

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|-------------|---------------------|
| Permit No: 06-0502 | Issue Date: | CBL: 055 B047001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|---|--|------------------------|
| Location of Construction: 250 BRACKETT ST | Owner Name: RONALD MCDONALD HOUSE O | Owner Address: 250 BRACKETT ST | Phone: |
| Business Name: | Contractor Name: Thaxter Corporation | Contractor Address: Box 7320 One Canal Plaza Portland | Phone: 2077749000 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additional - Commercial | Zone: Contract Zone |

PERMIT ISSUED
JUN - 9 2006
CITY OF PORTLAND

| | | | | |
|--|---|---------------------------|-------------------------------|--------------------|
| Past Use: Ronald MacDonalds House / and @ 59 Carlton St 3 unit apartment 55-B-005 | Proposed Use: Ronald MacDonalds House (RMH)/ Renovations & a 2 story addition to RMH connecting and renovating 59 Carlton property | Permit Fee: \$7,809.00 | Cost of Work: \$856,500.00 | CEO District: 2 |
|--|---|---------------------------|-------------------------------|--------------------|

| | |
|---|---|
| FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i> | INSPECTION: Use Group: <i>D1</i> Type: <i>SB</i> <i>6/9/06</i> |
| Signature: <i>Greg Coes</i> | Signature: <i>[Signature]</i> |

Proposed Project Description:
Ronald MacDonalds House (RMH)/ Renovations & a 2 story addition to RMH connecting and renovating 59 Carlton property

*Images Apt.
600 sq ft office
21 Lodging Rooms*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action Approved Approved w/Conditions Denied

Signature _____ Date _____

| | |
|-----------------------------|---------------------------------|
| Permit Taken By: Idobson | Date Applied For: 04/12/2006 |
|-----------------------------|---------------------------------|

| Zoning Approval | | |
|--|---|---|
| Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 12 Zone C</i> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#12006-0043</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with cond</i> Date: <i>4/13/06</i> | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____ | Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>Approved by</i> Date: <i>Historic</i> |

CERTIFICATION

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

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 060502

This is to certify that RONALD MCDONALD HOUSE OF PORTLAND / Thaxter Corpor
has permission to Ronald MacDonalds House (H)/ Restorations 2 story addition to RMH connecting and renovating 59 Car
AT 250 BRACKETT ST 055 B047001

PERMIT ISSUED
JUN - 9 2006
CITY OF PORTLAND

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is leased or closed-in. 4 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass 7-18-06
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

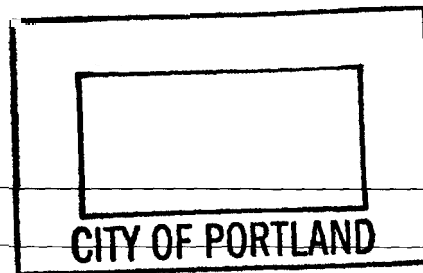
City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 06-0502 | Date Applied For: 04/12/2006 | CBL: 055 B047001 |
|------------------------------|--|----------------------------|

| | | | |
|---|--|---|--------------------------------|
| Location of Construction: 250 BRACKETT ST | Owner Name: KONALD MCDONALD HOUSE O | Owner Address: 250 BRACKETT ST | Phone: |
| Business Name: | Contractor Name: Thaxter Corporation | Contractor Address: Box 7320 One Canal Plaza Portland | Phone (207) 774-9000 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Commercial | |

| | |
|--|--|
| Proposed Use: Ronald MacDonalds House (RMH)/ Renovations & a 2 story addition to RMH connecting and renovating 59 Carlton property | Proposed Project Description: Ronald MacDonalds House (RMH)/ Renovations & a 2 story addition to RMH connecting and renovating 59 Carlton property |
|--|--|



| | | | |
|---|--|---|--------------------------------|
| Location of Construction: 250 BRACKETT ST | Owner Name: RONALD MCDONALD HOUSE O | (Owner Address: 250 BRACKETT ST | Phone: |
| Business Name: | Contractor Name: Thaxter Corporation | Contractor Address: Box 7320 One Canal Plaza Portland | Phone (207) 774-9000 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Commercial | |

- 1) The plans are not stamped
2) How did you arrive at a seismic site class of "B"?
3) The addition is 3' 13/4" from your west lot line, Pursuant to table 602 the wall needs to have a 1 hour fire rating, and Section 704.5 requires that the protection be both inside and outside. Unprotected openings are limited to 15% (Table 704.8)
4) Please establish compliance with Section 704.1.1 parapets.
5) Please provide fire ratings and STC's w/ UL listings for the new or reconstructed tenant separation walls and floor ceiling assemblies.
6) Stairway nosings are not designed in conformity 1009.3.2. Conventional nosings are not allowed in R1 Construction.
7) Handrail detail 7 on A300 is only 30 above the walking surface, where will this be used?

5/17/2006-mjn: New list:

Fire/ Smoke Dampers?

Was there a Geotech study for the foundation design?

