53-E-7

2005-0034

832-848 Congress St.

Bld. Addition / Pk. lot

Maine Surgical Assoc.

Heart

on Spreadsheet

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

2005-0034
Application I. D. Number

2/28/2005
Application Date

Maine Heart Surgical Assoc.
Project Name/Description

832 - 848 Congress St, Portland, Maine
Address of Proposed Site

053 E007001
Assessor's Reference: Chart-Block-Lot

eart Surgical Assoc.
nt

ngress Street, Suite 300, Portland, ME 04102
ant's Mailing Address

sultant/Agent

plicant Ph: (207) 773-1489 **Agent Fax:**
plicant or Agent Daytime Telephone, Fax

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

Proposed Building square Feet or # of Units | Acreage of Site | **B2b** Zoning

Check Review Required:

☑ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review

☐ Flood Hazard ☐ Shoreland ☐ HistoricPreservation ☐ DEP Local Certification

☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Pla **$400.00** Subdivision Engineer Review Date **3/2/2005**

Planning Approval Status:

Reviewer

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

Approval Date Approval Expiration Extension to ☐ Additional Sheets Attached

☐ OK to Issue Building Permit signature date

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

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

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


immediate abutters were noticed.
(miner SP)
ST JAMES ST
ST JOHN ST
WOOD ST
EXETER ST
DEANE ST
PAYSON ST
ROBERTS ST
GRANITE ST
CHAMBERLAIN AV
WASHBURN AV
I-295
PARK AV
WEYMOUTH ST
CUMBERLAND AV
DEERING ST
STATE ST
MELLEN ST
LOWELL ST
MARSTON ST
FOREST ST
VALLEY ST
CONGRESS ST
FREDERICK ST
PROMENADE
A ST
B ST
C ST
D ST
BRAMHALL ST
WALKER ST
BRACKETT ST
CARLETON ST
WEST ST
NEAL ST
PINE ST
CHADWICK ST
THOMAS ST
CUSHMAN ST
CLARK ST
SPRUCE ST
CARROLL ST
VAUGHAN ST
WESTERN PROM
CLIFFORD ST
TAYLOR ST
MERRY ST
BOWDOIN ST
ORCHARD ST
FESSENDEN ST
SHERER ST
CORNHILL WY
VETERANS BRIDGE
DANFORTH ST
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Pond 1P: Exist. Catch Basin

[88] Warning: Qout>Qin may require Finer Routing>1

Inflow Area = 0.290 ac, Inflow Depth = 1.19" for 2 Year event
Inflow = 0.45 cfs @ 12.03 hrs, Volume= 0.029 af
Outflow = 0.45 cfs @ 12.03 hrs, Volume= 0.029 af, Atten= 0%, Lag= 0.3 min
Primary = 0.45 cfs @ 12.03 hrs, Volume= 0.029 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 87.87' @ 12.03 hrs Surf.Area= 13 sf Storage= 6 cf
Plug-Flow detention time= 0.6 min calculated for 0.029 af (100% of inflow)
Center-of-Mass det. time= 0.4 min (785.2 - 784.8)

#	Invert	Avail.Storage	Storage Description
1	87.40'	57 cf	**4.00'D x 4.50'H Vertical Cone/Cylinder**
2	91.82'	69 cf	**Custom Stage Data (Prismatic)** Listed below
		126 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.82	150	0	0
92.00	620	69	69

#	Routing	Invert	Outlet Devices
1	Primary	87.40'	**6.0" x 120.0' long Exist. 6" storm drain** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 86.40' S= 0.0083 '/' n= 0.010 Cc= 0.900
2	Primary	92.00'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=0.43 cfs @ 12.03 hrs HW=87.86' (Free Discharge)
↑—**1=Exist. 6" storm drain** (Inlet Controls 0.43 cfs @ 2.3 fps)
└—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Subcatchment 1: Existing Parking

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.63 cfs @ 12.01 hrs, Volume= 0.040 af, Depth= 3.41"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.50"

Area (ac)	CN	Description
0.100	98	Paved
0.020	68	<50% Grass cover, Poor, HSG A
0.020	89	Gravel
0.140	92	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	70	0.0330	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
0.2	30	0.0100	2.0		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.0	100	Total			

Subcatchment 2: Existing Houses

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.43 cfs @ 12.05 hrs, Volume= 0.026 af, Depth= 2.05"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.50"

Area (ac)	CN	Description
0.150	77	1/8 acre lots, 65% imp, HSG A

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.3		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
1.6	50	0.6000	0.5		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.60"
0.6	50	0.0400	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
2.5	120	Total			

Pond 1P: Exist. Catch Basin

Inflow Area = 0.290 ac, Inflow Depth = 2.71" for 10 Year event
Inflow = 1.02 cfs @ 12.03 hrs, Volume= 0.066 af
Outflow = 0.99 cfs @ 12.05 hrs, Volume= 0.065 af, Atten= 2%, Lag= 1.1 min
Primary = 0.99 cfs @ 12.05 hrs, Volume= 0.065 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 89.73' @ 12.05 hrs Surf.Area= 13 sf Storage= 29 cf
Plug-Flow detention time= 0.5 min calculated for 0.065 af (100% of inflow)
Center-of-Mass det. time= 0.3 min (769.2 - 768.9)

#	Invert	Avail.Storage	Storage Description
1	87.40'	57 cf	**4.00'D x 4.50'H Vertical Cone/Cylinder**
2	91.82'	69 cf	**Custom Stage Data (Prismatic)** Listed below
		126 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.82	150	0	0
92.00	620	69	69

#	Routing	Invert	Outlet Devices
1	Primary	87.40'	**6.0" x 120.0' long Exist. 6" storm drain** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 86.40' S= 0.0083 '/' n= 0.010 Cc= 0.900
2	Primary	92.00'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=0.98 cfs @ 12.05 hrs HW=89.66' (Free Discharge)
↑—**1=Exist. 6" storm drain** (Barrel Controls 0.98 cfs @ 5.0 fps)
└—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Time span=1.00-20.00 hrs, dt=0.05 hrs, 381 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Existing Parking Runoff Area=0.140 ac Runoff Depth=4.25"
Flow Length=100' Tc=1.0 min CN=92 Runoff=0.77 cfs 0.050 af

Subcatchment 2: Existing Houses Runoff Area=0.150 ac Runoff Depth=2.76"
Flow Length=120' Tc=2.5 min CN=77 Runoff=0.57 cfs 0.035 af

Pond 1P: Exist. Catch Basin Peak Elev=91.39' Storage=50 cf Inflow=1.30 cfs 0.084 af
Outflow=1.25 cfs 0.084 af

Total Runoff Area = 0.290 ac Runoff Volume = 0.084 af Average Runoff Depth = 3.48"

Subcatchment 1: Existing Parking

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.77 cfs @ 12.01 hrs, Volume= 0.050 af, Depth= 4.25"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.40"

Area (ac)	CN	Description
0.100	98	Paved
0.020	68	<50% Grass cover, Poor, HSG A
0.020	89	Gravel
0.140	92	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	70	0.0330	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
0.2	30	0.0100	2.0		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.0	100	Total			

Subcatchment 2: Existing Houses

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.57 cfs @ 12.05 hrs, Volume= 0.035 af, Depth= 2.76"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.40"

Area (ac)	CN	Description
0.150	77	1/8 acre lots, 65% imp, HSG A

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.3		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
1.6	50	0.6000	0.5		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.60"
0.6	50	0.0400	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
2.5	120	Total			

Pond 1P: Exist. Catch Basin

Inflow Area = 0.290 ac, Inflow Depth = 3.48" for 25 Year event
Inflow = 1.30 cfs @ 12.03 hrs, Volume= 0.084 af
Outflow = 1.25 cfs @ 12.05 hrs, Volume= 0.084 af, Atten= 3%, Lag= 1.3 min
Primary = 1.25 cfs @ 12.05 hrs, Volume= 0.084 af

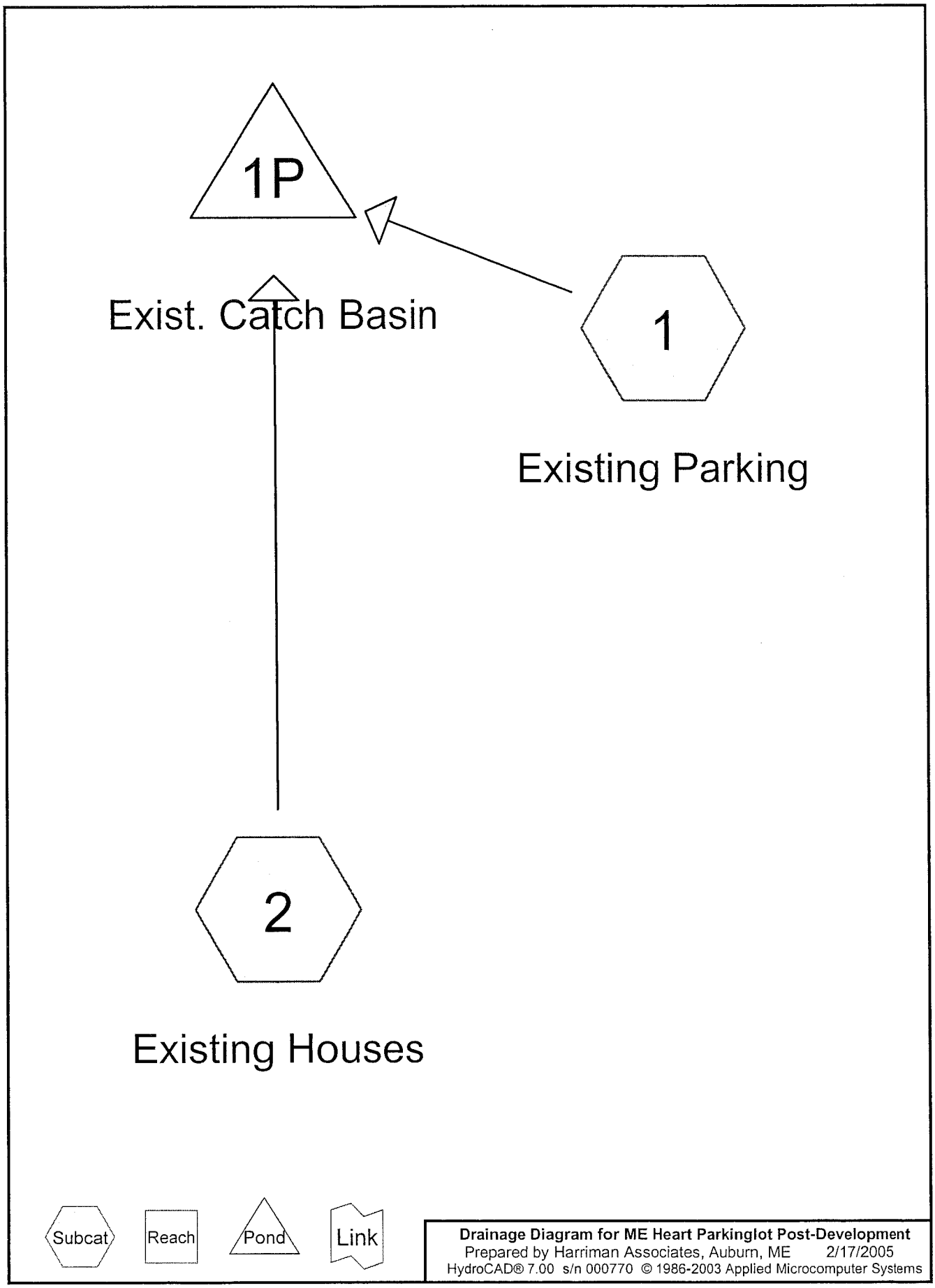
Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 91.39' @ 12.05 hrs Surf.Area= 13 sf Storage= 50 cf
Plug-Flow detention time= 0.5 min calculated for 0.084 af (100% of inflow)
Center-of-Mass det. time= 0.4 min (764.2 - 763.8)

#	Invert	Avail.Storage	Storage Description
1	87.40'	57 cf	**4.00'D x 4.50'H Vertical Cone/Cylinder**
2	91.82'	69 cf	**Custom Stage Data (Prismatic)** Listed below
		126 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.82	150	0	0
92.00	620	69	69

#	Routing	Invert	Outlet Devices
1	Primary	87.40'	**6.0" x 120.0' long Exist. 6" storm drain** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 86.40' S= 0.0083 '/' n= 0.010 Cc= 0.900
2	Primary	92.00'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=1.25 cfs @ 12.05 hrs HW=91.37' (Free Discharge)
↑—**1=Exist. 6" storm drain** (Barrel Controls 1.25 cfs @ 6.4 fps)
└—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)



Drainage Diagram for ME Heart Parkinglot Post-Development
Prepared by Harriman Associates, Auburn, ME 2/17/2005

Subcatchment 1: Existing Parking

Runoff = 0.36 cfs @ 12.01 hrs, Volume= 0.022 af, Depth= 1.77"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=2.60"

Area (ac)	CN	Description
0.105	98	Paved
0.020	68	<50% Grass cover, Poor, HSG A
0.025	89	Gravel
0.150	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	70	0.0330	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
0.2	30	0.0100	2.0		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.0	100	Total			

Subcatchment 2: Existing Houses

Runoff = 0.15 cfs @ 12.05 hrs, Volume= 0.009 af, Depth= 0.73"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=2.60"

Area (ac)	CN	Description
0.150	77	1/8 acre lots, 65% imp, HSG A

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.3		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
1.6	50	0.6000	0.5		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.60"
0.6	50	0.0400	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
2.5	120	Total			

Pond 1P: Exist. Catch Basin

Inflow Area = 0.300 ac, Inflow Depth = 1.25" for 2 Year event
Inflow = 0.49 cfs @ 12.03 hrs, Volume= 0.031 af
Outflow = 0.49 cfs @ 12.03 hrs, Volume= 0.031 af, Atten= 0%, Lag= 0.3 min
Primary = 0.49 cfs @ 12.03 hrs, Volume= 0.031 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 87.91' @ 12.03 hrs Surf.Area= 13 sf Storage= 6 cf
Plug-Flow detention time= 0.6 min calculated for 0.031 af (100% of inflow)
Center-of-Mass det. time= 0.4 min (780.6 - 780.2)

#	Invert	Avail.Storage	Storage Description
1	87.40'	57 cf	**4.00'D x 4.50'H Vertical Cone/Cylinder**
2	91.82'	69 cf	**Custom Stage Data (Prismatic)** Listed below
		126 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.82	150	0	0
92.00	620	69	69

#	Routing	Invert	Outlet Devices
1	Primary	87.40'	**6.0" x 120.0' long Exist. 6" storm drain** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 86.40' S= 0.0083 '/' n= 0.010 Cc= 0.900
2	Primary	92.00'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=0.47 cfs @ 12.03 hrs HW=87.89' (Free Discharge)
└─**1=Exist. 6" storm drain** (Inlet Controls 0.47 cfs @ 2.4 fps)
└─**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Subcatchment 1: Existing Parking

Runoff = 0.69 cfs @ 12.01 hrs, Volume= 0.044 af, Depth= 3.52"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.50"

Area (ac)	CN	Description
0.105	98	Paved
0.020	68	<50% Grass cover, Poor, HSG A
0.025	89	Gravel
0.150	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	70	0.0330	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
0.2	30	0.0100	2.0		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.0	100	Total			

Subcatchment 2: Existing Houses

Runoff = 0.43 cfs @ 12.05 hrs, Volume= 0.026 af, Depth= 2.05"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.50"

Area (ac)	CN	Description
0.150	77	1/8 acre lots, 65% imp, HSG A

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.3		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
1.6	50	0.6000	0.5		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.60"
0.6	50	0.0400	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
2.5	120	Total			

Pond 1P: Exist. Catch Basin

Inflow Area = 0.300 ac, Inflow Depth = 2.79" for 10 Year event
Inflow = 1.07 cfs @ 12.03 hrs, Volume= 0.070 af
Outflow = 1.05 cfs @ 12.05 hrs, Volume= 0.070 af, Atten= 2%, Lag= 1.2 min
Primary = 1.05 cfs @ 12.05 hrs, Volume= 0.070 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 90.04' @ 12.05 hrs Surf.Area= 13 sf Storage= 33 cf
Plug-Flow detention time= 0.5 min calculated for 0.069 af (100% of inflow)
Center-of-Mass det. time= 0.3 min (765.6 - 765.3)

#	Invert	Avail.Storage	Storage Description
1	87.40'	57 cf	**4.00'D x 4.50'H Vertical Cone/Cylinder**
2	91.82'	69 cf	**Custom Stage Data (Prismatic)** Listed below
		126 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.82	150	0	0
92.00	620	69	69

#	Routing	Invert	Outlet Devices
1	Primary	87.40'	**6.0" x 120.0' long Exist. 6" storm drain** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 86.40' S= 0.0083 '/' n= 0.010 Cc= 0.900
2	Primary	92.00'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=1.04 cfs @ 12.05 hrs HW=89.97' (Free Discharge)
└─**1=Exist. 6" storm drain** (Barrel Controls 1.04 cfs @ 5.3 fps)
└─**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Subcatchment 1: Existing Parking

Runoff = 0.84 cfs @ 12.01 hrs, Volume= 0.055 af, Depth= 4.36"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.40"

Area (ac)	CN	Description
0.105	98	Paved
0.020	68	<50% Grass cover, Poor, HSG A
0.025	89	Gravel
0.150	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	70	0.0330	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
0.2	30	0.0100	2.0		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.0	100	Total			

Subcatchment 2: Existing Houses

Runoff = 0.57 cfs @ 12.05 hrs, Volume= 0.035 af, Depth= 2.76"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.40"

Area (ac)	CN	Description
0.150	77	1/8 acre lots, 65% imp, HSG A

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.3		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
1.6	50	0.6000	0.5		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.60"
0.6	50	0.0400	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
2.5	120	Total			

Pond 1P: Exist. Catch Basin

Inflow Area = 0.300 ac, Inflow Depth = 3.56" for 25 Year event
Inflow = 1.36 cfs @ 12.03 hrs, Volume= 0.089 af
Outflow = 1.31 cfs @ 12.05 hrs, Volume= 0.089 af, Atten= 4%, Lag= 1.4 min
Primary = 1.31 cfs @ 12.05 hrs, Volume= 0.089 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 91.82' @ 12.05 hrs Surf.Area= 164 sf Storage= 56 cf
Plug-Flow detention time= 0.5 min calculated for 0.089 af (100% of inflow)
Center-of-Mass det. time= 0.4 min (760.8 - 760.5)

#	Invert	Avail.Storage	Storage Description
1	87.40'	57 cf	**4.00'D x 4.50'H Vertical Cone/Cylinder**
2	91.82'	69 cf	**Custom Stage Data (Prismatic)** Listed below
		126 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.82	150	0	0
92.00	620	69	69

#	Routing	Invert	Outlet Devices
1	Primary	87.40'	**6.0" x 120.0' long Exist. 6" storm drain** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 86.40' S= 0.0083 '/' n= 0.010 Cc= 0.900
2	Primary	92.00'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=1.31 cfs @ 12.05 hrs HW=91.79' (Free Discharge)
↑—**1=Exist. 6" storm drain** (Barrel Controls 1.31 cfs @ 6.7 fps)
└—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Architects + Engineers

HARRIMAN

66 Pearl Street, Suite 301
Portland, Maine 04101

207.775.0053 telephone
207.775.0460 fax
www.harriman.com

Building communities
since 1870

May 03, 2005

Ethan Boxer-Macomber
City of Portland
Planning Division
389 Congress Street
Portland, ME 04101

Re: Maine Heart Surgical Associates
Portland, ME
Project No. 04180

Dear Ethan,

At a recent meeting you had with Patrick Costin and Scott Pakulski from Harriman Associates, you requested an explanation of where the doctors/staff/patients will park; how many; during which hours; how the doctors travel to the hospital and back; and if they will park at hospital all day. The following is a brief narrative explaining how parking will occur at Maine Heart Surgical Associates' new office building:

No. Staff:	10
No. Surgeons:	7
No. PA's:	10 (5 max/day)
Hrs. of Operation:	8:00 am – 5:00 pm
No. Patients/Typical Day:	20/day
Total Staff Parking (@ MHSA):	10
Total Patient Parking (@ MHSA):	9

The surgeons will all park at the hospital during regular business hours and during their surgery/rotation scheduled hours. Additionally, PA's will park at the hospital during those same hours since they spend the majority of their time at the hospital. All office staff will park on the 2nd floor of the MHSA parking garage located at 848 Congress Street. Patients, roughly 2.5 patients/hour, will park on the first floor of the parking garage at 848 Congress Street.

Sincerely,

Jessica G. Johnson, AIA
jjohnson@harriman.com

jgjoh

cc: Rick Morrone

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

July 5, 2005

Mr. Patrick Costin
Harriman Associates
One Auburn Business Park
Auburn, Maine 04210

RE: Maine Heart Surgical Associates – New Office Building
Application #2005-0034,
CBL #s: 053E7, 053F1-5, 054A1-2

Dear Mr. Costin:

On July 5, 2005, the Portland Planning Division granted an administrative approval for the above referenced application. The approval is based on plans revised and submitted on April 27, 2005, revised elevations and sample materials submitted June 30, 2005 and project narratives and other supporting documents submitted on February 23 and April 27, 2005. The approval was granted for the project with the following condition(s):

i. The applicant shall amend plans as necessary to address any outstanding issues from a May 13, 2004 memo from the City's consulting development review engineer, Jim Seymour, P.E.

ii. The applicant shall revise plans to include the build-out of an approximately `35 void in the brick sidewalk which currently exists near the Western end of the Portland Glass site.

ii. Areas of sidewalk in the vicinity of the proposed medical office building, which are marked for replacement on the site plan, shall be replaced in brick to City Standards.

The approval includes a 7,050 square foot medical office building sited atop an existing parking garage and related site improvements.

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 (7) sets of the final plans.

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

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 Ethan Boxer-Macomber at 756-8083 or ebm@portlandmaine.gov.

Sincerely,

Alex Jaegerman
Portland Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Ethan Boxer-Macomber, Planner
Jay Reynolds, Development Review Coordinator

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Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

July 5, 2005

Mr. Patrick Costin
Harriman Associates
One Auburn Business Park
Auburn, Maine 04210

RE: Maine Heart Surgical Associates – New Office Building
Application #2005-0034,
CBL #s: 053E7, 053F1-5, 054A1-2

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If there are any questions, please contact Ethan Boxer-Macomber at 756-8083 or ebm@portlandmaine.gov.

Sincerely,

Alex Jaegerman
Portland Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Ethan Boxer-Macomber, Planner
Jay Reynolds, Development Review Coordinator

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Architects + Engineers

HARRIMAN ASSOCIATES

One Auburn Business Park
Auburn, Maine 04210

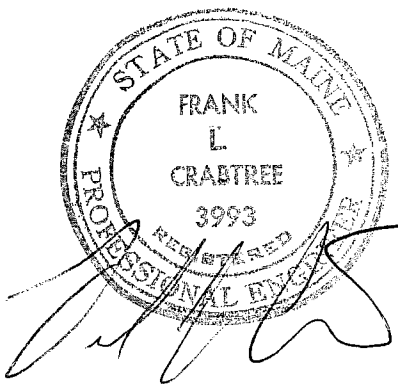
207.784.5100 telephone
207.782.3017 fax
www.harriman.com

MAINE HEART SURGICAL ASSOCIATES OFFICE BUILDING ADDITION

Portland, Maine

City of Portland Planning Board
Site Plan Review Application

February 23, 2005



Owner:
Maine Heart Surgical Associates

Architect/Engineer:
Harriman Associates

Architects + Engineers

HARRIMAN ASSOCIATES

One Auburn Business Park
Auburn, Maine 04210

207.784.5100 telephone
207.782.3017 fax

Building communities
since 1870

February 23, 2005

Sarah Hopkins
City of Portland
Planning Division
389 Congress Street
Portland, ME 04101

Re: Maine Heart Surgical Associates
Portland, Maine
Project No. 04180

Dear Sarah:

Enclosed are seven copies of the application for Site Plan Review for the Maine Heart Surgical Associates new building addition to the existing parking garage at the corner of Congress and Ellsworth streets. Also included in this project is the addition of a new paved parking space in the adjacent 20-car parking lot next to the Portland Glass building. The check for the review fee of $400.00 is enclosed.

As we discussed in your office last fall, this is a minor site plan review, which will be reviewed at the staff level. If you need any further documentation or discussion, please contact us.

Sincerely,
Harriman Associates

Frank L. Crabtree, PE

flcra

Enclosures

cc: Rick Morrone

O:\medical\04180\gen001.wpd

City of Portland Site Plan 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.

Address of Proposed Development: 832 & 848 Congress Street Zone: B-2B

Total Square Footage of Proposed Structure:
5400 s.f. added floor on top of existing parking garage

Square Footage of Lot:
- Garage Lot = 5487 s.f.
- Entire Parcel = 25,360 s.f.

Tax Assessor's Chart, Block & Lot:

Chart#	Block#	Lot#
53	E	7
53	F	1,2,3,4,5
54	A	1,2

Property owner's mailing address:
Mr. Rick Morrone
Maine Heart Surgical Associates
887 Congress Street - Suite 300
Portland, Maine 04102

Telephone #:
773-8161 ext. 48

Consultant/Agent, mailing address, phone # & contact person:
Frank L. Crabtree, P.E.
Harriman Associates
One Auburn Business Park
Auburn, ME 04210

Applicant's name, mailing address, telephone #/Fax#/Pager#:
Mr. Rick Morrone
Maine Heart Surgical Associates
887 Congress Street - Suite 300
Portland, Maine 04102
Fax 773-1489

Project name:
Maine Heart Surgical Associates - New Office Building

Proposed Development (check all that apply)

___New Building _X_ Building Addition _X_ Change of Use ___Residential _X_ Office ___Retail ___Manufacturing
___Warehouse/Distribution _X_ Parking lot
___Subdivision ($500.00) + amount of lots____ ($25.00 per lot) $_____
___Site Location of Development ($3,000.00)
(except for residential projects which shall be $200.00 per lot_____)
___Traffic Movement ($1,000.00) ___Stormwater Quality ($250.00)
___Section 14-403 Review ($400.00 + $25.00 per lot)
___Other_____

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

___Under 50,000 sq. ft. ($500.00)
___50,000 - 100,000 sq. ft. ($1,000.00)
___Parking Lots over 100 spaces ($1,000.00)
___100,000 - 200,000 sq. ft. ($2,000.00)
___200,000 - 300,000 sq. ft. ($3,000.00)
___Over 300,000 sq. ft. ($5,000.00)
___After-the-fact Review ($1,000.00 + applicable application fee)

Minor Site Plan Review

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

Plan Amendments

___Planning Staff Review ($250.00)
___Planning Board Review ($500.00)

- Please see next page –

Who billing will be sent to: (Company, Contact Person, Address, Phone #)
Mr. Rick Morrone, Maine Heart Surgical Associates
887 Congress Street - Suite 300, Portland, ME 04102 773-8161 ext. 48

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

a. **copy of application**
b. **cover letter stating the nature of the project**
c. **site plan containing the information found in the attached sample plans check list**

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process; copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

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

Signature of applicant:	**Date:** 2/28/05

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

Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee.** This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is $300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.

City Of Portland Site Plan Checklist

Project Name, Address of Project | Application Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
✓	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	(2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
✓	(5)	Total land area of site	d
Different Plan ✓	(6)	Topography - existing and proposed (2 feet intervals or less)	e
✓	(7)	Plans based on the boundary survey including:	2
✓	(8)	Existing soil conditions	a
✓	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
✓	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓	(11)	Approx location of buildings or other structures on parcels abutting the site	d
N.A.	(12)	Location of on-site waste receptacles	e
✓	(13)	Public utilities	e
✓	(14)	Water and sewer mains	e
✓	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
✓	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	
✓	(18)	Parking areas	g
N.A.	(19)	Loading facilities	g
✓	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	(21)	Curb and sidewalks	g
N.A.	(22)	Landscape plan showing:	h
✓	(23)	Location of existing proposed vegetation	h
✓	(24)	Type of vegetation	h
N.A.	(25)	Quantity of plantings	h
N.A.	(26)	Size of proposed landscaping	h
✓	(27)	Existing areas to be preserved	h
✓	(28)	Preservation measures to be employed	h
N.A.	(29)	Details of planting and preservation specifications	h
N.A.	(30)	Location and dimensions of all fencing and screening	i
✓	(31)	Location and intensity of outdoor lighting system	j
✓	(32)	Location of fire hydrants, existing and proposed	k
✓	(33)	Written statement	c
✓	(34)	Description of proposed uses to be located on site	l
N.A.	(35)	Quantity and type of residential, if any	l
✓	(36)	Total land area of the site	b2
✓	(37)	Total floor area and ground coverage of each proposed building and structure	b2
✓	(38)	General summery of existing and proposed easements or other burdens	c3
✓	(39)	Method of handling solid waste disposal	4
✓	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
✓	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
✓	(42)	An estimate of the time period required for completion of the development	7

✓	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
N.A.	(44)	The status of any pending applications	8
N.A.	(45)	Anticipated timeframe for obtaining such permits	h8
NA	(46)	A letter of non jurisdiction	h8
✓	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.	

