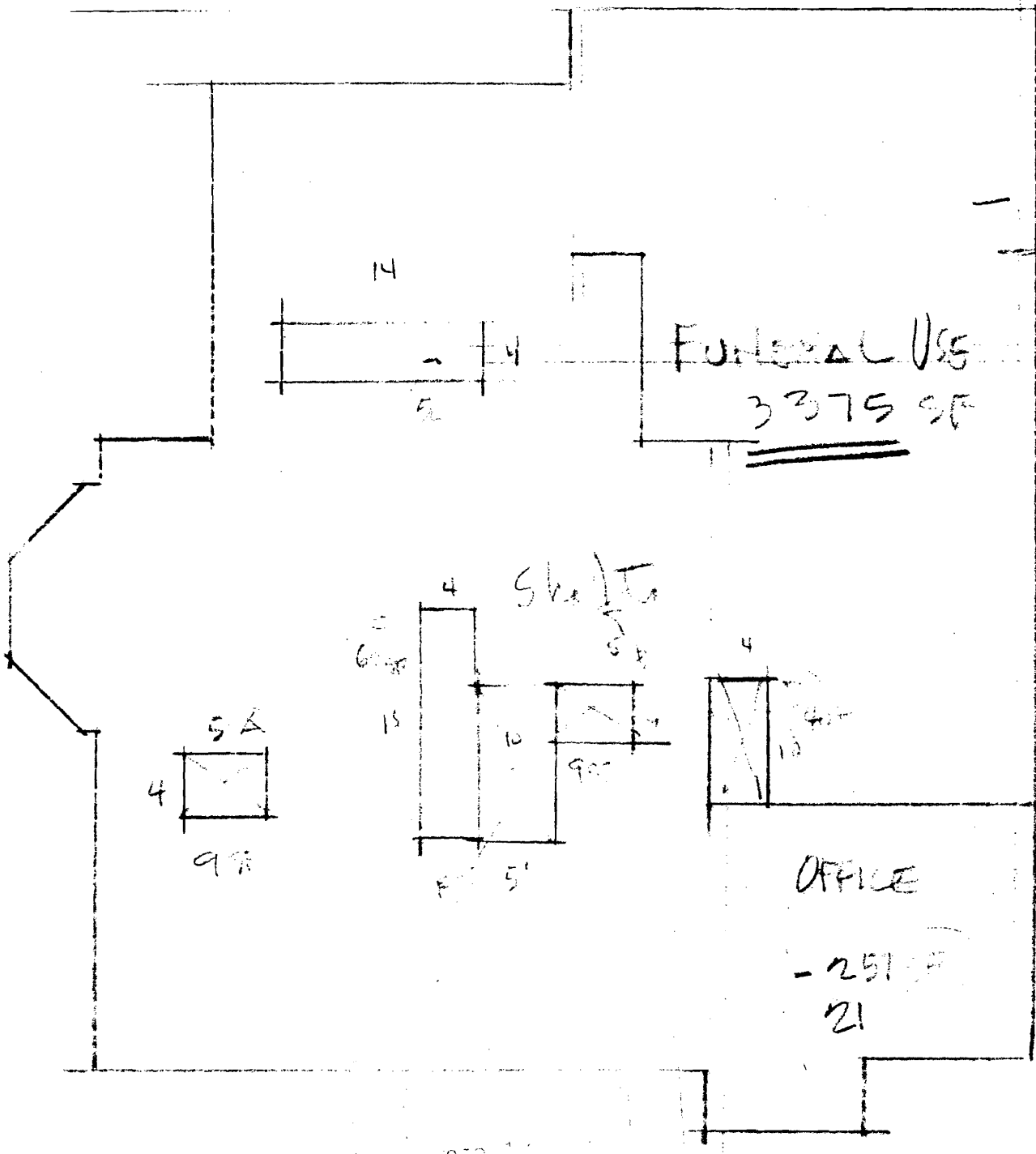
MARTIN B. DASSA
 5 COTTONWOOD LANE
 FALMOUTH, ME 04105



Dwg
 E-2-SF

1st Floor

gross 3,856 SF - 481 SF = 3375 SF 9.8.7



3856
 - 481

 3375

174
 .50

 224

- 9 SF
- 9 SF
- 60 SF
- 4 SF
- 56 SF

174
 .50

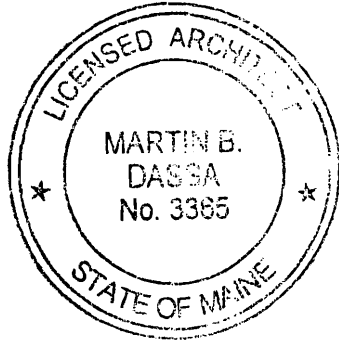
 173.5

174

174

174

MARTIN B. DASSA
 5 COTTONWOOD LANE
 FALMOUTH, ME 04105



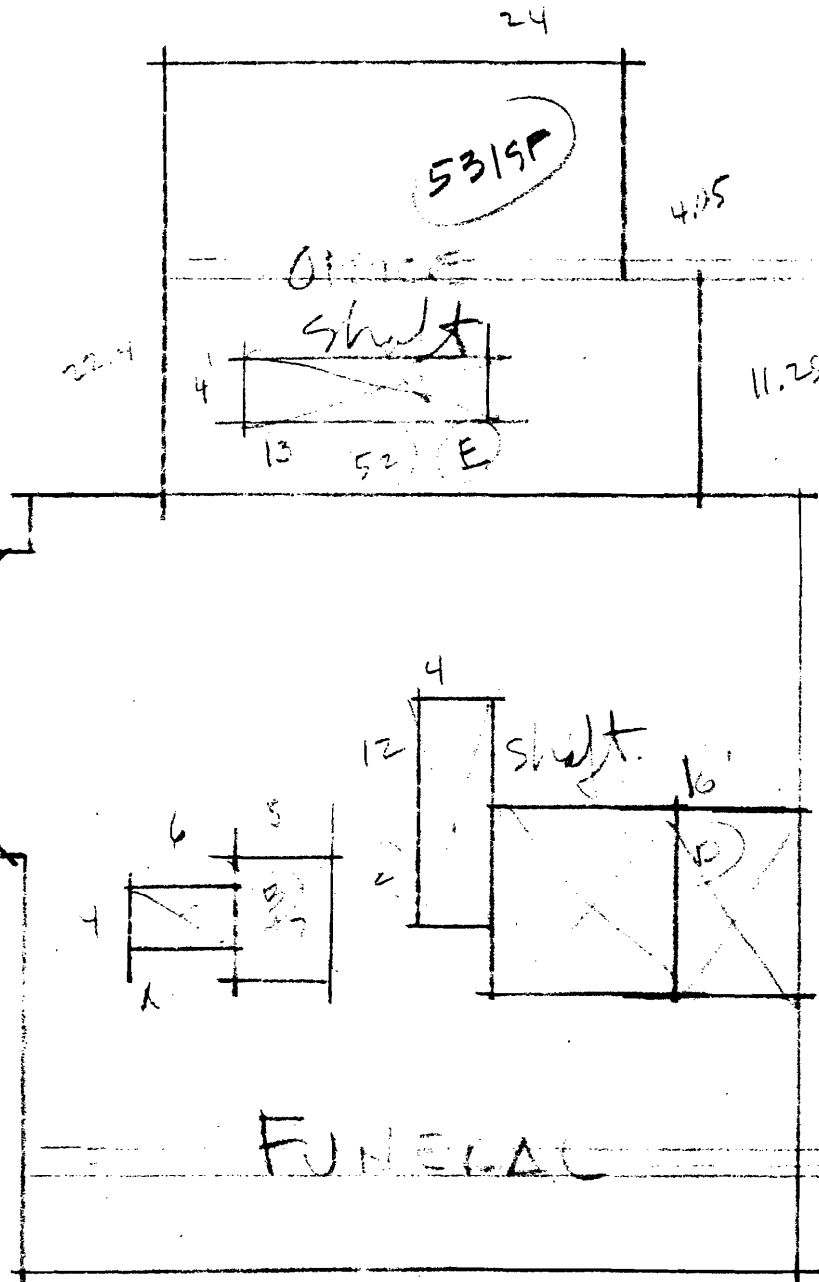
Dwg E-3-SF

$$\begin{array}{r} \text{Gross SF} \\ 2781 - 850 = \end{array} \boxed{\underline{\underline{1431 \text{ SF}}}}$$

2nd Floor
 9-8-07

OFFICE

$$\begin{array}{r} 22,4024 \\ 537,60 \\ 4556 \\ \hline 583,16 \\ - 52 \\ \hline 531,16 \end{array}$$



TOTAL SF

$$\begin{array}{r} L=24 \\ B=35 \\ 2=48 \\ 1=100 \\ = 52 \\ \hline 219 \end{array}$$

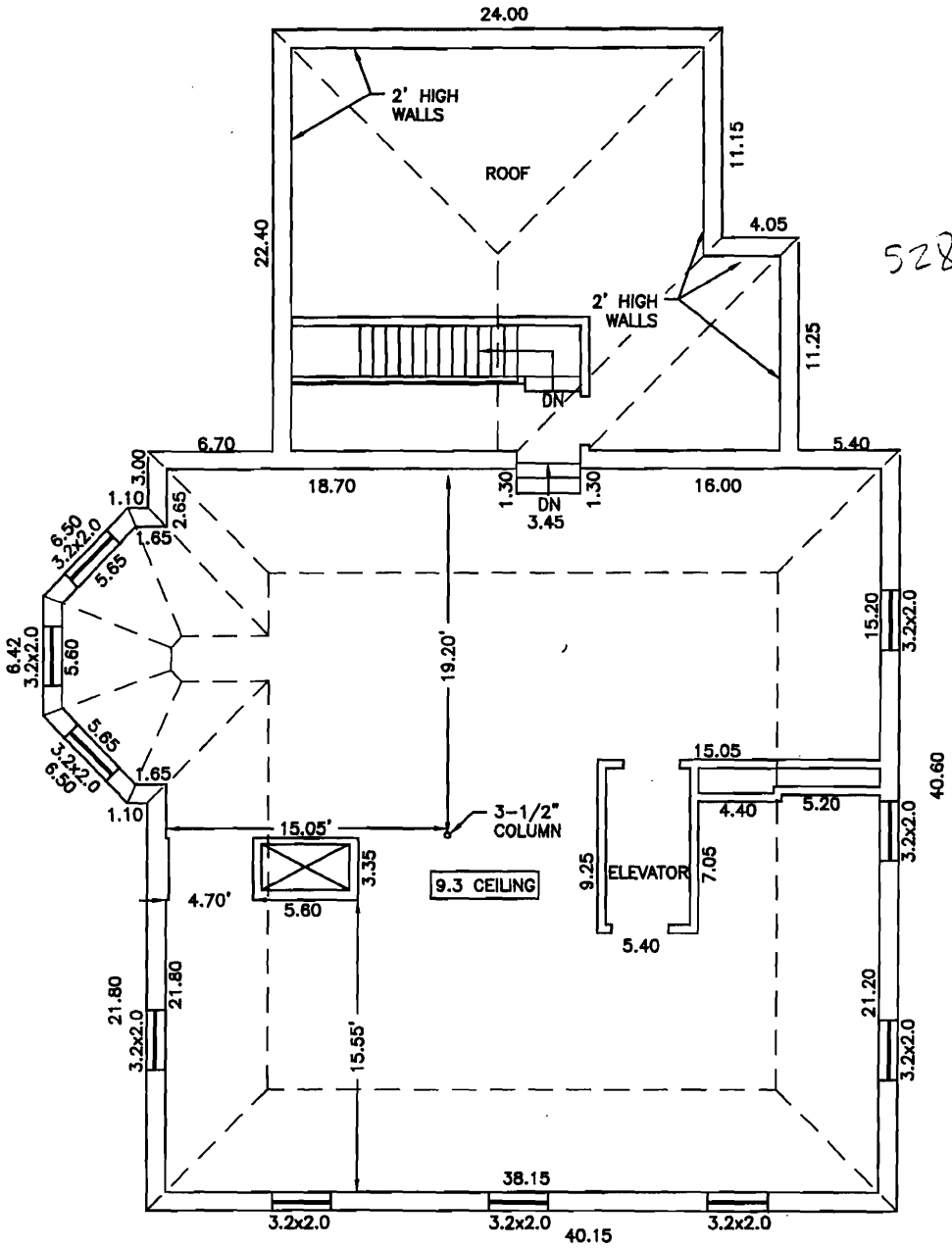
1st Floor
 2281 SF

FUNERAL

ALTERATIONS & ADDITION TO
 749 CONGRESS ST PORTLAND ME
 MARTIN B DASSA, APPLICANT
 5 COTTONWOOD LANE FALMOUTH ME
 207 899-0574 mdassa@maine.net.com

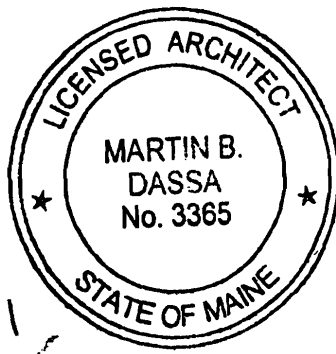
MAY. 2 2007 1"=10'

E 4
 DRAWING #



THIRD FLOOR PLAN
 1698 S.F.