ALL wall and Floor/Ceiling Assembly between the new units or units that are being rehabbed must have a 1 hour fire resistance rating, with an STC of 50. (the 1/2 hour option exists if you're installing a full blown NFPA 13 system)

Penetrations shall be protected in accordance with Chapter 7 of the IBC.

The Statement of Special Inspections Must be amended to include a seismic quality assurance plan and a contractor's statement of responsibility. This must be filed prior to the start of construction.

Still awaiting Planning Sign off.



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

ACCESSIBILITY CERTIFICATE

Designer: SCOTT SIMONS ARCHITECTS

Address of Project: 250 BRACKETT STREET

Nature of Project: RONALD McDONALD HOUSE

RENOVATIONS + EXPANSION

Handwritten notes: '12', 'S', 'O', 'G'.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: [Handwritten Signature]

Title: ARCHITECT

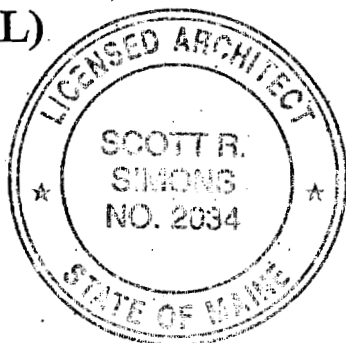
Firm: SCOTT SIMONS ARCHITECTS

Address: 75 YORK STREET

PORTLAND, ME 04101

Phone: 207-772-4656

(SEAL)



NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain *in* narrative form the method of compliance.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04 101

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

FROM: SCOTT SIMONS

RE: Certificate of Design

DATE: APRIL 6, 2006

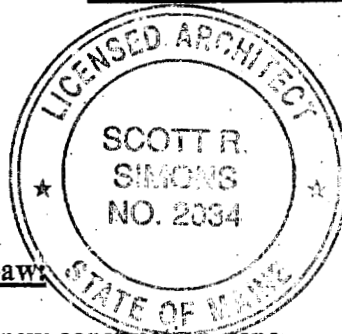
These plans and/ or specifications covering construction work on:

RONALD McDONALD HOUSE OF PORTLAND

RENOVATIONS & EXPANSION

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

(SEAL)



Signature: [Handwritten Signature]

Title: ARCHITECT

Firm: SCOTT SIMONS ARCHITECTS

Address: 75 YORK STREET
PORTLAND, ME 04101

As per Maine State Law:

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

FROM DESIGNER SCOTT SIMONS ARCHITECT
 DATE: APRIL 6, 2006
 Job Name: RONALD Mc DONALD HOUSE OF PORTLAND
 Address of Construction: 250 BRACKETT STREET

2003 International Building Code

Construction project was designed according to the building code criteria listed below.

Building Code and Year IBC 2003 Use Group Classification(s) RESIDENTIAL R-1
 Type of Construction TYPE 5 UNPROTECTED

Will the Structure have a Fire suppression system in Accordance with Secnon903.3.1 of the 2003 IRC YES
 Is the Structure mixed use? NO if yes, separated or non separated (see Secnon 302.3) _____
 Supervisory alarm system? YES Geotechnical/Soils report required?(See Section 1802.2) _____

STRUCTURAL DESWN CALCULATIONS

Submitted for all structural members
 (1008.7, 1008.1.1)

✓ Live load reduction (1603.1.7, 1607.8, 1607.10)
N/A Roof live loads (1603.1.2, 1607.11)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Roof snow loads (7603.7.3, 1608)

Uniformly distributed floor live loads (7603.11, 1607)

| Floor Area Use | Loads Shown |
|---------------------------|-------------|
| PRIVATE ROOMS / CORRIDORS | 40 PSF |
| UNITS / APARTS | 10 PSF |
| PUBLIC ROOMS / LOBBY | 100 PSF |
| | |
| | |

1.0 Ground snow load, P_g (1608.2)
1.0 If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
1.0 If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
1.0 If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
1.1 Roof thermal factor, C_t (Table 1606.3.2)
N/A Sloped roof snowload, P_s (1606.4)

Wind loads (1603.1.4, 1609)

✓ Design option utilized (1609.1.7, 1609.6)
100 Basic wind speed (1609.3)
1.0 Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
B Wind exposure category (1609.4)
+1.0 / -0.7 Internal pressure coefficient (ASCE 7)

B Seismic design category (1616.3)
2.5 Basic seismic-force-resisting system (Table 1617.6.2)
0.5 Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
1617.5 Analysis procedure (1616.6, 1617.5)
0.046 W Design base shear (1617.4, 1617.5.1)

19.95 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)
14.2 Main force wind pressures (7603.1.1, 1609.6.2.1)

Flood loads (1603.1.6, 1612)
0 Floodhazard area (1612.3)
+1.25' Elevation of structure

Earthquake design data (1603.1.5, 1614-1623)

✓ Design option utilized (1614.1)
I Seismic use group ("Category") (Table 1604.5, 1616.2)
0.5 Spectral response coefficients, S_{cs} & S_{ps} (1615.1)
B Site class (1615.1.5)

Other loads
20 PSF Concentrated loads (1607.4)
N/A Partition loads (1607.5)
N/A Impact loads (1607.9)
N/A Misc. loads (Table 1607.5, 1607.9, 1607.7, 1607.12, 1607.13, 1621, 1611, 2404)

TRANSVERSE
 LONGITUDINAL

Statement of Special Inspections

Project: *Ronald MacDonald House of Portland*

Location: *250 Brackett Street*

Owner:

Design Professional in Responsible Charge: *William P. Faucher, P.E.*

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

- Structural Mechanical/Electrical/Plumbing
 Architectural Other: _____

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

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

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

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

Interim Report Frequency: *Monthly*

Prepared by:

William P. Faucher, P.E.

