

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 071016

Please Read Application And Notes, If Any, Attached

This is to certify that MCDONALD'S CORPORATION / MCDONALD'S RESTAURANT SYSTEMS, INC.

has permission to Construct new McDonald's building

AT 332 ST JOHN ST

City of Portland Permit No. 065 A012001

PERMIT ISSUED
FEB 21 2008
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 started or enclosed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Craig Caser
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

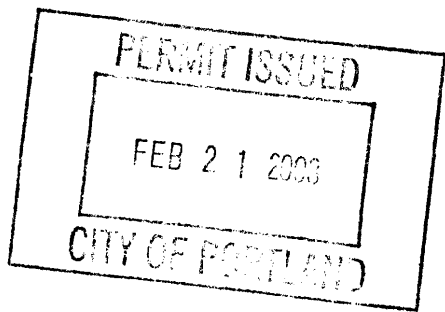
Permit No: 07-1016	Issue Date:	CBL: 065 A012001
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Location of Construction: 332 ST JOHN ST	Owner Name: MCDONALD'S CORPORATION	Owner Address: PO BOX 10048	Phone:
Business Name:	Contractor Name: Marceau Construction Corporation	Contractor Address: 28 Osgood St. PO Box 66 Mathuen	Phone 9786854706
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-2

Past Use: Commercial / McDonalds	Proposed Use: Commercial / McDonalds Construct new McDonald's bldg	Permit Fee: \$6,575.00	Cost of Work: \$648,000.00	CEO District: 2
Proposed Project Description: Construct new McDonald's bldg		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>A2</i> Type: <i>5B</i> <i>2/11/08</i>	
		Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: dmartin	Date Applied For: 08/20/2007	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Min <input type="checkbox"/> MM <input type="checkbox"/> Denied	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved	Historic Preservation <input checked="" 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
	Date: <i>9/2/07</i>	Date: _____	Date: _____



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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1016	Date Applied For: 08/20/2007	CBL: 065 A012001
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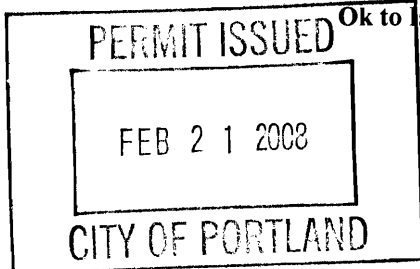
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Business Name:	Contractor Name: Marceau Construction Corporation	Contractor Address: 28 Osgood St. PO Box 66 Mathuen	Phone (978) 685-4706
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial / McDonalds Construct new McDonald's bldg	Proposed Project Description: Construct new McDonald's bldg
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/21/2007
Note: **Ok to Issue:**
 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
 2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 02/21/2008
Note: **Ok to Issue:**
 1) Final Foundation stabilization plans must be certified by the Geo Technical engineer

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 10/16/2007
Note: **Ok to Issue:**
 1) The installation of a hood system requires a seperate permit
 2) The door swing from dining to play area should be reversed.
 3) Application requires State Fire Marshal approval.
 4) The sprinkler system shall be installed in accordance with NFPA 13.
 5) All construction shall comply with NFPA 101
 6) Occupancies with an occupant load of 100 persons or more require panic harware on all doors serving as a means of egress.
 7) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance



Dept: Public Works **Status:** Pending **Reviewer:** **Approval Date:** **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** **Ok to Issue:**

Dept: Parks **Status:** Pending **Reviewer:** **Approval Date:** **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** **Ok to Issue:**

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Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 02/01/2008
Note: **Ok to Issue:**

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Shukria Wiar **Approval Date:**
Note: **Ok to Issue:**

- 1) In lieu of roadway or sidewalk improvements, the applicant shall make a contribution of \$10,000 towards signal/ pedestrian improvements at the intersection of St. John Street & Park Avenue
- 2) There shall be either herbaceous plants such as daylilies or low ground cover such as junipers incorporated into the new planting beds labeled as 'new lawn area' on the Landscaping Plan. Although this area serves as winter snow storage added plants are needed to prevent this landscape bed from appearing as a 'sea of mulch'

Comments:

8/21/2007-mes: This project has not been finalized thru planning - waiting for a stamped approved site plan.

9/21/2007-mes: Jeanie wanted me to pass this on to Mike N. for further review . Still waiting for site plan review.

10/22/2007-ldobson: Please Forward this to Richard Landry.

I have commenced the review of the above project and have the following questions/comments:

- 1) Please provide the methodology for achieving a Seismic design category of "C" when the site class is "F".
- 2) On the Statement of Special Inspections, the Seismic Quality Assurance plan classifies the project as "B" ??
- 3) Please provide detailed plans and specs for the rammed aggregate pier system that establish compliance with all applicable parts Section 1808 of the 2003 IBC.
- 4) Please provide a COMCheck report for this project.
- 5) Please Provide kitchen exhaust system plans and specs that establish compliance with the 2003 IMC.

Thanks
Mike Nugent
Consulting Plans Examiner
City of Portland

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Thanks
Mike Nugent
Consulting Plans Examiner
City of Portland

11/13/2007-ldobson: I still have not received the responses to these questions, I'mm returning this permit to City Hall.

>>> Mike Nugent 10/22/07 9:59 PM >>>
Please Forward this to Richard Landry.

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Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

11/14/2007-ldobson: Mike,

The architect explains that the delay in response is partly due to the change of building foundation type from aggregate piers to wood piles. I should have items 1-3, and 5 addressed today. I have already provided Item 4 to you. Could you provide me with your mailing address, so I can forward all of this information to you?

J. Chris Nadeau, P.E.
Associate/Sr. Project Manager

10/29/2007-ldobson: -----Original Message-----
From: Philip Smalley [mailto:p.smalley@acmjm.com]
Sent: Monday, October 29, 2007 11:31 AM
To: Thom Duff
Cc: m.marchia@acmjm.com
Subject: McD - PORTLAND, ME

Thom - We are in receipt of the comments you forwarded from the plans examiner in regards to the kitchen exhaust system plans and IMC 2003 as follows:

" 5) Please Provide kitchen exhaust system plans and specs that establish compliance with the 2003 IMC. "

We have standard McD plans available from the equipment manufacturer that detail the installation and specifications of the kitchen cooking equipment, hoods, ductwork, fans, etc., which can be used in conjunction with our mechanical drawings which show the project specific location of these items.

Can you please find out a little more detail as to what the plans examiner may be looking for so we can show compliance as requested.

Thanks - Phil

Philip J. Smalley, PE

M.J. Marchia, Inc.
5 Washington Avenue
Bay Shore, New York 11706
631.586.9560 tel
631.360.0186 fax.
p.smalley@acmjm.com

1/31/2008-mes: Received a stamped, approved site plan from planning - to be given to building since they still have the permit for review.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>332 ST John ST Portland ME.</u>		
Total Square Footage of Proposed Structure/Area <u>5448 SF</u>		Square Footage of Lot <u>53,014 SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>65 A 012</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>MCDONALD'S USA, LLC</u> Address <u>690 Canton ST</u> City, State & Zip <u>WESTWOOD, MA 02090</u>	Telephone: <u>781-329-1450</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>648,000.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>6,595.00</u>
Current legal use (i.e. single family) <u>McDonald's RESTAURANT</u> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>McDonald's RESTAURANT</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Demo Existing McDonald's RESTAURANT and construct New McDonald's per plans SUBMITTED.</u>		
Contractor's name: <u>MARCEAU CONSTRUCTION CORPORATION</u> Address: <u>28 OSGOOD ST. P.O BOX 66</u> City, State & Zip <u>METHUEN, MA 01844</u> Telephone: <u>978-685-4706</u> Who should we contact when the permit is ready: <u>ROYER DESTARDINS</u> Telephone: <u>978-615-6634</u> Mailing address: <u>(SALP)</u>		

6,520

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: [Handwritten Signature] Date: 8/20/07

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

#3627

LANDRY ARCHITECTS
 389 Main Street
 2ND Floor
 SALEM, NH 03079
 TEL: (603) 890-6414 FAX: (603) 894-4358

LETTER OF TRANSMITTAL

TO CITY OF PORTLAND
 389 CONGRESS STREET
 PORTLAND, ME. 04101
 (207) 329-2354

DATE	2.8.08	JOB NO.	M-1032
ATTENTION	MIKE NUGENT		
RE:	MCDONALD'S RESTAURANT		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings Prints Plans Samples Specifications

Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
(3)	8.14.07		OF REVISED DRAWING SHEETS - REV. 2 2.8.08 A-1.0, A-3.0, A-3.1, A-4.0 S-1.0, S-2.0, S-3.0, S-3.1, S-3.2, S-3.3, S-3.4, S-4.0 STAMPED & SIGNED FOR PERMIT

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

MIKE - REVISED SHEETS, AS REQUESTED.
 THANK YOU FOR YOUR HELP.