MARTIN B. DASSA
 5 COTTONWOOD LANE
 FALMOUTH, ME 04105



Dwg E-4-SF

1698
 1181

 517

3RD Floor

1698 - 719 = 979 SF

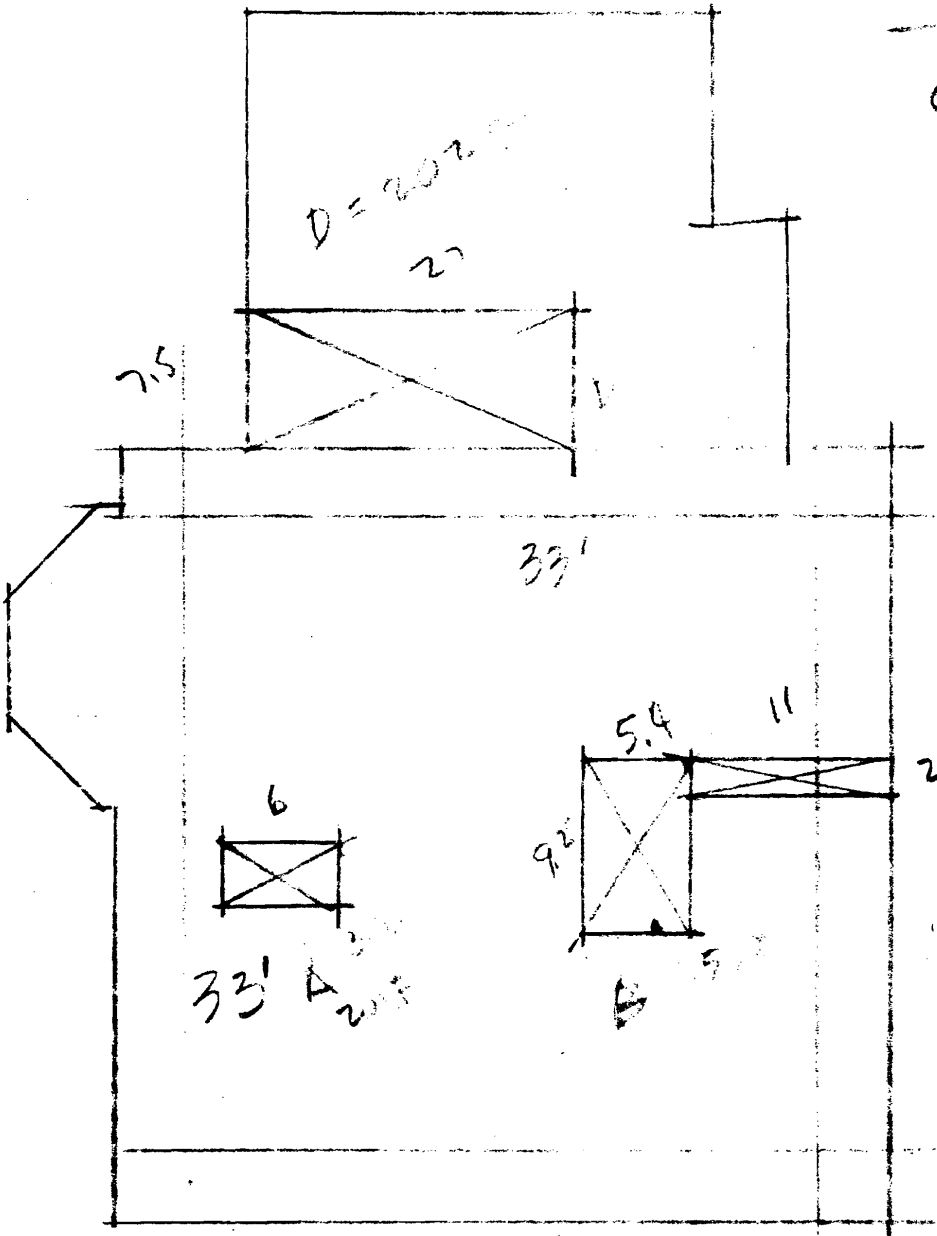
STORY SF
OFFICE / SHAFTS

9-8-07

FUNERAL 7'-0" x 7'-0"
 33 x 33 = 1089

SHAFT 92

 997 SF



2 = 22 SF

Think FL 1500 SF

- A = 20 SF
- B = 50 SF
- C = 22 SF
- SHAFT 202 SF

33' x 30' = 990
 92

received 10/17/07

Memorandum
Department of Planning and Development
Planning Division



To: Jeff Tarling, Parks and Recreation
Greg Cass, Fire Department
Dan Goyette, Consulting Engineer
Mike Farmer, Project Manager for Public Works
Tom Errico, Consulting Traffic Engineer
Jim Carmody, City Traffic Engineer
Marge Schmuckal, Zoning Administrator

From: Molly Casto, Planner

Date: October 16, 2007

Re: **749 Congress Street
Site Plan
CBL#: 047 A020001**

Please review the attached cover sheet and revised Site Plan. If you would like to look at any of the additional submitted materials noted in the cover sheet, please let me know.

This application is being reviewed as a minor site plan.

If you have any questions, feel free to get in touch at 874-8901 or at mpc@portlandmaine.gov.

Thanks!


Molly Casto
Planner

MARTIN B. DASSA, AIA
5 Cottonwood Lane
Falmouth, ME
(207) 899-0574
E-mail: mdassa@maine.rr.com

October 12, 2007

Barbara A. Barhydt
Development Review Services Manager
Planning & Development Department
Planning Division
389 Congress Street
Portland, ME 04101-3509

Re: 749 Congress Street, Application #2007-0142

Dear Ms. Barhydt;

The attached 7 copies of revised drawing S-1R, dated September 13, 2007, revised October 15, 2007, *Proposed Site Plan and Notes*, and this letter, address the questions raised in your letter to Martin Dassa dated September 26, 2007. Also attached are the following supporting letters and documents:

Attachment A: Letter from Saco & Biddeford Savings Institution, Phil Fearon to Barbara Barhydt, dated October 1, 2007, with attachments, total 14 pages.

Attachment B: Letter from Robert Napolitano and John MacIntosh, dated October 2, 2007, regarding shared parking.

Attachment C: Martin B. Dassa technical capability profile.

Attachment D: Letter from Portland Water District, dated October 10, 2007, and diagram.

Concerning your letter of September 26, 2007:

Item 1: Clarify scope of project - Both square footages are correct.

The August 17th letter indicates that 1000 sf will be added, which is still the intention. The September 10th letter, which indicates 1500 sf in the rear "L" will have a change of use is also the intention. The existing ground level, which is 500 sf and presently used as a garage, will remain. However, its use will be changed to professional office. That is why my letter of September 10th indicates 1500 sf. To be accurate, the letter should have said 1000 sf of the addition and 500 sf of existing space will have a use change.

Re: 749 Congress Street, Application #2007-0142

Item 2: Evidence of right, title and interest for all land encompassed within proposal, including the right to use the abutting property for parking.

Attachments A and B.

Item 3: Easements.

Attachment A - Title Policy concerning easements and survey and copies of the easements.

Item 4: Evidence of financial and technical capability.

Attachment A - Mortgage is in place to cover the total cost of the project.

Attachment C - The Personal Profile and accompanying photographs are designed to address the question of Martin Dassa's technical capabilities.

Item 5: Boundary survey must be stamped by surveyor.

The survey has been updated to show the owner of record as well as being sealed by the surveyor.

Item 6: Reference "minor adjustments to the site".

The site will remain unchanged. The reference to "minor adjustments" had to do with any damage that may result to the site during the construction, which will be repaired.

Item 7: Solid Waste.

All solid waste will be picked up by a trash company. The trash will be kept in the buildings until the day and time of pickup and removal.

Item 8: Existing and proposed utilities.

The site plan has been updated to show all existing utilities in the street and connections to the buildings. Letters of capacity have been requested from Portland Water District (see Attachment D), Department of Public Works (Sewer), Central Maine Power, and Northern Utilities. When these letters are received, they will be forwarded to the Planning Department. Some letters may be sent directly to you.

Re: 749 Congress Street, Application #2007-0142

Item 9: Location of culverts, drains, and storm water flows.

This information has been shown on the revised drawing S-1R, revision 10-15-07.

Item 10: Parking, site changes.

When the first plan was prepared, it was not known that historic buildings are exempt from parking requirements within the limits of the Ordinance. The plan showed that the new use could meet the required parking. Since then, the neighbors approached me and explained the informal arrangement that has existed for over 30 years (see letter Attachment B).

It should be noted that based on my reading of Division 20, Off Street Parking of the City of Portland Maine Code of Ordinances, Section 14-330.5, Section 14-332, Uses Requiring Off Street Parking Item "q", page 14-365, "auditoriums..... funeral homes require one parking space for each 100 square feet....." The prior use based on 7500 sf of assemblage space would have required 75 parking spaces. The proposed use would require less than half of this amount. With respect to Item "u" of the Zoning Ordinance, Exception for Historic Structures, I believe this structure and site conform to this article.

The proposed use will be less intense when considering the impact on the parking lot and the local roadway when a funeral took place over the past 79 years the building was used as a funeral home. The additional 2 required residential parking spaces can in my opinion be absorbed into the joint use lot, since residential parking use is normally an after business hours use.

Based on the above, the plan is to leave the grass area as is. This includes keeping the flag pole. This is what was shown on the submitted site plan and remains unchanged on the revised plan dated 10-15-07.

Item 11: Landscape plan and preservation techniques.

The existing planting in the area of work will be protected using a snow fence and hay bales. This has been shown on the revised site plan.

Based on your question in your letter of September 26, 2007, a local landscape company went to the site and pruned and cleaned the planting areas.

The planting in the front of the building is protected by a fence in the front and a curb along the side. No work is anticipated in this area except painting of trim and the clock. When this work is underway, all existing landscaping will be properly protected with plywood and tarps, which has been noted on the drawing.

Re: 749 Congress Street, Application #2007-0142

Item 11 (continued)

There are 2 large 18" diameter blue spruce trees in the rear grass area. These trees are outside of the work area. However, they will be protected by a snow fence and hay bales, which has been shown on the revised site plan.

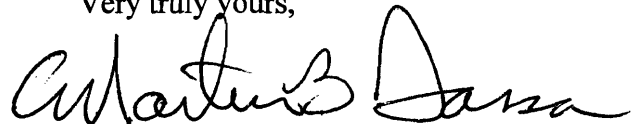
All existing grass areas and fencing will be retained. The grass will be kept cut during the construction phase as it has been since we purchased the building in November, 2006. Any areas damaged near the addition, will be restored.

Item 12: Exterior lighting.

Exterior lighting, both existing and proposed, has been shown on the revised site plan, as required by the City Technical Standards.

If you require any further information, let me know.

Very truly yours,

A handwritten signature in black ink, appearing to read "Martin B. Dassa". The signature is fluid and cursive, with a large initial "M" and "D".

Martin B. Dassa, AIA

Att:

Copy of letter to: Christopher L. Vaniotis, Esq.