(type or print name)


Signature

April 10, 2006

Date

or per attached schedule.



Owner's Authorization:

Building Official's Acceptance:


Signature

4/10/2006
Date

Signature

Date

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections/ Quality Assurance Plan includes the following building systems:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Soils and Foundations | <input type="checkbox"/> Spray Fire Resistant Material |
| <input checked="" type="checkbox"/> Cast-in-Place Concrete | <input checked="" type="checkbox"/> Wood Construction |
| <input type="checkbox"/> Precast Concrete | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input type="checkbox"/> Masonry | <input type="checkbox"/> Mechanical & Electrical Systems |
| <input checked="" type="checkbox"/> Structural Steel | <input type="checkbox"/> Architectural Systems |
| <input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Special Cases |

| Special Inspection Agencies | Firm | Address. Telephone. e-mail |
|-------------------------------|---|---|
| 1. Special Inspection or t | <i>William P. Faucher, P.E.</i> | <i>Allied Engineering, Inc 160 Veranda Street Portland, ME 04103 207.221 2260</i> |
| 2. Inspector | <i>Stephen Frazier</i> | <i>Scott Simons Architects 75 York Street Portland, ME 04101 207.77 4656</i> |
| 3. Inspector | <i>James Hodsdon</i> | <i>Allied Engineering, Inc 160 Veranda Street Portland, ME 04103 207 221 2260</i> |
| 4. Testing Agency | <u><i>William M. Peterlein, P.E.</i></u> <i>Summit Engineering</i> | <i>640 Main Street Lewiston, ME 207 795-6009 (T)</i> |
| 5. Testing Agency | <i>Elite Inspection Services</i> | <i>220 Industrial Way Portland, ME 04103 207 797 2284</i> |
| 6. Other | | |

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category *B*
Quality Assurance Plan Required (Y/N) *No*

Description of seismic force resisting system and designated seismic systems:

Light Framed walls with Wood Shear Panels.

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) *100MPH*
Wind Exposure Category *B*
Quality Assurance Plan Required (Y/N) *No*

Description of wind force resisting system and designated wind resisting components:

Light Framed walls with Wood Shear Panels.

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

Qualifications of Inspectors and Testing Technicians

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

Key for Minimum Qualifications of Inspection Agents:

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

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

American Concrete Institute (ACI) Certification

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

American Welding Society (AWS) Certification

| | |
|--------------|--------------------------------------|
| AWS-CWI | Certified Welding inspector |
| AWS/AISC-SSI | Certified Structural Steel inspector |

American Society of Non-Destructive Testing (ASNT) Certification

| | |
|------|---|
| ASNT | Non-Destructive Testing Technician – Level II or III. |
|------|---|

International Code Council (ICC) Certification

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

National Institute for Certification in Engineering Technologies (NICET)

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

Exterior Design Institute (EDI) Certification

| | |
|----------|----------------------------|
| EDI-EIFS | EIFS Third Party Inspector |
|----------|----------------------------|

Other

| Item | Agency # (Qualif.) | Scope |
|-------------------------------|-----------------------|---|
| 1 Shallow Foundations | PE/GE | <p><i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i></p> |
| 2. Controlled Structural Fill | PE/GE | <p><i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i></p> <p><i>Inspect placement, lift thickness and compaction of controlled fill.</i></p> <p><i>Test density of each lift of fill by nuclear methods (ASTM D2922)</i></p> <p><i>Verify extent and slope of fill placement.</i></p> |
| 3. Deep Foundations | PE/GE | <p><i>Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria.</i></p> <p><i>Inspect piles for damage from driving and plumbness.</i></p> <p><i>Verify pile size, length and accessories.</i></p> <p><i>Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.</i></p> |
| 4. Load Testing | _____ | _____ |
| 4. Other: | _____ | _____ |

Cast-in-Place Concrete

| Item | Agency # (Qualif.) | Scope |
|-------------------------------------|-----------------------|---|
| 1. Mix Design | ACI-CCI ICC-RCSI | Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design. |
| 2. Material Certification | SE | Shop Submittals |
| 3. Reinforcement Installation | ACI-CCI ICC-RCSI | Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters |
| 4. Post-Tensioning Operations | CC-PCS | Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations. |
| 5. Welding of Reinforcing | AWS-CWI | Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required. |
| 6. Anchor Rods | | Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors. |
| 7. Concrete Placement | ACI-CCI ICC-RCSI | Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated. |
| 8. Sampling and Testing of Concrete | ACI-CFTT ACI-STT | Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064). |
| 9. Curing and Protection | ACI-CCI ICC-RCSI | Inspect curing, cold weather protection and hot weather protection procedures. |
| 10. Other: _____ | _____ | _____ |