- THOM

FEB 11 2008

COPY TO _____

SIGNED:

Thomas Duff

If enclosures are not as noted, kindly notify us at once.



State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

17343

Sprinkled
Sprinkler Supervised

MCDONALD'S RESTAURANT PORTLAND

Located at: 332 ST. JOHN'S STREET

PORTLAND

Occupancy/Use: ASSEMBLY CLASS C

Permission is hereby given to:

MCDONALDS USA LLC
SUITE 310
690 CANTON ST.
WESTWOOD, MA 02090

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 26 th of June 2008

Dated the 27 th day of December A.D. 2007

Commissioner

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer
PORTLAND, ME

JAN 1 2008

DUBOIS
 ENGINEERING
 ASSOCIATES, INC.

CONSULTING ENGINEERS

STRUCTURAL ◦ FORENSIC

November 14, 2007

Project #07056

Mr. Thomas B. Duff, RA
Landry Architects
389 Main Street
Salem, NH 03079

RE: Comments from City of Portland Plans Examiner
McDonald's Restaurant
332 St John Street
Portland, ME

Dear Thom:

In response to the comments from Mike Nugent, the Consulting Plans Examiner for the City of Portland we have the following information.

Item 1: At the present time, the geotechnical engineer did not investigate the site to the extent that is required to classify it as a Site Class "F". They simply remarked that it could be classified as an "F" site based on one boring. In reality the site is more than likely an "E" or better. The selection of the rammed aggregate piers was based on the recommendation of the geotechnical engineer. By installing these rammed aggregate piers or Geopiers as they are commonly referred to, the soil is reinforced throughout the influenced area of the structure. This soil reinforcement increases the shear wave velocity within the soil and therefore raises the seismic site class for the design. In our opinion the addition of the geopiers would raise the site classification to a "C".

There is a chance that McDonald's may elect to go to a conventional deep foundation system using timber piles. In order to do this, we will need to do more investigation into the soils at a deeper depth than were obtained in the initial geotechnical investigation. It is my understanding that this is scheduled to be done. Once this is done we will get an accurate site classification to work with.

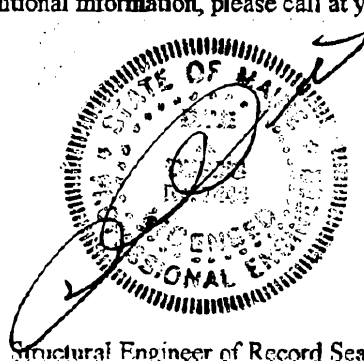
Item 2: The site class that was listed on the schedule of inspection was a typographical error. It should have been a "C" as on the drawings. This may change if we elect a different support system than was designed.

If you should have any questions regarding this matter or require additional information, please call at your convenience.

Sincerely,



Dale A. Dubois, P.E.



Structural Engineer of Record Seal



COMcheck Software Version 3.5.0 Envelope Compliance Certificate

90.1 (2004) Standard

Report Date: 10/23/07

Data filename: C:\Program Files\Check\COMcheck\McD's-Portland-ME.cck

Section 1: Project Information

Project Title: McDonald's Restaurant

Construction Site:
332 St John Street
Portland, ME

Owner/Agent:

Designer/Contractor:

Landry Architects
389 Main Street - 2nd Floor
Salem, NH 03079
603-890-6414

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Heating Degree Days (base 65 degrees F): **7378**
Cooling Degree Days (base 50 degrees F): **1943**
Building Type for Envelope Requirements: **Non-Residential**
Project Type: **New Construction**
Vertical Glazing / Wall Area Pct.: **14%**

<u>Activity Type(s)</u>	<u>Floor Area</u>
Common Space Types: Dining Area - Family Restaurant	5408

Section 3: Requirements Checklist

Envelope PASSES. Design 5% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: All-Wood Joist/Rafter/Truss	5408	0.0	30.0	0.032	0.027
Exterior Wall 1: Wood Frame, Any Spacing	5194	19.0	0.0	0.067	0.089
Window 1: Metal Frame with Thermal Break: Double Pane with Low-E, Clear, Fixed, SHGC 0.63	700	---	---	0.540	0.570
Door 1: Glass, Other, SHGC 0.40	42	---	---	0.350	0.570
Door 2: Insulated Metal, Swinging	56	---	---	0.600	0.700
Floor 1: Slab-On-Grade: Unheated, Horizontal without vertical 4 ft.	320	---	10.0	---	---

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Insulation:

- 1. Open-blown or poured loose-fill insulation has not been used in attic roof spaces with ceiling slope greater than 3 in 12.
- 2. Wherever vents occur, they are baffled to deflect incoming air above the insulation.
- 3. Recessed lights, equipment and ducts are not affecting insulation thickness.
- 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. All exterior insulation is covered with protective material.
- 6. Cargo and loading dock doors are equipped with weather seals.

Fenestration and Doors:

- 7. Windows and skylights are labeled and certified by the manufacturer for U-factor and SHGC.
- 8. Fixed windows and skylights unlabeled by the manufacturer have been site labeled using the default U-factor and SHGC.
- 9. Other unlabeled vertical fenestration, operable and fixed, that are unlabeled by the manufacturer have been site labeled using the default U-factor and SHGC. No credit has been given for metal frames with thermal breaks, low-emissivity coatings, gas fillings, or insulating spacers.

Air Leakage and Component Certification:

- 10. All joints and penetrations are caulked, gasketed, weather-stripped, or otherwise sealed.
- 11. Windows, doors, and skylights certified as meeting leakage requirements.
- 12. Component R-values & U-factors labeled as certified.
- 13. Building entrance doors have a vestibule and equipped with closing devices.

Exceptions:

Buildings less than four stories above grade. Building entrances with revolving doors.

Doors that open directly from a space less than 3000 sq. ft. in area.

- 14. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 90.1 (2004) Standard requirements in COMcheck Version 3.5.0 and to comply with the mandatory requirements in the Requirements Checklist.

RICHARD E. LANDRY, SR., AIA
[Signature]
10/24/07

Name - Title
Signature
Date

PRINCIPAL / ARCHITECT



COMcheck Software Version 3.5.0 Envelope Compliance Certificate

90.1 (2004) Standard

Report Date: 10/23/07

Data filename: C:\Program Files\Check\COMcheck\McD's-Portland-ME.cck

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- 13. Building entrance doors have a vestibule and equipped with closing devices.

Exceptions:

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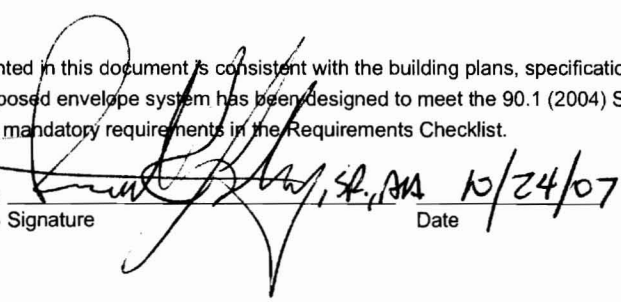
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RICHARD E. LANDRY, SR., AIA
Name - Title

PRINCIPAL ARCHITECT

Signature



Date

10/24/07



COMcheck Software Version 3.5.0 Envelope Compliance Certificate

90.1 (2004) Standard

Report Date: 10/23/07

Data filename: C:\Program Files\Check\COMcheck\McD's-Portland-ME.cck

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332 St John Street
Portland, ME

Owner/Agent:

Designer/Contractor:
Landry Architects
389 Main Street - 2nd Floor
Salem, NH 03079
603-890-6414

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Heating Degree Days (base 65 degrees F): **7378**
Cooling Degree Days (base 50 degrees F): **1943**
Building Type for Envelope Requirements: **Non-Residential**
Project Type: **New Construction**
Vertical Glazing / Wall Area Pct.: **14%**

<u>Activity Type(s)</u>	<u>Floor Area</u>
Common Space Types:Dining Area - Family Restaurant	5408

Section 3: Requirements Checklist

Envelope PASSES: Design 5% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: All-Wood Joist/Rafter/Truss	5408	0.0	30.0	0.032	0.027
Exterior Wall 1: Wood Frame, Any Spacing	5194	19.0	0.0	0.067	0.089
Window 1: Metal Frame with Thermal Break:Double Pane with Low-E, Clear, Fixed, SHGC 0.63	700	---	---	0.540	0.570
Door 1: Glass, Other, SHGC 0.40	42	---	---	0.350	0.570
Door 2: Insulated Metal, Swinging	56	---	---	0.600	0.700
Floor 1: Slab-On-Grade:Unheated, Horizontal without vertical 4 ft.	320	---	10.0	---	---

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Insulation:

- 1. Open-blown or poured loose-fill insulation has not been used in attic roof spaces with ceiling slope greater than 3 in 12.
- 2. Wherever vents occur, they are baffled to deflect incoming air above the insulation.
- 3. Recessed lights, equipment and ducts are not affecting insulation thickness.
- 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. All exterior insulation is covered with protective material.
- 6. Cargo and loading dock doors are equipped with weather seals.