**GPWIH/Thursday Nights
2007 November 1st - Dec.6th
At The Portland Ice Arena**

This session is open to intermediates & advance players and will be played at the *Portland Ice Arena* on *Thursday nights*. We will divide all registered players into 2 or 4 equal leveled teams to have competitive/fun games. This is a non-checking recreational session. Each team will play a one hour game each week.

THE BREAKDOWN

November/December Session:

- **Registration:** *Deadline is October 27th (with payment and signed form).* We will take the first 30 paid registrations.
- **Dates:** November 1st - December 6th, 2007.
- **Times:** Thursday Nights 8:50PM- 9:50PM.
- **Price:** \$65.00 per person.

Full equipment required: Helmet with full shield, elbow pads, gloves, chest protector, stick, pants and shin guards.

USA Hockey: registration is required by all players. You **MUST** register on line at www.usahockey.com and send us a copy of your registration. The 2007-2008 registrations run from 9/1/07 to 8/31/08.

Goalies: play for free and **must register in advance.**
Please replace yourselves if you can not make a game.

If you have any questions or suggestions please contact Tina LeBlanc or Denise Tanguay at 829-6950 or e-mail gpwih@maine.rr.com.

**Tuesday Night Intermediate/Advance Group
September - April**

This Session is open to Intermediates - Advanced players and will be played at the Portland Ice Arena. We have every other Tuesday (check the dates below). We will warm up for the first 5 minutes and than scrimmage. This is an excellent opportunity to get more ice time and have fun improving your skills. When we have a coach we will do drills.

THE BREAKDOWN

Session II - November & December. We will take the first 20 players.

- **Registration:** Deadline is October 30th (with payment & signed form).
- **Dates:** Nov. 6 & 20, Dec. 4 & 18.
- **Times:** Tuesday nights 8:10PM to 9:10PM .
- **Price:** Session II \$45.00 after deadline pay \$55.00.

Session III - January 8th, 15,22,29, Feb 5,12

- **Registration:** TBA
- **Dates:** .
- **Times:** Tuesday nights 8:10PM to 9:10PM .
- ♦ **Price:**

Session IV to follow....Feb. 26, March 11,25, April 8

Goalies: play for free and **must register in advance.** Please replace yourselves if you can not make a game.



BREAKAWAYS

Intermediate and Advance players interested in playing with the Break-aways. Please sign up for the Tuesday Night sessions above or e-mail Denise at gpwih@maine.rr.com

Registration/Waiver Form – 2007

Sign up for:	Price
<input type="checkbox"/> Nov. Dec. Thursday Nights * Register by 10/27 & pay	\$65.00
<input type="checkbox"/> Tues. Night IA's Session II * by 10/30 add \$10 if late	\$45.00
<input type="checkbox"/> Tues. Night IA's Session III* by TBA	\$
<input type="checkbox"/> Donations – to be used for ice, officials & clinics.	\$ any.

Sorry No Refunds Total : _____

Name

Street Address

City State Zip Code

Home Phone Cell Phone

E-mail Address

Age & Date of Birth

Describe Player Level/Skating Ability & Puck handling – Highest Level Played

Preferred Position (Forward, Defense, Goalie)

Waiver/Release: I hereby authorize Greater Portland Women's Ice Hockey League (GPWIH), without limitation, the right to use video tapes audio recordings and/or photographs of myself or my child, made or taken during or in conjunction with my or his / her participation in this program , with or without reference to me or him/her by name, for promotion, documentation, advertising, public relations, or general advancement of (GPWIH). I the above applicant hereby assume all risk and hazards incidental to participation in any and all league activities during the current season. I hereby waive, release, absolve, indemnify and agree to hold harmless the organizers, participants, or others acting on behalf of Greater Portland Women's Ice Hockey for any claim arising out of injury to myself or my child.

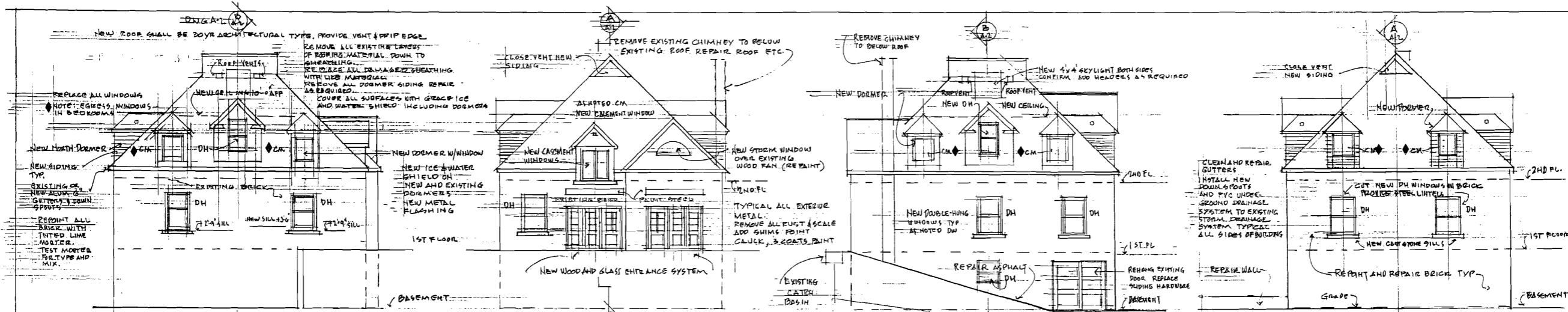
Signature

* * * * *

Send signed form and payment to:

**(GPWIH) Greater Portland Women's Ice Hockey
19 Lakeside Drive, Windham, ME, 04062
Make checks payable to: GPWIH**

***League Players:** You may pick up your schedules on the night of the first game at the Portland Ice Arena. If you have any questions you may contact us at gpwih@maine.rr.com or call 829-6950. Thank you and see you on the ice.*

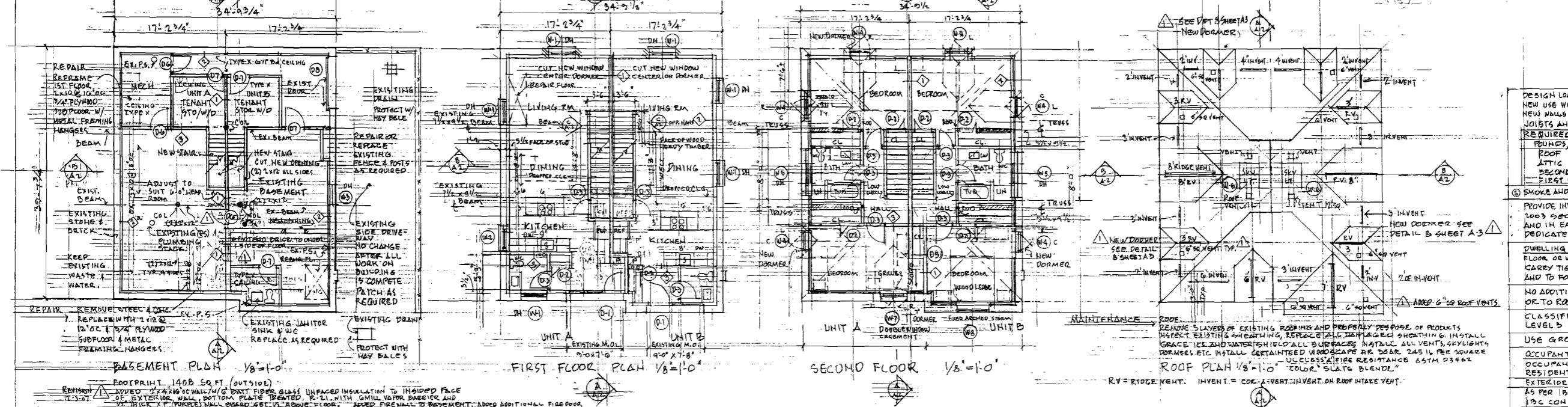


WEST ELEVATION 1/8"=1'-0" LEFT

SOUTH ELEVATION (FRONT) 1/8"=1'-0"

EAST ELEVATION (RIGHT) 1/8"=1'-0"

NORTH ELEVATION (REAR) 1/8"=1'-0"



BASEMENT PLAN 1/8"=1'-0"

FIRST FLOOR PLAN 1/8"=1'-0"

SECOND FLOOR 1/8"=1'-0"

ROOF PLAN 1/8"=1'-0"

DESIGN LOADS
NEW USE WILL REDUCE LOADS ON EXISTING STRUCTURE
NEW WALLS WILL REDUCE SPANS OF EXISTING BEAMS
JOISTS AND ROOF RAFTERS

REQUIRED DESIGN LOADS FOR R3 USE	ROOF	LIVE LOAD	DEAD LOADS	TOTAL LOADS
	4.0	10	10	20
	2.0	10	10	22
	3.0	10	10	23
	4.0	10	10	24

SMOKE AND CARBON MONOXIDE DETECTORS
PROVIDE INTERCONNECTED SMOKE DETECTORS AS PER IBC 903 SECTION 903.4.3 AND NFPA 101 IN EACH SLEEPING ROOM AND IN EACH SLEEPING ROOM POWER FROM DEDICATED CIRCUIT WITH BATTERY BACK-UP

DWELLING UNIT SEPARATION AS PER SEC. R301.1 (IRC) FLOOR OR WALL ASSEMBLIES NOT LESS THAN 1 HOUR. CARRY TIGHT TO UNDERSIDE OF ROOF SHEATHING AND TO FOUNDATION OR RATED FLOOR

NO ADDITIONAL LOADS WILL BE ADDED TO STRUCTURE OR TO ROOF

CLASSIFICATION OF WORK IBC ALTERATION LEVEL 3

USE GROUP R-3

OCCUPANT LOAD 2000 SF / 200 = 14 PERSONS
OCCUPANT PEAK LOAD IBC TABLE 1004.1.2
RESIDENTIAL 1 OCCUPANT PER 200 GROSS S.F.
EXTERIOR 1/2" THICK BRICK WALL (2 HR BEARING WALL) AS PER IBC TABLE 601
IBC CONSTRUCTION CLASSIFICATION TYPE III B

WINDOW SCHEDULE AND NOTES
BASED ON ANDERSEN CASEMENT AND DOUBLE HUNG WINDOWS 200 SERIES OR APPROVED EQUAL
BASEMENT VINYL COVERED WOOD. EXTERIOR COLOR WHITE WITH REFRESHED WHITE INTERIOR.
WITH CLASSIC SERIES HARDWARE WHITE FINISH HANDLE AND COVER INCLUDE FULL SCREEN
PROVIDE TEMPERED GLASS WHERE SHOWN AND/OR REQUIRED BY CODE. NO GRILLES
ALL DORMER CASEMENTS MUST MEET EGRESS REQUIREMENTS. SILL MAXIMUM 44" ABOVE FINISHED FLOOR. MINIMUM OPENING 5.7 SQ FEET. WINDOW W-7 DOUBLE CASEMENT PROVIDE TEMPERED GLASS AND METAL REMOVABLE SAFETY GRILLES INSIDE ROOM.
DOUBLE HUNG WINDOWS SERIES 200 TIT WASH. VINYL COVERED WOOD EXTERIOR WHITE COLOR. INSIDE REFRESHED WHITE, FULL PERIMETER NAILING FLANGE. GLASS LOW E INSULATING GLASS. FULL INSECT SCREEN AND STANDARD 4 7/8" HANGERS COLOR WHITE NO GRILLES. ALL GLAZING SHALL PROVIDE A U-FACTOR OF .33 OR LESS.