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

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

Other comments:

MAINE HEART SURGICAL ASSOCIATES **February 23, 2005**
OFFICE BUILDING ADDITION

APPLICATION FOR SITE PLAN REVIEW
CITY OF PORTLAND PLANNING DEPARTMENT
PORTLAND, MAINE
Project No. 04180

INTRODUCTION

Maine Heart Surgical Associates is planning to relocate their practice to a new office building addition on the top of an existing 5400 sq.ft. parking garage at 848 Congress Street, on the corner of Ellsworth Street. Since the existing parking garage has never been served with water, sewer, or gas, new utilities services will be constructed in Ellsworth Street. The Portland Glass building on the opposite corner of Ellsworth Street will remain as it is. Also, within their newly acquired parcel is a 20-car parking lot at 832 Congress Street. This proposal includes the construction of one additional paved parking space.

SECTION 14-525: SITE PLAN REVIEW

This summary will address the submission requirements for Site Plan Review.

SEC. 14-525.b. PLAN CONTENTS

1. Standard Boundary Survey by DesLauriers & Associates, Inc., dated 8-30-99.
    a. The land owner is now Maine Heart Surgical Associates(MH Realty, LLC), 887 Congress St., Suite 300, Portland, ME 04102. A recent Mortgage Loan Inspection was done by Lewis & Wasina Land Surveyors, which verifies the portions of the DesLauriers survey that are owned by MH Realty.
    b., c., d. The site consists of lots 53-E-7; 53-F-1, 2, 3, 4, 5; and 54-A-1, 2. The DesLauriers survey is correct, except that the previous owner sold lots 53-E-3, 4, and 6 out of the parcel. Total land area is 25,360 sq.ft.
    e. Attached Existing Site Conditions, C00.1, C20.1, and C60.1, dated 2-24-05.

2. Plans and Maps:
    a. Existing soil conditions are shown on the attached USDA Soil Conservation Service medium intensity soil map #82 for Cumberland County. The soil type in this area is Hinckely gravelly, sandy, loam.
    b. Topographic features: See drawings C00.1, C20.1, and C60.1.
    c. Building features: See drawing C30.1. For Building Elevations see attached

11" x 17" color drawings A20.1 and A20.2.

d-e. Site features: See drawings C00.1, C30.1 and C60.1.

f. Property: See Standard Boundary Survey, and Mortgage Loan Inspection.

g. Access and pavements: See drawing C00.1, C20.1, and C60.1.

h. Landscape: See drawings C20.1 and C60.1 for existing trees, which will be protected. No new landscaping is proposed for this project.

i-k. Existing features: See drawing C30.1 and C60.1. (No new fire hydrants proposed).

l. Wetlands: Not Applicable(see attached SCS Map #82, no hydric soil).

m. Test Pits or Borings: Not applicable for existing building and parking lot.

n. Erosion Control: See drawings C30.1, C50.1, and C60.1.

o. Recycling Containers: Not Applicable since there will be no outdoor storage.

SEC. 14-525.c. WRITTEN STATEMENTS

Property owner is: Maine Heart Surgical Associates(MH Realty, LLC)
887 Congress Street
Portland, ME 04102
Contact: Rick Morrone
Tel. 207-773-8161 ext. 48

Estimated Cost of Building Addition and sitework: $1,350,000

1. The office building addition will become the third story on the existing 2-story open parking garage. The office will contain administration space and three examination rooms for the doctors. The doctors will perform pre-operation and post- operation examinations and counseling. No medical procedures will be done at this location, but will be performed at the nearby hospital. The third floor office will be approximately 5400 sq.ft. in area. Some minor stairwells and mechanical rooms will be located on the two existing parking levels, along with the remaining 19 parking spaces. Total area of new construction on all floors will be 7,050 s.f.

2. The entire property is approximately 25,360 sq.ft. The new addition will be on top of the existing parking garage, so there will be no increase in ground area coverage. The existing total lot coverage by the two buildings is 47%.

3. There is a City easement within the parking garage for the existing public handicap ramp. The ramp is planned to be removed and the easement is requested to be deleted. At the 20-car parking lot, there is a 20 ft. wide 'Passageway' across this parcel; the ownership of which is in question. Currently, it is a wooded and gravel area for occasional overflow parking. The only construction planned in that area is a new timber guardrail along the top of the bank for safety. No new easements will be created on this property.

4. Solid Waste:

-General Solid Waste:

The proposed office building will generate approximately one cubic yard of trash per day. Since there is no convenient space dedicated for dumpsters, the individual waste baskets will be emptied each night by Carr Building Management Services, and the trash will be removed from the site each night.

-Recyclable Paper, Bottles, and Cans

Each day as much as ½ cubic yard of recyclable paper, cardboard, bottles, and cans will be generated by the new office building. These recyclables will also be collected separately throughout the building and sorted and removed by Carr Building Management Services, each night. No recycling containers will be outside the building.

5. The new addition will be served by the City's public utility services in Ellsworth Street. There are currently no services, except electrical, to the parking garage. A new 4" sanitary sewer and 6" storm drain will connect to the existing combined sewer main in Ellsworth Street. An attached letter from Frank Brancely of Portland Public Works states the adequate capacity to transport and treat the estimated sewerage flows. The actual sewerage flows are anticipated at approximately 300 gallons per day, rather than the 765 gpd estimate. Also, a letter has been requested from Portland Water District, stating the available water service for this new building addition. A new fire protection water service, a domestic water service, and a new gas service line will also connect to existing mains in Ellsworth Street. A new electrical supply and communication line will be extended from an existing pole near the south corner of the building on Bramhall Place. Vehicular access to the site is from Congress Street and Bramhall Place.

6. Surface Drainage and Storm Water: The project site consists of two portions; the new office building on the existing parking garage, and the new paved parking space in the existing parking lot. The storm runoff from the open parking garage currently flows onto Bramhall Place and Ellsworth Street, then into a catch basin connected to the City's combined sewer system. Once the new third story office level is constructed, the water will be collected in a roof drain and will be piped into the existing combined sewer pipe on Ellsworth Street. There is therefore virtually no change in storm water runoff impact from this office building roof addition.

C 6.1

The storm water runoff from most of the 20-car parking lot on Congress Street flows into an existing catch basin(designated as Pond 1), and then into the City combined sewer line in Congress Street. The catch basin currently collects runoff from approximately 0.14-acre of the parking lot(Subcatchment 1) and approximately 0.15-acre of the neighborhood

lots(Subcatchment 2). Following construction of the one additional paved parking space at the north end of the lot, the post-development Subcatchment 1 will grow by 0.01-acre to 0.15-acre. The attached Hydrocad computer generated storm water calculations show that the additional runoff has virtually no effect on the flow from the catch basin to the City combined sewer, as shown in the following summary table. The minor increase in rate of storm runoff from the addition of one parking space is negligible.

Parking Lot Drainage Summary Table

Location	Pre-Development Peak Flow Rate	Post-Development Peak Flow Rate	Post-Dev. Effect on CB
Watershed Analysis Point - Pond 1 existing catch basin	25 yr. = 1.25 cfs 10 yr. = 0.99 2 yr. = 0.45	25 yr. = 1.31 cfs 10 yr. = 1.05 2 yr. = 0.49	0.06 cfs Increase - No CB rim Overflow

7. Anticipated Construction Schedule:

May 2, 2005:	Erect silt dam downslope of earthwork areas. Begin earthwork for parking lot. Start demolition of sidewalks and first floor of parking garage for utility construction.
May 16, 2005:	Underground utility installation in Ellsworth Street, and new structural door pads for existing building. Begin building addition construction. Relocate parking lot light pole, extend retaining wall.
June 15, 2005:	Place pavement on new parking lot space, and re-pave disturbed concrete and bit. paved sidewalks at building. Place permanent loam, seed, and mulch.
Sept. 30, 2005:	Clean and maintain silt fence and erosion control measures throughout the site.
Nov. 1, 2005:	Temporary erosion control mulch on all exposed earth. Continue building construction into the winter.
Jan.1, 2006:	Complete the building. Remove temporary erosion control measures where no longer needed, and clean out accumulated sediment.

8. No State or Federal regulatory permits are being filed.

9. Financial Capacity: Maine Heart Surgical Associates(MH Realty, LLC) intends to finance the project through a bank loan. A letter of commitment from Peoples Bank, dated 12-7-04, is attached.
   Technical Capacity: Maine Heart Surgical Associates currently operates similar office space at 887 Congress Street, and this proposed building addition will be operated by the same staff.

10. Title, Right, and Interest: See attached deed.

11. In this urban neighborhood there are no unusual natural areas and no known archeological sites.

12. Final Drawings will be available as CADD files.

13. Recycling: See item #4 above.

14. On-Site Parking: The existing parking garage and parking lot will be used for parking for the occupants of the existing Portland Glass building and the new Maine Heart office building addition. In the B2B zone, parking is calculated as follows:

-Portland Glass 5000 s.f. office/334 s.f. =	15 spaces
7300 s.f. workshop/1000 s.f. =	8 spaces
-Maine Heart 5400 s.f. office/334 s.f. =	17 spaces
Total Required =	40 spaces

Spaces Provided = 21 parking lot + 19 existing parking garage = 40 spaces.

One Portland Square
P.O. Box 9540
Portland, ME 04112-9540

tel. 800-462-3666
207-761-8500

December 7, 2004

Richard J. Morrone, CEO
MH Realty, LLC
887 Congress Street, Suite 300
Portland, Maine 04102

Dear Rick:

Banknorth, N. A. ("Bank") is pleased to advise you of its commitment to make a loan (the "Loan") on the following terms and conditions:

BORROWER: MH Realty, LLC

PURPOSE: The proceeds of the Loan will be used by Borrower to refinance existing debt and construct a 5,200+/- square foot medical building on the land situated at 818-848, Congress Street, Portland, Maine. The land and the improvements are hereinafter collectively referred to as the "Project".

AMOUNT: $2,400,000.00. (Approximately $1,050,000.00 will be used to refinance existing debt with the remaining $1,350,000.00 used for the construction of the new building).

TERM: The term of the Loan is ten (10) years, with amortization based on a fifteen (15) year schedule.

INTEREST RATE: The Loan shall bear interest at a variable rate which shall at all times be equal to one and sixty-five hundredths percent (1.65%) above the One Month LIBOR. The "One Month LIBOR" means the rate for deposits in U.S. Dollars for a period equal to one month, as such rate appears on Telerate Page 3750 as of 11:00 AM, London time, on the day that is two London business days prior to the adjustment date. If such rate does not appear on Telerate Page 3750, the rate for that adjustment date will be the arithmetic mean of the rates quoted by major banks in London, selected by Banknorth, N.A., for a period equal to one month, as of 11:00 AM, London time, on the day that is two London business days prior to the adjustment date.

Very truly yours,

BANKNORTH, N. A.

By:_____
Daniel P. Thornton
Senior Vice President

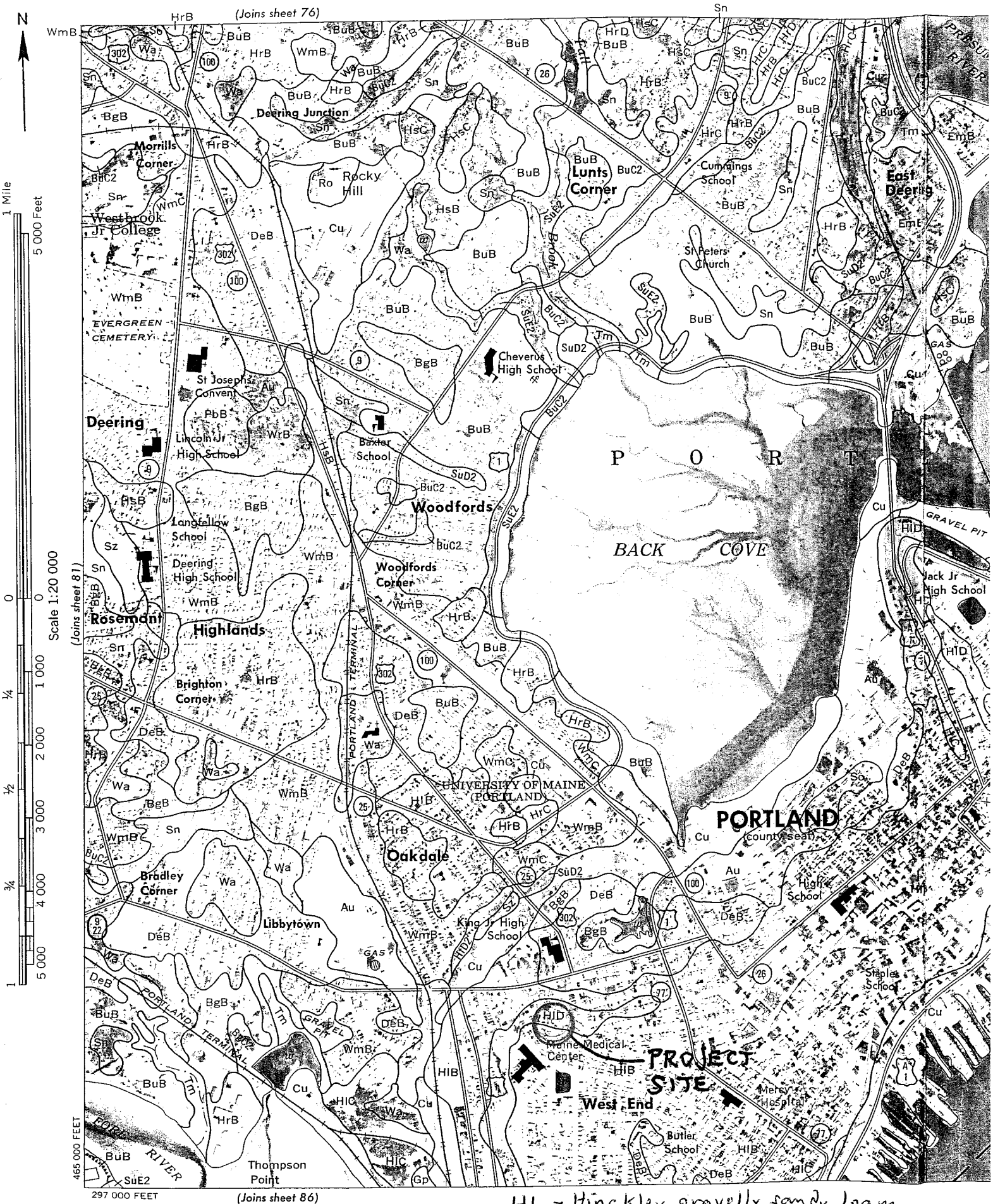
Accepted and agreed to this _____ day of _____, 2004

BORROWER:

MH REALTY, LLC

By:_____

Its



HI - Hinckley gravelly sandy loam

Portland Water District
From Sebago Lake To Casco Bay

Customer Service
Office Hours
8:30 A.M. - 4:30 P.M.

February 22, 2005

Frank L. Crabtree, P.E.
Harriman Associates
One Auburn Business Park
Auburn, Me. 04210

Re: Maine Heart Surgical Building-Congress St.

Frank:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed building/house at Location in town/city. Checking District records, I find there is a 6" water main on the north side of Congress St. as well as a 6" water main located on the south east side of Ellsworth St.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Ellsworth St. @Congress St.
Hydrant # 497
Static pressure = 59 PSI
Flow = 1186 GPM
Last Tested = 8/16/1994

If the District can be of further assistance in this matter, please let us know.

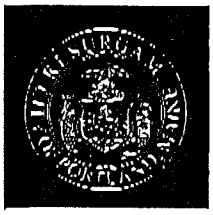
Sincerely,
Portland Water District

Jim Pandiscio

Jim Pandiscio
Means Coordinator

Will mail hard copy

225 Douglass Street P.O. Box 3553 Portland, Maine 04104-3553
Phone: 207.761.8310 Fax: 207.879.5837 E-Mail: customerhelp@pwd.org Web: www.pwd.org



PORTLAND

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

Public Works Department
Michael J. Bobinsky, Director

18 February 2005

Mr. Frank L. Crabtree, P.E.,
Harriman Associates,
One Auburn Business Park,
Auburn, Maine 04210.

RE: The Capacity to Handle an Anticipated Increase in Wastewater Flows, From The Proposed "Maine Heart Surgical Associates" Office Building, at 818, 820 Congress Street.

Dear Mr. Crabtree:

There is adequate capacity to **transport,** in the existing twelve-inch diameter Insituform sanitary sewer pipe, located in Ellsworth Street, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the anticipated wastewater flows of **765 GPD**, from your proposed third floor addition, to an existing two-story parking garage.

Anticipated Wastewater Flows from the Proposed Medical Offices:	
7 Proposed Surgeons, at 80 GPD/Surgeon	= 560 GPD
7 Proposed Staff, at 15 GPD/Staff	= 105 GPD
20 Proposed Patients, at 5 GPD/Patient	= 100 GPD
Total Proposed Increase in Wastewater Flows for this Project	= **765 GPD**

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

If The City can be of further assistance, please call 874-8832.

Sincerely,
CITY OF PORTLAND

Frank J Brancely, B.A., and M.A.
Senior Engineering Technician

FJB

cc: Alexander Q. Jaegerman, Director, Department of Planning, and Urban Development, City of Portland
Sarah Hopkins, Senior Development Review Manager, Department of Planning, and Urban Development, City of Portland
Eric Labelle, P.E., City Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Jane Ward, Administrative Assistant, City of Portland
Desk file

O:\Engshare\FJB\Capacity Letters\Congress Street 818, 820
C:\Frank's\Capacity Letters\Congress Street 818, 820

Architects + Engineers

HARRIMAN ASSOCIATES

One Auburn Business Park
Auburn, Maine 04210

207.784.5100 telephone
207.782.3017 fax

Building communities
since 1679

February 17, 2005

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

Re: Maine Heart Surgical Associates
New Office Building
Congress Street
Portland, ME
Project No. 04180

Dear Frank:

As we discussed, we are currently assisting Maine Heart Surgical Associates in adding a 5000 sq. ft. office building floor on the top of an existing 2-story parking garage, on the corner of Congress Street and Ellsworth Street, in Portland (chart 54, block A, lots 1 and 2). The attached copy of the site drawing shows the sewer from the building to the existing sewer line in Ellsworth Street. Both the sanitary and storm sewers from the building will connect to the existing combined sewer.

The proposed office space will be designed for a population of approximately 7 administrative workers and 7 doctors daily. This will be a very small office building that has pre-op and post-op consultation/examination, and not for any medical procedures. There will be three small examination rooms. Using the Maine Subsurface Waste Water Disposal Rules, the daily water and sewer use is estimated at 310 gallons per day, calculated as follows:

14 staff @ 15 gal/day =	210 gpd
20 patients @ 5 gal/day =	100 gpd

Please send us a letter stating the adequacy of the sewer collection system to serve the proposed office building. We need to include this letter in a City Planning review permit, by Wednesday, February 23, 2005. The City Planning staff reviewer we have talked to is Sarah Hopkins.

Thank you.

Sincerely,
Harriman Associates

Frank L. Crabtree, P.E.

Enclosure

cc: Rick Morrone

O:\medical\04180\site\sewerlttr.wpd

QUITCLAIM DEED WITH COVENANTS - SHORT FORM DEEDS ACT
33 M.R.S.A. Section 761 et seq.

KNOW ALL BY THESE PRESENTS, that We, Steven H. Doten and Tammy L. Doten, of the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to MH Realty, LLC of the County of Cumberland and State of Maine, **with QUITCLAIM COVENANTS,** that certain lot or parcel of land, with any improvements thereon, located at 818, 813 & 852 Congress Street, Portland, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on August 5, 2004.

Witness

Witness

Steven H. Doten

Tammy L. Doten

STATE OF MAINE
Cumberland, ss:

On August 5, 2004, personally appeared the above-named Steven H. Doten and Tammy L. Doten and acknowledged the foregoing deed to be their free act and deed.

Before me,

~~Notary Public~~/Attorney At Law

James F. Cloutier

Type or Print Name

MAINE REAL ESTATE TAX PAID

EXHIBIT A

Parcel One:

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

Beginning at a point in the southwesterly side line of Congress Street forty (40) feet northwesterly of the dividing line established by the mutual deeds of William H. Baxter and Charles H. Haskell recorded in Cumberland County Registry of Deeds in Book 337, Pages 407 and 408; thence by the line of Congress Street northwesterly twenty-nine (29) feet and five (5) inches to a point opposite the center of the partition wall between the house hereby conveyed and the westerly house of the block of houses on the land conveyed to Frank G. Patterson by Charlotte B. Little et als by deed dated April 15, 1876 and recorded in the Cumberland County Registry of Deeds in Book 434, Page 25; thence on a straight line southwesterly through the center of said partition wall eighty-two (82) feet and five (5) inches to a lane leading from Vaughan Street to Ellsworth Street, being the same laid down on the Vaughan Plan recorded in said Registry of Deeds in Book 71, Page 206; thence by the line of said lane southeasterly twenty-nine (29) feet, eight (8) inches to land formerly of the Portland Savings Bank; thence northeasterly by said Portland Savings Bank land eighty-seven and twenty-six hundredths (87.26) feet to Congress Street at the place of beginning.

Also, another certain lot or parcel of land, with the buildings thereon, situated on the southeasterly corner of Congress and Ellsworth Streets in said Portland, bounded and described as follows: Commencing at the corner aforesaid; thence southeasterly by the line of Congress Street thirty and two-tenths (30.2) feet to a point opposite the center of the partition wall between the house on the premises herein described and the southeasterly house in the block; thence on a line through the center of the division wall between said houses to a lane leading from Vaughan Street to Ellsworth Street, a distance of eighty-two and five-tenths (82.5) feet; thence northwesterly by the line of said lane forty-five and seven-tenths (45.7) feet to Ellsworth Street; thence by the line of Ellsworth Street northeasterly seventy-six and six-tenths (76.6) feet to the point of beginning.

Parcel Two:

A certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of Congress Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at the intersection of the southwesterly sideline of Congress Street with the northwesterly sideline of Ellsworth Street; thence southwesterly by Ellsworth Street seventy-two and fifty-eight hundredths (72.58) feet to the easterly corner of land conveyed by Rufus T. Boothby to Helen M. Chipman by deed dated May 20, 1905 and recorded in Cumberland County Registry of Deeds in Book 767, Page 302; thence northwesterly by said Chipman land and by land conveyed by Rufus T. Boothby to John C. Otis by deed dated May 5, 1905 and recorded in said Registry of Deeds in Book 767, Page 206, ninety-three and twenty-five

hundredths (93.25) feet to the southerly corner of land conveyed by Lyman B. Chipman to the heirs of Catherine C. Dugan by deed dated October 1, 1925, and recorded in said Registry of Deeds in Book 1223, Page 32; thence northeasterly by said Dugan land sixty-two and forty-two hundredths (62.42) feet to the southwesterly sideline of Congress Street; thence southeasterly by Congress Street one hundred nineteen and fourteen hundredths (119.14) feet to the point of beginning.

Parcel Three:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning at a point on the southerly sideline of Congress Street one hundred sixty-five and sixty-two hundredths (165.62) feet from the intersection of the southerly sideline of Congress Street and the westerly sideline of Ellsworth Street; thence South 38 degrees West through the center line of a 3 foot cement walk fifty-nine and four tenths (59.4) feet, more or less, to land now or formerly of Alfred A. White; thence southeasterly along land now or formerly of Alfred A. White to the northeasterly corner of said White land; thence southwesterly one (1) foot, more or less, to the northwesterly corner of land formerly of Lyman B. Chipman; thence southeasterly by said Chipman land eight (8) feet; thence northeasterly by other land formerly of said Lyman B. Chipman sixty-two and forty-two hundredths (62.42) feet, more or less, to the southerly sideline of Congress Street, at a point one hundred nineteen and fourteen hundredths (119.14) feet from the intersection of the southerly sideline of Congress Street and the westerly sideline of Ellsworth Street; thence westerly by the southerly sideline of Congress Street forty-six and forty-eight hundredths (46.48) feet, more or less, to the point of beginning.

Parcel Four:

Also a certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of Congress Street in said City of Portland, bounded and described as follows: Beginning at a point on the southwesterly sideline of Congress Street one hundred sixty-five and sixty-two hundredths (165.62) feet from the intersection of said sideline of Congress Street with the westerly sideline of Ellsworth Street; thence South 38 degrees West through the center of a three (3) foot cement walk fifty-nine and four tenths (59.4) feet, more or less, to land now or formerly of Alfred A. White; thence North 28 degrees 17 minutes West thirty-three and eight tenths (33.8) feet, more or less, to land now or formerly of Charles B. Garland; thence northeasterly by said Garland land sixty (60) feet, more or less, to a point on said sideline of Congress Street thirty-three and twenty-three hundredths (33.23) feet from the point of beginning; thence southeasterly by said sideline of Congress Street to the point of beginning.

Parcel Five:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning on the southerly side of Congress Street at the easterly corner of land now or formerly of Charles P. Garland; thence easterly by said southerly line of Congress Street thirty-nine and seven tenths

(39.7) feet, more or less, to an iron rod at the northerly corner of land now or formerly of Joseph L. Spear; thence southerly by said Spear land sixty-four and seven tenths (64.7) feet, more or less, to an iron rod, which is situated sixty-five (65) feet from Crescent Street; thence westerly parallel with Crescent Street and sixty-five (65) feet therefrom thirty-five and two tenths (35.2) feet to an iron rod on the easterly line of said Garland land; thence northerly by said Garland land sixty-eight and fifteen hundredths (68.15) feet, more or less, to Congress Street and the point of beginning.

Parcel Six:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning at an iron rod on the southerly side of said Congress Street and at the easterly line of a contemplated street or lane twenty (20) feet wide extending from said Congress Street southerly; thence running southerly by said lane or street seventy-one and eighty-six hundredths (71.86) feet to an iron rod; thence easterly on the line of land sold by Charles P. Garland to Edwin O. Foster thirty-five and two tenths (35.2) feet to an iron rod; thence northerly on the line of land sold by said Garland to Cyrus M. Caswell sixty-eight and fifteen hundredths (68.15) feet to said Congress Street; thence westerly by said Congress Street thirty-nine and seven hundred fifteen thousandths (39.715) feet to the point of beginning.

Parcel Seven:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning on the southerly sideline of Congress Street at the northwesterly corner of a passageway adjoining land formerly of Charles P. Garland; thence running westerly by Congress Street sixty (60) feet to land which Edward E. Proctor conveyed to Josephine L. Dalton; thence southerly by said Dalton land fifty-seven (57) feet to land formerly of E.B. Cummings; thence easterly forty-four (44) feet by said Cummings land to said passageway; thence northerly by said passageway sixty-four and seventy-nine hundredths (64.79) feet to Congress Street at the point of beginning.