Fenestration and Doors:

- 7. Windows and skylights are labeled and certified by the manufacturer for U-factor and SHGC.
- 8. Fixed windows and skylights unlabeled by the manufacturer have been site labeled using the default U-factor and SHGC.
- 9. Other unlabeled vertical fenestration, operable and fixed, that are unlabeled by the manufacturer have been site labeled using the default U-factor and SHGC. No credit has been given for metal frames with thermal breaks, low-emissivity coatings, gas fillings, or insulating spacers.

Air Leakage and Component Certification:

- 10. All joints and penetrations are caulked, gasketed, weather-stripped, or otherwise sealed.
- 11. Windows, doors, and skylights certified as meeting leakage requirements.
- 12. Component R-values & U-factors labeled as certified.
- 13. Building entrance doors have a vestibule and equipped with closing devices.

Exceptions:

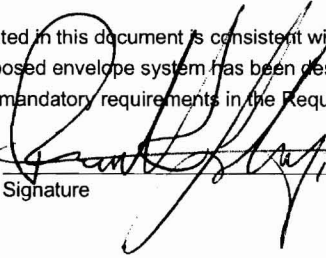
Buildings less than four stories above grade. Building entrances with revolving doors.

Doors that open directly from a space less than 3000 sq. ft. in area.

- 14. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 90.1 (2004) Standard requirements in COMcheck Version 3.5.0 and to comply with the mandatory requirements in the Requirements Checklist.

RICHARD E. LANDRY SR., AIA  10/24/07
 Name - Title PRINCIPAL ARCHITECT Signature Date



COMcheck Software Version 3.5.0 Envelope Compliance Certificate

90.1 (2004) Standard

Report Date: 10/23/07

Data filename: C:\Program Files\Check\COMcheck\McD's-Portland-ME.cck

Section 1: Project Information

Project Title: McDonald's Restaurant

Construction Site:
332 St John Street
Portland, ME

Owner/Agent:

Designer/Contractor:

Landry Architects
389 Main Street - 2nd Floor
Salem, NH 03079
603-890-6414

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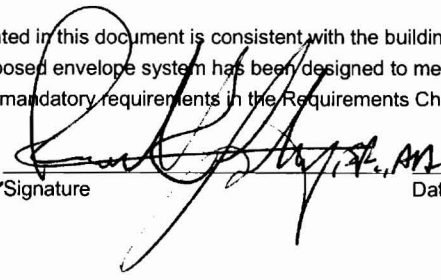
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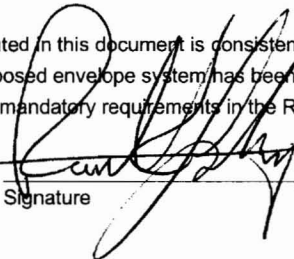
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RICHARD E. WANDRY, SR., AIA  10/24/07
 Name - Title PRINCIPAL/ARCHITECT Signature Date



Nobis Engineering, Inc.
 18 Chenell Drive
 Concord, NH 03301
 (603) 224-4182 tel
 (603) 224-2507 fax

Letter of Transmittal

TO: Mike Nugent

DATE: November 16, 2007

C/O The City of Portland Inspections Division
 389 Congress Street
 Portland, ME 04101

FILE NO: 53790.41

RE: McDonald's Restaurant on St. Johns Street, Portland, ME

We are sending you the following via:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Next Day Service | <input type="checkbox"/> U.S. Mail |
| <input type="checkbox"/> Second Day Service | <input type="checkbox"/> Hand Delivery |
| <input type="checkbox"/> Certified Mail | <input type="checkbox"/> Other: |

No.	Copies	Date	Description
1	1	11/14/2007	Response Letter from Dale Dubois
2	5	10/23/2007	COMcheck Reports
3	3	8/14/2007	HVAC Plans


These are Transmitted:

- | | |
|--|---|
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> For Review and Comment |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Other: |

REMARKS:

COPY TO: File

SIGNED:



Jeff Bjrz, E.I.T.



Certificate of Design Application

From Designer:

RICHARD E. LANDRY, SR., AIA - ARCHITECT

Date:

8/14/07 DALE A. DUBETS, PE - STRUCTURAL ENGINEER

Job Name:

THE NEW MCDONALD'S RESTAURANT

Address of Construction:

332 ST. JOHN STREET, PORTLAND, MAINE

2003 International Building Code

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

Building Code & Year 2003 IBC Use Group Classification (s) A2 - ASSEMBLY

Type of Construction VB

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

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

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) REPORT PROVIDED

Structural Design Calculations

YES - Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>ALL</u>	<u>100PSF</u>

Wind loads (1603.1.4, 1609)

ASCE 7 Design option utilized (1609.1.1, 1609.6)

90MPH Basic wind speed (1809.3)

II I Building category and wind importance Factor, I_w (table 1604.5, 1609.5)

B Wind exposure category (1609.4)

± 0.18 Internal pressure coefficient (ASCE 7)

8.3 - 32.6 Component and cladding pressures (1609.1.1, 1609.6.2.2)

19.2PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

ASCE 7 Design option utilized (1614.1)

I Seismic use group ("Category")

0.4, 0.1 Spectral response coefficients, S_D & S_{D1} (1615.1)

BF Site class (1615.1.5)

<u>N/A</u>	Live load reduction
<u>N/A</u>	Roof live loads (1603.1.2, 1607.11)
<u>SOPSF</u>	Roof snow loads (1603.7.3, 1608)
<u>SOPSF</u>	Ground snow load, P_g (1608.2)
<u>SOPSF</u>	If $P_g > 10$ psf, flat-roof snow load P_f
<u>I</u>	If $P_g > 10$ psf, snow exposure factor, C_e
<u>I</u>	If $P_g > 10$ psf, snow load importance factor, I_s
<u>I</u>	Roof thermal factor, C_t (1608.4)
<u>N/A</u>	Sloped roof snowload, P_s (1608.4)
<u>C</u>	Seismic design category (1616.3)
<u>SHEARWALL</u>	Basic seismic force resisting system (1617.6.2)
<u>0.7</u>	Response modification coefficient, R , and
<u>4</u>	deflection amplification factor, C_d (1617.8.2)
<u>SIMPLIFIED</u>	Analysis procedure (1616.6, 1617.5)
<u>16.6 K</u>	Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)

24'ASL Elevation of structure

Other loads

N/A Concentrated loads (1607.4)

N/A Partition loads (1607.5)

N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

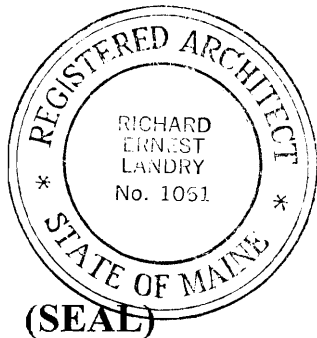
Date: 8/14/07

From: RICHARD E. LANDRY, SR., AIA
LANDRY ARCHITECTS

These plans and / or specifications covering construction work on:

THE NEW MCDONALD'S RESTAURANT
332 ST. JOHN STREET, PORTLAND, MAINE

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



Signature: [Handwritten Signature], AIA

Title: PRINCIPAL

Firm: LANDRY ARCHITECTS

Address: 389 MAIN STREET, SECOND FLOOR
SALEM, NH 03079

Phone: (603) 890-6414

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Accessibility Building Code Certificate

Designer:

RICHARD E. LANDRY, SR., AIA

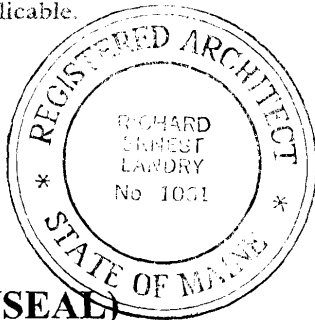
Address of Project:

332 ST. JOHN STREET

Nature of Project:

NEW McDONALD'S RESTAURANT

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



(SEAL)

Signature:

Richard E. Landry, Sr., AIA

Title:

PRINCIPAL

Firm:

LANDRY ARCHITECTS

Address:

389 MAIN STREET, SECOND FLOOR
SALEM, NH 03079

Phone:

(603) 890-6414

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Construction Permit Fee Schedule

Department of Public Safety
State Fire Marshal's Office
52 State House Station
Augusta, Maine 04333-0052

Tel: 207-626-3870
Fax: 207-287-8251

Make Check Payable to: "Treasurer, State of Maine"

New Construction

Permit Fee

- \$.05/ square foot of occupied space
- \$.02/ square foot for bulk storage occupancies

Renovations exceeding 80% of occupied space are considered to be new construction.
Public schools, (K-12), follow the renovation fee schedule below.