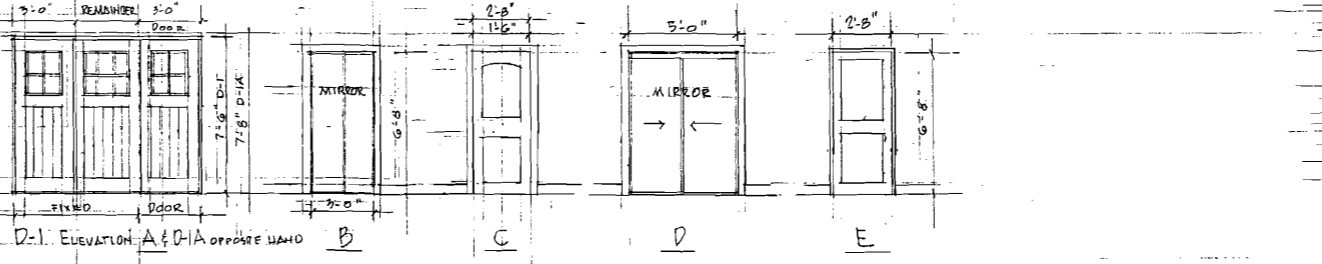
WINDOW SCHEDULE (W) DRAWING MARK SEE DRAWING A-1

LINE	MARK	TYP.	MODEL NO.	ROUGH OPENING W x H	GLAZED AREA	NOTES	QUANTITY
1	W-1	DH	244R13056	3'-0" x 5'-6"	16.15 SQ. FT.	FIRST FL.	6
2	W-2	DH	244R13050	3'-0" x 5'-0"	14.67 SQ. FT.	BASEMENT HOLDUP	11
3	W-3	DH	244R13036	3'-0" x 3'-6"	10.23 SQ. FT.	BD RM. EGRESS WINDOW	6
4	W-4	CM	CX145	2'-8" x 4'-5 3/8"	11.4 SQ. FT.	2ND. BATH ROOMS (W-1)	12
5	W-5	DH	244R13050	3'-0" x 5'-0"	14.67 SQ. FT.	2ND. BATH ROOMS (W-1)	12
6	W-6	SKYLIT	PEM-7646	46 1/2" x 46 1/2" H	11.24 SQ. FT.	VELUX TEMPERED	2
7	W-7	CCM	C-24 (2)	4'-0 1/4" x 4'-0 1/4"	16.0 SQ. FT.	HOLD HEAD/TEMPERED	(TEMPERED)
8	W-8	STDM	CUSTOM	FIELD MEASURE	NA.	NEW CUSTOM TEMA AND REMOVABLE ALUM. YELLS	1

DOOR SCHEDULE AND NOTES
INTERIOR DOORS AND FRAMES WHERE NOTED BASED ON MARSHITE MODED EXCEL SERIES SOLID CORE CONSTRUCTION "SAFE 'N' SOUND" ALL DOORS PRE-HUNG 3 HINGES TWO PANEL ROOMS (ARCHED TOP) DESIGN, SMOOTH FINISH. PRIMED. OR APPROVED EQUAL.
CLOSET DOORS: STANLEY MIRROR BIFOLD FRAMELESS METAL BACED DOORS AND TRACKS AND STANLEY MIRROR SLIDING DOORS AND TRACKS
BASEMENT DOORS: THERMATRU METAL DOORS AND METAL STANDARD DUTY 16 GAGE 3 PIECE KNOCK DOWN FRAMES. FIRE RATED AS NOTED

DOOR AND JAMB SCHEDULE (D) DRAWING MARK SEE DRAWING A-1

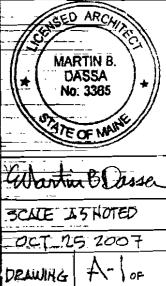
LINE	MARK	TYPE	JAMB	MODEL N. DOOR	ROUGH OPENING	DOOR SIZE	THICKNESS DOOR	JAMB TYP	DESCRIPTION	ELEVATION	NOTES
1	D-1/DHA	WOOD	WOOD	CUSTOM	9'-0" x 7'-6" (7'-8")	3'-0" x 6'-8"	1 3/4"	CUSTOM W-1	ENTRANCE	A	WOOD TO FILL EXISTING GARAGE POOR.
2	D-2	WOOD	WOOD	4000 STANLEY	3'-2 1/4" x 6'-9 1/2"	3'-0" x 6'-8"	1 3/4"	J-2	CLOSET	B	B1-FOLD METAL, B1-FOLD MIRROR DOOR (WHITE) ROOM
3	D-3	WOOD	WOOD	MARSHITE	2'-10 1/4" x 6'-9 1/2"	2'-8" x 6'-8"	1 3/4"	J-3	TYP ROOMR	C	
4	D-4	WOOD	WOOD	4100 STANLEY	5'-2 1/2" x 6'-9 1/2"	(2) 6'-2 1/2"	1 3/4"	J-4	SLIDING MECH. BASEMENT	D	CLOSET
5	D-5	METAL	METAL	SEBIBERT	2'-10 1/4" x 6'-9 1/2"	2'-8" x 6'-8"	1 3/4"	J-5 90MM.		E	FIRE DOOR AND FRAME 90MM
6	D-6	METAL	METAL	SEBIBERT	2'-10 1/4" x 6'-9 1/2"	2'-8" x 6'-8"	1 3/4"	J-5		F	

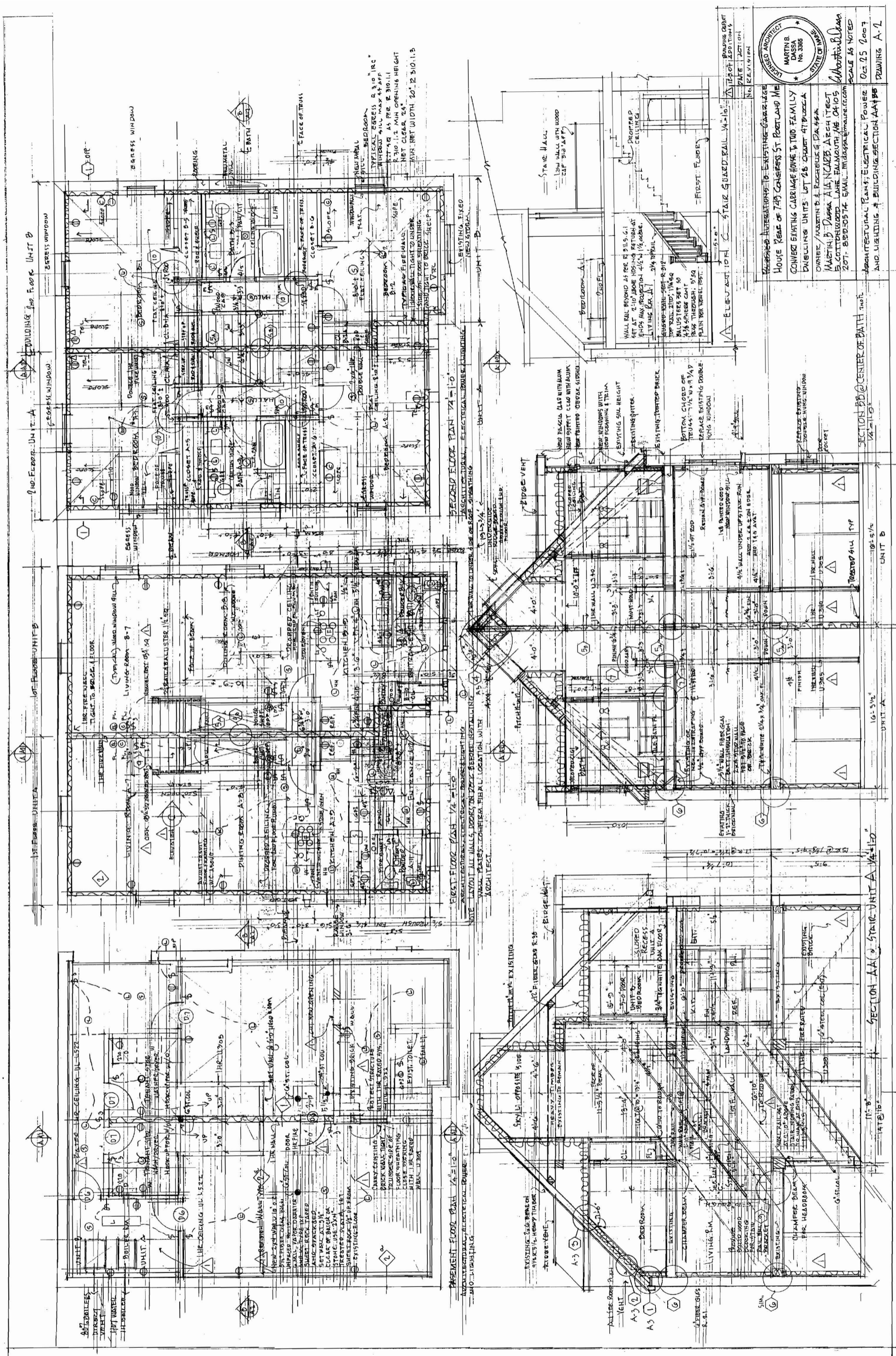


CODE REQUIREMENTS - EXISTING BUILDING
FOOT PRINT 1408 SF (OUTSIDE WALLS) - BASEMENT WALK-OUT, FIRST FLOOR, 2ND FLOOR WITH DORMERS SCOPE. CONVERT 1st & 2nd FLOOR TO 2 FAMILY DWELLING ALL WORK PERFORMED ALL MATERIALS SUPPLIED MUST COMPLY WITH THE APPLICABLE CODES, REGULATIONS AND REQUIREMENTS OF THE GOVERNMENT JURISDICTION AND UTILITY COMPANIES.
THESE INCLUDE THE FOLLOW WITH APPLICABLE STANDARDS REFERENCED WITH-IN:
INTERNATIONAL BUILDING CODE 2003 AS AMENDED BY THE CITY OF PORTLAND ME.
INTERNATIONAL RESIDENTIAL CODE 2003
INTERNATIONAL EXISTING BUILDING CODE 2003
MAINE STATE PLUMBING CODE 2003
IMC 2003
NATIONAL ELECTRIC CODE 2003
NFPA 101 LIFE SAFETY CODE 2003
MAINE MODEL BUILDING & ENERGY CODE
IBC CHAPTER 11

PROPOSED ALTERATIONS TO EXISTING CARriage HOUSE REAR OF 718 CONGRESS ST. PORTLAND ME.
CONVERT EXISTING CARriage HOUSE TO TWO FAMILY DWELLING LOT 25 CHART 47 BLOCK A
OWNER MARTIN B. DASSA & ROCHELLE G. DASSA
MARTIN B. DASSA AIA, NCARB ARCHITECT
5 COTTAGEWOOD LANE FALMOUTH ME 04105
207-859-0574 EMAIL: m.dassa@maine.com

SCALE AS NOTED
OCT-25-2007
DRAWING A-1 OF





LICENSED ARCHITECT
 MARTIN ARCHITECTS
 NO. 386
 STATE OF NEW YORK
 207-850-0574
 EMAIL: martin@martinarch.com
 SCALE AS NOTED
 OCT 25 2007
 DRAWING A-1

HOUSE REAR OF 749 CONGRESS ST. FOOTLAND ME
 CONVERT EXISTING GARAGE HOWE TO TWO FAMILY
 DWELLING UNITS. LOT 28. CROWN AT BUCKLE
 OWNER: MARTIN B. ROZELLE & DAUGHTER
 ARCHITECT: MARTIN B. ROZELLE ARCHITECT
 5 COTTAGEWOOD LAKE FALMOUTH ME 04105