The above-described Parcels One through Seven, inclusive, are conveyed subject to the following matters to the extent they effect said Parcels:

1. Right and easements set forth or referred to in deed from Max O. Brandt to Agnes Cary and Lillian M. Mack dated September 14, 1949 and recorded in the Cumberland County Registry of Deeds in Book 1973, Page 200;

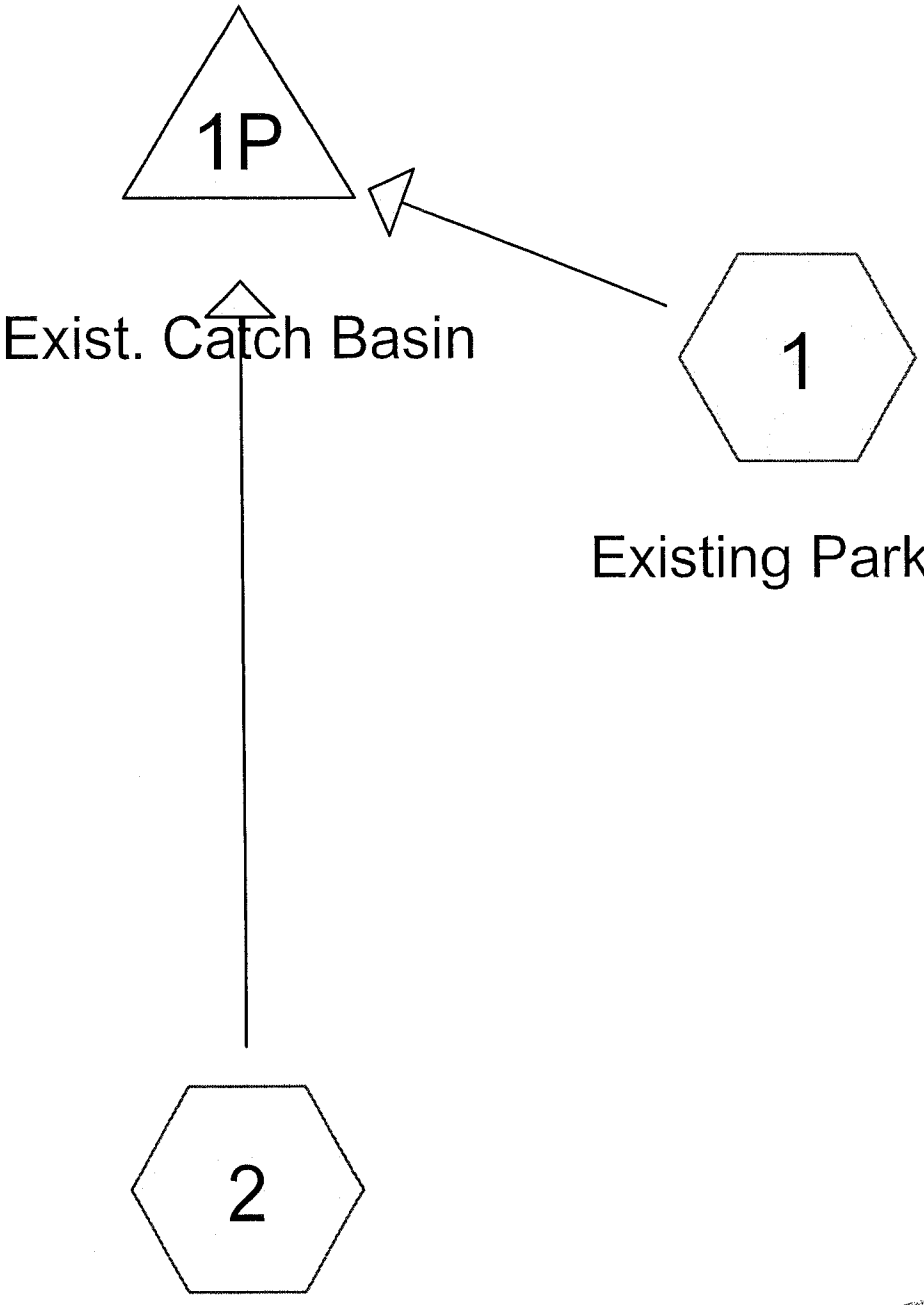
2. Rights and easements set forth or referred to in deed from Bernadette A. Jalbert to Peter J. Pompeo and Deneige M. Pompeo dated November 21, 1955 and recorded in the Cumberland County Registry of Deeds in Book 2263, Page 132;

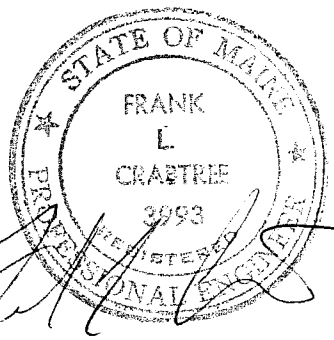
3. Rights and easements set forth or referred to in easement deed from Gene R. Cohen to the City of Portland dated May 20, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7899, Page 337;

4. Certificates of Variance Approval dated November 3, 1987, May 20, 1988 and October 24, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8074, Page 313, Book 8327, Page 1 and Book 8535, Page 125, respectively; and

Being the same property conveyed to Steven Doten and Tammy Doten by deed dated May 5, 2003 and recorded in said Registry of Deeds in Book 19333, Page 260.

Received
Recorded Register of Deeds
Aug 05,2004 11:44:04A
Cumberland County
John B OBrien





Subcat Reach Pond Link

Drainage Diagram for ME Heart Parkinglot Pre-Development
Prepared by Harriman Associates, Auburn, ME 2/17/2005

Time span=1.00-20.00 hrs, dt=0.05 hrs, 381 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Existing Parking Runoff Area=0.140 ac Runoff Depth=1.68"
Flow Length=100' Tc=1.0 min CN=92 Runoff=0.32 cfs 0.020 af

Subcatchment 2: Existing Houses Runoff Area=0.150 ac Runoff Depth=0.73"
Flow Length=120' Tc=2.5 min CN=77 Runoff=0.15 cfs 0.009 af

Pond 1P: Exist. Catch Basin Peak Elev=87.87' Storage=6 cf Inflow=0.45 cfs 0.029 af
Outflow=0.45 cfs 0.029 af

Total Runoff Area = 0.290 ac Runoff Volume = 0.029 af Average Runoff Depth = 1.19"

Subcatchment 1: Existing Parking

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.32 cfs @ 12.01 hrs, Volume= 0.020 af, Depth= 1.68"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=2.60"

Area (ac)	CN	Description
0.100	98	Paved
0.020	68	<50% Grass cover, Poor, HSG A
0.020	89	Gravel
0.140	92	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	70	0.0330	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
0.2	30	0.0100	2.0		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.0	100	Total			

Subcatchment 2: Existing Houses

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.15 cfs @ 12.05 hrs, Volume= 0.009 af, Depth= 0.73"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=2.60"

Area (ac)	CN	Description
0.150	77	1/8 acre lots, 65% imp, HSG A

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.3		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
1.6	50	0.6000	0.5		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.60"
0.6	50	0.0400	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
2.5	120	Total			

May 31, 2005

Mr. Patrick Costin
Harriman Associates
One Auburn Business Park
Auburn, Maine 04210

RE: Maine Heart Surgical Associates – New Office Building
Application #2005-0034, CBL #s: 053E7, 053F1-5, 054A1-2

Dear Patrick:

It was a please meeting with you and Jessica last Thursday to discuss design concerns with the building elevations submitted a few days prior. The proposed project is subject to conformance with the City's B2 Design Standards. The following is a brief summary of the B2 design issues that we discussed and items that staff found somewhat unresolved / needing further revision:

1. The **mechanically forced exhaust louver** proposed on the Congress Street facade adjacent to the public sidewalk is unacceptable. Staff encourages you to explore options for relocating this necessary feature to a less public face of the building, ideally away from sidewalks and other active portions of the building. Please also consider ways to create a more inviting, human-scaled aesthetic on the Congress Street facade by replacing the louver feature with a window, screen, or other similar treatment.

2. The project's **front door on Congress Street** lacks a sense of primary entry. Staff recommends additional architectural treatments here such as application of the canopy element proposed for the upper stories, or similar. Staff is supportive of your idea to recess the door slightly and apply finish treatments to the resulting alcove that would visually tie the building's existing base to the proposed rooftop addition.

3. Please provide details/catalog cuts of the proposed **Congress Street security gate** at the garage entrance.

4. The long-term durability and maintainability proposed **cedar rain screen** is still of concern to staff. However, we understand that Harriman Associates has thoroughly

researched this material and application and found it to be appropriate for use in Portland. Staff is comfortable approving the proposed rain screen based on these assurances and whereas it is merely a cosmetic treatment, which could be replaced with relative ease if it were to prove unsuccessful in the future.

5. You have indicated that a number of design elements are, at this stage, considered **alternatives**, which may or may not be employed, depending on cost considerations. Please be advised that once approved, the building will be required to substantially conform to the proposed plan. Please present a final proposed plan indicating all architectural features proposed.

Also-- One remaining site plan standard concern:

6. The **architectural uplighting** you have described for the building's upper facade and wall mounted street numbers must conform to the City's exterior lighting ordinance. Please provide catalog cuts of the proposed uplighting fixtures as well as surface photometrics to demonstrate conformance with the ordinance. Enclosed is a copy of the City's exterior lighting ordinance for your convenience.

Other than these above-listed items, staff finds the proposed project in conformance with applicable City codes and is prepared to issue an approval. We look forward to receiving your final project plans in the coming days, as per our conversation.

Please do not hesitate to contact me if you have any questions or concerns.

Best regards,

Ethan Boxer-Macomber, AICP
Planner

Cc. via email 5/31/2005:
Frank Crabtree, Harriman Associates
Sarah Hopkins, Development Review Manager
Carrie Marsh, Urban Designer

Enclosures: City of Portland Exterior Lighting Standards Ordinance

Architects + Engineers

HARRIMAN ASSOCIATES

66 Pearl Street, Suite 301
Portland, Maine 04101

207.775.0053 telephone
207.775.0460 fax
www.harriman.com

Building communities
since 1870

June 9, 2005

Ethan Boxer-Macomber
City of Portland Planning Division
389 Congress Street
Portland, ME 04101

Re: Maine Heart Surgical Associates
Clinical Offices
Portland, ME
Project No. 04180

MAINE HEART SURGICAL ASSOCIATES - RESPONSE TO LETTER 5/31/05

Dear Ethan:

Thank you for meeting with Patrick Costin and myself on May 26th. As I mentioned to you during our phone conversation earlier this morning, the bids for this project came in over the project budget. Therefore, the add alternates which included the security screening, garage doors and the sun screen on the south side of the building will not be part of the project. In addition, we are considering substituting cedar clapboards or Hardi-Plank (a cementitious siding product that receives a paint finish) in place of the cedar boards that we originally specified.

In response to your letter dated 5/31/05 which summarizes the B2 design issues which still remain unresolved, we submit the following in an attempt to address these issues:

1. The exhaust louver on the first level of the parking garage is a necessary element in order for it to meet applicable codes. The garage currently does not meet code and requires a mechanical ventilation system to comply. We have attempted to look at various alternatives and determined that the louver can in fact be relocated to the Ellsworth Street side of the building, between column lines B and C. The louver will now be slightly larger due to the fact that we are taking up more of the available open area and will encompass 2 panels of what was shown as metal screen on the original elevations. The velocity of the air being exhausted will be very minimal and should not be noticeable to pedestrians. The louver we have selected is a high-grade aluminum louver which will match the window frames. We believe that will be aesthetically pleasing and not give off an "industrial" look.

2 & 3. Due to the bids coming in over budget, the alternates that dealt with exterior elements have been elimnated from the project. This includes the sunscreen on the rear of

the building as well as the rolling grill and security screens at parking level 2. Currently the building elevations (A20.1 & A20.2) show both the rolling grills and security screens (dashed) as alternates so these would be deleted from the elevations. We acknowledge that the Staff at the Planning Division recommended that we add a canopy element that would complement the sunscreen on the rear of the building. However due to the deletion of the alternates due to cost, a front canopy is no longer an option.

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6. There will no longer be any exterior uplighting on the building. The downlight above the building sign is to remain.

Sincerely,

Jessica G. Johnson, AIA
Harriman Associates

jgjoh

Att: A20.1 (drawing in PDF format)

cc: PSC, file

Architects + Engineers

HARRIMAN ASSOCIATES

66 Pearl Street, Suite 301
Portland, Maine 04101

207.775.0053 telephone
207.775.0460 fax
www.harriman.com

Building communities
since 1870

June 9, 2005

Ethan Boxer-Macomber
City of Portland Planning Division
389 Congress Street
Portland, ME 04101

Re: Maine Heart Surgical Associates
Clinical Offices
Portland, ME
Project No. 04180

MAINE HEART SURGICAL ASSOCIATES - RESPONSE TO LETTER 5/31/05

Dear Ethan:

Thank you for meeting with Patrick Costin and myself on May 26th. As I mentioned to you during our phone conversation earlier this morning, the bids for this project came in over the project budget. Therefore, the add alternates which included the security screening, garage doors and the sun screen on the south side of the building will not be part of the project. In addition, we are considering substituting cedar clapboards or Hardi-Plank (a cementitious siding product that receives a paint finish) in place of the cedar boards that we originally specified.

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Harriman Associates

jgjoh

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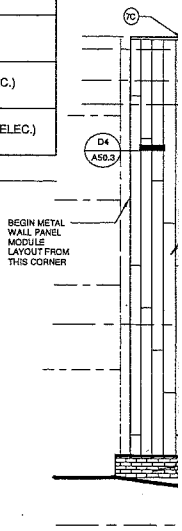
cc: PSC, file

EXTERIOR MATERIALS LEGEND

KEY	MATERIAL / FINISH / COLOR / MFR
3A	EXISTING CONCRETE WALL
3B	NEW POURED IN PLACE CONCRETE OVER STEEL COLUMN
4A	EXISTING BRICK WALL
4B	NEW BRICK INFILL TO MATCH EXISTING BRICK TOOTH IN NEW BRICK
4C	NEW CMU WALL
4D	EXISTING CONTROL JOINT - ADD NEW SEALANT
5A	NEW METAL GUARDRAIL SYSTEM - BASE BID
5B	ALTERNATE #1 - NEW METAL SECURITY SCREEN SYSTEM FLOOR 2
5C	NEW METAL SECURITY SCREEN SYSTEM FLOOR 1 - BASE BID
7A	NEW WOOD SIDING
7B	NEW METAL SIDING
7C	NEW ZINC FLASHINGS/COPINGS TO MATCH METAL SIDING
7D	EXISTING CONTROL JOINTS TO BE RESEALED
8A	NEW GLAZED ALUMINUM STOREFRONT SYSTEM
8B	NEW ALUMINUM BRAKE METAL BY WINDOW VENDOR
8C	NEW HOLLOW METAL DOOR FRAME WITH HOLLOW METAL DOOR - PAINTED
8D	NEW METAL COLUMN COVER
8E	NEW METAL OVERHEAD ROLLING GRILL GARAGE DOOR
15A	NEW METAL LOUVRE
16A	NEW FLOODLIGHT FIXTURE (SEE ELEC.)
16B	NEW UPLIGHT WALL-WASH FIXTURE (SEE ELEC.)
16C	NEW DOWNLIGHT WALL-WASH FIXTURE (SEE ELEC.)

Exterior Materials Legend
1 1/2" = 1'-0"

1 North Elev
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

Architects + Engineers

HARRIMAN ASSOCIATES

One Auburn Business Park
Auburn, ME 04210
PH: 207.784.5100
Fax: 207.782.3017

66 Pearl Street, Suite 301
Portland, ME 04101
PH: 207.784.5100
Fax: 207.775-0460

Maine Heart Surgical Associates

New Office Building

Portland, ME

Project Number 04180

Key Plan

General Notes:

1. "W.P.-X-CONC." LEVEL IS AT TOP OF EXISTING CONCRETE PARAPET AFTER PRE-CAST COPING AND GROUT HAVE BEEN REMOVED.

2. "T.O.P.1" AND "T.O.P.2" LEVELS REFER TO TOP OF RESPECTIVE PARAPET WALLS AND MARK THE TOP EDGE OF THE BLOCKING AT THE OUTSIDE FACE OF WALL.

3. "BOTTOM OF WALL" LEVEL MARKS THE BOTTOM EDGE OF THE HORIZONTAL WOOD SIDING BOARD.

No.	Description	Date
2	Revision 2	05/20/05
	ISSUED FOR BID	4-28-05

Drawing Status:

Exterior Elevations

Issue Date: 04-28-05
Drawn By: TH
PA / PE: PSC

A20.1

Scale: As indicated

6/9/2005 9:53:25 AM

Architects + Engineers

HARRIMAN ASSOCIATES

66 Pearl Street, Suite 301
Portland, Maine 04101

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207.775.0460 fax
www.harriman.com

Building communities since 1870

TRANSMITTAL

To
City of Portland Planning Division
389 Congress Street
Portland, ME 04101

Attention
Ethan Boxer-Macomber

Date
June 09, 2005

Project name
Maine Heart Surgical Associates

Project number
04180

Re
Maine Heart Surgical Associates

We are sending you the following items:

- ☒ Attached
- ☐ Under separate cover via
- ☐ Shop drawings
- ☐ Samples
- ☐ Change order
- ☒ Prints
- ☐ Specifications
- ☐
- ☐ Requisitions
- ☒ Copy of letter

Copies	Date	Drawing No.	Spec sec. No.	Description
1		A20.1		full size
1		A20.1		11x17

Transmitted for:

- ☐ Approval
- ☒ For use
- ☐ As requested
- ☐ Action as shown
- ☐ Review/comment
- ☐ Resubmission
- ☐ Other
- ☐ Prints returned after loan to u

Remarks

☒ Copy to

☐ Client

☐ BGS ☐ Clerk ☒ File

Signature
Jessica G. Johnson, AIA

If enclosures are not as shown, please notify us at once.

Architects + Engineers

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June 9, 2005

Ethan Boxer-Macomber
City of Portland Planning Division
389 Congress Street
Portland, ME 04101

Re: Maine Heart Surgical Associates
Clinical Offices
Portland, ME
Project No. 04180

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Jessica G. Johnson, AIA
Harriman Associates

jgjoh

Att: A20.1 (drawing in PDF format)

cc: PSC, file

AIA Contract Administration
G810 Transmittal Letter

(Instructions on the reverse side)

DATE: 03/ju 05

PROJECT *(Name and address)*: 490 CONGRESS STREET RENOVATIONS

TO *(Name and address)*: CITY PLANNING DEPT.
PORTLAND

FROM *(Name and address)*: JAMES STERLING ARCHITECT
142 HIGH STREET
SUITE 612 PORTLAND

WE TRANSMIT: ☑ Attached ☐ Under separate cover

VIA: ☐ Overnight delivery ☐ Mail ☐ E-mail ☐ Courier ☐ Fax ☐ Other

FOR: ☐ Approval / Action ☐ Information ☐ Use as requested
☐ Comment ☐ Distribution ☐ Other

THE FOLLOWING: ☐ Drawings ☐ Specifications ☐ Digital files ☐ Submittals ☐ Other

NO. OF COPIES	DATE	FORMAT	DESCRIPTION
1	16MAY		FINANCIAL LETTER
1	20MAY		PARKING LEASE AGREEMT
1	03/E05		DECL. CONDO
1	03/E05		CONDO BY-LAWS
1	20MAY05		PLANS ELEV. (ARCHT.)
1	07/MAY05		SUBDIVISION
1	05/E05		LIGHT FIXT. CUT SHEET.
1	03/E05		COLOR COPIES - ELEVATION

REMARKS:

BY: JM.

COPIES TO:

Architects + Engineers

HARRIMAN ASSOCIATES

One Auburn Business Park
Auburn, Maine 04210

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207.782.3017 fax
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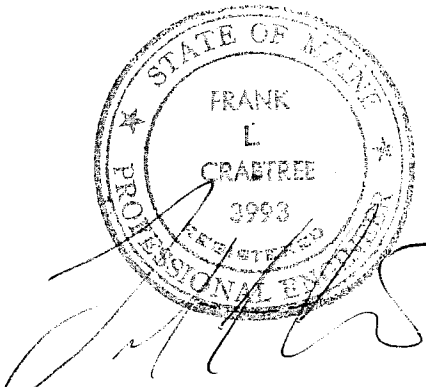
Offices in Maine
and Connecticut

MAINE HEART SURGICAL ASSOCIATES OFFICE BUILDING ADDITION

Portland, Maine

City of Portland Planning Board
Site Plan Review Application

Response to Comments
April 27, 2005



Owner:
Maine Heart Surgical Associates

Architect/Engineer:
Harriman Associates

Architects + Engineers

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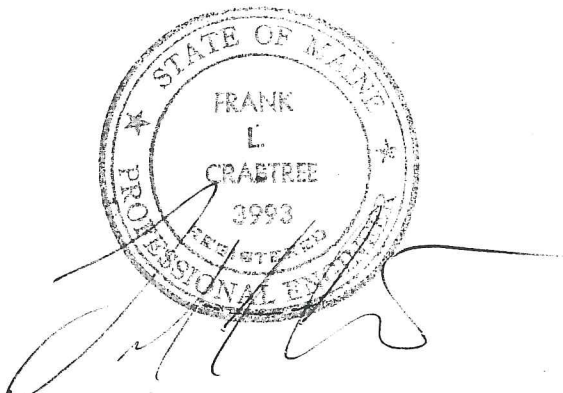

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Building communities
since 1870

April 27, 2005

Ethan Boxer-Macomber
City of Portland
Planning Division
389 Congress Street
Portland, ME 04101

Re: Maine Heart Surgical Associates
Portland, Maine
Project No. 04180

Dear Ethan:

Enclosed are seven copies of the Response to Comments for Site Plan Review for the Maine Heart Surgical Associates new building addition to the existing parking garage at the corner of Congress and Ellsworth streets. As we discussed, this project is now being bid to contractors for construction, so it is important that we resolve any issues as soon as possible.

If you need any further documentation or discussion, please contact Patrick Costin or me.

Sincerely,
Harriman Associates

Frank L. Crabtree, P.E.

flcra

Enclosures

cc w/encl: Rick Morrone

MAINE HEART SURGICAL ASSOCIATES **April 27, 2005**
OFFICE BUILDING ADDITION

SITE PLAN REVIEW
CITY OF PORTLAND PLANNING DEPARTMENT
PORTLAND, MAINE
Project No. 04180

RESPONSE TO PLANNING STAFF REVIEW COMMENTS OF 4-6-05

1. Zoning Review:

   A. The project received a variance from the Zoning Board of Appeals at its April meeting.
   B. Floor plans for the first and second floor parking have been forwarded to you, and are included in this set as drawings A10.1 and A10.2.
   C. Detailed floor plans of the three floors have been forwarded to you, and are included in this set as drawings A10.1, A10.2, and A10.3.

2. Site Plan Review:

   A. Circulation:

      The existing brick sidewalk along the southwest side of Congress Street, from the building to the Bramhall Street intersection, is not handicap accessible, due to steep grades (average 7% with steeper 10% sections). Therefore, replacing the internal ramp that connects to this non- accessible walk does not seem to make sense. The existing steps will be sufficient for most users. The sidewalk on the northeast side of Congress Street seems to be accessible for most of its length between Bramhall Street and Ellsworth Street, with average 5% grades. An accessible route can be followed from the southwest side of Congress, crossing via the crosswalk at the Bramhall intersection, down the sidewalk along the northeast side of Congress, and crossing back to the southwest side again at the crosswalk near Ellsworth Street. We propose to re-paint the Congress Street crosswalk on the north side of the Ellsworth Street intersection, which will provide an accessible route. Revised drawing C20.1 shows this change.

B. Parking:

Floor plans for the first and second floor parking have been forwarded to you. In the B2B zone, parking is calculated as follows:

-Portland Glass 5000 s.f. office/334 s.f. =	15 spaces
7300 s.f. workshop/1000 s.f. =	8 spaces
-Maine Heart 5400 s.f. office/334 s.f. =	17 spaces
Total required =	40 spaces

Spaces provided = 21 parking lot + 19 existing parking garage = 40 spaces.

C. Utilities:

Letters from the Portland Water District and the Portland Public Works were both submitted in the original application. The proposed 4" sewer service line will be increased to a 6" pipe. Additional pipe trench details are shown on the revised drawing C50.1. Since a full-width overlay may require grinding the non-trench pavement surface in this small area adjacent to curbs and catch basin, we propose to connect the two trenches into an 'L' shape pavement repair on Ellsworth Street, flush with the existing pavement. The existing pole-mounted transformer on Bramhall Place will be replaced with a larger pole-mounted transformer, and new secondary power lines will extend underground to the building. The relocated light pole in the 21-car parking lot will be located only 5 ft. from its present location. A new electrical junction box will be buried at the present pole location, and a new line extended a few feet underground to the new pole base.

D. Landscaping:

At this time, the existing street trees are planned to be protected. They would be replaced with similar species if they are damaged beyond salvaging.

E. Drainage and Erosion Control:

1. The City of Portland rainfall standards were used for the original calculations. Apparently, the City has revised the figures to match the DEP Cumberland County SE rainfall rates. Therefore, the table below has been re-calculated using a 25-year frequency rate of 5.5", 10-year rate of 4.7", and 2-year rate of 3.0".

Parking Lot Drainage Summary Table

Location	Pre-Development Peak Flow Rate	Post-Development Peak Flow Rate	Post-Dev. Effect on CB
Watershed Analysis Point - Pond 1 existing catch basin	25 yr. = 1.28 cfs 10 yr. = 1.05 2 yr. = 0.57	25 yr. = 1.31 cfs 10 yr. = 1.11 2 yr. = 0.61	0.03 to 0.06 cfs Increase

2. The flow path for Subcatchment 2 is 120 ft. long. The water starts at the top of the hillside in a 20' driveway sheet flow, enters a 50' grass embankment sheet flow, and then travels across the parking lot pavement in a 50' sheet flow. All of these segments together give an accurate description of the travel time to the existing catch basin (Pond 1). The flows in the table above are calculated with these three flow segments, and there is no doubling up of travel times. The maximum ponding of water above the existing catch basin rim is 1/8-inch depth, which is negligible. However, if for argument sake only, the 50' paved travel segment was removed from the Subcatchment 2 flowpath (which in my opinion would be inaccurate), then the maximum ponding of water would only increase to 1/4-inch depth, which is also negligible.

3. Since the post-development flow rates are virtually the same as the pre-development rates, and the existing catch basin only floods to 1/8 inch above the grate, there will be no overflow of stormwater out of the parking lot. The water would need to rise approximately 6" or more to flood over the new bituminous curbing. We do not believe additional underground storage is necessary.

4. The existing gravel area off the northwest end of the paved parking lot is currently used for snow storage. This area will remain available for snow storage after the addition of one paved parking space. If the owner wants to use this space for occasional overflow parking, he will have the snow trucked away for disposal.

F. Exterior Lighting:

Exterior lighting on the building is located in at the main entry on Congress Street, the rear entry on Bramhall Place and within the two levels of the parking structure. The main entry lighting consists on a light fixture illuminating the tenant identification sign and two light fixtures illuminating the street number identification signage on the corner of Ellsworth and Congress. The staff entry/exit at the rear of the building on Bramhall Place has a recessed can type fixture in the ceiling of the vestibule. The parking garage area is illuminated by two fixture types: a ceiling mounted light fixture and a post mounted fixture. The lower level of the parking garage, which is mostly below grade level, is illuminated by ceiling mounted light fixtures. The fixtures specified have directional light control features that limit the spread of illumination and reduce ambient light trespass. The upper level is predominantly illuminated by perimeter post mounted light fixtures that direct light upward onto the underside of the building above. This means the upper level of the garage will be illuminated by reflected light. Two ceiling mounted light fixtures similar to the ones specified for the lower level are located near the vehicular entry doors on the upper level of the parking garage to illuminate the entry area to the parking deck.

G. Signs:

Please refer to the enclosed exterior elevations. There are two sign elements proposed for the building. A tenant identification sign is adjacent to the pedestrian entry on Congress Street and a street number identification is located on the west and north sides of the elevator enclosure. The street number identification is the primary way finding signage for patients and visitors approaching on Congress Street. The tenant identification sign incorporates the Maine Heart Surgical Associates logo.

The existing signage identifying Portland Glass Company on Congress Street will be removed from the building.