Renovations

Permit Fee

Construction Cost

\$25.00.....	For under.....	\$10,000.00
\$50.00.....	From	\$10,000.00
	but less than	\$20,000.00
\$75.00.....	From	\$20,000.00
	but less than	\$50,000.00
\$100.00.....	From	\$50,000.00
	but less than	\$100,000.00
\$150.00.....	From	\$100,000.00
	but less than	\$500,000.00
\$200.00.....	From	\$500,000.00
	but less than	\$1,500,000.00
\$250.00.....	From	\$1,500,000.00
	but less than	\$2,250,000.00
\$350.00.....	From	\$2,250,000.00
	but less than	\$3,000,000.00
\$450.00.....	From	\$3,000,000.00

Title 25 Section §2450

\$50.00.....For a Plan Review to acquire only an **Approval Letter**.
(This may be obtained only when a permit is not required by the State.)



Fire Alarm Narrative

McDonald's
St. John Street
Portland, Maine

A new addressable, ADA compliant fire alarm system connected to a central station service will be provided with horn / strobe notification appliances, pull stations, duct smoke detectors and waterflow switches as initiating devices. The interface with the central station service will be provided with two dedicated telephone lines for trouble and alarm signals through an automatic dialer and repeater. The fire alarm system will be equipped with battery back-up power with capacity for 60 hours. Automatic detection is provided by duct type smoke detectors, sprinkler flow switches and the main fire protection service along with manual pull station devices at the egress points from the building. The main fire alarm control panel will be located in the front vestibule. A fire alarm "locator light" will be provided and located at the front corner of the building.

Sequence of operation

- Building

The activation of any fire alarm system pull station, smoke detector, heat detector, water flow switch, supervisory switch or extinguishing system activation within the building shall be recognized as a "Fire Alarm Condition" by the Fire Alarm Control Panel, which shall initiate the following action:

1. Transmit the alarm signal through dedicated telephone lines to a Central Station.
2. Simultaneously, the following will occur:
 - Indicate the stricken zone at the main control panel and log the alarm into memory.
 - Sound a code 3 temporal pattern evacuation horn signal as well as a synchronized pattern of flashing signals with the strobe lights.
 - Shut down all roof top air handling equipment 2000 cfm or greater.
 - Resetting of the system shall be possible only from the fire alarm control panel. Until the fire alarm system is reset, the corresponding air handling equipment may not be re-energized.
 - All signals initiated from the above sequence shall log into memory.
3. The following conditions shall be recognized as a "Supervisory Alarm" by the Fire Alarm Control Panel:
 - Any wiring break in the SLC communication loop, the NAC circuits or the transmission communication equipment.
 - Any peripheral device failure or maintenance required condition.
4. The "Supervisory Alarm" condition shall activate the supervisory sounders at the main control panel.

The fire alarm system will be tested in accordance with NFPA 72. All devices will be tested to ensure proper operation. The installing contractor will provide copies of test certificates as required by NFPA 72.

Completeness

Applicant: McDonalds Restaurant / 9/10/07 Date: 7/9/07

Address: 332 St John St C-B-L: 065-A-012 E

CHECK-LIST AGAINST ZONING ORDINANCE

07-1016 16

Date -

Zone Location - B-2

Interior or corner lot -

Proposed Use/Work - To Demolish & rebuild McDonalds with a

Sevage Disposal - ^{building footprint} 5,341 sq ft double Drive Thru

Lot Street Frontage - 50' min - well over 410'

Front Yard - None req - 18' from the building to the property scaled if over 10' back. Needs to meet some landscaping requirements

Back Yard - 10' required - 65' scaled to rear (just showing 7' of "New Lawn")

Side Yard - None req - 20'+ to either side line

Projections -

Width of Lot - None req

Height - 45' MAX - 21.5' scaled to Top of Roof Archway

Lot Area - 10,000 sq ft min - 53,014 sq ft given by Applicant ~~29,301 sq ft per Assessor~~

Lot Coverage Impervious Surface - 80% MAX - a 42,411.2 sq ft showing 41,177 sq ft (77.7%)

Area per Family - N/A

Off-street Parking - No front yard parking showing - 1/150 sq ft req = 35.61 or 36 pg spaces

Loading Bays - N/A 14-35/ not required - 5,341 sq ft my initial count is 57 spaces req. shown

Site Plan - # 2007-0014

Shoreland Zoning/ Stream Protection - N/A

Signs separate Panel 13 - Zmec
Flood Plains - yellow arrow - Nch over the chimney

Not a conditional use - Does not about a Res. Zone nor within 100' of a Res Use. Traffic Movement Permit makes it go to the Board

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

7/11/07

2007-0114

Application I. D. Number

6/29/2007

Application Date

McDonalds Restaurant

Project Name/Description

McDonald's Corporation

Applicant

690 Canton Street, Westwood, MA 02090

Applicant's Mailing Address

332 - 332 St John St, Portland, Maine

Address of Proposed Site

065 A012001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 781-4718 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

53014

B2

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **7/2/2007**

Zoning Approval Status:

Reviewer *Marge S. - Hwp.*

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

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

Condition Compliance _____ signature _____ date _____

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

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

Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____

Inspection Fee Paid _____ date _____

Building Permit Issue _____ date _____

Performance Guarantee Reduced _____ date _____

Temporary Certificate of Occupancy _____ date _____

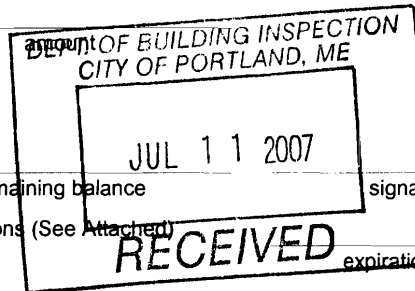
Final Inspection _____ date _____

Certificate Of Occupancy _____ date _____

Performance Guarantee Released _____ date _____

Defect Guarantee Submitted _____ submitted date _____

Defect Guarantee Released _____ date _____



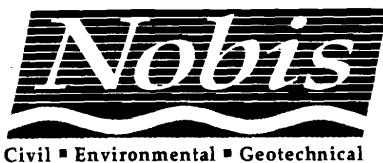
remaining balance _____ signature _____
 Conditions (See Attached) _____ expiration date _____

signature _____

signature _____

amount _____ expiration date _____

signature _____

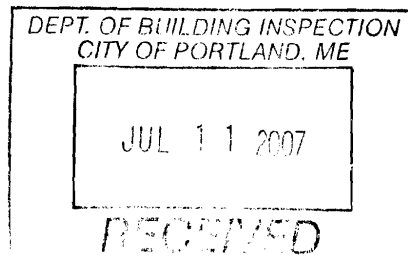


Nobis Engineering, Inc.
18 Chenell Drive
Concord, NH 03301
Tel (603) 224-4182
Fax (603) 224-2507
www.nobisengineering.com

June 26, 2007
File No. 53790.41

Mr. Alex Jaegerman, AICP, Director
City of Portland
Planning and Development Department
389 Congress Street
Portland, Maine 04101

**Re: McDonald's USA, LLC Site Plan Application
332 St. John Street**



Dear Mr. Jaegerman:

On behalf of McDonald's USA, LLC, we are submitting this site plan application for the restaurant at 332 St. John Street. The project will generally consist of demolition of the existing 3,800 square foot building and reconstruction of a new 5,341 square foot building.

After several meetings with the City of Portland, and after many iterations of site layout, we are proposing a site layout that significantly improves both aesthetics and site access by incorporating the following elements:

- Bringing the store front closer to the street line to encourage pedestrian access
- Adding a new architectural look to the site that will set a standard for the neighborhood
- Adding a double drive thru order station to improve service time and decrease car queues
- Modifying traffic flow around the site for one-way, counterclockwise movement; making a single entrance driveway and a single exit driveway.

While the existing building is fairly new (constructed in 1997), the modular design of the building limits McDonald's ability to remodel the interior in order to conform to newer kitchen layouts and newer Americans with Disabilities Act (ADA) requirements. The new building will allow McDonald's to serve their clients better and stay competitive in the industry.