Applicant: Ronald McDonald house Date: 3/31/06
 Address: 250-258 Brackett St C-B-L: 55-B-7, 8, 9, & 47
 63 Carlton St

CHECK-LIST AGAINST ZONING ORDINANCE #06-0502

Date -

Zone Location - Contract Zone / R-6 underlying original

Interior or corner lot - per contract

Proposed Use/Work - Lodging facilities & related amenities including a house manager's quarters, Admin offices, kitchen & dining

Sewage Disposal - facilities & common areas

Lot Street Frontage - 40' + shown

Front Yard -

Rear Yard - } No setbacks for existing structures provided however
 Side Yard - } The side yard set back from 63 Carlton shall be no less than 3 feet - plan scales 3' at

Projections -

Width of Lot - existing

Height - 45' MAX - 31' to ridge

Lot Area - 12,500 sq ft

OK Lot Coverage Impervious Surface - 75% MAX -
 open space ratio = 15% min

Area per Family -

OK Off-street Parking - 7 req -> 8 spaces shown
 Loading Bays - N/A
 Site Plan - #2006-0043
 Shoreland Zoning/ Stream Protection - N/A

revised plans show 2 out side parking spaces exist
 # 63 Carlton
 Currently showing 10 guest rooms
 1 manager's apt = 1 pkg
 600 sq ft office / 400 sq ft = 1.5
 21 lodging units / 500 sq ft = 4.2

Flood Plains - Panel 12 - Zone C

HAS been approved by Historic

6.7 = 7 req

From: Sarah Hopkins
To: Marge Schmuckal
Date: 4/12/2006 4:35:09 PM
Subject: Re: Ronald McDonald House

We will need a PG for the sidewalk work. I'll call and let them know. The approval letter will probably go out tomorrow.

-s

>>> Marge Schmuckal 04/12/2006 4:15:08 PM >>>

Sarah,

These folks have already applied for their building permit. Can we issue a building permit? Can I get a stamped approved site plan?

Thanks,
Marge

From: Sarah Hopkins
To: Stephen Fraser
Date: 4/12/2006 5:33:48 PM
Subject: Ronald McDonald House

Hi Steve,

The approval letter for Ronald McDonald will go out with tomorrow's mail. There are no conditions on the approval.

The approval letter will remind you that we will need 7 sets of final plans (to stamp "approved" and send to all the depts), and a cost estimate for the site work. Since the only site work will be the sidewalk replacement, that will be what is covered by the performance guarantee.

We have different types of performance guarantees that are acceptable.

I am attaching the cost estimate form so you can get started.

We can sign off on the building permit once we get the approved plans, approve the cost estimate and receive the PG based on the approved cost estimate.

Give a call if you have any questions.

-Sarah

CC: Jay Reynolds; Marge Schmuckal

From: Marge Schmuckal
To: Sarah Hopkins
Date: 4/12/2006 4:15:08 PM
Subject: Ronald McDonald House

Sarah,
These folks have already applied for their building permit. Can we issue a building permit? Can I get a stamped approved *site* plan?

Thanks,
Marge

Wood Construction

| Item | Agency # (Qualif.) | Scope |
|--|-----------------------|--|
| 1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt | SE | Inspect shop fabrication and quality control procedures for wood truss plant. |
| 2. Material Grading | SE | Inspect sampling of Lumber framing members in place |
| 3. Connections | SE | Inspect frame for compliance with structural drawings, including shear wall installations and anchorage, member configuration and connection details |
| 4. Framing and Details | SE | Inspect frame for compliance with structural drawings, including member configuration and connection details |
| 5. Diaphragms and Shearwalls | SE | Inspect size , configuration, blocking and fastening of shearwalls and diaphragms. Verify panel grude and thickness. |
| 6. Prefabricated Wood Trusses | | Inspect the fabrication of wood trusses. |
| 7. Permanent Truss Bracing | | |
| 8. Other: | | |

Structural Steel

| Item | Agency # (Qualif.) | Scope |
|--|------------------------------------|---|
| 1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt | SE AWS/AISC- SSI ICC-SWSI | <i>Review shop fabrication and quality control procedures</i> |
| 2. Material Certification | SE AWS/AISC- SSI ICC-SWSI | <i>Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes</i> |
| 3. Open Web Steel Joists | ——— | <i>Inspect installation, field welding and bridging of joists.</i> |
| 4. Bolting | AWS/AISC- SSI ICC-SWSI | <i>Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence. Continuous inspection of bolts in slip-critical connections.</i> |
| 5. Welding | AWS-CWI ASNT | <i>Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds.</i> <i>Ultrasonic testing of all full-penetration welds</i> |
| 6. Shear Connectors | AWS/AISC- SSI ICC-SWSI | <i>Inspect size, number, positioning and welding of shear connectors. Inspect studs for full 360 degree flash. Ring test all shear connectors with a 3 lb hammer. Bend test all questionable studs to 15 degrees.</i> |
| 7. Structural Details | PE/SE | <i>Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details</i> |
| 8. Metal Deck | AWS-CWI | <i>Inspect welding and side-lap fastening of metal roof and floor deck.</i> |
| 9. Other: ——— | | |

file

Order 114-05/06
~~Feb 30 11-9-05~~
Tab 22 11-21-05

JILL C. DUSON (MAYOR)(A/L)
PETER O'DONNELL (NL)
JAMES F. CLOUTIER(A/L)
NICHOLAS M. MAVODONES (A/L)