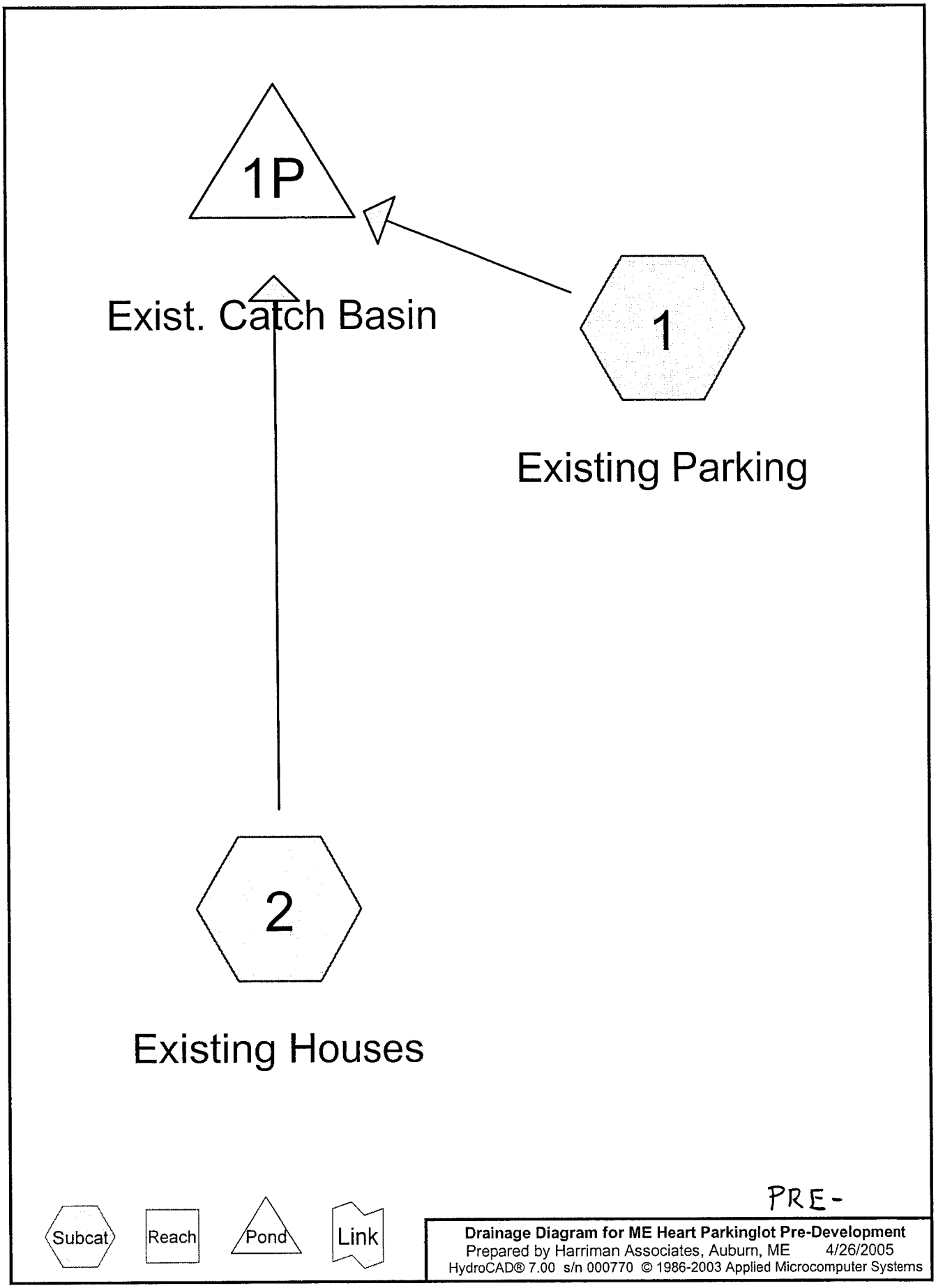
H. B2b Design Standards:

The exterior of the new building on top of the existing garage will be clad will a combination of concealed fastener zinc metal panels, clear finished western red cedar siding and clear anodized aluminum window frames. Samples of these materials will be delivered to the Planning Department. The existing brick masonry cladding covering the cast-in-place structure of the parking garage will be cleaned and tuck pointed.

The exterior design of the building is contemporary to express cantilever structure necessary to construct the building and the state of the art care that Maine Heart Surgical Associates delivers to its patients. The selection of wood siding as the predominant cladding material softens and warms the building's personality.

The entry area on Congress Street must incorporate three functional elements: an intake louver to ventilate the garage, a vehicular entry and a pedestrian entry to the elevator lobby. The only element we could add to create a more human-scaled presence along the sidewalk is a canopy over the pedestrian entry. Our original design proposed a canopy. The client challenged the design in terms of water drainage and ice/snow melting issues and we were not able to technically resolve their concerns. Instead, we recessed to entry to the elevator lobby to provide some protection from the weather. We are comfortable the design of the Congress Street elevation will succeed as a piece of urban design, given the constraints presented by the existing building and the adaptive reuse proposed.

REVISED 4-26-05



PRE-

Drainage Diagram for ME Heart Parkinglot Pre-Development
Prepared by Harriman Associates, Auburn, ME 4/26/2005

Subcatchment 1: Existing Parking

Runoff = 0.39 cfs @ 12.01 hrs, Volume= 0.024 af, Depth= 2.04"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

Area (ac)	CN	Description
0.100	98	Paved
0.020	68	<50% Grass cover, Poor, HSG A
0.020	89	Gravel
0.140	92	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	70	0.0330	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
0.2	30	0.0100	2.0		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.0	100	Total			

Subcatchment 2: Existing Houses

Runoff = 0.20 cfs @ 12.05 hrs, Volume= 0.012 af, Depth= 0.98"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

Area (ac)	CN	Description
0.150	77	1/8 acre lots, 65% imp, HSG A

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.3		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
1.6	50	0.6000	0.5		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.60"
0.6	50	0.0400	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
2.5	120	Total			

Pond 1P: Exist. Catch Basin

Inflow Area = 0.290 ac, Inflow Depth = 1.49" for 2 Year event
Inflow = 0.56 cfs @ 12.03 hrs, Volume= 0.036 af
Outflow = 0.57 cfs @ 12.03 hrs, Volume= 0.036 af, Atten= 0%, Lag= 0.4 min
Primary = 0.57 cfs @ 12.03 hrs, Volume= 0.036 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 88.01' @ 12.03 hrs Surf.Area= 13 sf Storage= 8 cf
Plug-Flow detention time= 0.5 min calculated for 0.036 af (100% of inflow)
Center-of-Mass det. time= 0.4 min (780.9 - 780.5)

#	Invert	Avail.Storage	Storage Description
1	87.40'	57 cf	**4.00'D x 4.50'H Vertical Cone/Cylinder**
2	91.82'	69 cf	**Custom Stage Data (Prismatic)** Listed below
		126 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.82	150	0	0
92.00	620	69	69

#	Routing	Invert	Outlet Devices
1	Primary	87.40'	**6.0" x 120.0' long Exist. 6" storm drain** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 86.40' S= 0.0083 '/' n= 0.010 Cc= 0.900
2	Primary	92.00'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=0.55 cfs @ 12.03 hrs HW=87.98' (Free Discharge)
↑—**1=Exist. 6" storm drain** (Inlet Controls 0.55 cfs @ 2.8 fps)
└—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Subcatchment 1: Existing Parking

Runoff = 0.66 cfs @ 12.01 hrs, Volume= 0.042 af, Depth= 3.60"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.70"

Area (ac)	CN	Description
0.100	98	Paved
0.020	68	<50% Grass cover, Poor, HSG A
0.020	89	Gravel
0.140	92	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	70	0.0330	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
0.2	30	0.0100	2.0		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.0	100	Total			

Subcatchment 2: Existing Houses

Runoff = 0.46 cfs @ 12.05 hrs, Volume= 0.028 af, Depth= 2.21"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.70"

Area (ac)	CN	Description
0.150	77	1/8 acre lots, 65% imp, HSG A

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.3		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
1.6	50	0.6000	0.5		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.60"
0.6	50	0.0400	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
2.5	120	Total			

Pond 1P: Exist. Catch Basin

Inflow Area = 0.290 ac, Inflow Depth = 2.88" for 10 Year event
Inflow = 1.08 cfs @ 12.03 hrs, Volume= 0.070 af
Outflow = 1.05 cfs @ 12.05 hrs, Volume= 0.070 af, Atten= 2%, Lag= 1.2 min
Primary = 1.05 cfs @ 12.05 hrs, Volume= 0.070 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 90.07' @ 12.05 hrs Surf.Area= 13 sf Storage= 34 cf
Plug-Flow detention time= 0.5 min calculated for 0.070 af (100% of inflow)
Center-of-Mass det. time= 0.3 min (768.0 - 767.7)

#	Invert	Avail.Storage	Storage Description
1	87.40'	57 cf	**4.00'D x 4.50'H Vertical Cone/Cylinder**
2	91.82'	69 cf	**Custom Stage Data (Prismatic)** Listed below
		126 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.82	150	0	0
92.00	620	69	69

#	Routing	Invert	Outlet Devices
1	Primary	87.40'	**6.0" x 120.0' long Exist. 6" storm drain** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 86.40' S= 0.0083 '/' n= 0.010 Cc= 0.900
2	Primary	92.00'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=1.04 cfs @ 12.05 hrs HW=90.02' (Free Discharge)
↑—**1=Exist. 6" storm drain** (Barrel Controls 1.04 cfs @ 5.3 fps)
└—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Subcatchment 1: Existing Parking

Runoff = 0.79 cfs @ 12.01 hrs, Volume= 0.051 af, Depth= 4.35"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.50"

Area (ac)	CN	Description
0.100	98	Paved
0.020	68	<50% Grass cover, Poor, HSG A
0.020	89	Gravel
0.140	92	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	70	0.0330	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
0.2	30	0.0100	2.0		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.0	100	Total			

Subcatchment 2: Existing Houses

Runoff = 0.59 cfs @ 12.05 hrs, Volume= 0.036 af, Depth= 2.84"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.50"

Area (ac)	CN	Description
0.150	77	1/8 acre lots, 65% imp, HSG A

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.3		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
1.6	50	0.6000	0.5		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.60"
0.6	50	0.0400	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
2.5	120	Total			

Pond 1P: Exist. Catch Basin

Inflow Area = 0.290 ac, Inflow Depth = 3.57" for 25 Year event
Inflow = 1.33 cfs @ 12.03 hrs, Volume= 0.086 af
Outflow = 1.28 cfs @ 12.05 hrs, Volume= 0.086 af, Atten= 4%, Lag= 1.3 min
Primary = 1.28 cfs @ 12.05 hrs, Volume= 0.086 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 91.60' @ 12.05 hrs Surf.Area= 13 sf Storage= 53 cf
Plug-Flow detention time= 0.5 min calculated for 0.086 af (100% of inflow)
Center-of-Mass det. time= 0.4 min (763.7 - 763.3)

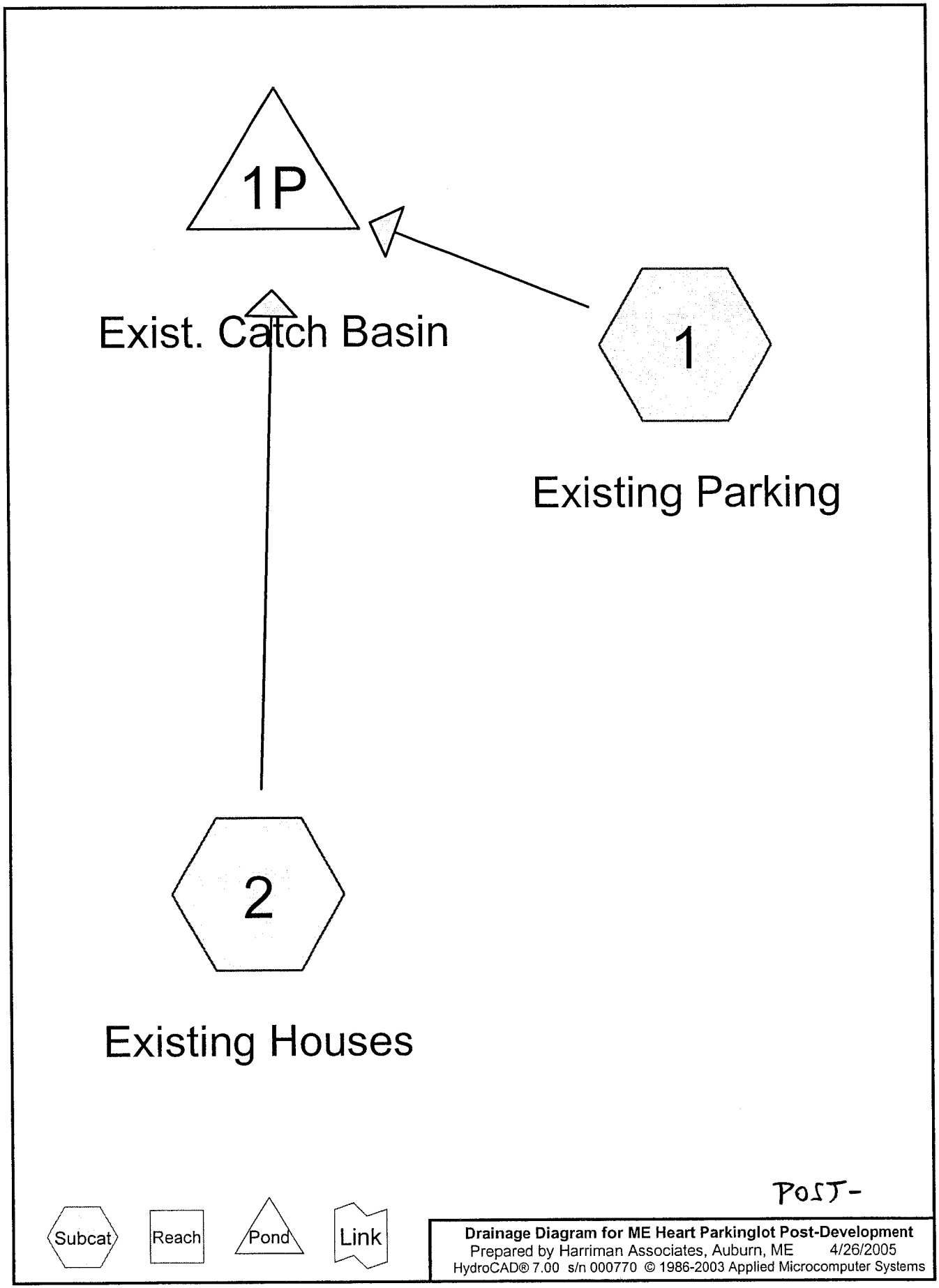
#	Invert	Avail.Storage	Storage Description
1	87.40'	57 cf	**4.00'D x 4.50'H Vertical Cone/Cylinder**
2	91.82'	69 cf	**Custom Stage Data (Prismatic)** Listed below
		126 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.82	150	0	0
92.00	620	69	69

#	Routing	Invert	Outlet Devices
1	Primary	87.40'	**6.0" x 120.0' long Exist. 6" storm drain** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 86.40' S= 0.0083 '/' n= 0.010 Cc= 0.900
2	Primary	92.00'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=1.28 cfs @ 12.05 hrs HW=91.58' (Free Discharge)
↑—**1=Exist. 6" storm drain** (Barrel Controls 1.28 cfs @ 6.5 fps)
└—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

REVISED 4-26-05



POST-

Drainage Diagram for ME Heart Parkinglot Post-Development
Prepared by Harriman Associates, Auburn, ME 4/26/2005
HydroCAD® 7.00 s/n 000770 © 1986-2003 Applied Microcomputer Systems

Subcatchment 1: Existing Parking

Runoff = 0.43 cfs @ 12.01 hrs, Volume= 0.027 af, Depth= 2.13"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

Area (ac)	CN	Description
0.115	98	Paved
0.020	68	<50% Grass cover, Poor, HSG A
0.015	89	Gravel
0.150	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	70	0.0330	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
0.2	30	0.0100	2.0		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.0	100	Total			

Subcatchment 2: Existing Houses

Runoff = 0.20 cfs @ 12.05 hrs, Volume= 0.012 af, Depth= 0.98"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

Area (ac)	CN	Description
0.150	77	1/8 acre lots, 65% imp, HSG A

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.3		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
1.6	50	0.6000	0.5		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.60"
0.6	50	0.0400	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
2.5	120	Total			

Pond 1P: Exist. Catch Basin

Inflow Area = 0.300 ac, Inflow Depth = 1.56" for 2 Year event
Inflow = 0.60 cfs @ 12.03 hrs, Volume= 0.039 af
Outflow = 0.61 cfs @ 12.03 hrs, Volume= 0.039 af, Atten= 0%, Lag= 0.4 min
Primary = 0.61 cfs @ 12.03 hrs, Volume= 0.039 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 88.06' @ 12.03 hrs Surf.Area= 13 sf Storage= 8 cf
Plug-Flow detention time= 0.5 min calculated for 0.039 af (100% of inflow)
Center-of-Mass det. time= 0.4 min (776.6 - 776.3)

#	Invert	Avail.Storage	Storage Description
1	87.40'	57 cf	**4.00'D x 4.50'H Vertical Cone/Cylinder**
2	91.82'	69 cf	**Custom Stage Data (Prismatic)** Listed below
		126 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.82	150	0	0
92.00	620	69	69

#	Routing	Invert	Outlet Devices
1	Primary	87.40'	**6.0" x 120.0' long Exist. 6" storm drain** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 86.40' S= 0.0083 '/' n= 0.010 Cc= 0.900
2	Primary	92.00'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=0.58 cfs @ 12.03 hrs HW=88.03' (Free Discharge)
└─**1=Exist. 6" storm drain** (Inlet Controls 0.58 cfs @ 3.0 fps)
└─**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Subcatchment 1: Existing Parking

Runoff = 0.72 cfs @ 12.01 hrs, Volume= 0.046 af, Depth= 3.71"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.70"

Area (ac)	CN	Description
0.115	98	Paved
0.020	68	<50% Grass cover, Poor, HSG A
0.015	89	Gravel
0.150	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	70	0.0330	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
0.2	30	0.0100	2.0		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.0	100	Total			

Subcatchment 2: Existing Houses

Runoff = 0.46 cfs @ 12.05 hrs, Volume= 0.028 af, Depth= 2.21"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.70"

Area (ac)	CN	Description
0.150	77	1/8 acre lots, 65% imp, HSG A

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.3		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
1.6	50	0.6000	0.5		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.60"
0.6	50	0.0400	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
2.5	120	Total			

Pond 1P: Exist. Catch Basin

Inflow Area = 0.300 ac, Inflow Depth = 2.96" for 10 Year event
Inflow = 1.14 cfs @ 12.03 hrs, Volume= 0.074 af
Outflow = 1.11 cfs @ 12.05 hrs, Volume= 0.074 af, Atten= 3%, Lag= 1.3 min
Primary = 1.11 cfs @ 12.05 hrs, Volume= 0.074 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 90.41' @ 12.05 hrs Surf.Area= 13 sf Storage= 38 cf
Plug-Flow detention time= 0.5 min calculated for 0.074 af (100% of inflow)
Center-of-Mass det. time= 0.4 min (764.5 - 764.1)

#	Invert	Avail.Storage	Storage Description
1	87.40'	57 cf	**4.00'D x 4.50'H Vertical Cone/Cylinder**
2	91.82'	69 cf	**Custom Stage Data (Prismatic)** Listed below
		126 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.82	150	0	0
92.00	620	69	69

#	Routing	Invert	Outlet Devices
1	Primary	87.40'	**6.0" x 120.0' long Exist. 6" storm drain** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 86.40' S= 0.0083 '/' n= 0.010 Cc= 0.900
2	Primary	92.00'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=1.10 cfs @ 12.05 hrs HW=90.35' (Free Discharge)
↑—**1=Exist. 6" storm drain** (Barrel Controls 1.10 cfs @ 5.6 fps)
└—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Subcatchment 1: Existing Parking

Runoff = 0.86 cfs @ 12.01 hrs, Volume= 0.056 af, Depth= 4.46"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.50"

Area (ac)	CN	Description
0.115	98	Paved
0.020	68	<50% Grass cover, Poor, HSG A
0.015	89	Gravel
0.150	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	70	0.0330	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
0.2	30	0.0100	2.0		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
1.0	100	Total			

Subcatchment 2: Existing Houses

Runoff = 0.59 cfs @ 12.05 hrs, Volume= 0.036 af, Depth= 2.84"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.50"

Area (ac)	CN	Description
0.150	77	1/8 acre lots, 65% imp, HSG A

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.3		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
1.6	50	0.6000	0.5		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.60"
0.6	50	0.0400	1.4		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.60"
2.5	120	Total			

Pond 1P: Exist. Catch Basin

Inflow Area = 0.300 ac, Inflow Depth = 3.65" for 25 Year event
Inflow = 1.39 cfs @ 12.03 hrs, Volume= 0.091 af
Outflow = 1.31 cfs @ 12.05 hrs, Volume= 0.091 af, Atten= 6%, Lag= 1.5 min
Primary = 1.31 cfs @ 12.05 hrs, Volume= 0.091 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 91.83' @ 12.05 hrs Surf.Area= 198 sf Storage= 61 cf
Plug-Flow detention time= 0.5 min calculated for 0.091 af (100% of inflow)
Center-of-Mass det. time= 0.4 min (760.3 - 760.0)

#	Invert	Avail.Storage	Storage Description
1	87.40'	57 cf	**4.00'D x 4.50'H Vertical Cone/Cylinder**
2	91.82'	69 cf	**Custom Stage Data (Prismatic)** Listed below
		126 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.82	150	0	0
92.00	620	69	69

#	Routing	Invert	Outlet Devices
1	Primary	87.40'	**6.0" x 120.0' long Exist. 6" storm drain** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 86.40' S= 0.0083 '/' n= 0.010 Cc= 0.900
2	Primary	92.00'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=1.31 cfs @ 12.05 hrs HW=91.81' (Free Discharge)
↑—**1=Exist. 6" storm drain** (Barrel Controls 1.31 cfs @ 6.7 fps)
└—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Sebago Technics
Engineering Expertise You Can Build On

05P034

TO: **Ethan Macomber-Boxer – Planner**

FROM: **Jim Seymour, PE – Development Review Coordinator, Sebago Technics, Inc.**

RE: **Maine Heart Surgical Associates, Office Building Addition**
887 Congress Street, Portland

DATE: **May 13, 2005**

Sebago Technics has reviewed the Site Plan Package (dated 4/27/05) for the proposed Maine Heart Surgical Associates, Office Building Addition to be located at 877 Congress Street for Harriman Associates Architects. The following comments are submitted in outline format:

1. Stormwater Management

A. The existing property is disturbed/previously developed and currently used as a parking garage/lot, therefore no significant increase in stormwater runoff is anticipated as a result of the proposed project. However, runoff from the project site and abutting properties and parking lot has been a nuisance. The existing Portland Glass parking lot will have a small pavement addition of one parking stall and a revised turnaround and temporary vehicular parking stall. These improvements due not require further treatment upgrades. Any future parking requirement will require or trip the need for treatment.

B. The preferred hook up of the underdrain is to the street storm drain main, since the street has a combined system, the hookup could tie into the roof drain service. We also recommend that the service be wyed together on the southerly side of Ellsworth St. and one pipe cross for combined sewer/storm service. Final determination could be field verified, but based on past installations we find the suggestion above is usually the desired by Public Works. Underdrains connections to catch basins is not an acceptable standard practice typically allowed for new construction projects. All storm drains due to the combined feature should consider backflow prevention devices as a security measure, in the event the combined system reaches maximum capacity during heavy rain events.

2. Road Access/Circulation

A. The pedestrian crosswalks on Congress St. and Ellsworth Street are to an existing ramp area on the northwest side, however new tipdown and ramp are needed at

the southeastern side adjacent to the building. However, due to the fact that the sidewalk is existing and poles exist on the corner the ramp does not have to be a standard ramp located on the corner, as long as it matches and alignes with existing sidewalks it will be acceptable. Due to a perpendicular approach of the side walk a 4 foot tip down could be used in lieu of a standard seven foot, which would have to be radial in this case. Also a flush granite curb section is needed at the street line at the sidewalk street interface.

B. Final location of pedestrian crossing and signage/crossing warnings are per the review of the Public Works Engineer and Traffic Engineer. We expect they will require adequate warning signs marking the crossing location.

C. The trench cuts on Ellsworth Street have been consolidated. We recommend that the applicant meet with the Public Works Inspectors prior construction to consider overlaying the entire street , from the placement of the crosswalk at Ellsworth to the sewer trench cut. If the City can provide reduction of the street opening fee, or provide no additional fees for this work we believe it provides a cleaner street cut, grade transition, and appearance to the secondary street and at the pedestrian crossing.

3. Grading/Erosion Control

A. The plan submission does not include BMP measures on the project for the site construction and soil disturbance when it occurs. Silt fence is noted and illustrated on the detail plans, but some measures may need to be shown on the plan at the warranted location. We wish to avoid sedimentation transport to the abutting properties and tracking of debris and sediment into City streets. Therefore we recommend during construction the street sweeping be conducted as necessary.

B. We request a more formal geotechnical investigation on the retaining wall and a design drawing, with engineering calculations be provided during the building permit process, to be reviewed by the Code Enforcement Officer.

4. Utility Installation/Location

A. All service availability and locations of services appear appropriate for this site.

5. Details

All details for street section repairs shall be in accordance with City Technical Design Standards and scaled to read clearly. The following additional details are needed and shall be on the plans.

A. Driveway/concrete sidewalk typical cross section details.
B. Typical granite curbing and tip down curbing details.
C. Standard brick sidewalk/repair detail
D. Correct pipe trench standards per Portland specs.
E. Street pavement repair /joints and overlay detail

F. Required signs for pedestrian crossing

Overall this looks like a very suitable development for the lot. This project appears that it can be approved conditionally with minor design details to be submitted prior to the building permit being issued. Please contact our office with any questions.

JS:js

Architects + Engineers

HARRIMAN ASSOCIATES

66 Pearl Street, Suite 301
Portland, Maine 04101

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Building communities
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PSC, File

June 30, 2005

Ethan Boxer-Macomber
City of Portland Planning Division
389 Congress Street
Portland, ME 04101

Re: Maine Heart Surgical Associates
Clinical Offices
Portland, ME
Project No. 04180
RESPONSE TO PLANNING DIVISION COMMENTS

Dear Ethan:

In response to your phone message and emails from earlier this week regarding additional information requested by the Planning Division, please see the attached drawing, product samples and literature to explain the revisions to the exterior of the Maine Heart Surgical Associates building due to value engineering changes. As I stated earlier, the overall look of the building will not change, but changes to the elevation are "clouded" for clarity.

Please also note that the cementitious siding that will be used on the building will be a smooth finish, rather than a wood grain finish as shown on the sample. The sample is also only primed, but not painted. We will also be choosing a color for the steel panels that will retain the same look as the zinc panels originally specified for the building.

Sincerely,

Jessica G. Johnson, AIA
Harriman Associates

jgjoh

encl: Drawing A20.2, Color Chart, Steel Panel sample, Hardiplank sample, C/S Custom Grilles product literature

cc: PSC, File

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Architects + Engineers

HARRIMAN ASSOCIATES

One Auburn Business Park
Auburn, Maine 04210

207.784.5100 telephone
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May 24, 2005

Ethan Boxer-Macomber
City of Portland
Planning Division
389 Congress Street
Portland, ME 04101

Re: Maine Heart Surgical Associates
Portland, Maine
Project No. 04180

Dear Ethan;

Enclosed are seven copies of the Response to Comments dated May 24, 2005 for Site Plan Review for the Maine Heart Surgical Associates' new building addition to the existing parking garage at the corner of Congress and Ellsworth streets. This addresses your comments of 4-18-05 and Jim Seymour's comments of 5-13-05. As we discussed, this project has been bid to contractors for construction, so it is important that we complete the review process as soon as possible.

If you need any further documentation or discussion, please contact Patrick Costin or me.

Sincerely,
Harriman Associates

Frank L. Crabtree, P.E.

flcra

Enclosures

cc w/encl: Rick Morrone

MAINE HEART SURGICAL ASSOCIATES **May 24, 2005**
OFFICE BUILDING ADDITION

SITE PLAN REVIEW
CITY OF PORTLAND PLANNING DEPARTMENT
PORTLAND, MAINE
Project No. 04180

RESPONSE TO PLANNING STAFF REVIEW COMMENTS RECEIVED 5-19-05

Response to comments from Ethan Boxer-Macomber(4-18-05):

1. Zoning Review:
   A. & B. No response required.

2. Site Plan Review:

   A. Circulation:

      A new ADA accessible curb ramp with flush curb and 4' long tip-downs is shown on drawing C20.1 and detailed on C50.1.

   B. Signs:

      Revised building facades are shown with signage.

   C. B2b Design Standards:

      - Façade materials are shown on the submitted material board.

      - Submitted elevations show the building lower floors to remain as parking garage spaces, with large entry grillage for access control.

   D. Curbs and Sidewalks:

      Drawing C20.1 has been revised to show the disturbed concrete sidewalk replaced with brick sidewalk. Drawing C60.1 shows the 25' strip of incomplete sidewalk along Congress Street on the north end of the property being filled in with new brick sidewalk.

   E. Passageway:

      The passageway is an existing paper street. No change in its status is anticipated. A pedestrian easement may not make sense in this location due to very steep slopes, both above and below the parking area.

Response to comments from Jim Seymour, PE of Sebago Technics(5-13-05):

1. Stormwater Management:

   A. No response required.

   B. The new underdrain from the existing building has been revised to connect to the new storm drain on the Ellsworth Street side, as shown on drawing C30.1. Also, the wye connection of the new storm drain to the new sewer line has been relocated to the south side of the street.