The current building was constructed to use what was known as Face-to-Face order taking. Six months after the restaurant opened, the system was abandoned and the Owner/Operator was asked by McDonald's Corporation to replace it with the system that operates at this location currently. However, in converting to the current system the Owner/Operator was forced to operate within existing parameters. This forced them to install a less-than-efficient ordering system.

Recent studies have shown that the slowest point in the drive through process is at the point of the ordering station. Ordering delays cause traffic stacked in line behind the ordering station to, likewise, be delayed. Currently, there is one lane for an ordering station which holds up all of the vehicles behind the customer placing the order. New designs and technologies have been developed which implement the

June 26, 2007

concept of additional ordering stations with dedicated lines for ordering. With this configuration, two orders can be placed simultaneously in the same drive up lane. The customer with the shorter order is able to move more quickly to the pick up station and another customer can move forward to place their order. This speeds up the ordering process for the waiting line and allows for fewer stacking spaces to be needed. There will still be a single lane for vehicles to access the two ordering stations and all vehicles will be directed into a single lane, after ordering, to pick up their orders. This configuration will provide for a more efficient drive up ordering procedure resulting in reduced back up and reduced length of stacking queue.

Implementation of this new process will add to McDonald's ability to move the approximately 90 cars they serve during our peak hours (12 to 1 pm, Monday – Friday). The new design provides an additional 2-vehicles in the queue line as measured from the pick-up window to the St. John Street right-of-way (17 car lengths versus the existing 15 car lengths). The proposed configuration also provides stacking for 8 vehicles from the order point to the first parking stall that would be blocked by queued cars. This compares to only 1 (one) car length in the existing configuration.

Since the proposed development is already an established business, McDonald's does not anticipate additional demand on municipal services including water, sewer, and roadway infrastructure. Solid waste will continue to be handled by collection in a central dumpster area and removal by a licensed commercial solid waste hauler.

Storm water runoff will continue to discharge to the municipal storm sewer in the same fashion as the existing condition. In order to maintain the existing storm drainage system on the site, the building was sited approximately 18-feet from the back of the existing City sidewalk. The proposed condition results in a slight increase of impervious area on the site (356 square feet), and there are no reported drainage or flooding issues reported by the Owner/Operator. We do not anticipate requiring approvals from any other state or federal regulatory agencies.

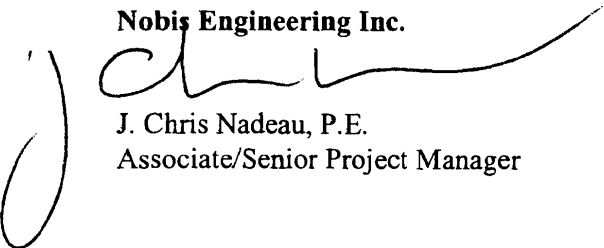
We have included the following items for your review:

- 9 sets of site plans and architectural elevations
- 1 set of reduced plans
- Check for \$600
- Site Plan Application Form
- Site Plan Checklist
- 2 copies of the Storm Water Management Report

Construction will commence upon receiving site plan approval and building/demolition permits for the project. The project will be complete within 90-100 days. We trust that this application package is complete. Please feel free to call with any questions or further comments.

Very truly yours,

Nobis Engineering Inc.


J. Chris Nadeau, P.E.
Associate/Senior Project Manager

RECEIVED

JUN 29 2007

City of Portland
Planning Division



Site Plan Application

Department of Planning and Development
Portland Planning Board

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JUL 11 2007

Address of Proposed Development: 332 St. John Street **Zone:** B-2

Project Name: McDonald's Restaurant

Existing Building Size: 3,800 sq. ft.

Proposed Building Size: 4,987 sq. ft.

Existing Acreage of Site: 53,014 sq. ft.

Proposed Acreage of Site: 53,014 sq. ft.

Tax Assessor's Chart, Block & Lot:

Chart# **Block #** **Lot#**
65 A 12,16

Property Owners Mailing address:
McDonald's Corporation

Attn: Lynn Misiaszek
690 Canton Street
Westwood, MA 02190

Telephone #:

781-461-4718

Cell Phone #:

774-261-0798

Consultant/Agent Contact Name and mailing address, Telephone # and Cell Phone #:

J. Chris Nadeau, P.E.
Nobis Engineering, Inc.
18 Chenell Drive,
Concord, NH 03301 603-224-4182

Applicant's Name/Mailing Address:

Same as owner
See above

Telephone #:

Cell Phone #:

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

Proposed Development (check all that apply)

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

RECEIVED

JUN 29 2007

City of Portland
Planning Division

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)

~ Please see next page ~

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

Plan Amendments
 Planning Staff Review (\$250.00)
 Planning Board Review (\$500.00)

Who billing will be sent to:
 McDonald's Corporation
 Attn: Lynn Misiasek
 690 Canton Street
 Westwood, MA 02090

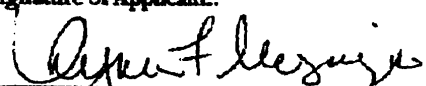
Submittals shall include (7) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11x17 plans

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

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

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

Signature of Applicant: 	Date: 6/18/07
--	------------------

AREA CONSTRUCTION MGR
 MCDONALD'S USA LLC.



City of Portland, Maine Site Plan Checklist

McDonald's Restaurant, 332 St. John Street.
 Project Name, Address of Project

Application Number

Submitted () & Date (b,c)	Item	Required Information	Section 14-525
X	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
X	(2)	Name and address of applicant and name of proposed development	a
X	(3)	Scale and north points	b
X	(4)	Boundaries of the site	c
X	(5)	Total land area of site	d
X	(6)	Topography - existing and proposed (2 feet intervals or less)	e
X	(7)	Plans based on the boundary survey including:	2
X	(8)	Existing soil conditions	a
X	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
X	(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
X	(11)	Approx location of buildings or other structures on parcels abutting the site	d
X	(12)	Location of on-site waste receptacles	e
X	(13)	Public utilities	e
X	(14)	Water and sewer mains	e
X	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	c
X	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
X	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
X	(18)	Parking areas	g
X	(19)	Loading facilities	g
X	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
X	(21)	Curb and sidewalks	g
X	(22)	Landscape plan showing:	h
X	(23)	Location of existing proposed vegetation	h
X	(24)	Type of vegetation	h
X	(25)	Quantity of plantings	h
X	(26)	Size of proposed landscaping	h
X	(27)	Existing areas to be preserved	h
X	(28)	Preservation measures to be employed	h
X	(29)	Details of planting and preservation specifications	h
X	(30)	Location and dimensions of all fencing and screening	i
X	(31)	Location and intensity of outdoor lighting system	j
X	(32)	Location of fire hydrants, existing and proposed	k
X	(33)	Written statement	c
X	(34)	Description of proposed uses to be located on site	l
X	(35)	Quantity and type of residential, if any	l
X	(36)	Total land area of the site	b2
X	(37)	Total floor area and ground coverage of each proposed building and structure	b2
X	(38)	General summary of existing and proposed easements or other burdens	c3
X	(39)	Method of handling solid waste disposal	4
X	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0114

Date: 8/21/2007

The plans received 8/8/07 along with a written response show that the developer met with Jeff Tarling, the City Arborist, and agreed to the front landscaping as required by ordinance.

Zoning is approved with the condition that the plans be followed as approved and that separate permits are required for any signage and lit awnings.