CITY OF PORTLAND
IN THE CITY COUNCIL

WILLIAM R. GORHAM (1)
KAREN A. GERAGHTY (2)
DONNA J. CARR (3)
CHERYL A. LEEMAN (4)
JAMES I. COHEN (5)

AMENDMENT TO CITY CODE
SEC. 14-49 (ZONING MAP AMENDMENT)
RE: CONDITIONAL REZONING FOR 250 - 258 BRACKETT STREET AND 63
CARLETON STREET

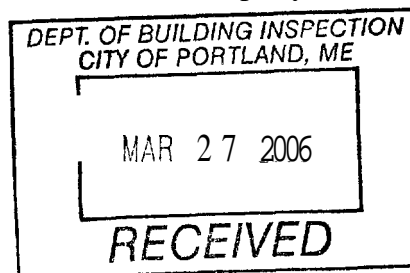
ORDERED, that the Zoning Map of the City of Portland adopted January 17, 2001 and made effective February 17, 2001, as amended and on file in the Department of Planning and Development, and incorporated by reference into the Zoning Ordinance by Sec. 14-49 of the City of Portland Code of Ordinances, is hereby amended to reflect a conditional zone as detailed below;

BE IT FURTHER ORDERED, that the conditional zone amendment authorized herein shall become effective thirty (30) days following this rezoning or the date upon which the Conditional Rezoning Agreement is executed by the Ronald McDonald House of Portland, Maine, Inc., a Maine non-profit corporation, but in no event later than six (6) months following Council approval,

CONDITIONAL REZONING AGREEMENT BY RONALD MCDONALD
HOUSE OF PORTLAND, MAINE, INC.
250 - 258 BRACKETT STREET AND 63 CARLETON STREET, PORTLAND,
MAINE 04102

This Agreement made this ____ day of _____, 2005 by **Ronald McDonald House of Portland, Maine, Inc.**, a Maine non-profit corporation having a place of business at 250 Brackett Street, Portland, Maine 04102 (hereinafter "Ronald McDonald House" or "Developer").

WHEREAS, Ronald McDonald House owns a parcel of land located at the corner of Brackett and Carleton Streets in Portland, Maine containing approximately 12,500 square feet and consisting of lots 7, 8, 9, and 47 on City of Portland Tax Map 55, Block B, and more particularly described in four separate deeds recorded in the Cumberland County Registry of Deeds at Book 11190, Pages 177-182 (the "Property"); and



WHEREAS, Ronald McDonald House is a Maine non-profit corporation that provides affordable temporary lodging in a homelike environment for families of children with serious medical conditions requiring protracted medical care and treatment at Maine Medical Center, Mercy Hospital, and other local specialized treatment centers; and

WHEREAS, in response to an increased demand for services and in anticipation of the expansion of pediatric care facilities at the major hospitals located within the City of Portland, **Ronald McDonald House** has proposed an expansion, restoration, and renovation of its facilities located at the Property to accommodate additional families; and

WHEREAS, the Property is situated in an **R-6** zone and **Ronald McDonald House** has filed a Zone Change Application with the City of Portland to modify certain setback, coverage, and dimensional requirements to accommodate the proposed expansion, restoration, and renovation; and

WHEREAS, the City of Portland Planning Board has, pursuant to **30-A M.R.S.A. § 4352(8)** and City of Portland Code of Ordinances §§ 14-61 and **62**, after notice, public hearing, and due deliberation, recommended the rezoning of the Property subject to certain restrictions; and

WHEREAS, the City of Portland Historic Preservation Board has reviewed the renovation and restoration project proposed by **Ronald McDonald House** and has determined that the proposed project plan is appropriate under the Historic Preservation standards of the City of Portland Land Use Code; and