2. Road Access/Circulation:

   A. Revised drawing C20.1 shows a new ADA accessible ramp with 4' granite curb tip-downs and flush curb.

   B. Revised drawing C20.1 shows three new crosswalk warning sign locations. Locations will be subject to verification and relocation by the Public Works Department.

   C. Prior to construction of the utilities in Ellsworth Street, the Architect and contractor will meet with the Public Works Department to discuss the size of the pavement overlay for the utility patch.

3. Grading/Erosion Control:

   A. There are some BMP measures shown on the drawings. The revised drawings C30.1 and C60.1 show additional notes, and particularly require street sweeping by the contractor.

   B. No calculations were submitted, since the wall is very short and consists mostly of stepping to meet existing grades. However, a geotechnical engineer can be retained to provide soil analysis and wall design if needed. If required, this time-consuming process should not hold up the building permit and construction process, but should be a prerequisite to the parking lot or wall construction only.

4. Utility Installation/Location: No response required.

5. Details: the following City Standard Details have been added to a new drawing C50.2.

   A. Driveway/sidewalk brick with bituminous base detail.
   B. Typical granite curbing and tip down curbing details.
   C. Standard brick sidewalk repair detail.
   D. Pipe trench detail with standard table of dimensions.
   E. Street pavement repair/joint and overlay details.
   F. Pedestrian crosswalk sign details.

MAINE HEART SURGICAL ASSOCIATES:

- NEW UTILITIES IN ELSWORTH ST.
- PARKING DISTRIBUTION:
  - ↳ PORTGLASS REQUIREMENT?
  - ↳ EXISTING LEASE AGREEMENTS?
  - ↳ NEED GENERATED BY PROPOSED USE?

- GOOFY RAMP??
- EXISTING PORTLAND GLASS SIGN?
- ARCHITECTURE? PLEASE SHOW MATERIALS
- PARKING PLAN?? - SHOW 19 SPACES GRAPHICALLY IN GARAGE
- OFFICE = +/- 5400 ☐
- 19 SPACES WILL REMAIN ON 2 PARKING LEVELS.

- B2b / ABBUTING RES ∴ NEED SETBACKS
  - 14-436 SAYS - EXPANSION LIMITED TO 80%
  - ¿ ZBA PRACTICAL DIFFICULTY?
    - ↳ 10 FT SETBACK (1) 14-186(a)
    - ↳ 80% BECAUSE NON CONFORM (2) 14-436 DISPOSED OF BY

(2) (2) - RESEARCH ORIGINAL SITE PLAN APPROVAL.
- WE WANT RIGHTS IN THE PASSAGEWAY AS PER MAINE MED PLAN - OR EASEMENT OVER EXANT STAIRS IF MORE PRACTICAL.
  - ↳ THEY SAY "NO NEW EASEMENTS PROPOSED"

(?) - MED OFFICE OVER WOOD ?

✓ • PLS SHOW SIGNAGE LOCATIONS ON FACADES

✓ • PLS PROVIDE SAMPLE MATERIALS BOARD. INCL LOUVER DETAIL.

✓ • FLOOR PLANS / PARKING PLAN

✓ • SHOW ELEVATIONS TO SCALE W/IN CONTEXT PHOTOMONTAGE.

✓ • WORK W/ CPM ARBORIST TO ADDRESS POTENTIAL IMPROVEMENTS TO STREET TREES &/OR TREE WELLS,

✓ • 14-526(27)(e) & (f) - HUMAN SCALE & INTEREST @ SIDEWALK LEVEL LACKING... AWNINGS? MORE WELCOMING ENTRIES?

(?) • GET PHOTOS FOR CONTEXT @ NEXT VISIT.

✓ • EXTERIOR LIGHTING - WALL PACKS - EXISTING STREET LIGHTS ADEQUATE?? OPEN DECKS - OUTWARD GLARE?

(2) • CONCERN OVER MED-OFFICE DEMANDS & POTENTIAL FOR OVERFLOW PARKING.

✓ • CLARIFY STAIRWELLS ON FLOOR PLANS.

(4) CONDUCT A NIGHT VISIT TO ASSESS STREET LIGHTING

Ethan

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

March 15, 2005

Curtis Thaxter Stevens Broder & Micoleau
One Canal Plaza
Portland, ME 04101

Attn: Chris Chandeler

RE: Maine Heart Surgical Assoc. – 832-848 Congress Street – B-2b Zone – 054-A-001 & 002
Site plan application #2005-0034

Dear Chris,

I have been told by both Sarah Hopkins and Alex Jaegerman that you are considering a variance appeal to allow you to expand 100% upward on the original footprint of the existing building. A practical difficulty variance would be required for a setback variance from the requirements of the B-2b standards. A variance from section 14-436 would only be permitted under a full variance, and not a practical difficulty variance.

I have included both variance forms with this note.

Please call if you have any questions.

Very truly yours,

Marge Schmuckal
Zoning Administrator

CC: Alex Jagerman, Planning
Ethan Boxer Macomber, Planning
File

MARCH 17, 2005 — MAINE HEART ASSOCIATES

SITE VIST OBSERVATIONS:

- W RAMP NOT FUNCTIONAL - FULL OF TRASH - OBVIOUSLY NOOK FOR HOMELESS (MATRESS, CIGARETTS, BOOZE BOTTLES, BLANKETS)
- CROSSWALKS @ ELSWORTH & BRAMHAL SHOULD BE FRESHENED +/or ENHANCED IN LIEU OF RAISING CURRENT STEPS
- EXISTING SIDEWALK = CEMENT IN C- GRADE CONDITION → CURB & SIDE WALK NEED REPLACE TO CODE (BRICK & GRANITE)
- ONE ADDITIONAL STREET TREE NEEDED JUST UP HILL (EAST) OF SITE AND PERHAPS ACROSS STREETS?

GARAGE:

16 SPACES X 2 LEVELS = 32 MAX

LESS STAIRS & MECHANICALS COUNT? FLOOR PLAN?

- EXISTING RES STRUCTURE TO EAST WILL BE IMPACTED IF Ø SETBACK YET THIS IS THE +/- NORTH ELEVATION & CLOSEST WINDOWS ARE STAINED GLASS - NOT TRANSPARENT.
- EXISTING STREET LIGHTS ARE COBRA-HEADS... CONTRIBUTION TO STREET LIGHTING?
- UNABLE TO EVALUATE N & WEST SIDEWALKS (UNDER SNOW)
- W. GARAGE ENTRY CLOSE TO ELSWORTH (SEP?)

From: James Seymour <jseymour@sebagotechnics.com>
To: 'Ethan Boxer-Macomber' <EBM@portlandmaine.gov>
Date: 3/21/05 6:36:57 PM
Subject: RE: Maine Heart Associates

Ethan,
I remember this one from a few years back. The spacing in the existing parking lot is extremely tight and non-typical for Portland Technical Standards. This site is challenged with both horizontal layout and vertical elevations(steep slopes). The garage has limitations regarding appropriate handicap and safe pedestrian access. Furthermore the site has limited maneuverability for vehicles. We have concerns now with the turnaround availability for the end parking, the new space shall provide room for adequate backing and turnaround are at the aisle end.

DON'T HAVE PARKING GARAGE PLANS YET. WAIT TO ISSUE COMMENT.

Regarding the stormwater, although wrong rainfall data was used (should use latest DEP rainfall for Portland) and that the watershed area doubles up on travel times for subcatchment 2, and that the configuration of the catch basin and drain was I believe a field determination based on the retaining wall design and past Congress Street work, the site drainage is confined to existing pipe outlets. Ideally we would prefer additional below ground storage given the modeling is showing ponding at the surface already, with revisions needed in the calculations possibly pushing elevations higher. Oversized pipe under the lot or tank may provide relief to avoid over topping the parking lot structures. Additionally the gravel space now requested has likely derived from snow storage areas and daily use.

Given the tight spacing limited access grades, will this be an employee lot or customer lot? If its a customer lot we may want a letter from Alpha One regarding whether this meets ADA standards. No handicap spacing is shown. Based on both lots serving the use two handicap spaces are needed. Will there be patients crossing Ellsworth Street and will they cross at the lower section of Ellsworth and Congress?

With regards to the parking areas under the structure or garage, we need a layout plan of the spacing and access, just like an above ground parking lot. Signage and directional devices will also be requested for customers/patients.

Utility information shows a 4-inch sewer service, the City requires a 6-inch service, and more detail to their elevations shall be shown. The cut on Ellsworth Street would best be repaired with an overlay from Congress Street lip to the Gas line trench. Does the new structure have adequate power serving or will upgrades and new transformer be required. How will the parking light be served with power? Is their an existing service line across the parking lot or will a new service be dropped in or installed underground?

City details for City infrastructure repairs are not shown for brick sidewalk repair, granite curbing replacement, and street pavement/trench repair. Final retaining wall additions shall be designed by a structural engineer for City review prior to any building permit issued by the City.

Lastly, the site work will require a specific mobilization plan, traffic

control plan, and security fencing/temporary pedestrian access plan during building construction.

I am sorry for the e-mail format and hurried review. As we discussed I will be available but on a limited amount this week. I will review closer for details and site grade issues as more information becomes available. I hope this assists you and them with potential issues.

Jim Seymour PE
Saber Tectonics Inc.
(207) 856-0277 x 277

> -----Original Message-----
> From: Ethan Boxer-Macomber [SMTP:EBM@portlandmaine.gov]
> Sent: Monday, March 21, 2005 10:31 AM
> To: jseymour@sebagotechnics.com
> Subject: RE: 1-3 Orange Street & Maine Heart Associates
>
> Thanks, Jim.
> I'll compile the Orange Street review as soon as I get your memo.
>
> Maine Heart seems pretty straight forward. As far as I can tell, you're
> just looking at the proposed utility connections into Elsworth Street and
> general site drainage. If Greg could knock out some comments, that would
> be great. These guys may have to make some tough choices soon about either
> going to the ZBA or starting a text change process. We want them to have a
> full picture of the issues so that they can make an informed decision.
>
> Ethan
>
> >>> James Seymour <jseymour@sebagotechnics.com> 3/21/05 10:33:27 AM >>>
> I'll do what I can. Today. I am out tomorrow at a seminar, and Thursday,
> Friday at a conference. I hope I can generate some comments today for
> Orange
> St.. Me Heart may have to wait or I might give it to Greg to look at.
>
> Jim Seymour P.E.
> Sebago Technics Inc
> (207) 856-0277 x 277
>
> > -----Original Message-----
> > From: Ethan Boxer-Macomber [SMTP:EBM@portlandmaine.gov]
> > Sent: Monday, March 21, 2005 9:47 AM
> > To: jseymour@sebagotechnics.com
> > Subject: 1-3 Orange Street & Maine Heart Associates
> >
> > Good morning, Jim.
> >
> > Thanks for cranking out those memos on Friday. They made it into the
> > Board's packets. I will review them with the applicants today.
> >
> > We have two minor apps that need attention at your earliest convenience:

> >
> > 1-3 Orange Street- Needs your comments on the latest revisions by Peter
> > DelFanso. If you need a copy of your last memo, let me know. I think you
> > may have drafted it here / not saved it at Sebago Tech. You may be
> > inclined to work directly with Peter D. on this. If so, would you please
> > memorialize your agreements in an email and copy Planning? I need to get
> a
> > complete review letter to Steve S. by mid-week.
> >
> > Heart Associates- These guys are dealing with some zoning and timing
> > issues. It would be good to get them a clear picture of their site plan
> > issues early in the process. I have drafted a letter covering all of the
> > site plan standards- it would be great if you could memo me on this to
> > fill in the drainage and utility review.
> >
> > Hope you are enjoying the spring thaw.
> >
> > Ethan
> >
> >
> >
> > Ethan Boxer-Macomber, AICP
> > Planner
> > City of Portland Planning Division
> > 389 Congress Street
> > Portland, ME 04101
> >
> > Tel: 207.756.8083
> > Fax: 207.756.8258

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

April 6, 2005

Mr. Rick Morrone
Maine Heart Surgical Associates
887 Congress Street – Suite 300
Portland, ME 04102

RE: Maine Heart Surgical Associates – New Office Building
Application #2005-0034, CBL #s: 053E7, 053F1-5, 054A1-2

Dear Mr. Morrone:

Staff has conducted a preliminary review of your application to develop approximately 5,400 square feet of new medical office space above an existing parking garage structure in the vicinity of 832-848 Congress Street. The application is subject to minor site plan review under the City's site plan ordinance and must also conform with the City of Portland's Technical Standards and the standards of the B2b zone.

1. B2b Zoning Review

A. The project, as proposed, does not conform with §14-186(a) which requires a 10 ft. setback on the proposed building's south elevation or §14-436 which, in the case of the subject development proposal, requires the addition to encompass no more than 80% of the original building footprint. Staff understands that you have requested a Practical Difficulty Variance from the Zoning Board of Appeals (ZBA) and have been scheduled to go before the ZBA with your appeal on April 7, 2005.

B. A parking plan should be provided demonstrating the actual layout of parking spaces on the two levels of the parking garage.

C. Detailed floor plans of the proposed garage and office space should also be provided.

389 Congress Street • Portland, Maine 04101 • Ph (207) 874-8721 or 874-8719 • Fx 756-8258 • TTY 874-8936

2. Site Plan Review

A. Circulation - §14-526(a)(1)

Staff is supportive of your plan to remove an existing U-shaped sidewalk ramp from interior of the Southeast corner of the building as long as an alternative ADA compliant pedestrian route is, or can be made, available. Staff will continue to work with you and your design team on this issue. → VACATE EASEMENT

Staff has some general concerns with handicap accessibility and vehicular circulation on and around the subject site, which may require further review and revision.

B. Parking - §14-526(a)(2)

Without the above requested parking and floor plans staff cannot determine whether adequate parking is provided in conformance with the site plan and off-street parking ordinances. UPPER DECK - EMPLOYEE LOWER DECK - PATIENTS.

C. Utilities §14-526(a)(5)

Please present letters from the Portland Water District and the Department of Public Works verifying the adequacy of water and sewer/stormwater capacity, respectively.

Utility information shows a 4-inch sewer service, the City requires a 6-inch service. Better utility pipe cross-section/elevation details must also be shown. Also, the proposed street opening on Ellsworth Street would best be repaired with an overlay from Congress Street lip to the Gas line trench.

Does the new structure have adequate power serving it or will upgrades and/or a new transformer be required? How will the parking light be served with power? Is there an existing service line across the parking lot or will a new service be dropped in or installed underground?

D. Landscaping §14-526(a)(6)

Street Tree improvements in the immediate vicinity of the project may be required as conditions of site plan approval. These improvements may be in the form of new trees and/or improvements to tree wells. Planning Division staff will work with the City Arborist on this analysis and will conduct a site visit once the snow has melted from the site.

E. Drainage and Erosion Control §14-526(a)(8)

The City's development review engineer has reviewed the proposed plans and has submitted the following comments with regard to drainage and erosion control:

1. Stormwater
   - Incorrect rainfall data was used in the stormwater calculations. Current DEP rainfall data for Portland should be used.
   - Watershed area doubles up on travel times for subcatchment 2.

- The proposed site drainage is confined to existing pipe outlets. It would be preferable if below ground storage were provided given that surface ponding is already modeled. An oversized pipe under the lot or a tank may provide relief and may avoid overtopping the parking lot structures.
- Adequate snow storage areas should be shown on the site plan.

F. Exterior Lighting - §14-525(a)(9)

Please provide an exterior lighting plan in conformance with the Exterior Lighting Standards of the City's Technical and Design Standards. Please describe any wall pack or free standing fixtures proposed and any parking garage lighting, which may shine out through open portions of the building.

G. Signs - §14-525(a)(22)

Please demonstrate how the proposed façades can appropriately integrate future commercial signage.

Also, please explain whether or not the existing projecting Portland Glass sign on the Congress Street façade of the garage building is proposed to remain.

H. B2b Design Standards - §14-525(a)(27)

- Façade materials should be quality, permanent, and contextually compatible. Please provide a materials sample board.

- The Congress Street entry appears to function as the primary entry for the project yet, in the renderings presented, appear to have a weak sense of arrival/entry. The remainder of the Congress Street façade presents a garage bay door and a louvered vent bay. Please consider alternative architectural treatments and/or additional architectural enhancements to create a more active, human-scaled presence along the sidewalk.

I. Curbs and Sidewalks -

The City Engineer will assess the site once the snow has fully melted and may require sections of curb and/or sidewalk to be improved to City Standards.

The above revisions and additions should be made to the application. Seven (7) 30x40 inch copies of the plan set should then be submitted.

If you have any questions or concerns, please do not hesitate to contact me by phone at 756-8083 or by email at ebm@portlandmaine.gov. I look forward to working with you and your design team through the remainder of this review process.

Best regards,

Ethan Boxer-Macomber
Planner

CC: Sarah Hopkins, Development Review Services Manager
Frank L Crabtree, P.E., Harriman Associates (by email)

BACKGROUND

This application for a Practical Difficulty Variance is being made by MH Realty LLC. MH Realty LLC is an affiliate of Maine Heart Surgical Associates, a cardiac surgical practice currently located at 887 Congress Street.

The project property is located at 848 Congress Street (the "Project"). The purpose of the Project is to provide Maine Heart Surgical with new office and examination room space in close proximity with Maine Medical Center and the other medical complexes being developed along the Congress Street corridor. MH Realty's plans for the Project are to expand the building by capping off the second story parapet parking area and add third floor office space of approximately 5,400 square feet. (See Exhibit A - Floor Plans of the Project) The third floor office space will actually appear from Congress Street to be between the first floor grade level and second floor because of the slope of the Congress in this area. (See Exhibit B - Artist concept of the proposed building)

Prior to the purchase of the Project property MH Realty and its representatives met with several members of the City of Portland's planning and zoning staff to review MH Realty's plans for the Project. At those meetings MH Realty was assured that its plans for the Project met all code and zoning requirements. Based on these meetings MH Realty purchased the Project property in order to convert it into medical office space. In a recent meeting with planning and zoning staff it has been revealed that the Project does not meet the set back requirements of Section 14-185(c)(3)(a). Section 14-185(c)(3)(a) states:

> 3. *Side yard*:
>
> a. Principal and accessory structures: None, except that where a side yard abuts a residential zone or a first floor residential use, ten (10) feet is required.

Here the 10 foot set back is implicated because the abutting property contains a first floor residential use. The abutting building stands approximately 8 feet from the wall of the Project. The failure of the Project to meet this setback requirement triggers the provisions of Section 14-436, which limits the upward expansion of the building

to 80% of the foot print. This 80% expansion limitation makes the Project financially infeasible. The purpose of this appeal is to grant MH Realty relief from the provisions of 14-185(c)(3)(a) so that the provisions of section 14-436 will no longer be applicable.

SPECIFIC FACTORS

As demonstrated below MH Realty meets each of the specific factors necessary for the Board to grant the requested variance.

1. The need for a variance is due to the unique circumstances of the property, and not to the general conditions in the neighborhood:

In this case the need for the variance is due to the unique circumstances of the property and not to the general condition of the neighborhood. The need for the variance arises solely out of the single fact that the neighboring property currently contains a first floor residential use. The Project is surrounded on three sides by streets. If the only abutter were a business (and did not contain a first floor residential use) then the set back requirement would not be applicable to this project.

2. The granting of the variance will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties:

Granting the variance will have no detrimental effect on the use or fair market. On the contrary, the proposed project will have a positive effect on the fair market value of the abutting properties. The Project is an attractive modern office structure with wood siding. The rehabilitation and improvement of the two story garage structure at the Project will improve this section of Congress Street by creating a more attractive structure overall. There will be no effect on the direct abutters' use of their property because the proposed addition adds only a single story and will not substantially change the current conditions and will have minimal impact on light, sun and air.

3. The practical difficulty is not the result of action taken by the applicant:

MH Realty did not create this practical difficulty. Prior to purchasing the property, Maine Heart and its representatives undertook several meetings with City officials to determine the feasibility of the project and were assured that the proposed plan met all necessary requirements and that MH Realty would be permitted to make the planned improvements.

4. No other feasible alternative is available to the applicant, except a variance:

Reducing the size of the Project makes the undertaking economically and practically infeasible. The increased cost per square foot and the loss of the required office space will prevent the Project from proceeding. A variance from the set back requirement is the only reasonable option.

5. The granting of the variance will not have an unreasonably adverse effect on the natural environment:

The Project will have no effect on the natural environment because it is adding to an already existing structure.

6. Strict application of the dimensional standards of the ordinance to the subject property will preclude a use which is permitted in the zone in which the property is located:

Medical office space is specifically permitted within the B-2b zone. If the dimensional standards are strictly applied to this site, MH Realty will not go forward with the project because it will become economically unjustifiable for the reduced office space. It is also unlikely that any other office project will be built on this site for the same reason.

7. Strict application of the dimensional standards of the ordinance to the subject property will result in economic injury to the applicant:

Maine Heart and MH Realty have expended substantial sums on both the purchase of the Project Property and the plans and applications for the Project Property in reliance upon the representations by the City that the project complied with zoning and code requirements. All of the

FYI ETHAN - BOARD MEMBER

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

April 12, 2005

Chris Chandler
Curtis Thaxter Stevens Broder & Micoleau LLC Attorneys at Law
One Canal Plaza, PO Box 7320
Portland, ME 04112-7320

RE: 818 Congress Street
CBL: 054-A-001 & 002
ZONE: B2b Zone

Dear Mr. Chandler:

As you know, at its April 7, 2005, meeting, **the Board of Appeals voted 5-0 to grant your Practical Difficulty Variance Appeal,** to allow for an existing rear setback of 0' instead of the required 10' setback; and a 0' existing setback where the side yard abuts a first floor residential use, instead of the required 10' setback.

Enclosed please find the copy of the Boards Decision.

I am also enclosing your Certificate of Variance Approval, which must be recorded in the Cumberland County Registry of Deeds within 90 days of when it was signed, failure to record the Certificate will result in it being voided. The Variance will expire after 6 months, if the building permit has not been issued and construction begun. If needed, before the 6 month is up, go back to the board for an extension.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,

Gayle Guertin
Office Assistant

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, April 7, at 7:00 p.m. on the second floor in Room 209 at the Portland City Hall 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: April 11, 2005
RE: Action taken by the Zoning Board of Appeals on April 7, 2005

The meeting was called to order at 7:06p.m.

Roll call as follows:

Members present: William Hall, Catherine Alexander, Kate Knox, David Dore, and Peter Thornton.
Members Absent: Patrick Santerre and Derek Gamble.

APPEAL AGENDA

1: New Business:

A. Practical Difficulty Variance Appeal

818 Congress Street, MH Realty LLC, owner Tax Map #54 Block A Lots #001 & #002 in the B2b Community Business Zone. The appellant proposes to construct an additional story for medical offices on top of the existing garage footprint. In doing so the appellant requests relief from section 14-185(c)(2) (Dimensional Requirements) of the City of Portland Zoning Ordinance which requires a ten (10) foot rear set back instead of the zero (0) foot setback existing, and section 14-185(c)(3) which requires a side yard setback of ten (10) foot where the side yard abuts a first floor residential use instead of the zero (0) side yard setback existing. Representing the appeal is Chris Chandler from Curtis Thaxter Stevens Broder and Micoleau LLC., Attorneys at Law. **Board voted 5-0 and granted the Practical Difficulty Variance Appeal. The Board requested that Counsel prepare findings of fact.**

2: Other Business: None

3. Adjournment: 8:45pm

Enclosure:

Agenda of April 7, 2005
Copy of Board's Decision
1 standard size tapes

CC: Joseph Gray, City Manager
Alex Jaegerman, Planning Department
Lee Urban, Planning & Development Director
Aaron Shapiro, Housing & Neighborhood Services

CURTIS THAXTER STEVENS BRODER & MICOLEAU LLC
ATTORNEYS AT LAW

ONE CANAL PLAZA, P.O. BOX 7320, PORTLAND, ME 04112-7320/TEL: 207-774-9000 FAX: 207-775-0612/www.curthax.com

Christian T. Chandler
cchandler@curtisthaxter.com

March 21, 2005

City of Portland
Board of Zoning Appeals, Room 315
389 Congress Street
Portland, Maine 04101

Re: 848 Congress Street-Practical Difficulty Variance

To the Members of the Board:

This office represents MH Realty LLC. MH Realty LLC, an affiliate of Maine Heart Surgical Associates is making this application for a Practical Difficulty Variance so that it can construct medical office space for its surgery practice. The attached application set forth the basis for the variance in detail, but a summary of the application is as follows.

The project property is located at 848 Congress Street (the "Project"). The purpose of the Project is to provide Maine Heart Surgical with new office and examination room space in close proximity with Maine Medical Center and the other medical complexes being developed along the Congress Street corridor. MH Realty's plans for the Project are to expand the building by capping off the second story parapet parking area and add third floor office space of approximately 5,400 square feet.

In October of 2004, prior to the purchase of the Project property MH Realty and its representatives met with several members of the City of Portland's planning and zoning staff to review MH Realty's plans for the Project. At those meetings MH Realty was assured that its plans for the Project met all code and zoning requirements. Recently, as the Project documents were being submitted for final approval to the City it was discovered that the Project was affected by the set back requirements of Sections 14-185(c)(3)(a) and 14-436 of the Portland Zoning Ordinance. Application of these provisions of the Ordinance will make the project infeasible.

At the suggestion of members of the City's planning and zoning staff, MH Realty has filed this application to remedy this dimensional problem. The requested variance is minor and will have little to no effect on the abutters of the Project. Accordingly, MH Realty requests the Board grant the requested variance.

Sincerely,

Christian T. Chandler

CTC/zpm
Enclosures
cc: Richard J. Morrone

O:\CTC\Maine Heart Surgical\COP Cvr Ltr.doc

bcc: Patrick S. Costin
Alex Jaegerman

COPY

CITY OF PORTLAND, MAINE
Department of Building Inspections

March 21 2005

Received from Curtis Thaxter Stevens

Location of Work 848 Congress St

Cost of Construction $_____

Permit Fee $ 100.00

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other ZBA

CBL: 034 A 001 & 2

Check #: 0049376 **Total Collected** $ 100.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less $10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

0049376

CURTIS THAXTER STEVENS BRODER & MICOLEAU LLC

CHECK NO: 49376

VENDOR: City of Portland					
OUR REF. NO.	YOUR INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN
32824	3/21/2005	03/21/2005	100.00	100.00	0.00

Check Date: March 21, 2005

2017 Appeal

City of Portland, Maine
Planning and Development Department
Zoning Board of Appeals
Practical Difficulty Variance Application

Applicant Information:

MH Realty LLC
Name

Business Name

887 Congress Street
Address

Portland, Maine

Telephone Fax

Subject Property Information:

848 Congress Street
Property Address

54-A-1 & 2
Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Name

Address

Telephone Fax

Applicant's Right, Title or Interest in Subject Property:

Owner
(e.g. owner, purchaser, etc.):

Current Zoning Designation: B-2b

Practical Difficulty Variance from Section 14 - 185 (c)(3)(a

Existing Use of Property:
Parking Garage

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a Practical Difficulty Variance as above described, and certified that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Signature of Applicant Attorney for MH Realty, LLC Date 3/21/05

QUITCLAIM DEED WITH COVENANTS - SHORT FORM DEEDS ACT
33 M.R.S.A. Section 761 et seq.

KNOW ALL BY THESE PRESENTS, that We, Steven H. Doten and Tammy L. Doten, of the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to MH Realty, LLC of the County of Cumberland and State of Maine, **with QUITCLAIM COVENANTS,** that certain lot or parcel of land, with any improvements thereon, located at 818, 813 & 852 Congress Street, Portland, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on August 5, 2004.

Witness

Witness

Steven H. Doten

Tammy L. Doten

STATE OF MAINE
Cumberland, ss:

On August 5, 2004, personally appeared the above-named Steven H. Doten and Tammy L. Doten and acknowledged the foregoing deed to be their free act and deed.

Before me,

~~Notary Public~~/Attorney At Law

James F. Gardner

Type or Print Name

MAINE REAL ESTATE TAX PAID

EXHIBIT A

Parcel One:

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

Beginning at a point in the southwesterly side line of Congress Street forty (40) feet northwesterly of the dividing line established by the mutual deeds of William H. Baxter and Charles H. Haskell recorded in Cumberland County Registry of Deeds in Book 337, Pages 407 and 408; thence by the line of Congress Street northwesterly twenty-nine (29) feet and five (5) inches to a point opposite the center of the partition wall between the house hereby conveyed and the westerly house of the block of houses on the land conveyed to Frank G. Patterson by Charlotte B. Little et als by deed dated April 15, 1876 and recorded in the Cumberland County Registry of Deeds in Book 434, Page 25; thence on a straight line southwesterly through the center of said partition wall eighty-two (82) feet and five (5) inches to a lane leading from Vaughan Street to Ellsworth Street, being the same laid down on the Vaughan Plan recorded in said Registry of Deeds in Book 71, Page 206; thence by the line of said lane southeasterly twenty-nine (29) feet, eight (8) inches to land formerly of the Portland Savings Bank; thence northeasterly by said Portland Savings Bank land eighty-seven and twenty-six hundredths (87.26) feet to Congress Street at the place of beginning.