SECTION BB @ CENTER OF BATH
 1/4" = 1'-0"
 ARCHITECTURAL PLANS, ELECTRICAL, POWER AND LIGHTING & BUILDING SECTION AA-BB

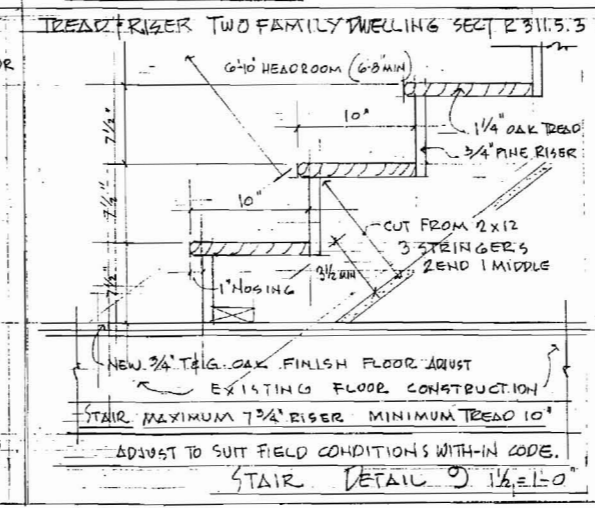
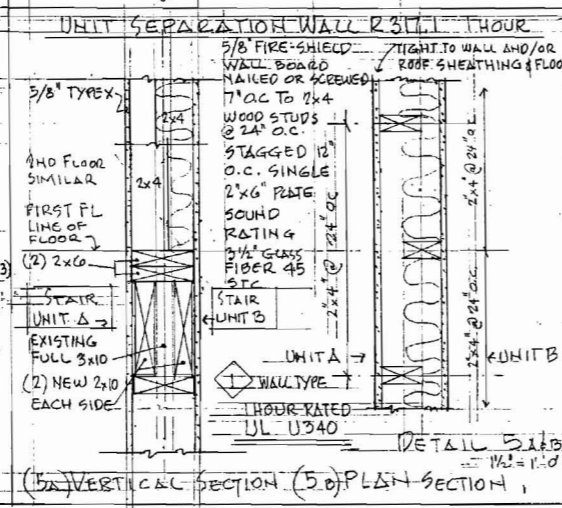
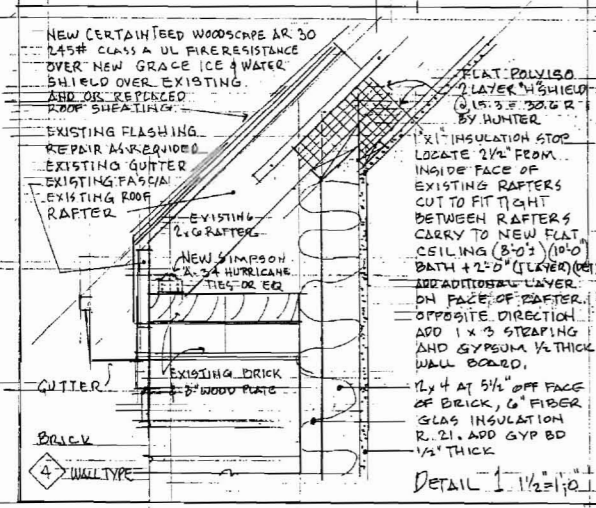
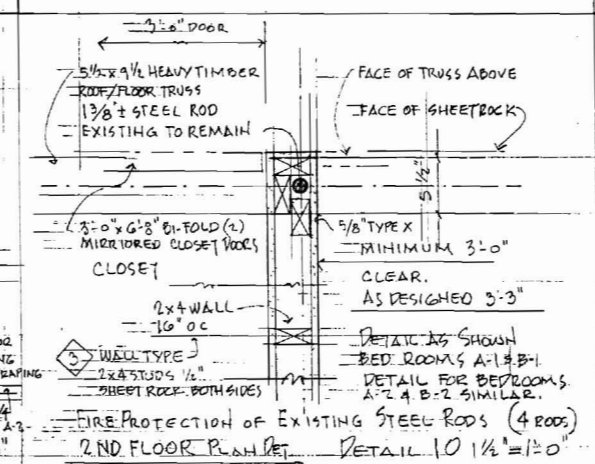
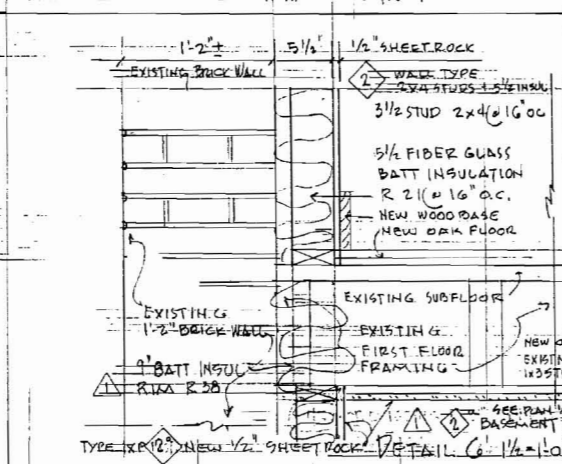
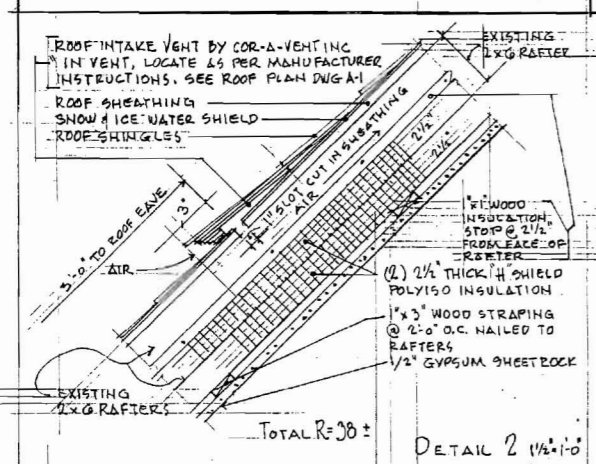
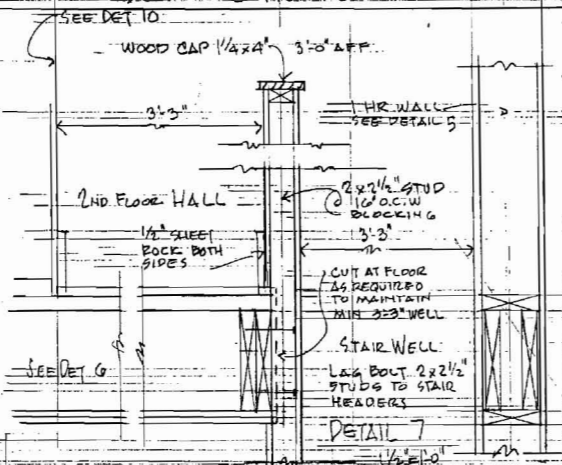
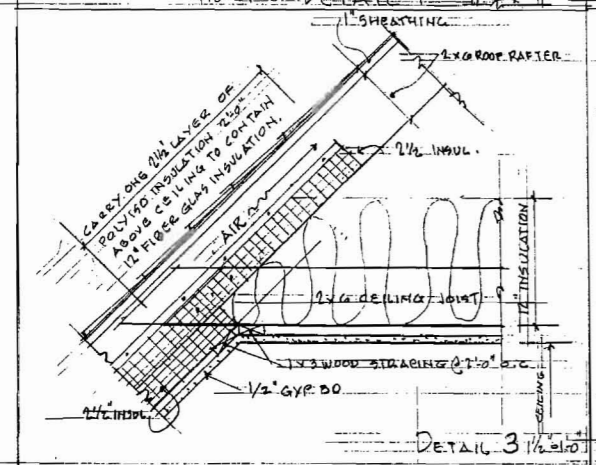
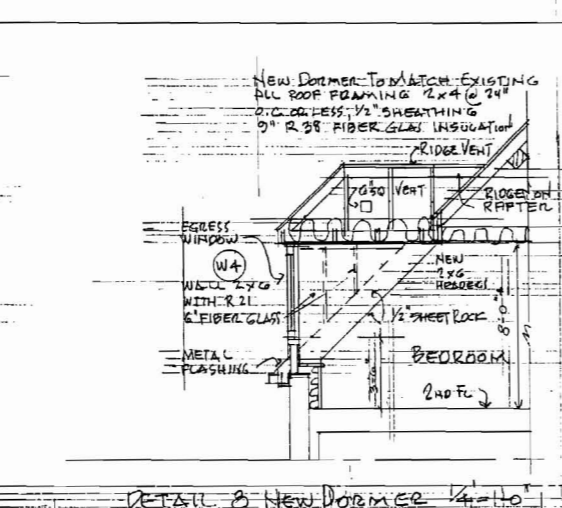
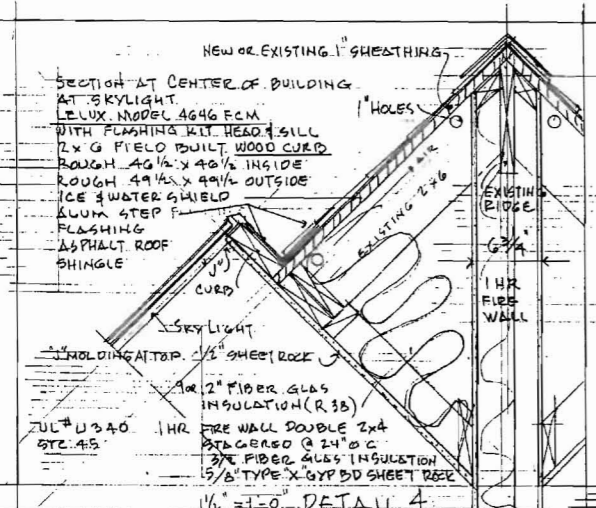
SECTION AA @ STAIR UNIT A
 1/4" = 1'-0"
 ARCHITECTURAL PLANS, ELECTRICAL, POWER AND LIGHTING & BUILDING SECTION AA-BB

SECTION CC @ STAIR UNIT B
 1/4" = 1'-0"
 ARCHITECTURAL PLANS, ELECTRICAL, POWER AND LIGHTING & BUILDING SECTION AA-BB

SECTION DD @ STAIR UNIT C
 1/4" = 1'-0"
 ARCHITECTURAL PLANS, ELECTRICAL, POWER AND LIGHTING & BUILDING SECTION AA-BB

SECTION EE @ STAIR UNIT D
 1/4" = 1'-0"
 ARCHITECTURAL PLANS, ELECTRICAL, POWER AND LIGHTING & BUILDING SECTION AA-BB

SECTION FF @ STAIR UNIT E
 1/4" = 1'-0"
 ARCHITECTURAL PLANS, ELECTRICAL, POWER AND LIGHTING & BUILDING SECTION AA-BB

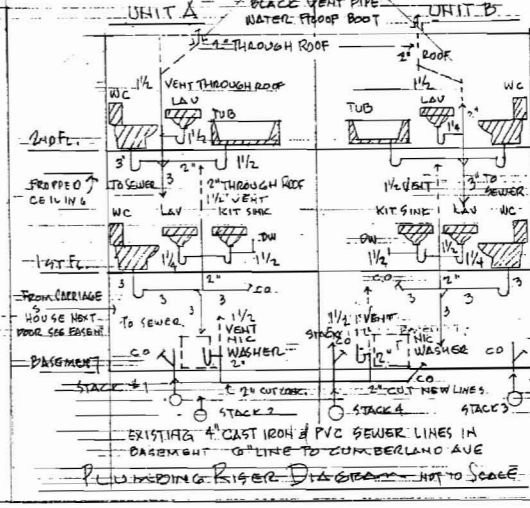
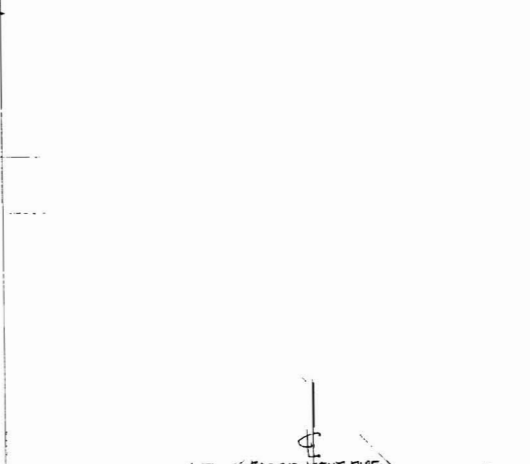


LEGEND & SYMBOLS ARCHITECTURAL

MARK	DESCRIPTION	MARK	DESCRIPTION
⊙	EXISTING STEEL COLUMN	⊙	HIDDEN LINES SEE NOTES
⊙	EXISTING CONSTRUCTION NO CHANGE	DH	DOUBLE HUNG WINDOW
⊙	EXISTING CONSTRUCTION WITH CHANGE OF REPAIR	CM	CASEMENT WINDOW
⊙	WALL NEW OR REPLACED FOR THICKNESS AND R VALUE	(W)	NEW OR EXISTING WINDOW SEE SCHEDULE OR NOTES
⊙	INSULATION BATT	(W)	DOOR MARK SEE NOTES OR SCHEDULE
⊙	FIBER GLASS SEE DWGS FOR THICKNESS AND R VALUE	⊙	EGRESS WINDOW
⊙	ROUGH LUMBER 2\"/>		

ELECTRICAL SYMBOLS

MARK	DESCRIPTION
⊙	SWITCH SINGLE POLE
⊙	SWITCH (3) POLE
⊙	SWITCH (4) POLE
⊙	DUPLEX OUTLET
⊙	DUPLEX OUTLET (MOUNT 42\"/>



PROPOSED ALTERATIONS TO EXISTING CARRIAGE HOUSE REAR OF 149 CONGRESS ST PORTLAND ME. CONVERT EXISTING CARRIAGE HOUSE TO TWO FAMILY DWELLING UNITS. LOT 28 CHART 42 BLOCK A. OWNER: MARTIN B. & ROSEBUD G. DASSA. ARCHITECT: MARTIN B. DASSA AIA, NCARB ARCHITECT 5 COTTONWOOD LANE, PORTLAND ME, 04105. 207-899-0574. Email: mdassa@maine.rr.com.