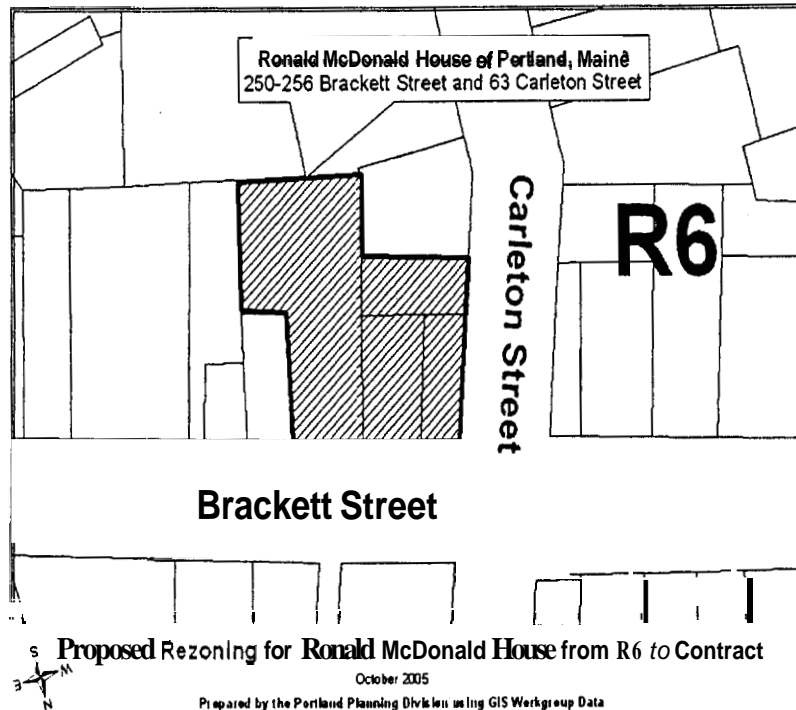
WHEREAS, the **City of Portland** (“City”), by and through its City Council has determined that rezoning of the Property is necessary and proper given the unusual nature and location of the Property and that such rezoning would be consistent with the existing and permitted uses in the **R-6** zone and consistent with the City’s comprehensive plan; and

WHEREAS, the City takes note of the valuable services provided by the **Ronald McDonald House** and further takes note of the streetscape improvements and historic restoration that will result from the proposed expansion, restoration, and renovation project; and

WHEREAS, Ronald McDonald House has agreed to enter into this Agreement with its conditions and restrictions understanding that it will be bound thereby.

NOW, THEREFORE, in consideration of the rezoning of the Property, **DEVELOPER** contracts to be bound by the following terms and conditions:

1. The City shall amend the Zoning Map of the City of Portland adopted January 17, 2001 and made effective February 17, 2001, as amended and on file in the Department of Planning and Development, and incorporated by reference into the Zoning Ordinance by § 14-49 of the City of Portland Code of Ordinances, by adopting the following map change:



2. The Property will be developed substantially in accordance with the Site Layout Plan (the "Site Plan"), prepared by Scott Simons Architects dated September 27, 2005 and attached hereto. The Planning Authority shall review and approve the Site Plan according to the site plan provisions of the City of Portland Land Use Code.
3. Consistent with its current permitted use, the use of the Property by the Developer shall consist of lodging facilities and related amenities, including a house manager's quarters, administrative offices, kitchen and dining facilities, and common areas, to be used in connection with the Developer's services to families of seriously ill children receiving extended medical care and treatment at nearby hospitals and medical facilities. Any future use of the Property by the Developer or its successors or assigns shall be solely for a use as may be allowed in the underlying R-6 zone and in accordance with the City of Portland Land Use Code.

4. The underlying zoning requirements of the R-6 zone are modified as follows:
 - a. As the existing structures on the Property are built to the lot lines, there shall be no setback requirements, provided, however, the sideyard setback from 63 Carlton Street shall be no less than three (3) feet.
 - b. Maximum lot coverage shall be seventy-five percent (75%); and
 - c. The open space ratio shall be fifteen percent (15%).

In all other respects, the development shall comply with the zoning requirements for an R-6 Zone, as set forth sections 14-135 *et seq.* of the City of Portland Land Use Code.

5. In the event the development described herein is not commenced within two (2) years from the date of this conditional rezoning and is not completed within four (4) years from the date of this conditional rezoning, this Agreement shall become null and void and the Property shall revert back to the underlying R-6 zone.
6. This Agreement shall be irrevocable by the **DEVELOPER** but may be modified upon the **DEVELOPER'S** request to the City Council or pursuant to the terms of paragraph **10**, below.
7. The above stated restrictions, provisions, and conditions are an essential part of the rezoning, **shall** run with the Property, shall bind and benefit **DEVELOPER** and any of its successors and assigns, and shall inure to the benefit of and be enforceable by the City, by and through its duly authorized representatives. **DEVELOPER** shall file a copy of this Conditional Rezoning in the Cumberland County Registry of Deeds, along with a reference to the Book and Page locations of the deeds for the Property. The **DEVELOPER** shall provide to the City the Book and Page number of said recording.
8. **If** any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision and such determination shall not affect the validity of the remaining portions hereof.
9. Except as expressly modified herein, the development, use, and occupancy of the subject premises shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.

10. In the event that **DEVELOPER** or any successor fails to continue to utilize the Property in accordance with this Agreement, or in the event of an uncured breach of any condition(s) set forth in this Agreement, the Planning Board shall have the authority, after hearing and notice to the Developer, to resolve the issue resulting in the breach. The resolution may include a recommendation to the City Council that the Agreement be terminated, requiring cessation of the use of the development authorized herein.

WITNESS:

**RONALD MCDONALD HOUSE OF
PORTLAND, MAINE, INC.**

By: _____

Printed Name: _____

Its: _____

STATE OF MAINE
CUMBERLAND, SS.