Also, another certain lot or parcel of land, with the buildings thereon, situated on the southeasterly corner of Congress and Ellsworth Streets in said Portland, bounded and described as follows: Commencing at the corner aforesaid; thence southeasterly by the line of Congress Street thirty and two-tenths (30.2) feet to a point opposite the center of the partition wall between the house on the premises herein described and the southeasterly house in the block; thence on a line through the center of the division wall between said houses to a lane leading from Vaughan Street to Ellsworth Street, a distance of eighty-two and five-tenths (82.5) feet; thence northwesterly by the line of said lane forty-five and seven-tenths (45.7) feet to Ellsworth Street; thence by the line of Ellsworth Street northeasterly seventy-six and six-tenths (76.6) feet to the point of beginning.

Parcel Two:

A certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of Congress Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at the intersection of the southwesterly sideline of Congress Street with the northwesterly sideline of Ellsworth Street; thence southwesterly by Ellsworth Street seventy-two and fifty-eight hundredths (72.58) feet to the easterly corner of land conveyed by Rufus T. Boothby to Helen M. Chipman by deed dated May 20, 1905 and recorded in Cumberland County Registry of Deeds in Book 767, Page 302; thence northwesterly by said Chipman land and by land conveyed by Rufus T. Boothby to John C. Otis by deed dated May 5, 1905 and recorded in said Registry of Deeds in Book 767, Page 206, ninety-three and twenty-five

hundredths (93.25) feet to the southerly corner of land conveyed by Lyman B. Chipman to the heirs of Catherine C. Dugan by deed dated October 1, 1925, and recorded in said Registry of Deeds in Book 1223, Page 32; thence northeasterly by said Dugan land sixty-two and forty-two hundredths (62.42) feet to the southwesterly sideline of Congress Street; thence southeasterly by Congress Street one hundred nineteen and fourteen hundredths (119.14) feet to the point of beginning.

Parcel Three:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning at a point on the southerly sideline of Congress Street one hundred sixty-five and sixty-two hundredths (165.62) feet from the intersection of the southerly sideline of Congress Street and the westerly sideline of Ellsworth Street; thence South 38 degrees West through the center line of a 3 foot cement walk fifty-nine and four tenths (59.4) feet, more or less, to land now or formerly of Alfred A. White; thence southeasterly along land now or formerly of Alfred A. White to the northeasterly corner of said White land; thence southwesterly one (1) foot, more or less, to the northwesterly corner of land formerly of Lyman B. Chipman; thence southeasterly by said Chipman land eight (8) feet; thence northeasterly by other land formerly of said Lyman B. Chipman sixty-two and forty-two hundredths (62.42) feet, more or less, to the southerly sideline of Congress Street, at a point one hundred nineteen and fourteen hundredths (119.14) feet from the intersection of the southerly sideline of Congress Street and the westerly sideline of Ellsworth Street; thence westerly by the southerly sideline of Congress Street forty-six and forty-eight hundredths (46.48) feet, more or less, to the point of beginning.

Parcel Four:

Also a certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of Congress Street in said City of Portland, bounded and described as follows: Beginning at a point on the southwesterly sideline of Congress Street one hundred sixty-five and sixty-two hundredths (165.62) feet from the intersection of said sideline of Congress Street with the westerly sideline of Ellsworth Street; thence South 38 degrees West through the center of a three (3) foot cement walk fifty-nine and four tenths (59.4) feet, more or less, to land now or formerly of Alfred A. White; thence North 28 degrees 17 minutes West thirty-three and eight tenths (33.8) feet, more or less, to land now or formerly of Charles B. Garland; thence northeasterly by said Garland land sixty (60) feet, more or less, to a point on said sideline of Congress Street thirty-three and twenty-three hundredths (33.23) feet from the point of beginning; thence southeasterly by said sideline of Congress Street to the point of beginning.

Parcel Five:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning on the southerly side of Congress Street at the easterly corner of land now or formerly of Charles P. Garland; thence easterly by said southerly line of Congress Street thirty-nine and seven tenths

(39.7) feet, more or less, to an iron rod at the northerly corner of land now or formerly of Joseph L. Spear; thence southerly by said Spear land sixty-four and seven tenths (64.7) feet, more or less, to an iron rod, which is situated sixty-five (65) feet from Crescent Street; thence westerly parallel with Crescent Street and sixty-five (65) feet therefrom thirty-five and two tenths (35.2) feet to an iron rod on the easterly line of said Garland land; thence northerly by said Garland land sixty-eight and fifteen hundredths (68.15) feet, more or less, to Congress Street and the point of beginning.

Parcel Six:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning at an iron rod on the southerly side of said Congress Street and at the easterly line of a contemplated street or lane twenty (20) feet wide extending from said Congress Street southerly; thence running southerly by said lane or street seventy-one and eighty-six hundredths (71.86) feet to an iron rod; thence easterly on the line of land sold by Charles P. Garland to Edwin O. Foster thirty-five and two tenths (35.2) feet to an iron rod; thence northerly on the line of land sold by said Garland to Cyrus M. Caswell sixty-eight and fifteen hundredths (68.15) feet to said Congress Street; thence westerly by said Congress Street thirty-nine and seven hundred fifteen thousandths (39.715) feet to the point of beginning.

Parcel Seven:

Also a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Congress Street in said City of Portland, bounded and described as follows: Beginning on the southerly sideline of Congress Street at the northwesterly corner of a passageway adjoining land formerly of Charles P. Garland; thence running westerly by Congress Street sixty (60) feet to land which Edward E. Proctor conveyed to Josephine L. Dalton; thence southerly by said Dalton land fifty-seven (57) feet to land formerly of E.B. Cummings; thence easterly forty-four (44) feet by said Cummings land to said passageway; thence northerly by said passageway sixty-four and seventy-nine hundredths (64.79) feet to Congress Street at the point of beginning.

The above-described Parcels One through Seven, inclusive, are conveyed subject to the following matters to the extent they effect said Parcels:

1. Right and easements set forth or referred to in deed from Max O. Brandt to Agnes Cary and Lillian M. Mack dated September 14, 1949 and recorded in the Cumberland County Registry of Deeds in Book 1973, Page 200;

2. Rights and easements set forth or referred to in deed from Bernadette A. Jalbert to Peter J. Pompeo and Deneige M. Pompeo dated November 21, 1955 and recorded in the Cumberland County Registry of Deeds in Book 2263, Page 132;

3. Rights and easements set forth or referred to in easement deed from Gene R. Cohen to the City of Portland dated May 20, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7899, Page 337;

4. Certificates of Variance Approval dated November 3, 1987, May 20, 1988 and October 24, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8074, Page 313, Book 8327, Page 1 and Book 8535, Page 125, respectively; and

Being the same property conveyed to Steven Doten and Tammy Doten by deed dated May 5, 2003 and recorded in said Registry of Deeds in Book 19333, Page 260.

Received
Recorded Register of Deeds
Aug 05,2004 11:44:04A
Cumberland County
John B OBrien

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

May 31, 2005

Mr. Patrick Costin
Harriman Associates
One Auburn Business Park
Auburn, Maine 04210

RE: Maine Heart Surgical Associates – New Office Building
Application #2005-0034, CBL #s: 053E7, 053F1-5, 054A1-2

Dear Patrick:

It was a please meeting with you and Jessica last Thursday to discuss design concerns with the building elevations submitted a few days prior. The proposed project is subject to conformance with the City's B2 Design Standards. The following is a brief summary of the B2 design issues that we discussed and items that staff found somewhat unresolved / needing further revision:

1. The **mechanically forced exhaust louver** proposed on the Congress Street facade adjacent to the public sidewalk is unacceptable. Staff encourages you to explore options for relocating this necessary feature to a less public face of the building, ideally away from sidewalks and other active portions of the building. Please also consider ways to create a more inviting, human-scaled aesthetic on the Congress Street facade by replacing the louver feature with a window, screen, or other similar treatment.

2. The project's **front door on Congress Street** lacks a sense of primary entry. Staff recommends additional architectural treatments here such as application of the canopy element proposed for the upper stories, or similar. Staff is supportive of your idea to recess the door slightly and apply finish treatments to the resulting alcove that would visually tie the building's existing base to the proposed rooftop addition.

3. Please provide details/catalog cuts of the proposed **Congress Street security gate** at the garage entrance.

4. The long-term durability and maintainability proposed **cedar rain screen** is still of concern to staff. However, we understand that Harriman Associates has thoroughly

researched this material and application and found it to be appropriate for use in Portland. Staff is comfortable approving the proposed rain screen based on these assurances and whereas it is merely a cosmetic treatment, which could be replaced with relative ease if it were to prove unsuccessful in the future.

5. You have indicated that a number of design elements are, at this stage, considered **alternatives**, which may or may not be employed, depending on cost considerations. Please be advised that once approved, the building will be required to substantially conform to the proposed plan. Please present a final proposed plan indicating all architectural features proposed.

Also-- One remaining site plan standard concern:

6. The **architectural uplighting** you have described for the building's upper facade and wall mounted street numbers must conform to the City's exterior lighting ordinance. Please provide catalog cuts of the proposed uplighting fixtures as well as surface photometrics to demonstrate conformance with the ordinance. Enclosed is a copy of the City's exterior lighting ordinance for your convenience.

Other than these above-listed items, staff finds the proposed project in conformance with applicable City codes and is prepared to issue an approval. We look forward to receiving your final project plans in the coming days, as per our conversation.

Please do not hesitate to contact me if you have any questions or concerns.

Best regards,

Ethan Boxer-Macomber, AICP
Planner

Cc. via email 5/31/2005:
Frank Crabtree, Harriman Associates
Sarah Hopkins, Development Review Manager
Carrie Marsh, Urban Designer

Enclosures: City of Portland Exterior Lighting Standards Ordinance

CITY OF PORTLAND, MAINE
Planning and Development Department
Planning Division
389 Congress Street, Portland, Maine 04101
(207) 874-8719 Fax (207) 756-8258

+/- 7,000 ft
1.3-1.5 MILLION

5/26/2005 - ME HEART SURGICAL ASSOCIATES →

PATRICK COSTIN } HARRIMAN ASSOCIATES
JESSICA
ALEX JAEGERMAN EBM
CARRIE MARSH

SUMMARY:

ENTRY - WHY NOT LAG IN W/ LIGHTER FEATURE SUCH AS CANOPIES W/ NO DRAINAGE CONCERNS?

CANOPY

DOOR SWING ONTO R.O.W. .·. RECESS ENTRY

ALCOVE PROBLEMS → URINE, LOITERING

LIGHTING → * SMALL DOWNWARD LIGHT ONTO MAIN SIGN

SPOTS ON FIXTURES

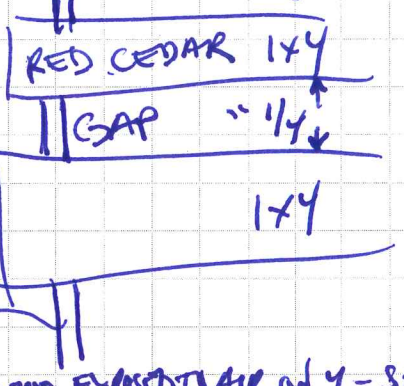
* STREET # ON BOTH FACES OF TOWER
- WAIVER NEEDED FOR UP LIGHTING
- PROPOSING FOCUSED SUBTLE UP LIGHT ONTO STREET #.

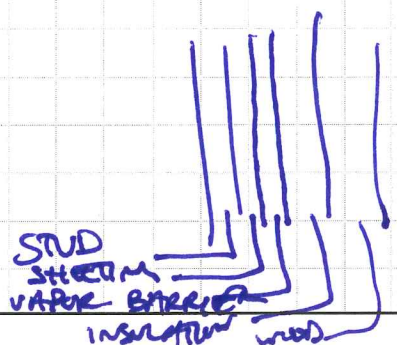
EXPLORE ALTERNATIVES

VENTILATION LOUVER → ON CONGRESS FOR PARKING MAXIMIZATION

LESS FARBODING.

GARAGE DOORS → PM SECURITY GRILL ON GARAGE.





Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

April 18, 2005

Mr. Rick Morrone
Maine Heart Surgical Associates
887 Congress Street – Suite 300
Portland, ME 04102

RE: Maine Heart Surgical Associates – New Office Building
Application #2005-0034, CBL #s: 053E7, 053F1-5, 054A1-2

Dear Mr. Morrone:

Staff has received revised submissions for the above referenced project. Those revisions were in response to questions and concerns expressed by Planning Division staff in a preliminary project review letter dated March 14, 2005.

This letter is to summarize staff's responses to your revised plans as follows:

1. B2b Zoning Review

A. The Zoning board of Appeals granted the project a side yard setback variance.

B. The zoning administrator has reviewed and approved of the plan as proposed.

2. Site Plan Review

A. Circulation - §14-526(a)(1)
Staff is supportive of your plan to remove an existing U-shaped sidewalk ramp from interior of the Southeast corner of the building. You have demonstrated that an alternative ADA compliant pedestrian route is available. However, please note that improvements to the crosswalk ramp / tipdown at the corner of Congress and Ellsworth Streets will need to be made ADA compliant. Please revised the plan accordingly and provide appropriate typical details.

B. Signs - §14-525(a)(22)

The revised narrative describes how the proposed façades will integrate future commercial signage, however, no elevations were provided.

C. B2b Design Standards - §14-525(a)(27)

In Staff's first response letter to you the following bulleted comments were issued.:

- Façade materials should be quality, permanent, and contextually compatible. Please provide a materials sample board.

- The Congress Street entry appears to function as the primary entry for the project yet, in the renderings presented, appear to have a weak sense of arrival/entry. The remainder of the Congress Street façade presents a garage bay door and a louvered vent bay. Please consider alternative architectural treatments and/or additional architectural enhancements to create a more active, human-scaled presence along the sidewalk.

The project narrative mentions certain changes to the project entry; however, no revised elevations or perspectives have been submitted. Sample materials have still not been presented.

D. Curbs and Sidewalks -

The revised plans indicate a concrete sidewalk around the perimeter of the proposed medical office building. The City Engineer requires brick sidewalk for on-peninsula applications. Also, the City Engineer requires that the brick sidewalk on Congress Street be extended along the full frontage of the applicant's site as required by City Code. In the current plan, this sidewalk appears to end approximately 35 feet before the end of the Congress Street frontage.

E. Passageway -

The City of Portland Comprehensive Plan contains policies requiring new development in the City to make provisions, when possible and appropriate, for neighborhood interconnectivity through the establishment of pedestrian pathways / routes. The passageway running from Congress to Crescent Street across the Northern end of the subject site appears to offer an opportunity for a future pedestrian connection. Please indicate the legal status of this passageway. If the passageway is found to have been vacated, staff recommends that the applicant dedicate a pedestrian easement to the City of Portland to facilitate a future pedestrian cross connection at this location.

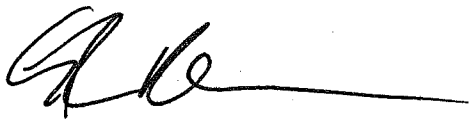
F. General Engineering Comments -

Please see the attached memo from Jim Seymour P.E., the City's consulting development review engineer.

The above revisions and additions should be made to the application. Seven (7) 30x40 inch copies of the plan set should then be submitted.

If you have any questions or concerns, please do not hesitate to contact me by phone at 756-8083 or by email at ebm@portlandmaine.gov. I look forward to working with you and your design team through the remainder of this review process.

Best regards,



Ethan Boxer-Macomber
Planner

CC: Sarah Hopkins, Development Review Services Manager
Frank L Crabtree, P.E., Harriman Associates (by email)

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

April 18, 2005

Mr. Rick Morrone
Maine Heart Surgical Associates
887 Congress Street – Suite 300
Portland, ME 04102

RE: Maine Heart Surgical Associates – New Office Building
Application #2005-0034, CBL #s: 053E7, 053F1-5, 054A1-2

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389 Congress Street • Portland, Maine 04101 • Ph (207) 874-8721 or 874-8719 • Fx 756-8258 • TTY 874-8936

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Ethan Boxer-Macomber
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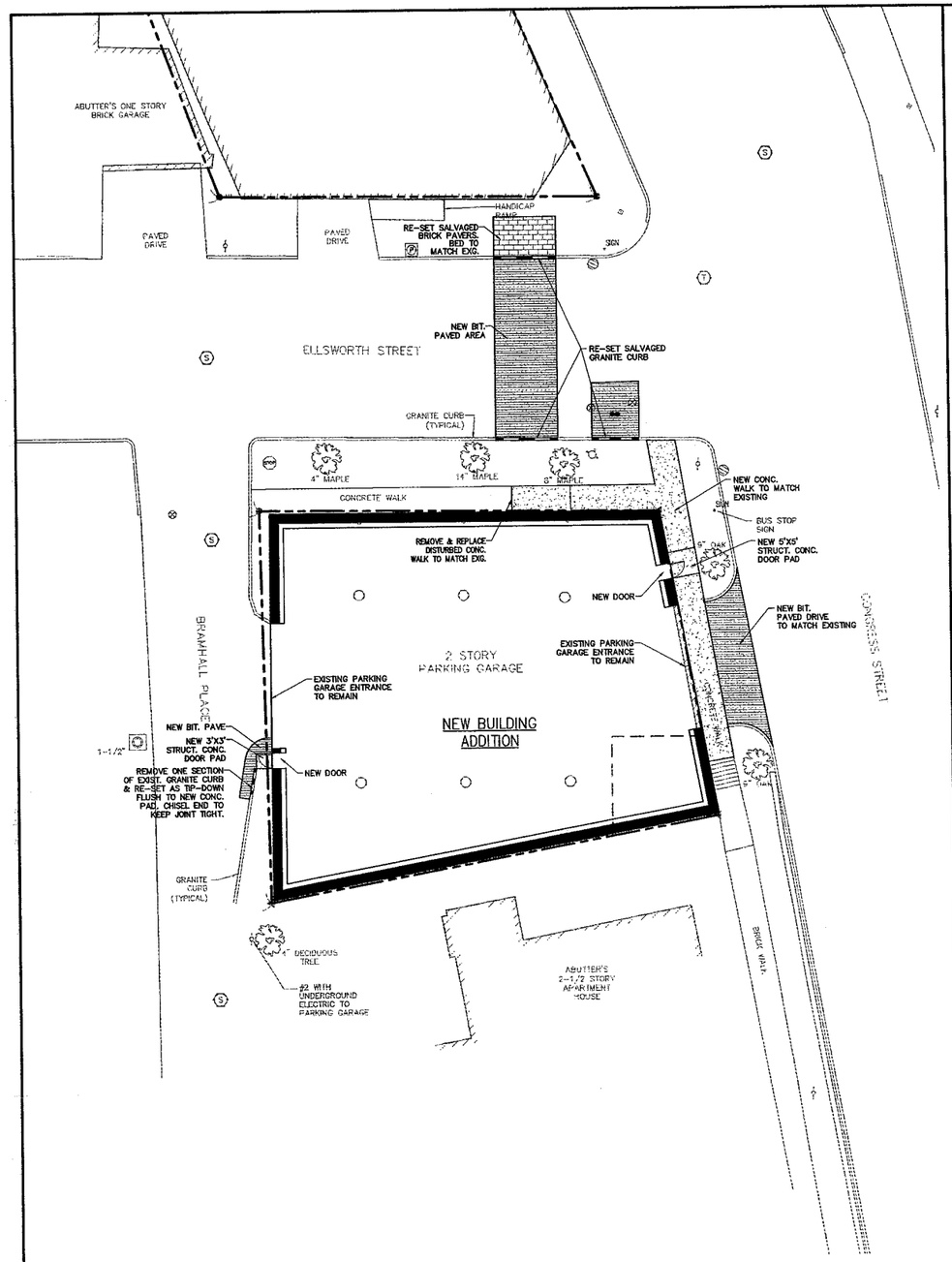
Frank L Crabtree, P.E., Harriman Associates (by email)



NOTES

1. BOUNDARY SURVEY INFORMATION FOR MAINE HEART SURGICAL ASSOCIATION, PORTLAND, ME, PREPARED BY DES LAURIERS & ASSOCIATES, ON JULY 9, 1999. TOPOGRAPHIC INFORMATION FOR MAINE HEART SURGICAL ASSOCIATION, PORTLAND, ME, PREPARED BY ASSOCIATED DESIGN PARTNERS INC., FALMOUTH, MAINE, DATED 11-05-04.

2. SEE DRAWING C50.1, SITE DETAILS, FOR STANDARD SITE LEGEND.

3. DIMENSIONS ARE TO FACE OF CURB AND TO FACE OF FOUNDATION UNLESS OTHERWISE INDICATED.

4. PAVEMENT EDGES SHALL BE TRUE TO LINE. SAWCUT EXISTING PAVEMENT IN SMOOTH STRAIGHT LINE WHERE NEW PAVEMENT JOINS. PROVIDE TACK COAT LAYER AS SPECIFIED.

5. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES, AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.

6. PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH CITY OF PORTLAND AND MDOT.

GRAPHIC SCALE

0 5 10 20 40

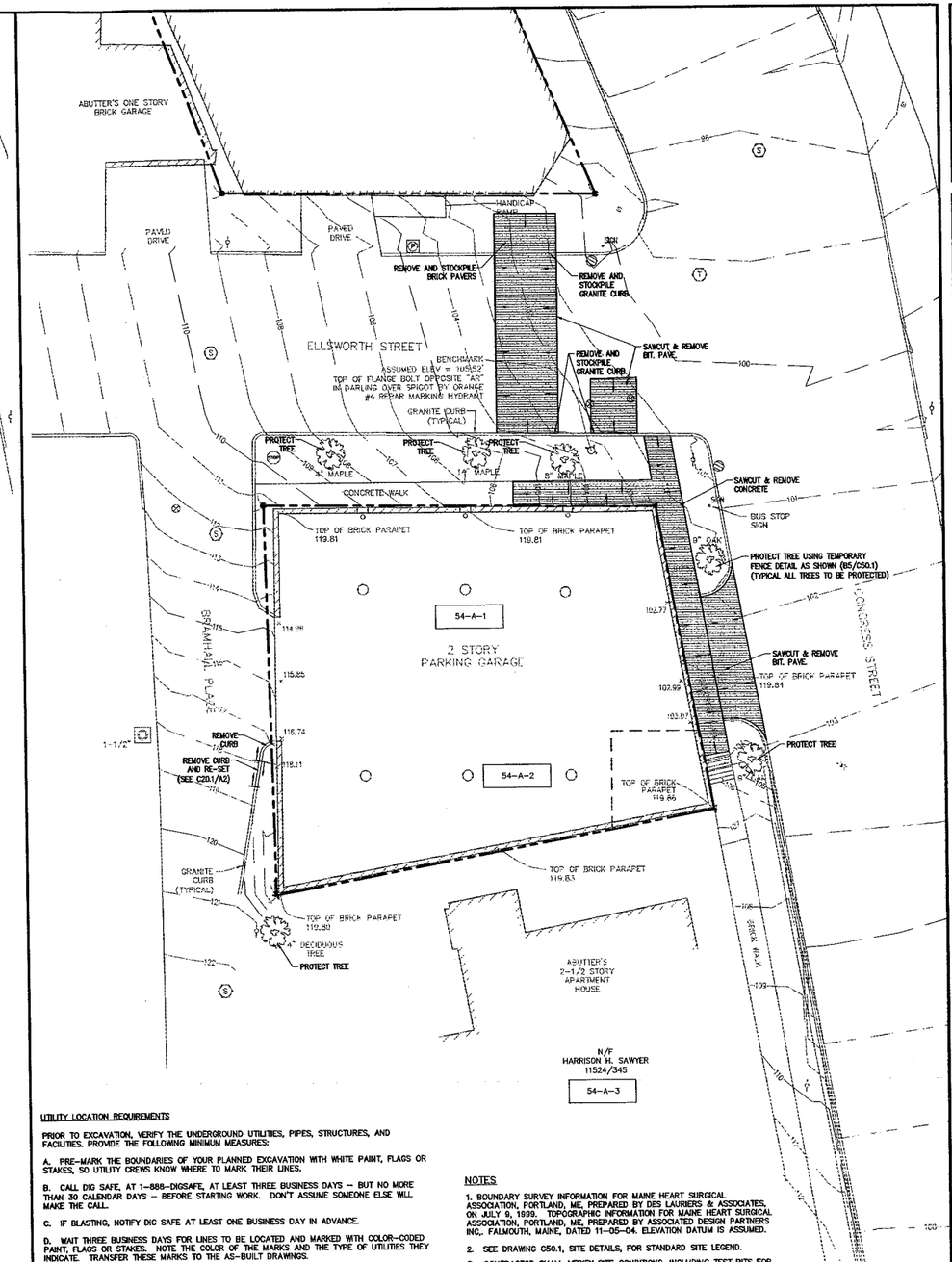
(IN FEET)

STANDARD SITE ABBREVIATIONS

BIT.	BITUMINOUS	NSD	NEW STORM DRAIN
C.O.	CLEAN-OUT	NSFM	NEW SEWER FORCE MAIN
CONC.	CONCRETE	NSL	NEW SPOT LIGHT
DI.	DRAIN INLET	NUD	NEW UNDERDRAIN
ELEV.	ELEVATION	NUE	NEW UNDERGROUND ELECTRICAL
EXG.	EXISTING	NUSC	NEW UNDERGROUND SPARE CONDUIT
F.F.E.	FINISHED FLOOR ELEVATION	NW	NEW WATER
FT	FEET	NWF	NEW WALL FIXTURE
IN.	INCHES	P.C.	PRECAST
INV.	INVERT	R	RAMP
MAX.	MAXIMUM	S	STRUCTURAL PAD
MIN.	MINIMUM	SQ	SQUARE
N.I.C.	NOT IN CONTRACT	T	TRANSITIONAL PAD
NCB	NEW CATCH BASIN	TYP	TYPICAL
NLP	NEW LIGHT POLE	W/	WITH
NS	NEW SEWER	UNO	UNLESS NOTED OTHERWISE

SITE LAYOUT PLAN | A2

SCALE: 1"=10'



UTILITY LOCATION REQUIREMENTS

PRIOR TO EXCAVATION, VERIFY THE UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND FACILITIES. PROVIDE THE FOLLOWING MINIMUM MEASURES:

A. PRE-MARK THE BOUNDARIES OF YOUR PLANNED EXCAVATION WITH WHITE PAINT, FLAGS OR STAKES, SO UTILITY CREWS KNOW WHERE TO MARK THEIR LINES.

B. CALL DIG SAFE, AT 1-888-DIGSAFE, AT LEAST THREE BUSINESS DAYS -- BUT NO MORE THAN 30 CALENDAR DAYS -- BEFORE STARTING WORK. DON'T ASSUME SOMEONE ELSE WILL MAKE THE CALL.

C. IF BLASTING, NOTIFY DIG SAFE AT LEAST ONE BUSINESS DAY IN ADVANCE.

D. WAIT THREE BUSINESS DAYS FOR LINES TO BE LOCATED AND MARKED WITH COLOR-CODED PAINT, FLAGS OR STAKES. NOTE THE COLOR OF THE MARKS AND THE TYPE OF UTILITIES THEY INDICATE. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.

E. CONTACT THE LANDOWNER AND OTHER "NON-MEMBER" UTILITIES (WATER, SEWER, GAS, ETC.), FOR THEM TO MARK THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.

F. RE-NOTIFY DIG SAFE AND THE NON-MEMBER UTILITIES IF THE DIGGING, DRILLING OR BLASTING DOES NOT OCCUR WITHIN 30 CALENDAR DAYS, OR IF THE MARKS ARE LOST DUE TO WEATHER CONDITIONS, SITE WORK ACTIVITY OR ANY OTHER REASON.

G. HAND DIG WITHIN 18 INCHES IN ANY DIRECTION OF ANY UNDERGROUND LINE UNTIL THE LINE IS EXPOSED. MECHANICAL METHODS MAY BE USED FOR INITIAL SITE PENETRATION, SUCH AS REMOVAL OF PAVEMENT OR ROCK.

H. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY AND/OR STATE DOT STREET OPENING PERMIT REQUIREMENTS.

I. FOR COMPLETE DIG SAFE REQUIREMENTS, CALL THE PUC OR VISIT THEIR WEBSITE.

J. IF YOU DAMAGE, DISLOCATE OR DISTURB ANY UNDERGROUND UTILITY LINE, IMMEDIATELY NOTIFY THE AFFECTED UTILITY. IF DAMAGE CREATES SAFETY CONCERNS, CALL THE FIRE DEPARTMENT AND TAKE IMMEDIATE STEPS TO SAFEGUARD HEALTH AND PROPERTY.

K. ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED, OR IF LINES ARE IMPROPERLY MARKED, YOU MUST FILE AN INCIDENT REPORT WITH THE PUC. FOR AN INCIDENT REPORT FORM VISIT WWW.STATE.ME.US/MPUC OR CALL THE PUC AT 1-800-452-4699.

NOTES

1. BOUNDARY SURVEY INFORMATION FOR MAINE HEART SURGICAL ASSOCIATION, PORTLAND, ME, PREPARED BY DES LAURIERS & ASSOCIATES, ON JULY 9, 1999. TOPOGRAPHIC INFORMATION FOR MAINE HEART SURGICAL ASSOCIATION, PORTLAND, ME, PREPARED BY ASSOCIATED DESIGN PARTNERS INC., FALMOUTH, MAINE, DATED 11-05-04. ELEVATION DATUM IS ASSUMED.

2. SEE DRAWING C50.1, SITE DETAILS, FOR STANDARD SITE LEGEND.

3. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES, AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.

4. PRIOR TO REMOVAL OF UTILITIES, VERIFY UTILITY FUNCTION, MATERIAL, USE, AND CURRENT ACTIVITY. REPORT DISCREPANCIES TO THE ARCHITECT FOR DIRECTION PRIOR TO COMMENCING THE WORK ON THAT UTILITY.

5. SOME EXISTING PIPES COULD BE ASBESTOS CEMENT PIPE. HANDLE AND DISPOSE OF ASBESTOS MATERIALS WITH CARE AND IN ACCORDANCE WITH APPLICABLE CODES AND SAFETY STANDARDS.

GRAPHIC SCALE

0 5 10 20 40

(IN FEET)

EXISTING SITE CONDITIONS & DEMO PLAN | A1

SCALE: 1"=10'

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Building communities since 1970

Project Title

MAINE HEART SURGICAL ASSOC. NEW OFFICE BLDG.

PORTLAND, ME

HA Project No.	04160

Key Plan

Mark	Date	Description
	02-23-05	PLANNING BOARD
	02-11-05	REVIEW
	01-10-05	D.D. REVIEW

Issue Dates

Drawing Status

REVIEW

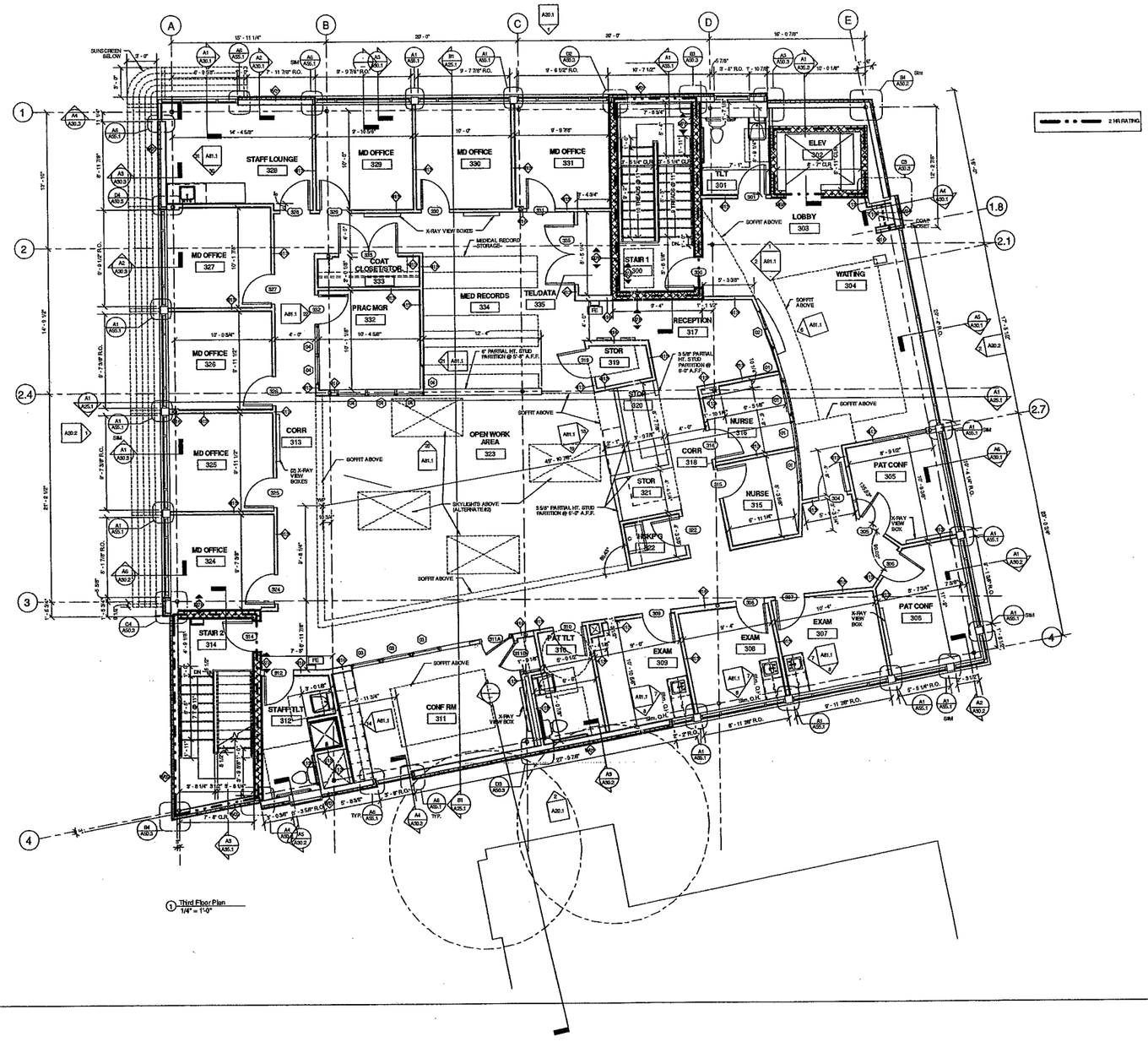
Drawing Title

SITE DEMO PLAN & LAYOUT PLAN

PA / PE: FLC | Drawn By: MRL/NHS

Drawing Number

C20.1



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Maine Heart Surgical Associates

New Office Building

Portland, ME

Project Number 04180

Key Plan

General Notes:

No.	Description	Date

Drawing Status:

100% BID DOCUMENTS

Third Floor Plan

PROJECT NORTH

Issue Date:	03.28.05
Drawn By:	Author
PA / PE:	Checker

A10.3

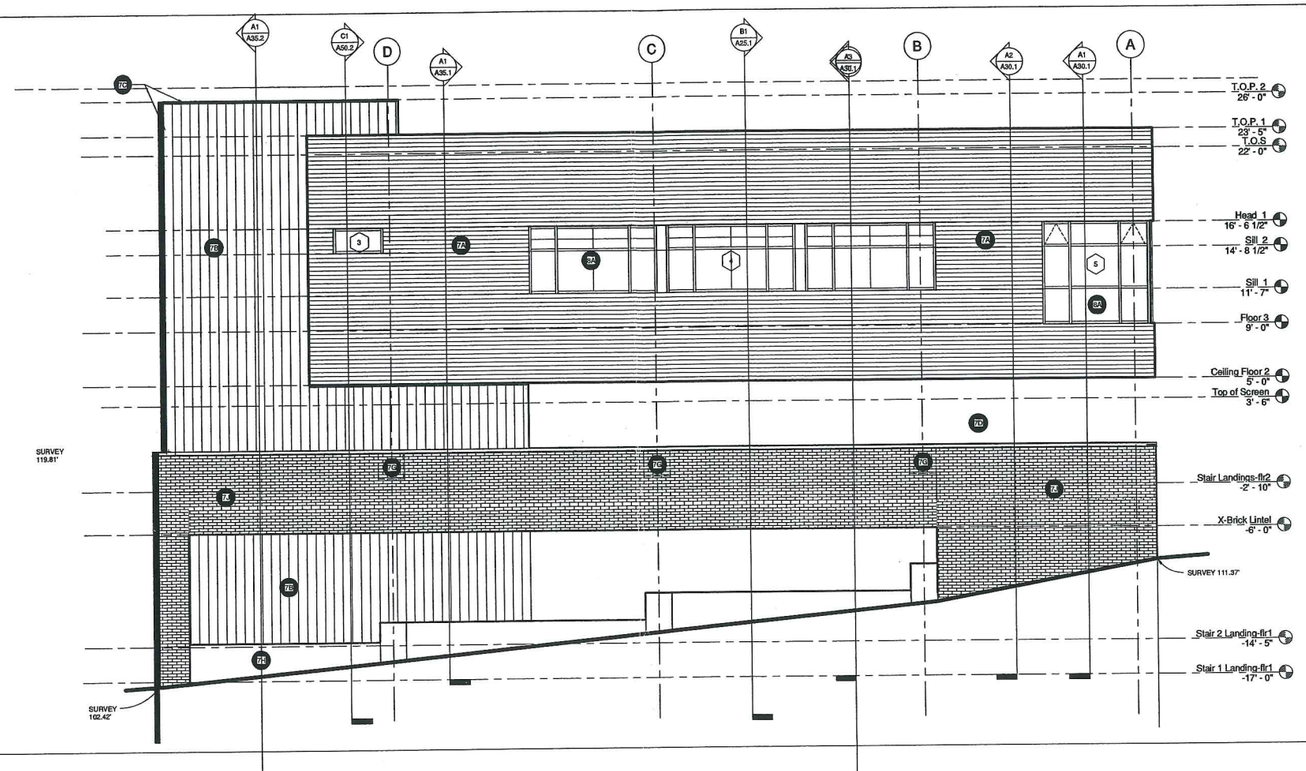
Scale 1/4" = 1'-0"

3/16/2005 3:24:09 PM

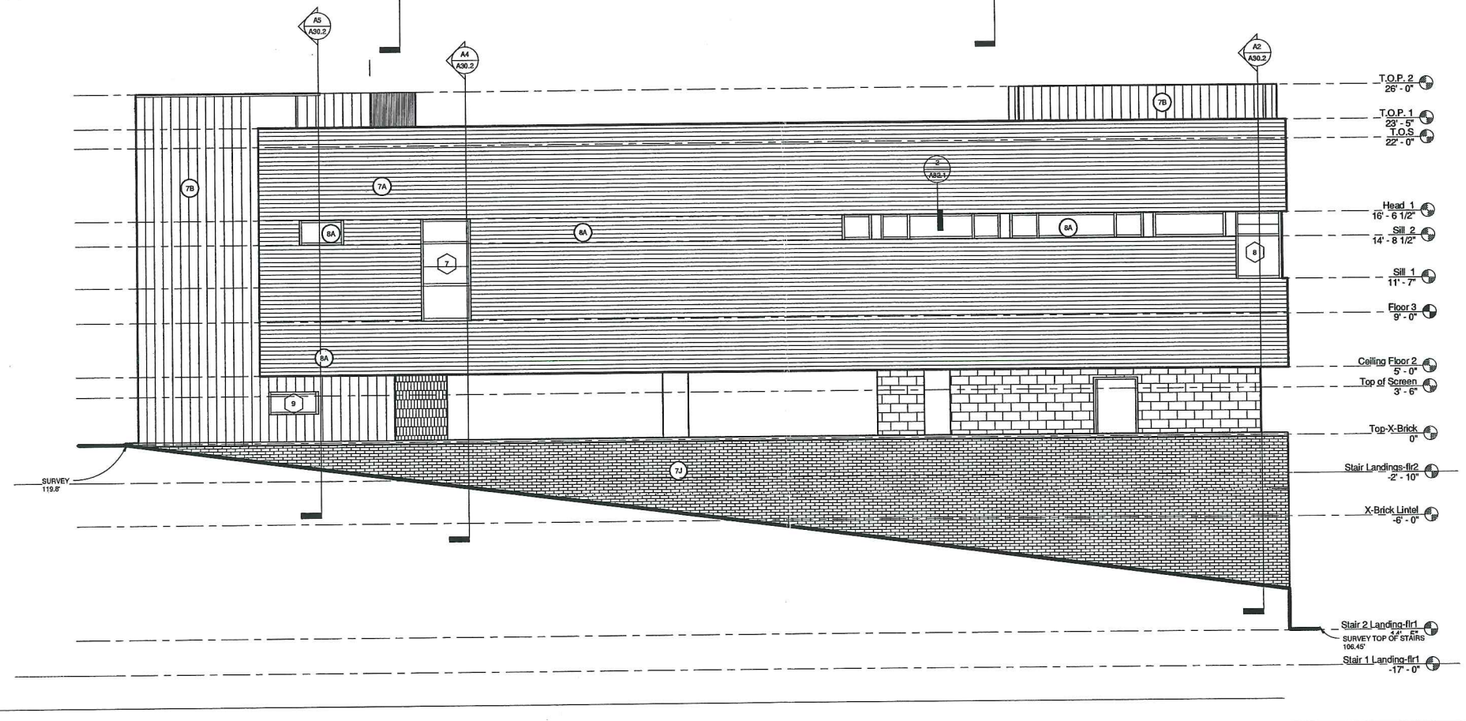
EXTERIOR MATERIALS LEGEND

KEY	MATERIAL / FINISH / COLOR / MFR
7A	MERANTI WOOD SIDING / NATURAL OIL FINISH
7B	ZINC SIDING VERTICAL REVEAL PANEL, PRE-WEATHERED FINISH, RHEINZINK
7C	ZINC BRAKE METAL TO MATCH SIDING
7D	STAINLESS STEEL SCREEN / RAIL SYSTEM
7E	CLEAR ANODIZED ALUMINUM SUN SCREEN SYSTEM
7F	CLEAR ANODIZED ALUMINUM LOUVRE
8A	ALUMINUM STOREFRONT SYSTEM. CLEAR ANODIZED MULLIONS, SOLARBAN 60 GLAZING.
8B	HOLLOW METAL DOOR FRAME WITH HOLLOW METAL DOOR - PAINT P-#
8C	ALUMINUM STOREFRONT ENTRY DOOR. CLEAR ANODIZED.

Exterior Materials Legend
1 1/2" = 1'-0"



North Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"

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Maine Heart Surgical Associates

New Office Building

Portland, ME

Project Number 04180

Key Plan

General Notes:

No.	Description	Date

Drawing Status:

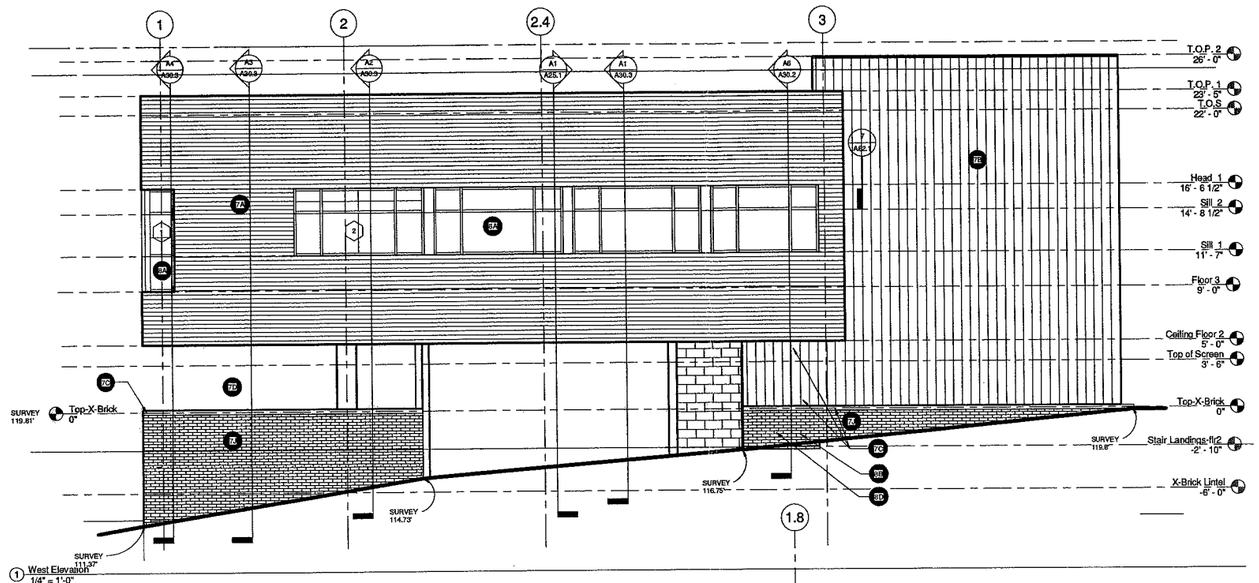
INTERNAL REVIEW

Exterior Elevations

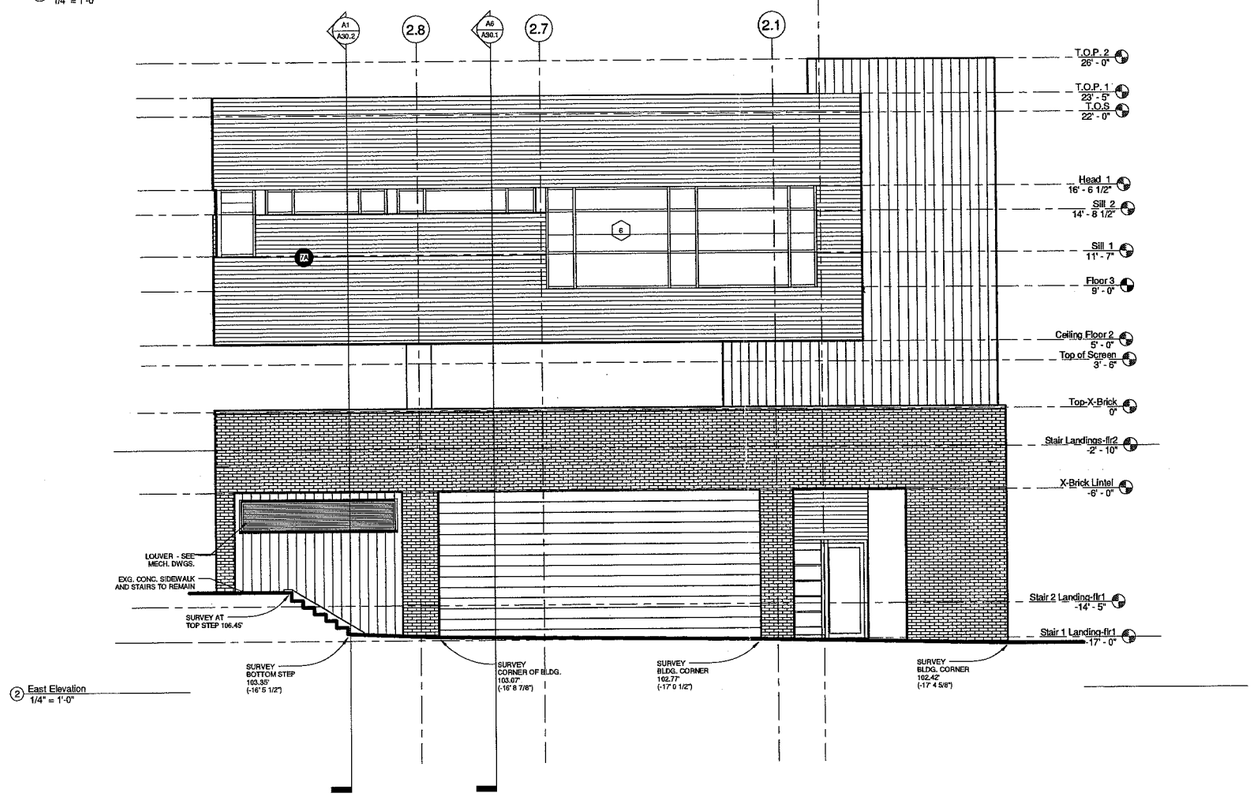
Issue Date: 01.10.05
Drawn By: Author
PA / PE: Checker

A20.1

Scale: As indica



1 West Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

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Maine Heart Surgical Associates

New Office Building

Portland, ME

Project Number 04180

Key Plan

General Notes:

No.	Description	Date

Drawing Status:

INTERNAL REVIEW

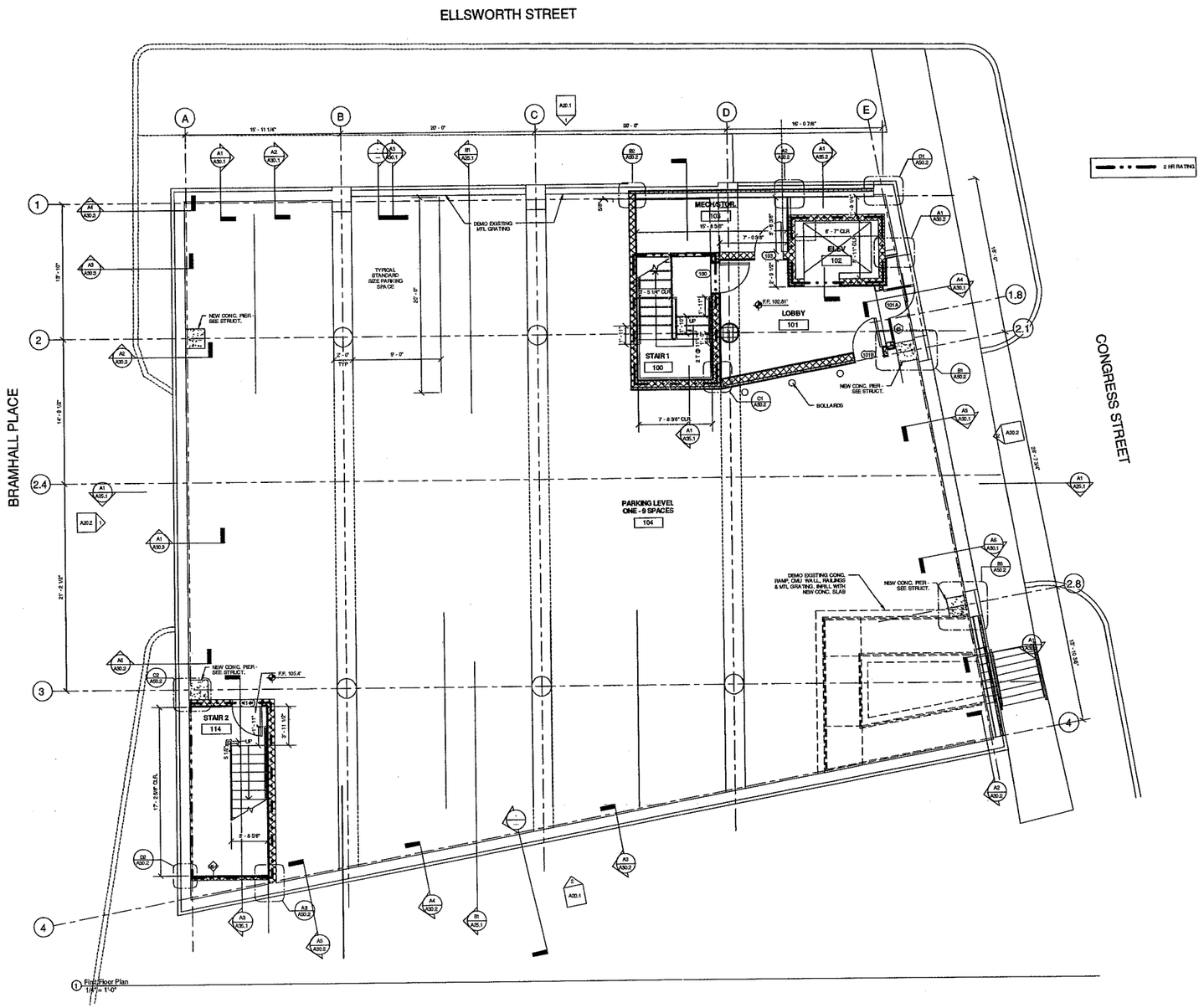
Exterior Elevations

Issue Date:	01.10.05
Drawn By:	Author
PA / PE:	Checker

A20.2

Scale 1/4" = 1'-0"

3/8/2005 2:03:58 PM



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Maine Heart Surgical Associates

New Office Building

Portland, ME

Project Number 04180

Key Plan

General Notes:

No.	Description	Date

Drawing Status:

100% BID DOCUMENTS

First Floor Plan

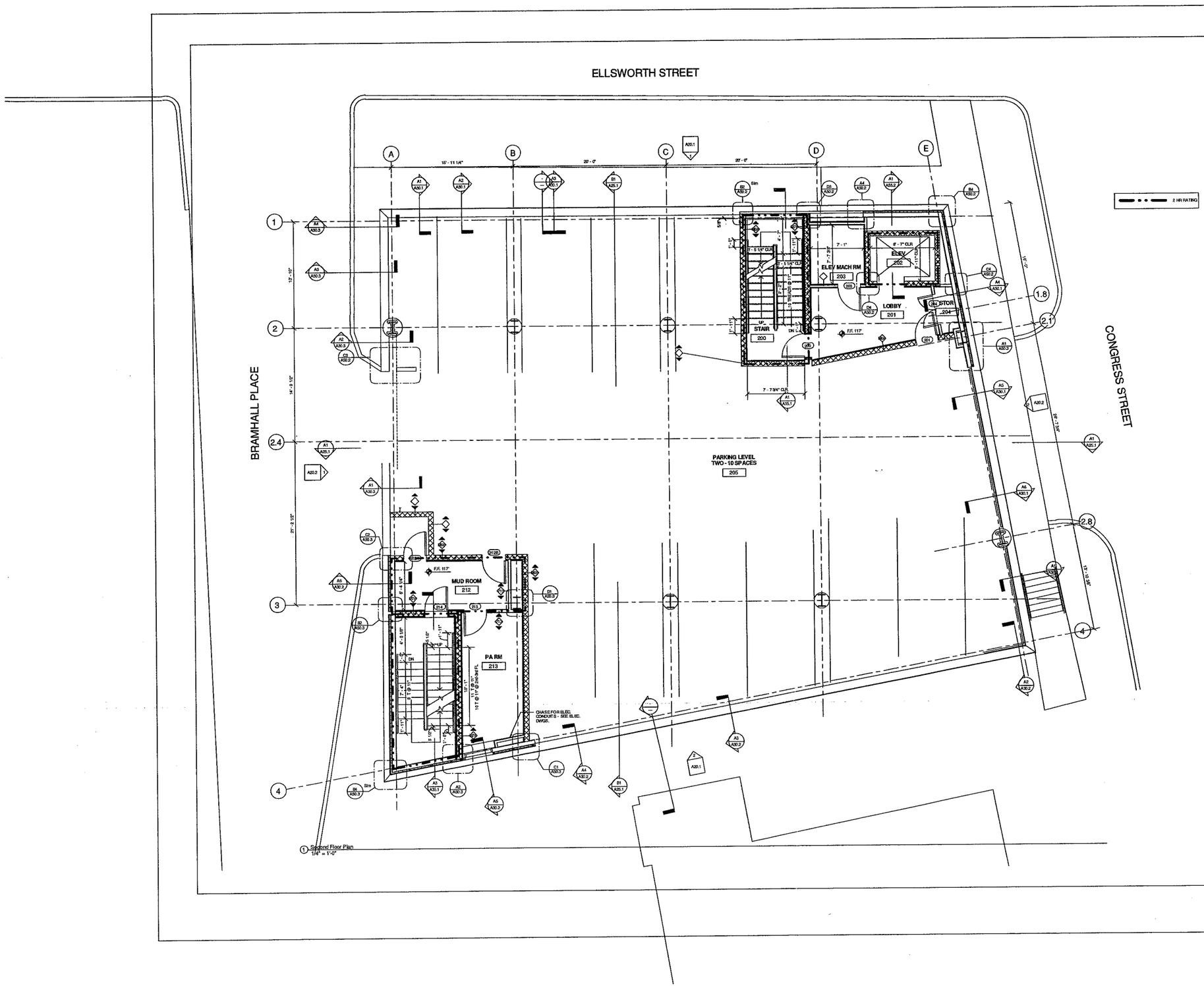
PROJECT NORTH

Issue Date:	03.28.05
Drawn By:	Author
PA / PE:	Checker

A10.1

Scale 1/4" = 1'-0"