LEGEND PLUMBING RISER DIAGRAM

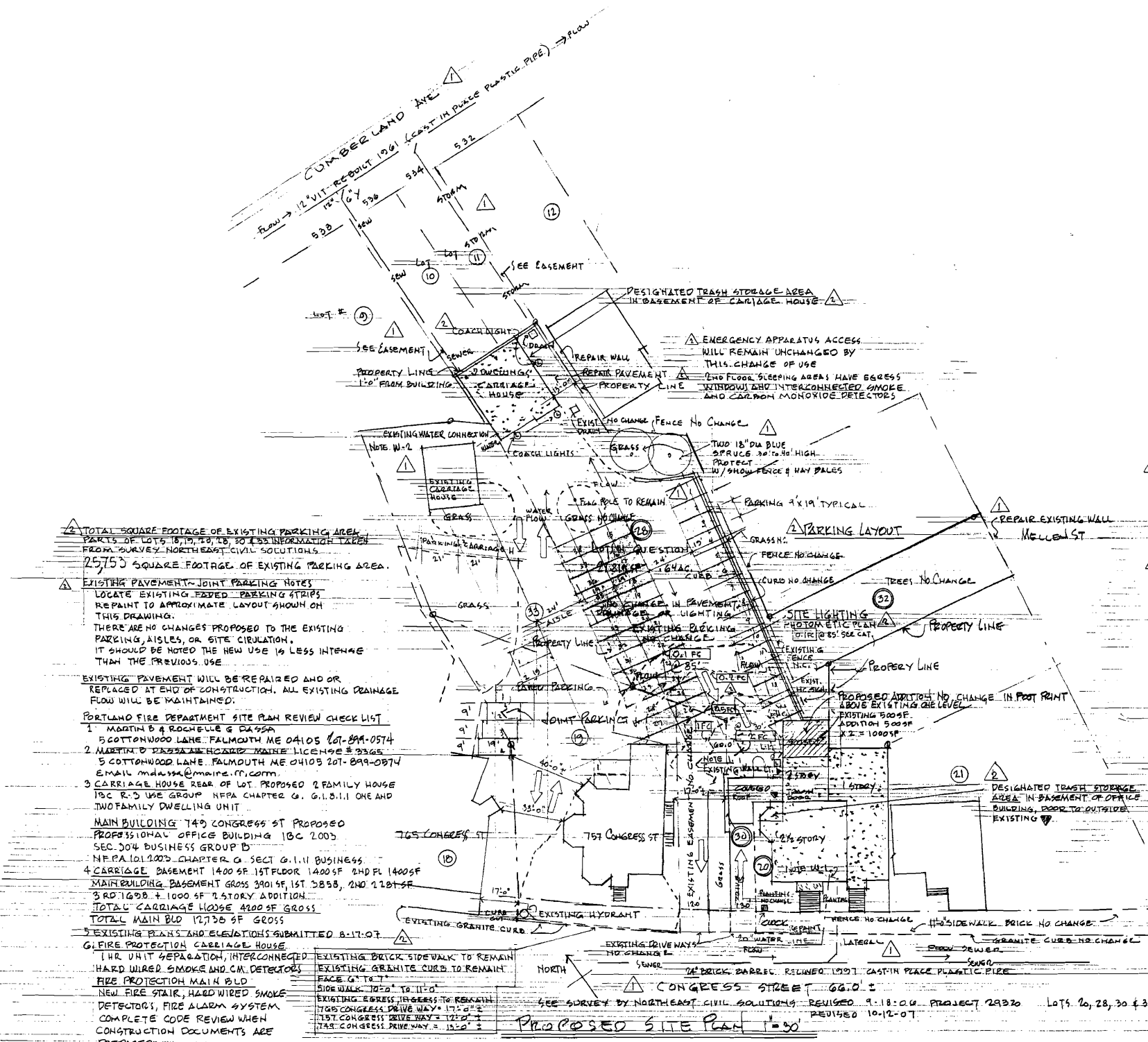
1-3-07 BUILDING DEPT ADDITIONS REVISION No. DATE ACTION

MARTIN B. DASSA No. 3365 LICENSED ARCHITECT STATE OF MAINE

Martin B. Dassa SCALE AS NOTED OCT 25 2007 DRAWING A-3

SCOPE OF WORK ZONE B.26

- CHANGE USE OF PRINCIPAL BUILDING FROM FUNERAL HOME TO PROFESSIONAL OFFICES PERMITTED USE IN B26Z02
- TO ADD 2 LEVELS TO EXISTING GARAGE "L" OF PRINCIPAL BUILDING TO PROVIDE NEW ELEVATOR, FIRE EXIT STAIR AND ADA ACCESSIBLE TOILETS THE EXISTING FOOT PRINT WILL NOT CHANGE
- HISTORIC PRESERVATION BOARD ISSUED A CERTIFICATE OF APPROPRIATENESS FOR ADDITION IN JULY 11 2007
- THE SITE, CURB CUTS, FENCING, LANDSCAPING, LIGHTING, SIDE WALKS, FENCES, GRASS AREAS, PARKING, DRIVEWAYS & DRAINAGE WILL NOT CHANGE.
- CHANGE USE OF CARRIAGE HOUSE FROM FUNERAL HOME TO 2 DWELLING UNITS PERMITTED - IN B26 ZONE
 - THERE WILL BE NO CHANGE TO THE FOOT PRINT OF THE EXISTING CARRIAGE HOUSE OR CHANGES TO THE SITE SEE NOTE 4 ABOVE.
- PARKING SECTION 14-332 (U) EXCEPTION FOR HISTORIC BUILDING, NO PARKING IN EXCESS OF THAT EXISTING - - MARCH 15 1999. SHALL BE REQUIRED.
- EXISTING PAVED AREA IS ADEQUATE TO HANDLE PARKING REQUIREMENTS OF PRINCIPAL BUILDING & 2 DWELLING UNIT CARRIAGE HOUSE
- THERE WILL BE NO CHANGE IN EXISTING SETBACKS
- MINOR DEVELOPMENT SECTION 14-522
 - SEE LETTER BERNSTEIN SHUR. MAY 16 2007
 - PRINCIPAL BUILDING WITH ADDITION UNDER 10,000 SF
 - 2 FAMILY DWELLING IN CARRIAGE HOUSE
 - SEE LETTER M DASSA TO MARGA SCHMUCKEL SEPT. 10 2007
 - CHANGE OF USE PRINCIPAL BUILDING LESS THAN 10,000 SF
- APPROVAL REQUIRED, SECTION 14-523 (PAGE 14-550)
 - 14-523 (b) MINOR DEVELOPMENT SHALL REQUIRE THE APPROVAL OF THE PLANNING AUTHORITY ONLY, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED BY THIS ARTICLE
- PARKING LAYOUT SHALL CONFORM TO THE REQUIREMENTS OF THE ZONING ORDINANCE DIVISION 20 AND THE CITY OF PORTLAND MAINE TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AS THEY APPLY TO EXISTING PARKING AREAS, CURB CUTS, DRIVEWAYS, AISLES, PARKING, ALSO SEE SECTION 14-343 JOINT USE OF PARKING, ALSO SUBSECTION "b" 1, 2 & 3. OF THE ZONING ORDINANCE AS IT APPLIES.



2. TOTAL SQUARE FOOTAGE OF EXISTING PARKING AREA PARTS OF LOTS 18, 19, 20, 21, 22 INFORMATION TAKEN FROM SURVEY NORTHEAST CIVIL SOLUTIONS
 25,753 SQUARE FOOTAGE OF EXISTING PARKING AREA.

EXISTING PAVEMENT JOINT PARKING NOTES
 LOCATE EXISTING PAVED PARKING STRIPS REPAIR TO APPROXIMATE LAYOUT SHOWN ON THIS DRAWING.
 THERE ARE NO CHANGES PROPOSED TO THE EXISTING PARKING, AISLES, OR SITE CIRCULATION. IT SHOULD BE NOTED THE NEW USE IS LESS INTENSE THAN THE PREVIOUS USE.

EXISTING PAVEMENT WILL BE REPAIRED AND OR REPLACED AT END OF CONSTRUCTION. ALL EXISTING DRAINAGE FLOW WILL BE MAINTAINED.

PORTLAND FIRE DEPARTMENT SITE PLAN REVIEW CHECK LIST

- MARTIN B & ROCHELLE G DASSA
- COTTONWOOD LANE, FALMOUTH ME 04105 LOT-89A-0574
- MARTIN B DASSA HOME MAINE LICENSE # 23265
- COTTONWOOD LANE, FALMOUTH ME 04105 207-899-0874 EMAIL mdassa@maine.rr.com
- CARRIAGE HOUSE REAR OF LOT PROPOSED 2 FAMILY HOUSE 15C R.D USE GROUP NFPA CHAPTER G. G.1.0.1.1 ONE AND TWO FAMILY DWELLING UNIT
 MAIN BUILDING 749 CONGRESS ST PROPOSED PROFESSIONAL OFFICE BUILDING 10C 2003 SEC. 304 BUSINESS GROUP D
 NFPA 101 2003 CHAPTER G SECT G.1.1.1 BUSINESS
- CARRIAGE BASEMENT 1400 SF 1ST FLOOR 1400 SF 2ND FL 1400 SF MAIN BUILDING BASEMENT GROSS 3901 SF, 1ST 2858, 2ND 2281 SF 3RD 1698 + 1000 SF 2 STORY ADDITION
 TOTAL CARRIAGE HOUSE 4200 SF GROSS
 TOTAL MAIN BLD 12,700 SF GROSS
- EXISTING PLANS AND ELEVATIONS SUBMITTED 8-17-07
- FIRE PROTECTION CARRIAGE HOUSE
 1 HR UNIT SEPARATION, INTERCONNECTED HARD WIRED SMOKE AND CM DETECTORS
 FIRE PROTECTION MAIN BLD
 NEW FIRE STAIR, HARD WIRED SMOKE DETECTORS, FIRE ALARM SYSTEM
 COMPLETE CODE REVIEW WHEN CONSTRUCTION DOCUMENTS ARE PREPARED
- SEE SITE PLAN HYDRANT 150' WEST OF BLD
- WATER MAIN 20" TEST AT HYDRANT OCT 2007 STATIC PRESSURE 55 PSI; PTD PRESSURE 50 PSI FLOW OF 1186 GPM
- ACCESS TO FIRE DEPARTMENT CONNECTION (NOT KNOWN)

LANDSCAPING - PROTECT EXISTING PLANTING DURING CONSTRUCTION; REPAIR AND OR PRUNING USE TARPS, RYWOOD, ETC. REMOVE AS SOON AS WORK ALLOWS TO PROTECT PLANTING.
 CONT. FIRE DEPARTMENT CHECK LIST
 10. ACCESS TO ALL STRUCTURES AT LEAST 2 SIDES. BOTH BUILDINGS HAVE AT LEAST 2 SIDES ACCESSIBLE.
 11. CODE REVIEW WHEN CONSTRUCTION DOCUMENTS ARE PREPARED
 12. NEW ELEVATOR WILL FIT 8'x23" STRETCHER & TWO PERSON HELM.
 13. FIRE FLOWS WILL BE INVESTIGATED AT NEXT PHASE.