Date: _____

Personally appeared the above-named _____ of Ronald McDonald House of Portland, Maine, Inc. and acknowledged the foregoing Agreement to be his/her free act and deed in his/her said capacity and the free act and deed of Ronald McDonald House of Portland, Maine, Inc.

Notary Public/Attorney-at-Law

**CITY OF PORTLAND, MAINE
CITY COUNCIL AGENDA REQUEST FORM**

TO : Sonia Bean, Senior Administrative Assistant
FROM: Ethan Boxer-Macomber
DATE: **October 12,2005**
SUBJECT: Agenda Request Re: Ronald McDonald House of Portland, Maine
Sponsored by: Portland Planning Board

I) Council Meeting at which action is requested:

1st Reading: November 7, 2005
Final Action: November 21,2005

Submission Deadlines:

- 1 electronic copy of packet due 2 weeks prior to Council meeting date for the agenda meeting
- 5 hard copies due the Thursday before the Council meeting

2) Can action be taken at a later date? X YES ___ NO

I. SUMMARY OF ISSUE

Ronald McDonald House (RMH) seeks to redevelop and expand a vacant residential structure at 63 Carleton Street. The project would add an additional +/- 2,800 square feet to the existing RMH facility and would house administrative offices and 6 additional guest rooms. The project is located in the historic district and involves rehabilitation of an historic structure.

II. REASON FOR SUBMISSION (What issue/problem will this address?)

The applicant **finds** the project consistent with the goals and policies of the Comprehensive Plan, but is unable to meet its programmatic needs within the constraints of the R6 dimensional standards.

III. INTENDED RESULT (How does it resolve the issue/problem?)

The proposed conditional rezone would allow RMH to intensify the use of the subject site by relaxing the (1) setback, (2) impervious surface, and (3) open space standards of the underlying zone.

IV. FINANCIAL IMPACT

The proposed project would contribute to Portland's medical and social services network.

V. ANALYSIS & RECOMMENDATION

On October 11,2005 the Portland Planning Board voted 5-0 (Lowry and Odokara Absent) to approve a motion recommending that the City Council approve the proposed conditional rezone. The Historic Preservation Committee has reviewed and approved the proposed project. The project has been reviewed and conditionally approved by the Historic Preservation Board.

VI. SPONSOR

Portland Planning Board

Attachments:

cc: Elizabeth Boynton, Associate Corporation Counsel

**RONALD McDONALD HOUSE CONDITIONAL REZONE
VICINITY OF CARLETON AND BRACKETT STREETS**

CONDITIONAL REZONING REVIEW

RONALD McDONALD HOUSE OF PORTLAND, MAINE, APPLICANT

Submitted to:
Portland City Council
Portland, Maine

Submitted by:
The Portland Planning Board

October 11, 2005

A November 21, 2005 Public Hearing has been scheduled for the City Council to consider the above referenced application.

I. PROJECT SUMMARY

Applicant: Ronald McDonald House of Portland, Maine
250 Brackett Street
Portland, ME 04102

Agent: Scott Simons Architects
75 York Street
Portland, ME 04101

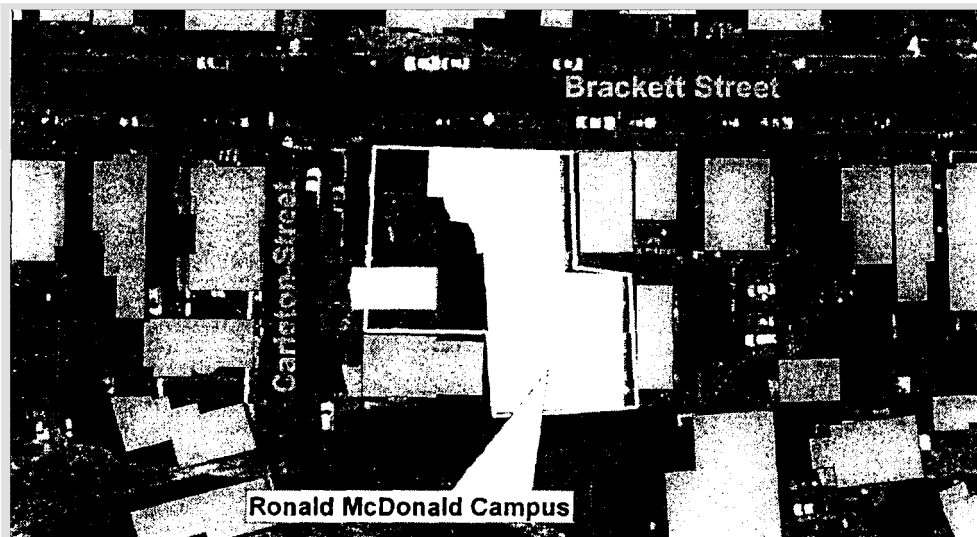
Site Location: Vicinity of 250 Brackett Street and 63 Carleton Street

CBL#s: 055 B007-009 and 047

Current Zoning: R6

Proposed Zoning: Conditional

Land Area: Approximately 10,914 Sq. Ft. (+/- .25-Acres)



Proposed Rezoning of 63 Carleton Street from R6 to Contract Zone

II. PROJECT BACKGROUND & DESCRIPTION

In 1993, the Portland Planning Board granted a site plan approval to the Ronald McDonald House (RMH) to rehabilitate and reconfigure properties at 250, 254, and 256 Brackett Street so as to create 15 guestrooms, 1 apartment unit, and administrative offices. At that time, existing structures at 254 and 256 Brackett were demolished and the structure at 250 Brackett was expanded into the facility that exists today. The lot at 256 Brackett was developed as a terraced, landscaped area.