Marge Schmuckal
Zoning Administrator

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0114

Date: 7/11/2007

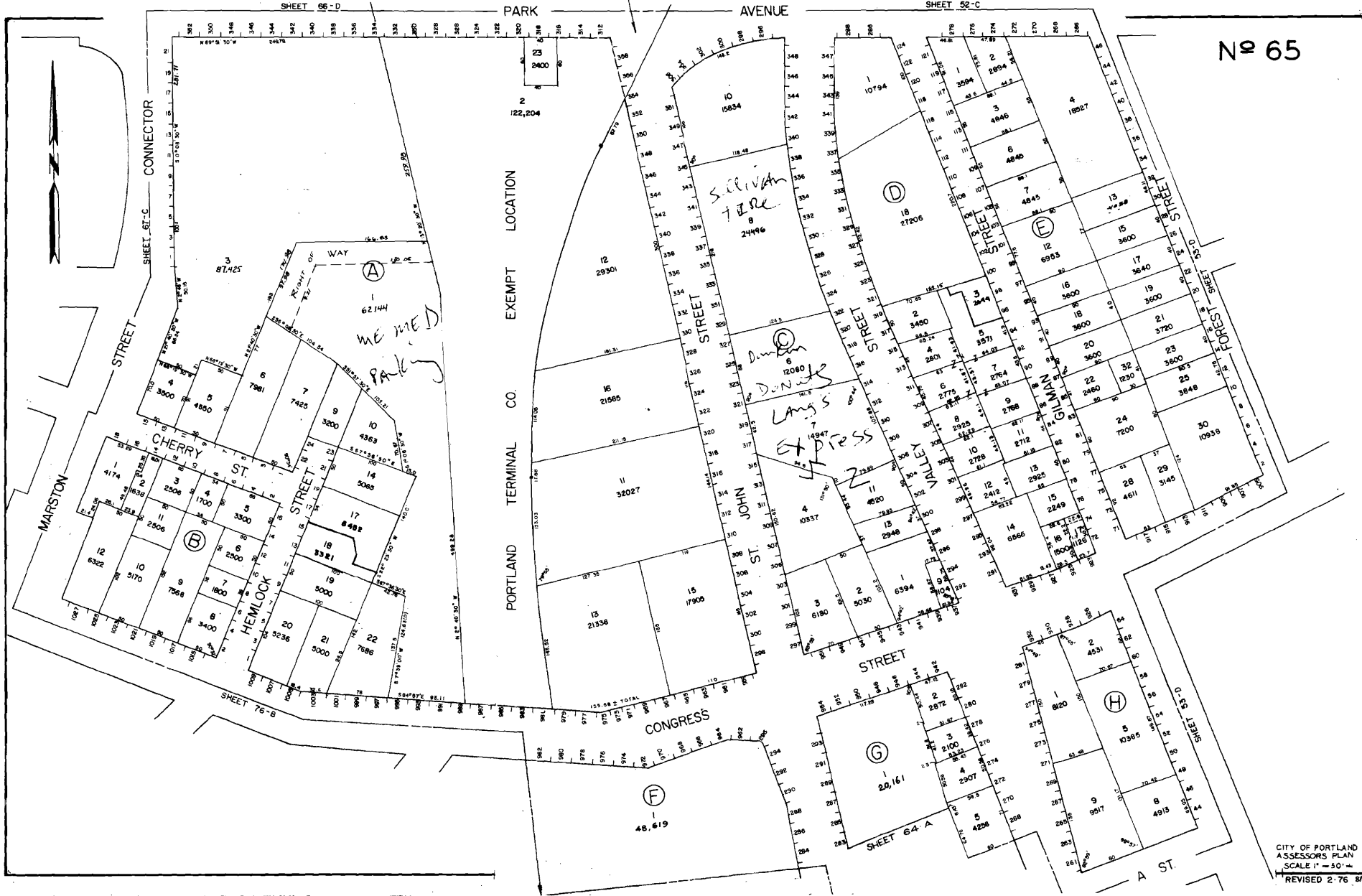
The use and setbacks, and impervious surface and parking requirements of the B-2 Zone are being met. This restaurant use with a drive-thru would not require a conditional use approval because the site does not abut a residential zone nor is it within 100' of a residential use.

There is no required front yard. However, the plans scale 18' from the front property line to the building. Section 14-185 states that where the front yard setback exceeds 10 feet a continuous, attractive, and pedestrian scaled edge treatment shall be constructed along the street consisting of street trees spaced at not more than 15' on center and a combination of landscaping of no less than 4' in depth; and ornamental brick or stone walls; and/or ornamental fencing. The site shall otherwise meet the requirements of article V, site plan.

Separate permits shall be required for new signage. There may be a zoning question as to signage relating to a lit yellow eyebrow over the chimney. More information would be needed before a final decision is rendered.

Marge Schmuckal
Zoning Administrator

8/8/07 plans
shows 7.5' of New
Lawn Area -
and 4.5' of
Existing Landscape Beds
with Junipers & other small
shrubs to remain in
place.



average depth. A "developed lot" means a lot on which a principal structure has been erected.

Building additions are not required to meet this maximum setback.

- c. *Maximum front yard in B-2b zone (Off-peninsula):* None, except that the front yard setback shall not exceed the average depth of the front yards of the closest developed lots on either side of the lot. A developed lot means a lot on which a principal structure has been erected.

Where the front yard setback exceeds ten (10) feet, however, a continuous, attractive, and pedestrian scaled edge treatment shall be constructed along the street(s) consisting of street trees spaced at not more than fifteen (15) feet on center, (which otherwise meet the requirements of city arborist) and a combination of the following:

- i. Landscaping of no less than four (4) feet in depth; and
- ii. Ornamental brick or stone walls; and/or
- iii. Ornamental fencing.

The site shall otherwise meet the requirements of article V (Site Plan).

2. *Rear yard:*

- a. Principal structures: Ten (10) feet. Where a rear yard abuts a residence zone or first floor residential use, twenty (20) feet is required.
- b. Accessory structures: Five (5) feet.

3. *Side yard:*



To: Marge Schmuckal
DPW
Jim Carmody
Capt. Greg Cass
Jeff Tarling

From: Shukria Wiar

Date: August 8, 2007

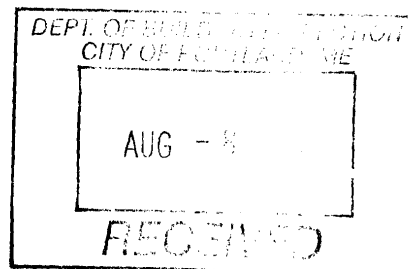
Revised Site Plans submitted for the following project:

Application ID #: 2007-0114

Project Name: McDonald's

Project Address: St. John Street

Comments needed by: August 22, 2007



8/8/07



Nobis Engineering, Inc.
18 Chenell Drive
Concord, NH 03301
Tel (603) 224-4182
Fax (603) 224-2507
www.nobisengineering.com

August 2, 2007
File No. 53790.41

Ms. Shukria Wiar
City Planner
City of Portland
389 Congress Street
Portland, Maine 04101

**Re: Site Plan Review Comments
332 St. John Street, McDonald's & Drive-through
Application # 2007-0114; CBL 065 A012001**

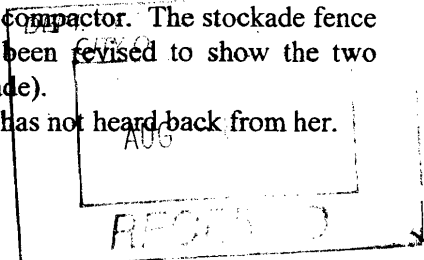
Dear Ms. Wiar:

On behalf of the Applicant, McDonald's USA, LLC, we are submitting revised site plans for the above referenced project in response to comments received from the City of Portland (planning, engineering, fire department, etc.) in a letter dated July 23, 2007.

We have attached seven full sized sets and one reduced set of revised plans depicting the changes. Following is a discussion of the comments:

Landscaping:

- a. The existing landscaping (consisting of small shrubs, decorative grasses, hostas, miscellaneous trees, and other ground cover plantings) along the frontage and outer edges of the property has been added to the landscape plan and will remain in-place after reconstruction. Any existing plants damaged during construction will be replaced by the contractor in like kind. Crosswalks have been added to the site plan across the main entrance and exit, as well as within the parking lot area to direct pedestrians to building entrances.
- b. The owner/operator of the restaurant, George Lydick, met with city arborist Jeff Tarling on site, on Tuesday July 31, 2007, to discuss the location of additional landscape islands on the west side of the site. Two landscape islands have been added, with plantings, along the western edge of the parking lot.
- c. The existing landscaping along the frontage and outer edges of the property has been added to the landscape plan and will remain in-place after reconstruction. One tree has been added to the northern corner of the site, in addition to the two new landscape islands along the western edge, per city arborist Jeff Tarling comments.
- d. The existing site has a 6' high wooden stockade fence around the compactor. The stockade fence will remain in-place around the Compactor. The plans have been revised to show the two different fence types that will exist (chain link and wooden stockade).
- e. As requested, George Lydick contacted the trails coordinator and has not heard back from her.



August 2, 2007

Parking Width:

- a. The driveway entrance proposed is the same width as the existing driveway entrance. The entrance width has been maintained so that large trucks, buses, and RVs can quickly and safely turn off of St. John Street and into the parking lot. The flush concrete island on the ingress/entrance to the site will remain in-place. The exit width has been reduced to 24', to allow for two 12' wide turning lanes.
- b. Mike Farmer at the Department of Public Works was contacted about the Sidewalk Policy standards and it was decided that the public sidewalk did not need to be replaced.

Architectural Design:

The windows on the Left Elevation have been extended as noted in the comments letter. Revised architectural elevations have been included with this submittal.