WATER NOTES
 NOTE W-1 MAIN BUILDING SERVICED BY EXISTING 1" COPPER WATER SERVICE LINE AS PER PORTLAND WATER DISTRICT LETTER OCT 10 2007. 20" WATER MAIN IN CONGRESS ST HYDRANT TEST 95 PSI STATIC PRESSURE, FLOW 1186 GPM
 NOTE W-2 WATER FOR 2 DWELLING UNITS FROM 1" COPPER EXISTING WATER SERVICE FROM 757 CONGRESS ST. SEE EASEMENT.

SEWER NOTES
 NOTE S-1 NO CHANGE TO SITE SEWAGE

LIGHTING NOTES SEE CATALOGUE CUT
 NOTE 1 FIXTURE L1 EXISTING WALL MOUNTED 260W METAL HALIDE CLEAR GLASS BRONZE 14" SQ HOUSING. MOUNTED APPROX. 20 TO 25' ABOVE AVERAGE GRADE DUE TO DAWN PARKING LOT LIGHT FIXTURE DIRECTED TO REAR TO LIGHT EXISTING JOINT PAVED PARKING LOT. AT 30' AWAY FROM BUILDING AT 20 FC AT 85' AWAY FROM BUILDING AT 1 FC
 NOTE 2 EXISTING OR REPLACED COACH LIGHTS, 5 FC WITHIN 20' OF LOCATION, CONTROLLED BY SWITCH, 75W STANDARD BULB.
 NOTE 3 ALL LIGHTS NEW, REPLACED OR EXISTING SHALL CONFORM TO THE REQUIREMENTS OF THE TECHNICAL STANDARDS FOR EXTERIOR LIGHTING SECTION XV SITE LIGHTING STANDARDS OF THE CITY OF PORTLAND SITE PLAN ORDINANCE.
 NOTE 4 ALL LIGHTING SHALL BE ADEQUATE FOR SAFETY AND SHALL NOT CAUSE GLARE OR DIRECT SPILLAGE

TRASH
 TRASH WILL BE KEPT IN TRASH STORAGE AREAS IN BASEMENT OF CARRIAGE HOUSE AND MAIN BUILDING. TRASH WILL BE COLLECTED BY PINE TREE WASTE .87 PLEASANT HILL ROAD SCARBOROUGH ME. 04074 888-857-0800. TRASH WILL BE RAKED OUTSIDE BY BUILDING MANAGER ON PICK UP DAY. TRASH CANS WILL BE PUT BACK IN BASEMENT AFTER PICK UP SAME DAY.

10-30-07	ADDED INFORMATION REQUESTED BY PORTLAND PLANNING DEPT OCT 24 07 LETTER
10-15-07	LANDSCAPING NOTES UTILITIES, DRAINAGE, LIGHTING
No	SITE REVISION

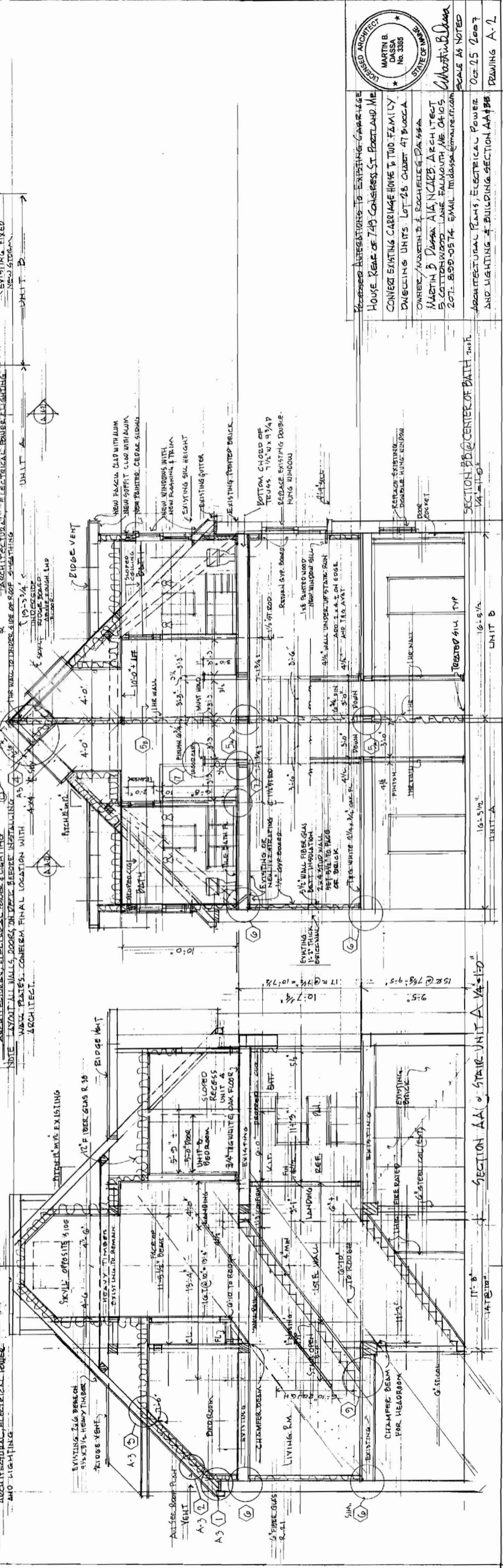
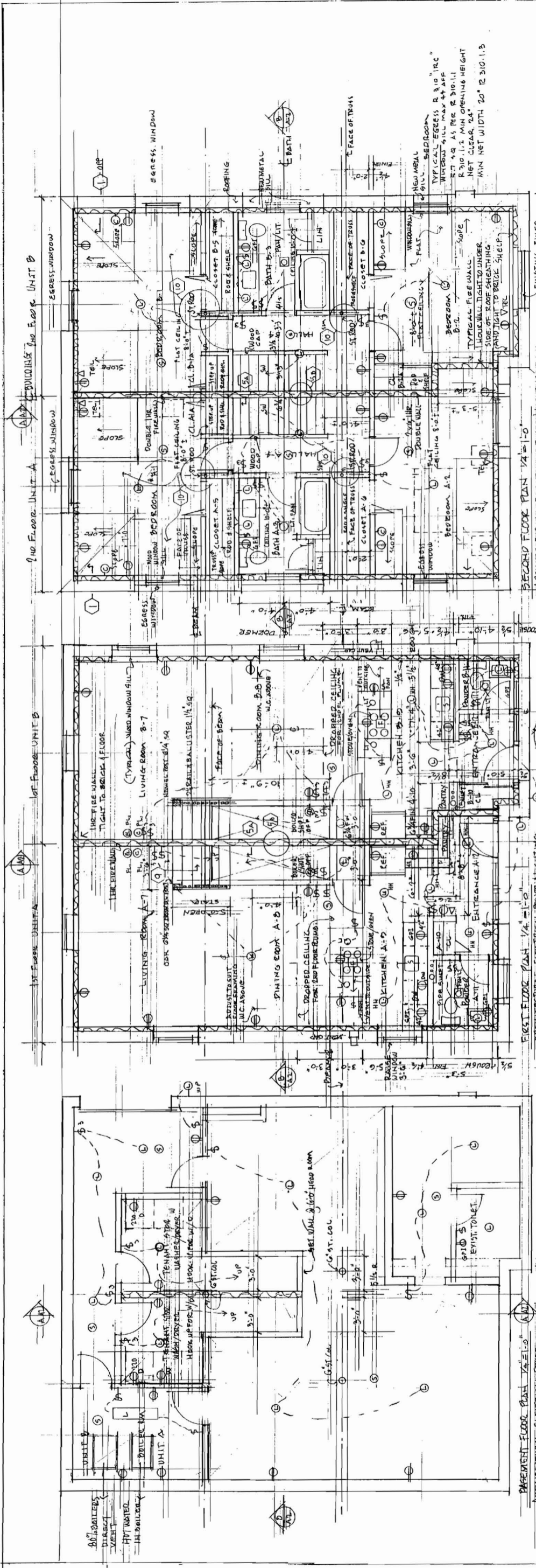
PROPOSED CHANGE OF USE - MINOR SITE PLAN APPLICATION REQUEST FOR SITE PLAN REVIEW

ALTERATIONS & ADDITION TO 749 CONGRESS ST. PORTLAND MAINE CHART. 47, BLOCK A LOTS 20, 30, 28, 32

OWNER APPLICANT MARTIN & ROCHELLE DASSA
 MARTIN B DASSA AIA ARCHITECT
 5 COTTONWOOD LANE FALMOUTH MAINE 04105
 207-899-0574 mdassa@maine.rr.com

PROPOSED SITE PLAN NOTES

LICENSED ARCHITECT
 MARTIN B. DASSA
 No. 3365
 STATE OF MAINE
 Martin B. Dassa
 SCALE AS NOTED
 SEPT 13 2007
 DRAWING 5-F



SEASIDE ARCHITECT
 MARTIN B. DASSA
 ARCHITECT
 NO. 3385
 STATE OF MAINE

PROJECTED ALTERATIONS TO EXISTING GARAGE
 HOUSE REAR OF 749 CONGRESS ST PORTLAND ME
 CONVERT EXISTING GARAGE HOME TO TWO FAMILY
 DWELLING UNITS LOT 28 CHURCH AT BLOCK A
 OWNER / MARTIN B. DASSA ARCHITECT
 MARTIN B. DASSA ARCHITECT
 5 COTTONWOOD LANE FALMOUTH ME 04105
 207-859-0574 EMAIL: mdassas@comcast.net