3/16/2005 3:22:44 PM



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Maine Heart Surgical Associates

New Office Building

Portland, ME

Project Number 04180

Key Plan

General Notes:

No.	Description	Date

Drawing Status:

100% BID DOCUMENTS

Second Floor Plan

PROJECT NORTH

Issue Date: 03.28.05

Drawn By: Author

PA / PE: Checker

A10.2

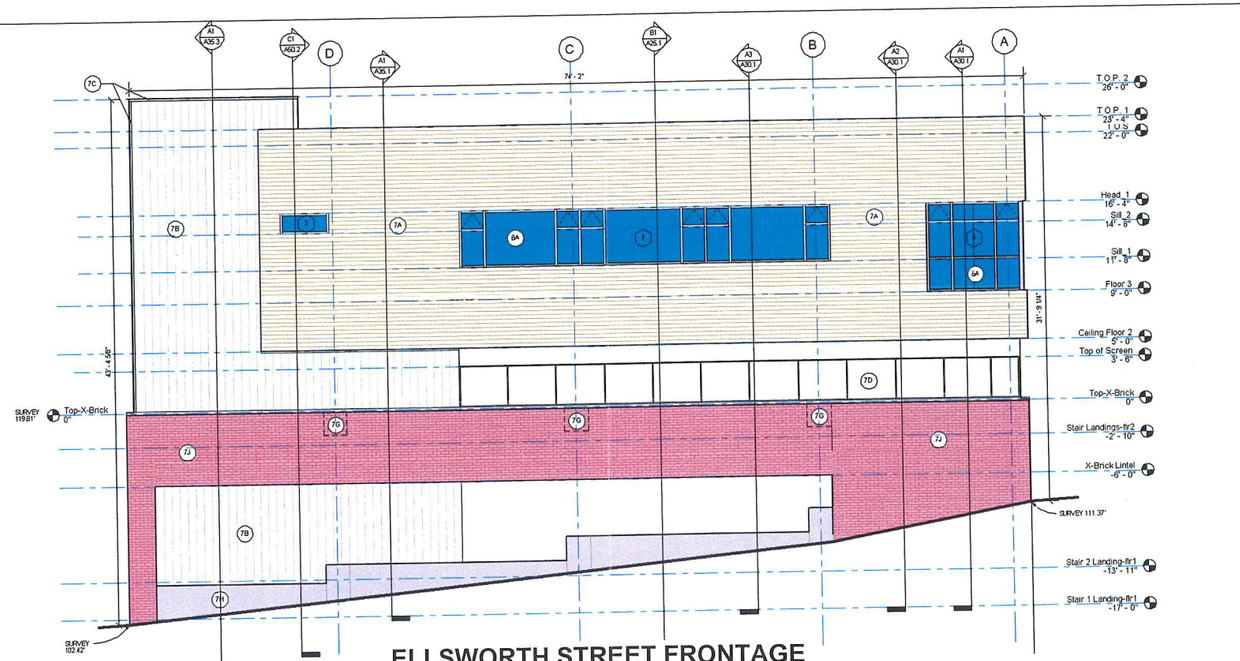
Scale 1/4" = 1'-0"

3/16/2005 8:23:28 PM

EXTERIOR MATERIALS LEGEND

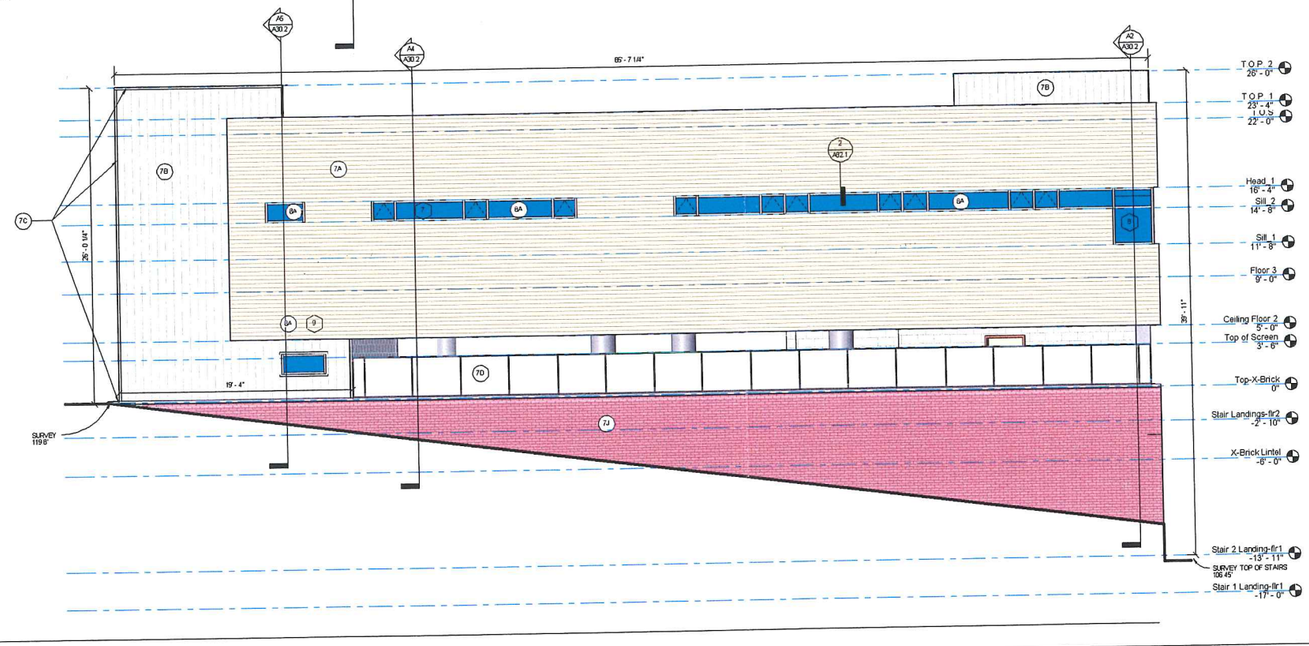
KEY	MATERIAL / FINISH / COLOR / MFR
7A	MERANTI WOOD SIDING / NATURAL OIL FINISH
7B	ZINC SIDING VERTICAL REVEAL PANEL, PRE-WEATHERED FINISH, RHEINZINK
7C	ZINC BRAKE METAL TO MATCH SIDING
7D	STAINLESS STEEL SCREEN / RAIL SYSTEM
7E	CLEAR ANODIZED ALUMINUM SUN SCREEN SYSTEM
7F	CLEAR ANODIZED ALUMINUM LOUVRE
8A	ALUMINUM STOREFRONT SYSTEM. CLEAR ANODIZED MULLIONS, SOLARBAN 60 GLAZING.
8B	HOLLOW METAL DOOR FRAME WITH HOLLOW METAL DOOR - PAINT P-#
8C	ALUMINUM STOREFRONT ENTRY DOOR. CLEAR ANODIZED

Exterior Materials Legend
1 1/2" = 1'-0"



ELLSWORTH STREET FRONTAGE

1 North Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

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Maine Heart Surgical Associates

New Office Building

Portland, ME

Project Number 04180

Key Plan

General Notes:

No.	Description	Date

Drawing Status:

Design Development

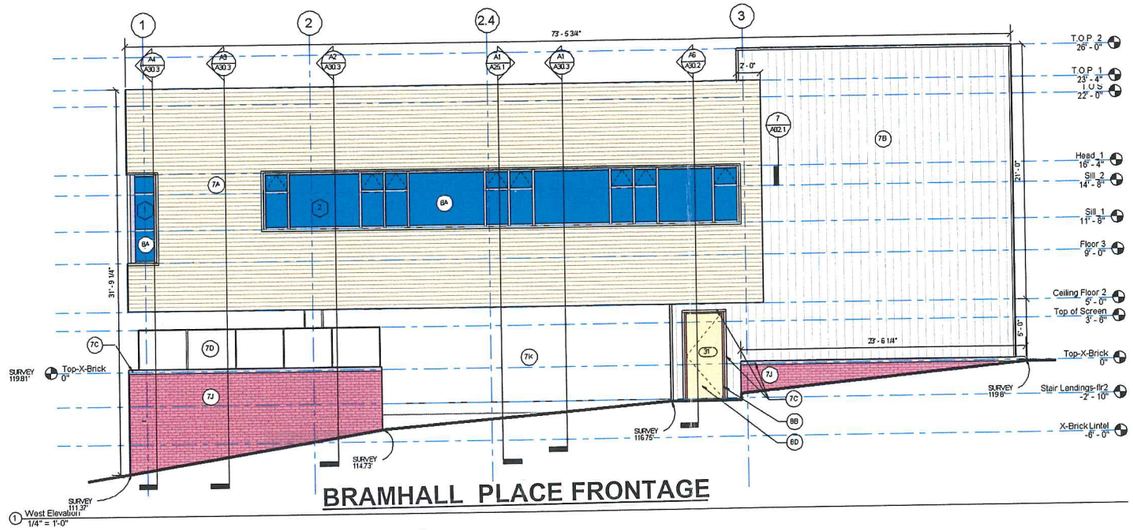
Exterior Elevations

Issue Date	01.10.05
Drawn By	Author
PA / PE	Checker

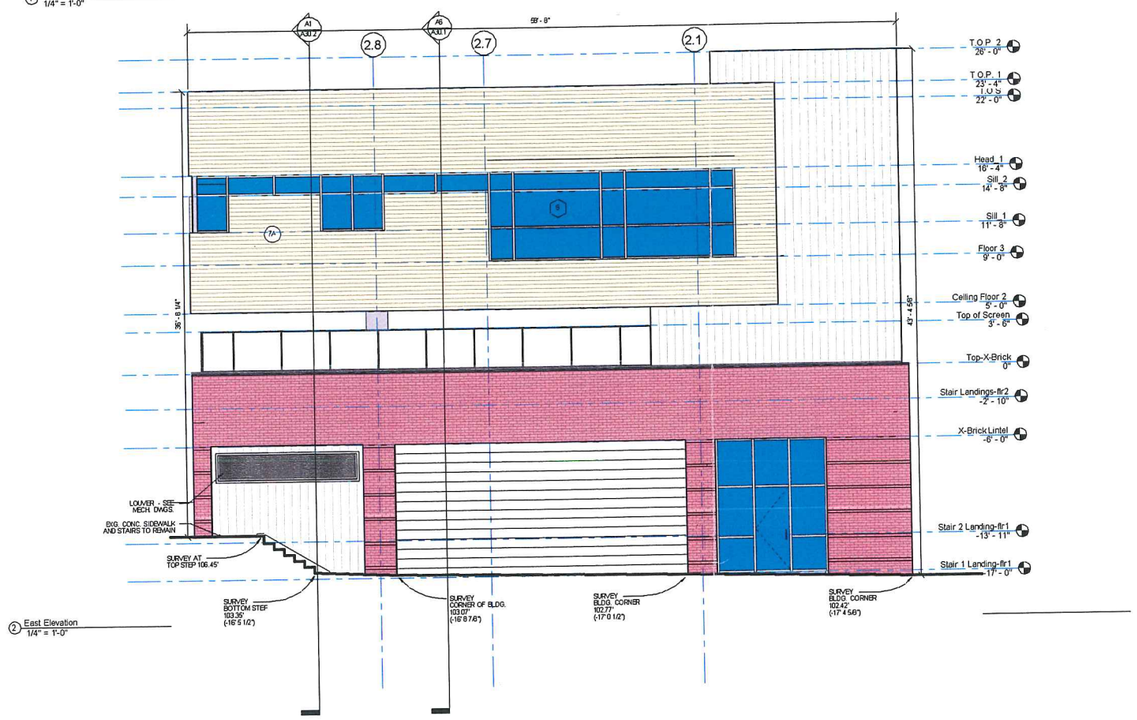
A20.1

Scale: As indicated

2/14/2005 3:05:57 PM



BRAMHALL PLACE FRONTAGE



CONGRESS STREET FRONTAGE

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Maine Heart Surgical Associates

New Office Building

Portland, ME

Project Number 04180

Key Plan

General Notes:

No.	Description	Date

Drawing Status:

Design Development

Exterior Elevations

Issue Date: 01.10.05

Drawn By: Author

PA / PE: Checker

A20.2

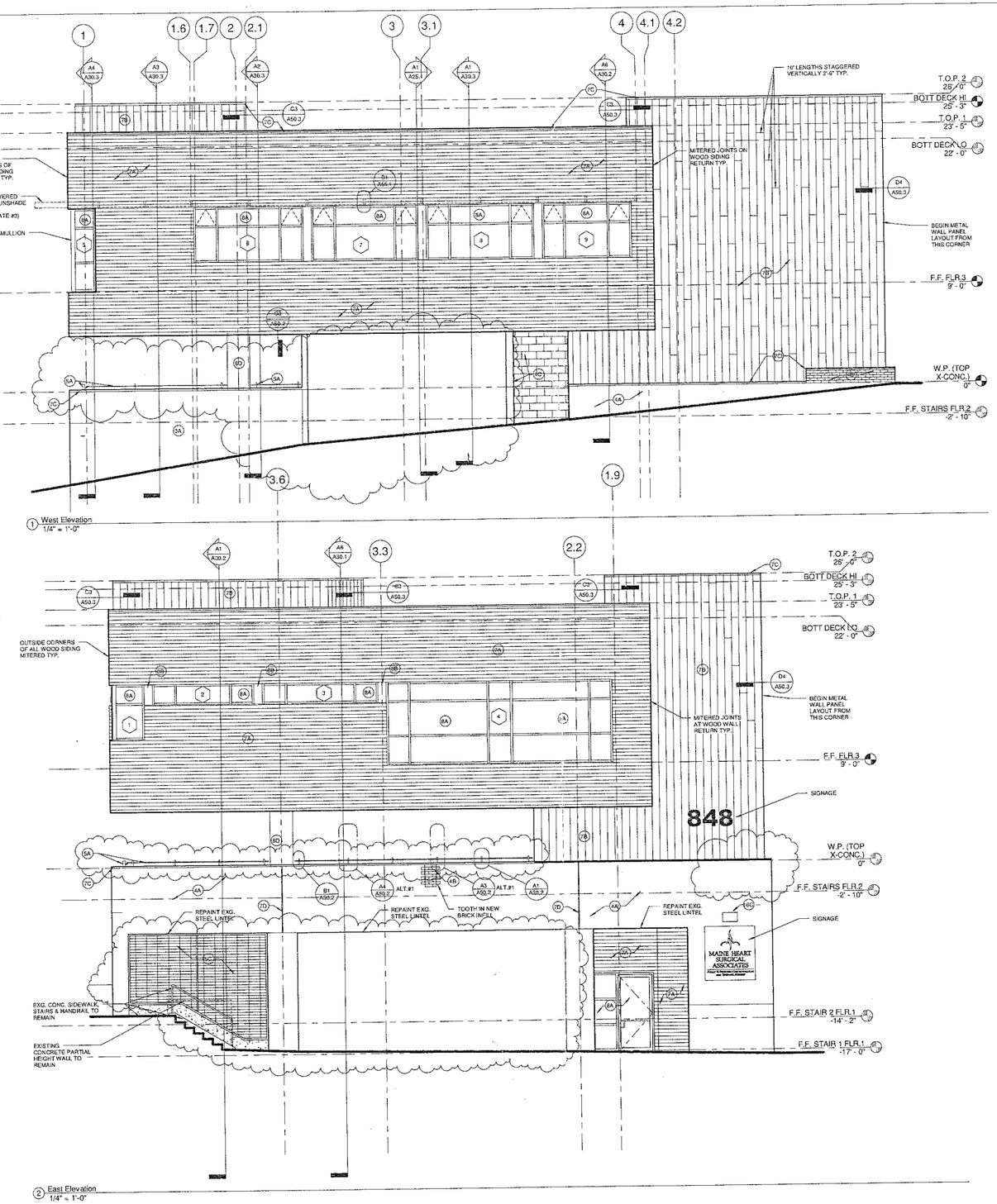
Scale 1/4" = 1'-0"

2/14/2005 3:14:36 PM

EXTERIOR MATERIALS LEGEND

KEY	MATERIAL / FINISH / COLOR / MFR
3A	EXISTING CONCRETE WALL
3B	NEW POURED IN PLACE CONCRETE OVER STEEL COLUMN
4A	EXISTING BRICK WALL
4B	NEW BRICK INFILL TO MATCH EXISTING BRICK TOOTH IN NEW BRICK
4C	NEW CMU WALL
4D	EXISTING CONTROL JOINT - ADD NEW SEALANT
5A	NEW METAL GUARDRAIL SYSTEM - BASE BID
5B	NOT USED
5C	NEW METAL SECURITY SCREEN SYSTEM FLOOR 1 - BASE BID
7A	NEW HORIZONTAL CEMENTITIOUS SIDING
7B	NEW METAL SIDING
7C	NEW METAL FLASHINGS/COPINGS TO MATCH METAL SIDING
7D	EXISTING CONTROL JOINTS TO BE RESEALED
8A	NEW GLAZED ALUMINUM STOREFRONT SYSTEM
8B	NEW ALUMINUM BRAKE METAL BY WINDOW VENDOR
8C	NEW HOLLOW METAL DOOR FRAME WITH HOLLOW METAL DOOR - PAINTED
8D	NEW METAL COLUMN COVER
8E	NOT USED
15A	NEW METAL LOUVRE
16A	NOT USED
16B	NOT USED
16C	NEW DOWNLIGHT WALL-WASH FIXTURE (SEE ELEC.)

Exterior Materials Legend
1 1/2" = 1'-0"



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Maine Heart Surgical Associates

New Office Building

Portland, ME

Project Number 04180

Key Plan

General Notes:

1. "W.P.-X-CONC." LEVEL IS AT TOP OF EXISTING CONCRETE PARAPET AFTER PRE-CAST COPING AND GROUT HAVE BEEN REMOVED.

2. "T.O.P.1" AND "T.O.P.2" LEVELS REFER TO TOP OF RESPECTIVE PARAPET WALLS AND MARK THE TOP EDGE OF THE BLOCKING AT THE OUTSIDE FACE OF WALL.

3. "BOTTOM OF WALL" LEVEL MARKS THE BOTTOM EDGE OF THE HORIZONTAL WOOD SIDING BOARD.

No.	Description	Date
2	Revision 2	05/20/05
	PLANNING DEPARTMENT REVIEW	6-30-05
	ISSUED FOR BID	4-28-05

Drawing Status:

Exterior Elevations

Issue Date:	04-28-05
Drawn By:	TH
PA / PE:	PSC

A20.2

Scale: As indicated

6/29/2005 11:25:46 AM

№ 54

CONGRESS

DEERING AVE.

BRAMHALL STREET

WESCOTT ST.

SHEET 53-C

ELLSWORTH HILL STREET

CHARLES ST.

CHARLES ST. EXT.

RUSSELL STREET

BRACKETT STREET

MACMILLAN ROAD

SHEET 47-C

STREET

TROWBRIDGE PLACE

NEAL STREET

CARLETON

SHEET 55-A

STREET

SHEET 63-A

BRAMHALL PLACE

CHADWICK STREET

VAUGHAN STREET

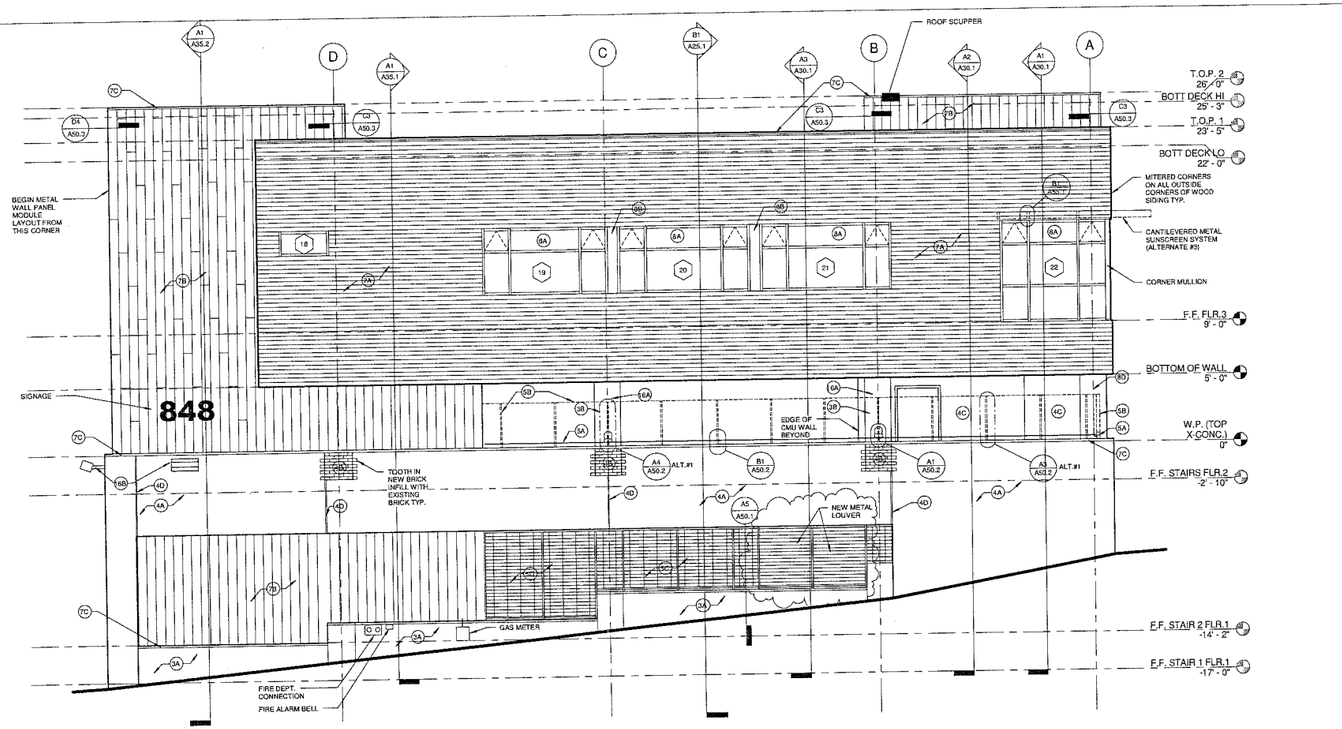
SHEET 63-A

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

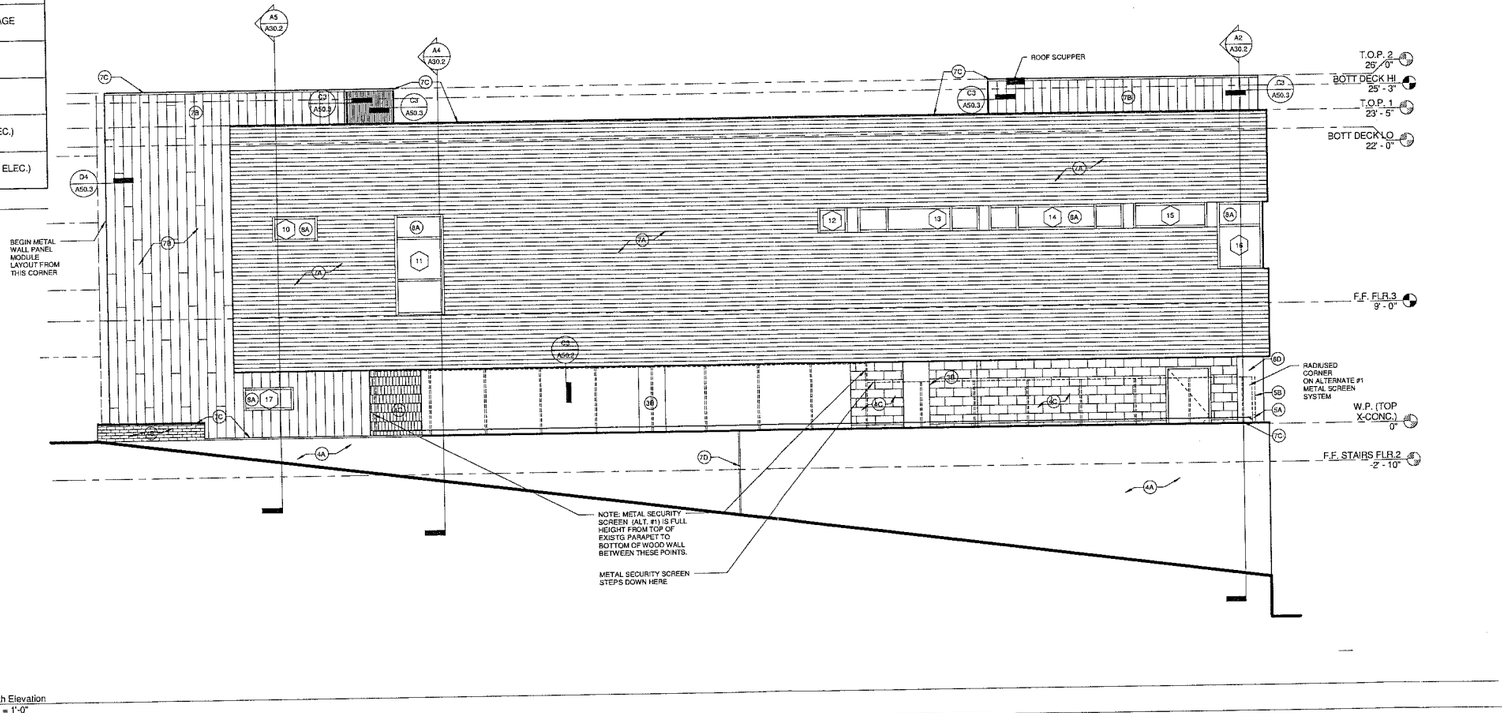
EXTERIOR MATERIALS LEGEND

KEY	MATERIAL / FINISH / COLOR / MFR
3A	EXISTING CONCRETE WALL
3B	NEW POURED IN PLACE CONCRETE OVER STEEL COLUMN
4A	EXISTING BRICK WALL
4B	NEW BRICK INFILL TO MATCH EXISTING BRICK TOOTH IN NEW BRICK
4C	NEW CMU WALL
4D	EXISTING CONTROL JOINT - ADD NEW SEALANT
5A	NEW METAL GUARDRAIL SYSTEM - BASE BID
5B	ALTERNATE #1 - NEW METAL SECURITY SCREEN SYSTEM FLOOR 2
5C	NEW METAL SECURITY SCREEN SYSTEM FLOOR 1 - BASE BID
7A	NEW WOOD SIDING
7B	NEW METAL SIDING
7C	NEW ZINC FLASHINGS/COPINGS TO MATCH METAL SIDING
7D	EXISTING CONTROL JOINTS TO BE RESEALED
8A	NEW GLAZED ALUMINUM STOREFRONT SYSTEM
8B	NEW ALUMINUM BRAKE METAL BY WINDOW VENDOR
8C	NEW HOLLOW METAL DOOR FRAME WITH HOLLOW METAL DOOR - PAINTED
8D	NEW METAL COLUMN COVER
8E	NEW METAL OVERHEAD ROLLING GRILL GARAGE DOOR
15A	NEW METAL LOUVRE
16A	NEW FLOODLIGHT FIXTURE (SEE ELEC.)
16B	NEW UPLIGHT WALL-WASH FIXTURE (SEE ELEC.)
16C	NEW DOWNLIGHT WALL-WASH FIXTURE (SEE ELEC.)

Exterior Materials Legend
1 1/2" = 1'-0"



North Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"

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Maine Heart Surgical Associates

New Office Building

Portland, ME

Project Number 04180

Key Plan

General Notes:

1. "W.P.-X-CONC." LEVEL IS AT TOP OF EXISTING CONCRETE PARAPET AFTER PRE-CAST COPING AND GROUT HAVE BEEN REMOVED.

2. "T.O.P.1" AND "T.O.P.2" LEVELS REFER TO TOP OF RESPECTIVE PARAPET WALLS AND MARK THE TOP EDGE OF THE BLOCKING AT THE OUTSIDE FACE OF WALL.

3. "BOTTOM OF WALL" LEVEL MARKS THE BOTTOM EDGE OF THE HORIZONTAL WOOD SIDING BOARD.

No.	Description	Date
2	Revision 2	05/20/05
	ISSUED FOR BID	4-28-05

Drawing Status:

Exterior Elevations

Issue Date: 04-28-05
Drawn By: TH
PA / PE: PSC

A20.1

Scale As indicated

6/9/2005 9:53:25 AM