Lighting Plan:

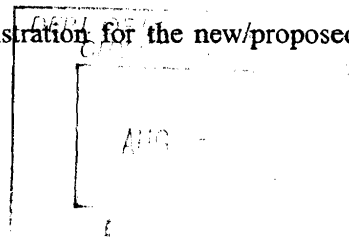
The lighting plan has been revised based on City Standards.

Comments from DPW:

1. Stormwater Management
 - a. No Response needed.
2. Erosion and Sediment Control
 - a. An Erosion and Sediment Control Plan has been included in the revised plan set. Erosion and sediment control details have been added to the detail sheets as well.
3. General
 - a. A detail showing the wye connection at the intersection of the new storm drain and the existing storm drain has been included on Sheet SD3.
 - b. A note requiring the installation of a casco trap in all new catch basins has been added to Sheet C2, Grading Plan. A standard detail of a casco trap has been added to Sheet SD3.
 - c. The bituminous driveway and parking pavement detail has been revised to match the City's Technical and Design Standards and Guidelines.
 - d. A pavement repair detail has been provided, on Sheet SD3, for the section of St. John Street that will be removed during installation of utilities.
 - e. The concrete sidewalk detail has been revised to comply with the City's standards.
 - f. The notes in the granite curb detail have been revised to be consistent.
 - g. The labels on the handicap ramp detail have been revised to show concrete sidewalks.
 - h. The 5 parking spaces in question have been angled at 60 degrees and the aisle width has been increased to 18' to allow for adequate maneuvering of passenger vehicles in and out of the spaces.
 - i. The surveyor has been contacted with regards to this comment. No answer has been provided at the time of this letter.

Zoning Comments:

- a. No response required.
- b. The existing landscaping to remain in-place, along the front of the property (St. John Street), will satisfy the requirements/comments.
- c. A separate application has been submitted to the zoning administration for the new/proposed signage at the site.



August 2, 2007

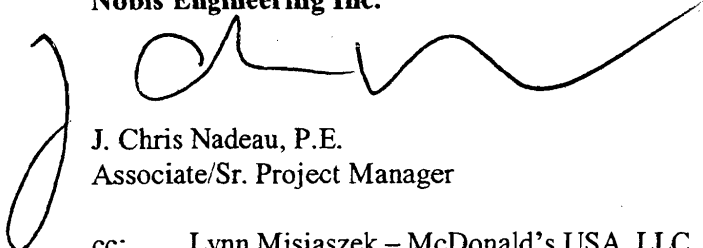
Fire Department Comments:

- a. The site plan checklist has been completed and is included with this submittal.
- b. A note referencing the location of the nearest fire hydrant has been added to the utility plan.

We trust these revisions address the City's comments. Please feel free to call with any questions or further comments.

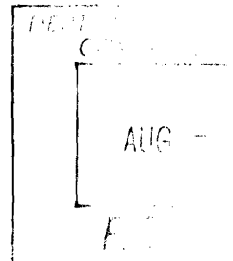
Very truly yours,

Nobis Engineering Inc.



J. Chris Nadeau, P.E.
Associate/Sr. Project Manager

cc: Lynn Misiaszek – McDonald's USA, LLC





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

Meeting Information

DATE: 2/15/07

LOCATION: 332 St John St

PEOPLE PRESENT: Mr. ^{Scott} Rydick ← J. Nadeau PE - Lynn ^{- MacD.}
Barbara B - Alex - Bill N - Marge - Carrie ^(MASA give misiaszek)

ZONE: B-2

NEXT STEPS:

90's? 1986-87 - first McDonalds in MAINE - ~ 4,056 # currently
New - 45 x 87 with ~~PAV~~ AREA - ~ 4,900 proposed
with a Double drive thru
one entry 42 → 45 spaces proposed (less)

- sign vs Arch. element for the repetitive Arch -
- traffic will need to review the Double Drive-Thru - Traffic movement permit? - not sure
- move the building forward → has that been considered
- Carrie went over Design Guidelines (distributed)
- using current curb cuts
- 80% impervious ratio required
- front yd. parking discussed
- play place area → McD, requires sprinkles
- front bldg materials discussed
- 60 seats now - 66 proposed
- Discussed trail tie-ins

Permitted Use Not A Conditional Use - Does Not Abut A Residential Zone or Use
provide Bldg material samples

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 065 A012001
Location 332 ST JOHN ST
Land Use RETAIL & PERSONAL SERVICE

Owner Address MCDONALD'S CORPORATION
 PO BOX 10048
 PORTLAND ME 04104

Book/Page
Legal 65-A-12
 ST JOHN ST 332-354
 29301 SF

*B-2
Zone*

Current Assessed Valuation

Land \$481,600 **Building** \$496,100 **Total** \$977,700

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1964	1	3669	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.673	3669		FAST FOOD	MCDONALDS

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	3669	FAST FOOD

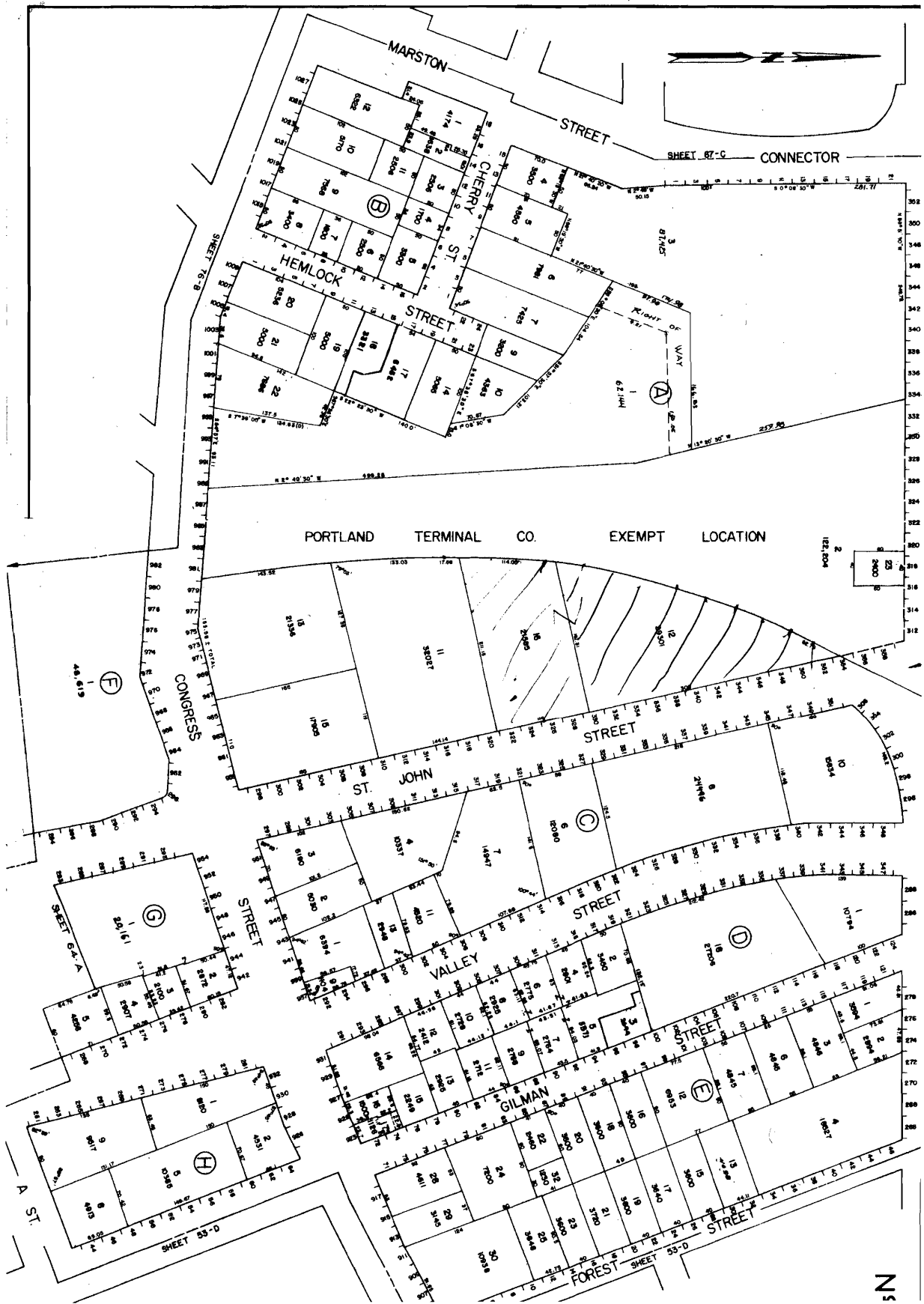
Height	Walls	Heating	A/C
9	FRAME	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

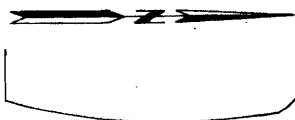
Line	Structure Type	Identical Units
------	----------------	-----------------

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1974	ASPHALT PARKING	15000	1
1974	GARAGE FRAME	400	1



PORTLAND TERMINAL CO. EXEMPT LOCATION



N 5

SECTION 15300

FIRE PROTECTION

PART 1 - GENERAL

1.1 GENERAL REQUIREMENTS

- A. Examine all drawings and all other Sections of the Specifications for requirements affecting this Section. Include in and make part of this Section all work related under other Sections and required on all Drawings and Documents.
- B. Before submitting bid, visit the site and examine conditions under which the work has to be performed. Report to the Owner any conditions which might adversely affect the work to be performed.
- C. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of this Specification. When a conflict occurs between Section 15300 and the aforementioned sections, the most stringent requirements shall apply.
- D. Coordinate work with that of all trades affecting or affected by work of this Section. Cooperate with such trades to assure the steady progress of all work under the Contract.
- E. All references to "this Contractor" in this SECTION shall mean the Fire Protection Contractor and all Subcontractors hired by and/or responsible to him.