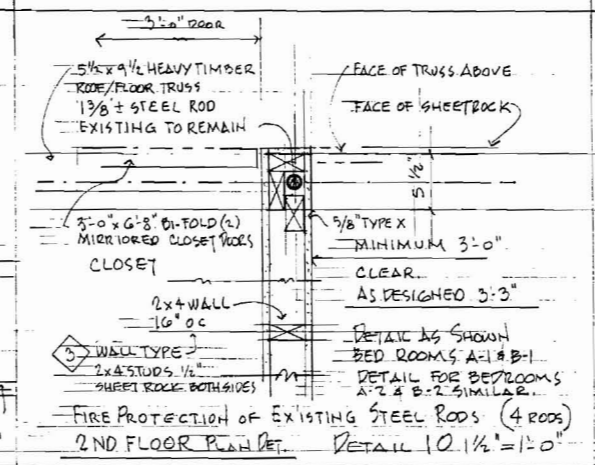
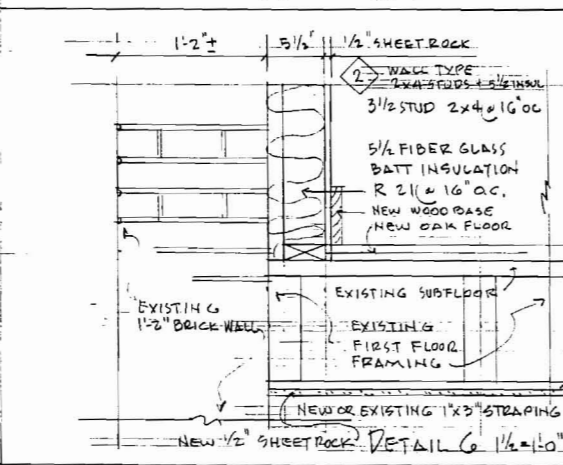
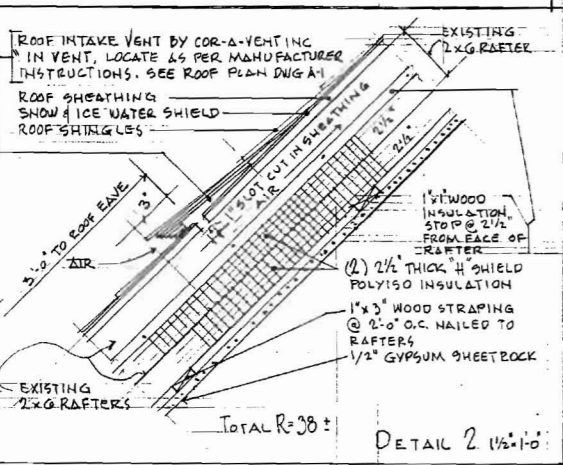
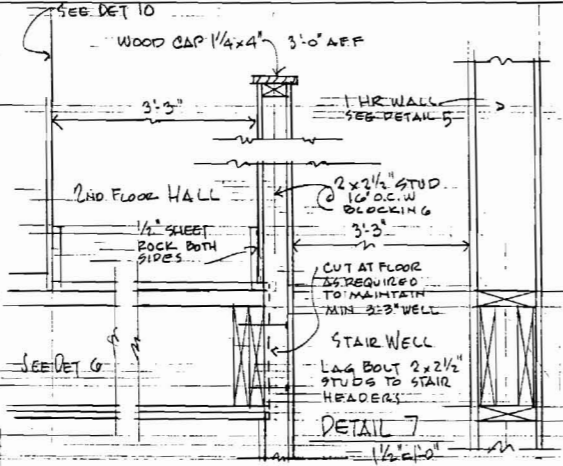
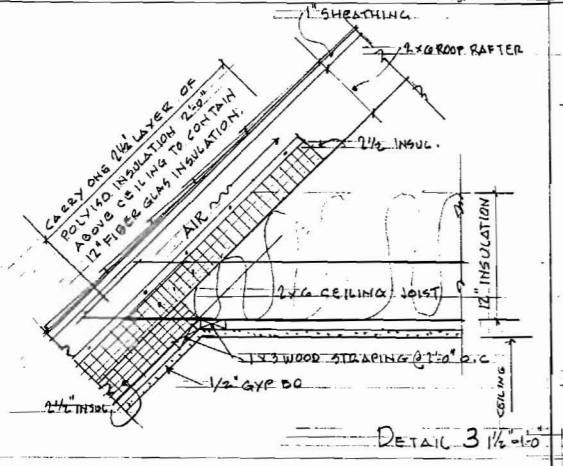
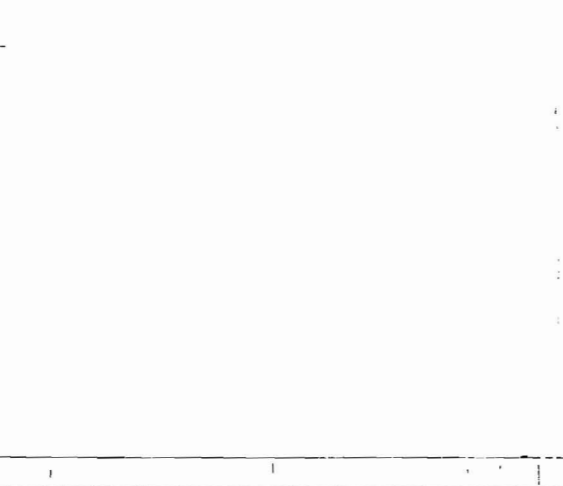
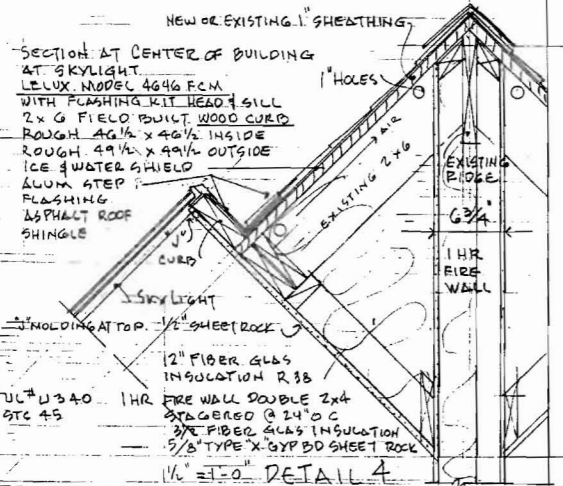
ARCHITECTURAL PLANS, ELECTRICAL POWER
 AND LIGHTING - BUILDING SECTION AA-BB
 SCALE AS NOTED
 OCT 25 2007
 DRAWING A-7

SECTION BB @ CENTER OF BATH
 14'-0" x 16'-0"

SECTION AA @ STAIR UNIT A
 11'-8" x 14'-10"

SECTION BB @ CENTER OF BATH
 14'-0" x 16'-0"

SECTION AA @ STAIR UNIT A
 11'-8" x 14'-10"

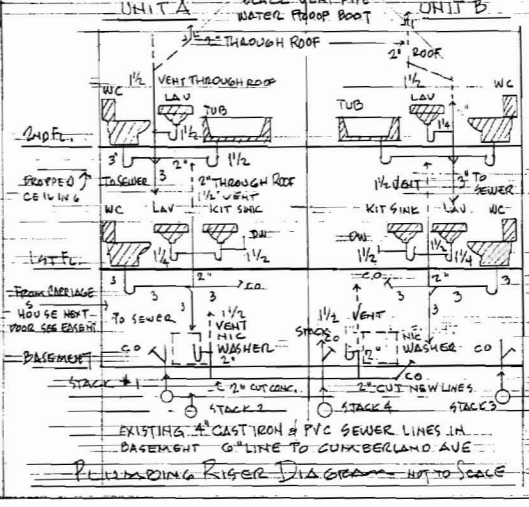
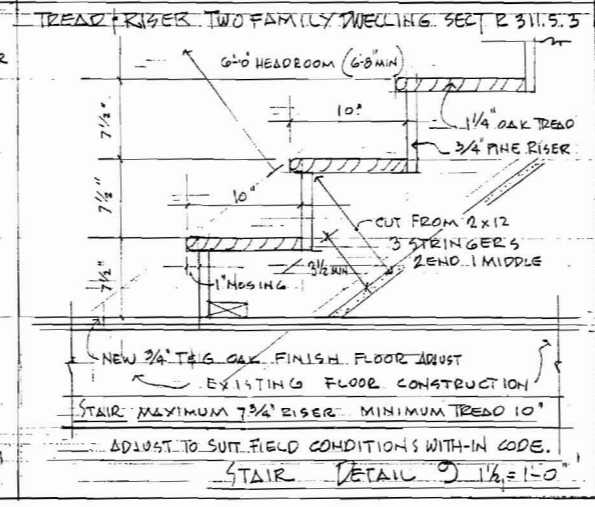
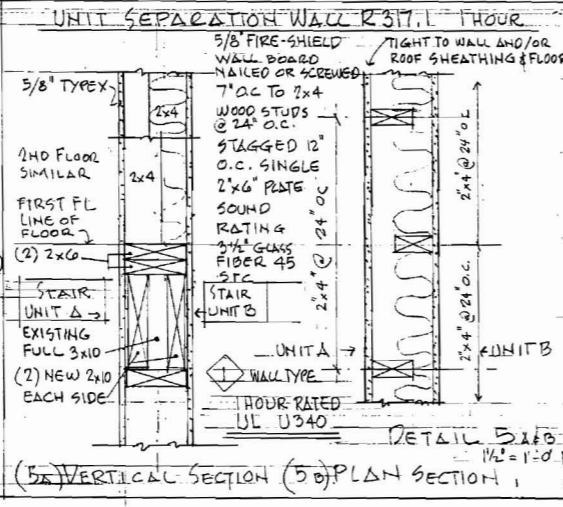
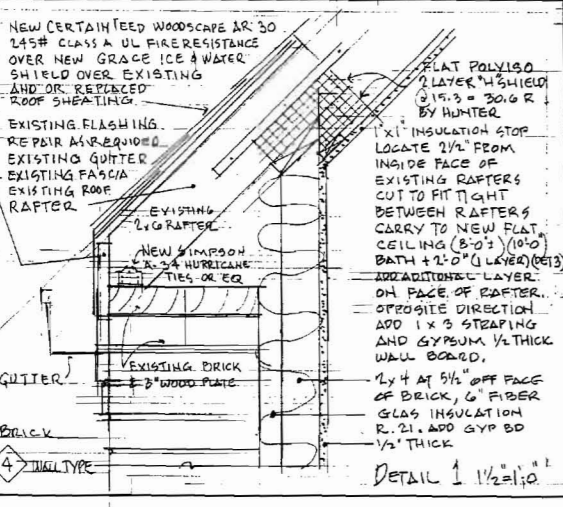


LEGEND & SYMBOLS ARCHITECTURAL

MARK	DESCRIPTION	MARK	DESCRIPTION
⊙	EXISTING STEEL COLUMN	---	HIDDEN LINES SEE NOTES
⊠	EXISTING CONSTRUCTION NO CHANGE	DH	DOUBLE HUNG WINDOW
⊡	EXISTING CONSTRUCTION WITH CHANGE OF REPAIR	CM	CASEMENT WINDOW
⊢	WALL NEW OR REPLACED SEE DWG. FOR TYPE & SIZE	(W)	NEW OR EXISTING WINDOW SEE SCHEDULE OR NOTES
⊣	INSULATION BATT FIBER GLASS SEE DWGS FOR THICKNESS AND 'R' VALUE.	(D)	DOOR MARK SEE NOTES OR SCHEDULE
⊤	ROUGH LUMBER 2\"/>		
⊥	FINISHED WOOD AS NOTED	◇	EGRESS WINDOW
⊦	EXISTING HEAVY TIMBER NO CHANGE	R.O.C.L.	SWING OF WINDOW OR DOOR. CONFIRM IN FIELD
⊧	WALLS TO BE REMOVED	◇	WALL TYPE SEE SCHEDULE
		R.O.FIN	DIMENSIONS FROM (R) ROUGH OR FINISH SEE NOTES ON DWG. ALL WALLS, DOORS ETC MUST BE LAYED OUT IN FIELD AND APPROVED BEFORE CONSTRUCTION. DETAIL NUMBER SEE SHEET A-3
		⊙	SECTION MARK DWG. NUMBER

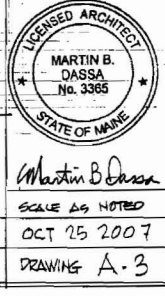
ELECTRICAL SYMBOLS

MARK	DESCRIPTION	MARK	DESCRIPTION
⊞	SWITCH SINGLE POLE	⊞	SWITCH (3) POLE
⊞	SWITCH (4) POLE	⊞	DUPLEX OUTLET
⊞	DUPLEX OUTLET (MOUNT AS SHOWN)	⊞	DUPLEX OUTLET (MOUNT AS SHOWN)
⊞	GROUND FAULT INTERRUPTED DUPLEX OUTLET WATER PROOF	⊞	GROUND FAULT INTERRUPTED DUPLEX OUTLET SPLIT WIRED TO WALL SWITCH
⊞	220 SERVICE OUTLET	⊞	JUNCTION BOX
⊞	CEILING LIGHT FIXTURE	⊞	CEILING LIGHT FIXTURE RECESSED HIGH HAT
⊞	FLUORESCENT LIGHT FIXTURE	⊞	WALL LIGHT FIXTURE WATER PROOF
⊞	FLOOR DUPLEX OUTLET	⊞	CABLE OUTLET
⊞	TELEPHONE OUTLET	⊞	FAN (TO OUTSIDE) AND LIGHT
⊞	FLOOD LIGHTS WITH MOTION DETECTOR	⊞	DOOR BELL AND CHIMES
⊞	SMOKE & CARBON MONOXIDE HARD WIRED/BATTERY BACK-UP INTERCONNECTED DETECTOR		



PROPOSED ALTERATIONS TO EXISTING CARRIAGE HOUSE REAR OF 749 CONGRESS ST. PORTLAND ME. CONVERT EXISTING CARRIAGE HOUSE TO TWO FAMILY DWELLING UNITS. LOT 28 CHART 42 BLOCK A. OWNER: MARTHA B. & ROCHELLE G. DASSA. ARCHITECT: MARTIN B. DASSA AIA, NCARB ARCHITECT 5 COTTONWOOD LAKE, FALMOUTH ME. 04105. 207. 899.0574. Email: mdassa@maine.rtr.com

LEGEND PLUMBING RISER DIAGRAM



Martin B. Dassa
SCALE AS NOTED
OCT 25 2007
DRAWING A-3