At the time of the 1993 project, RMH also owned the abutting single family, greek revival house at 63 Carleton, which was not altered or improved and has since sat vacant.

The applicant's current plan is to renovate the house at 63 Carleton and to add an addition thereby linking the house to the existing RMH facility. The combined space within the existing house and proposed addition is planned to house administrative offices as well as 6 additional guest rooms.

In developing this expansion plan, the Ronald McDonald House encountered challenges designing for the project program within the dimensional confines of the R6 zoning standards. The applicant, therefore, requests a conditional rezone of the Ronald McDonald campus so as to relax (1) required setbacks, (2) maximum impervious area requirements, and (3) minimum open space requirements.

The proposed project is located in an historic district and has been reviewed and conditionally approved by the Historic Preservation Board.

III. PUBLIC OUTREACH AND RESPONSE

Upon receipt of the subject rezone application, staff noticed property owners within 500 feet of the site and placed an ad in the *Portland Press Herald*. Prior to a September 13 workshop and October 11, 2005 Public Hearing with the Planning Board, the project was again noticed in the same manner.

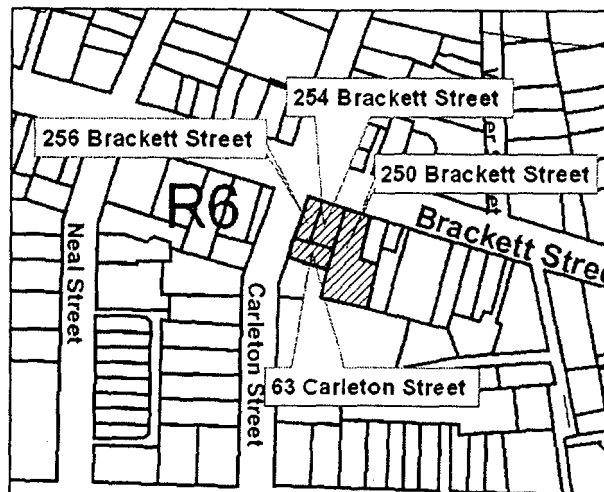
The applicant held a required neighborhood meeting on September 27, 2005 and has provided required documentation.

Public comment at the October 11, 2005 public hearing with the Planning Board was limited to the comments of a single abutter who expressed support for the project feeling that it would have a "stabilizing" effect on the neighborhood by rehabilitating a vacant property.

Noticing of City Council meetings related to this project has also been completed in conformance with City requirements.

IV. CONDITIONAL REZONE

The proposed conditional zone is intended to apply to all four parcels held by the applicant.



Proposed R6 to Conditional Rezone Area
 Ronald McDonald House, Applicant
 Map Prepared by the Portland Planning Division using GIS Workgroup Data

The Ronald McDonald expansion project, as designed, is consistent with all of the standards of the R6 zone EXCEPT for the following:

| Standard | Current R6 | Proposed Conditional Rezone |
|----------------------|------------|-----------------------------|
| Front Yard | 10 Feet | None Required |
| Side Yards | 10 Feet | |
| Rear Yard | 20 Feet | |
| Maximum Lot Coverage | 50% | 75% |
| Open Space Ratio | 20% | 15% |

Permitted uses in the current draft include all uses permitted in the underlying R6 zone.

V. COMPREHENSIVE PLAN CONSISTENCY

The applicant has submitted that the proposed rezone is consistent with the Comprehensive Plan's global vision statement, which envisions Portland as, "the center for many regional service institutions which offer high quality medical care and an extensive range of social services for those in need". The applicant also points to the Comp Plan's goal to, "build upon the distinctive fabric of Portland's built environment by rehabilitating historic structures".

VI. Planning Board Recommendation

On October 11, 2005 the Portland Planning Board voted 5-0 (Lowry and Odokara Absent) to approve the following motion recommending that the City Council approve the proposed conditional rezone:

On the basis of plans submitted by the applicant and on the basis of information contained in Planning Report #58-05 and other findings as follows:

1. That Planning Board finds that the proposed conditional rezone is in conformance with the City of Portland Comprehensive Plan and therefore recommends that the City Council approve the application.

Conditions:

1. There shall be at least a three (3) foot setback between the property at **63** Congress Street and the abutting residential property on Carleton Street.
- ii. Paragraph **2** of the conditional rezone shall be amended to read that the Planning Authority shall review and approve the site plan.

From:
To:
Date:

Ethan Boxer-Macomber
John D.