1.2 FIRE PROTECTION SYSTEM DESIGN/BUILD GUIDELINES

- A. This Contractor shall provide engineered drawings, stamped by a Maine licensed professional Fire Protection engineer, clearly depicting the systems the Contractor proposes to install. The systems shall be complete in all respects and shall be designed to include the following major systems and components.
 - 1. A complete wet-pipe sprinkler system, including connection to water service, backflow preventer, alarm riser, all distribution piping with supports and bracing, sprinkler heads and testing devices.
- B. Calculated sprinkler system shall include a demand of 250 gpm for hose streams. The hydraulics of the system should be calculated on the basis of the available water supply. The system water demand shall be 10 psi less than the available water supply at the demand flow, the margin of safety required, allowing for future deterioration of the water supply.

1.3 SCOPE OF WORK

- A. Work in this Section of the Specifications includes all labor, materials, equipment and services necessary to calculate, design, engineer, furnish completely and install all FIRE PROTECTION SYSTEMS, as specified herein and, in general, as follows:
 - 1. Provide complete, stamped, engineered design drawings showing all system components and complete hydraulic calculations for the entire wet-pipe sprinkler system.
 - 2. Monitor, pressure and flow switches.

3. Valve tags, valve charts, nameplates, pipe identification and record drawings.
4. Access panels for all valves, drains and equipment.
5. Testing and guarantees.
6. All hangers, seismic restraints, inserts, sleeves, anchors, guides, strainers, gauges, thermometers, plus all related accessories required for a complete installation for the system, as specified herein and/or indicated on the drawings.
7. All operating and maintenance manuals, certification letters and Certificates of Approval.
8. All supplementary steel for piping and equipment supports.
9. Working drawings of the actual fire protection system installation and hydraulic calculations.
10. Pre-bid site visit to determine conditions and extent of work.
11. All required Design and Construction Affidavits required by the Portland Building Department.

1.4 WORK NOT INCLUDED

- A. The following related work shall be performed by the designated trades and under the listed SECTION:
1. Cutting and patching shall be the responsibility of the General Contractor and shall be performed by trades specializing in the specific surfaces affected, i.e., carpentry, masonry, metals, etc.
 2. Excavation and backfill shall be performed by the General Contractor.
 3. Wiring of equipment requiring power and furnished by the Fire Protection Contractor and starting devices for all motors incidental to the Fire Protection Systems shall be furnished and installed by the Electrical Contractor.
 4. Painting of piping, fittings, coverings, hangers, supports and all equipment not specifically specified to be painted by the Painting Contractor.
 5. Electricity and water for all tests and temporary operation of Fire Protection Systems: GENERAL CONDITIONS AND SUPPLEMENTARY GENERAL CONDITIONS.
 6. Equipment access panels for Fire Protection equipment shall be furnished by the Fire Protection Contractor and installed by the General Contractor.

1.5 INTENT

- A. All work shall be in accordance with the arrangement, details and locations, as indicated on the Architectural Drawings, Reference Drawings, these Specifications and any supplemental addenda, bulletins or drawings issued by the Architect. Final arrangement of piping and equipment shall suit field conditions. Install all necessary fittings and equipment offsets required to meet job conditions. Work interfering with the work of another trade, shall be removed and reinstalled when so directed by the Architect. Discrepancies and questionable points shall be immediately reported to the Architect for clarification.

1.6 WORKING PLANS, FLOW TEST AND HYDRAULIC CALCULATIONS

- A. General performance criteria for the fire protection systems has been developed in these Specifications. This Contractor is required to have a valid Maine Sprinkler Contractor's license and is responsible to engage a qualified Maine registered fire

protection engineer to prepare and be responsible for the design of the fire protection systems. The design of the fire protection systems and supporting calculations shall be submitted to the Architect for review, but solely for the purpose of reviewing relative to the criteria established herein. The review of the Contractor's engineer's design shall not, in any manner or respect, relieve the Contractor of full responsibility for the final design of the fire protection systems. It requires performance of design work, preparation and submission of drawings, procurements of approvals and provision of complete functional system of automatic sprinklers.

- B. Within fifteen (15) days after the date of the Notice to Proceed and before commencement of any work, submit and obtain all approvals of all plans and calculations to the Owner's Insurance Underwriter, prior to submittal to the Agency having jurisdiction, including the Fire Department, for final approval. Furnish copies of approved working plans to the Architect for his approval promptly after obtaining other approvals.
- C. Plans must show the following information in suitable fashion:
1. Name of Owner.
 2. Names and addresses of Architect and Engineers.
 3. Location of project.
 4. North point.
 5. Drawing scale.
 6. Plans of all floors, partitions, exits, beams, lights, unit heater, diffusers, registers, duct over our feet (4') in width and ceiling heights.
 7. Location, name, type, temperature rating and make of sprinkler heads including dimensioning of heads.
 8. Structural beams and penetrations.
 9. Source of water supply, size of pipe, and pressure available.
 10. Number of sprinklers on each riser, area of each room and total number of rooms in the building, including location and size of risers, mains, branches, and most remote area.
 11. Cutting and lengths of pipe.
 12. Make, type, model, size and location of sprinkler water flow alarms and tamper switches.
 13. Type of hangers, inserts and sleeves.
 14. Inspector's test connections, drain pipes and test pipes.
 15. Crosses, riser nipples and size.
 16. Control gate, checks and flushing connections.
 17. Riser diagram of entire schematic system indicating all alarms, valves, tamper switches, floor control valves, mains, risers, source of supply, quantity of sprinklers in each fire area, on each floor, water pressure at each floor and height of each floor with regard to water supply source.
 18. Symbol list and abbreviations for entire Fire Protection System.
- D. This Contractor shall be responsible to develop complete hydraulic calculations for the Fire Protection Systems as shown on his Drawings. This Contractor shall obtain flow tests for the building and base his calculations on these flow test results. Flow test results and hydraulic calculations are to be submitted to the Architect, the Owner's Insuring Agent and the Fire Department for review. A ten (10) psi "cushion" is the minimum required for the design of the piping system between the maximum GPM demand and the available water pressure.

- E. This Contractor is responsible to carefully coordinate the extent of combustible materials in all floors, in soffits and in other areas of the building. All areas deemed by Code and the Fire Department of having concealed combustible construction shall be protected with sprinklers.
- F. Sprinkler Contractor shall give special attention to the spacing, location, position and clearances of sprinkler heads required for proper coverage of all areas specified herein with respect to all electrical equipment, surface mounted and recessed lighting fixtures. The Sprinkler Contractor shall review electrical drawing for a complete understanding as to the dimension, depth and location of all electrical fixtures and equipment (switchgear, transformers, panels, surface mounted fluorescent and incandescent lighting fixtures, recessed halide and fluorescent lighting fixtures, etc.).
- G. Sprinkler heads located in areas with finished ceiling tiles shall be considered satisfactory if they are within six inches (6") either way from exact center of the ceiling tile in the short direction (24") and with one (1) foot either way of exact center of the ceiling tile in the long direction (48") and shall be located as such on the Reflected Ceiling Plans and Sprinkler Shop Drawings.
- H. Guards shall be installed on all sprinkler heads in areas where they are located 10'-0" or less above the floor and are in storage or work areas.

1.7 CODES, REGULATIONS AND STANDARDS

- A. All work shall be installed in conformance to the governing Codes, Regulations and Ordinances. It shall be the responsibility of this Contractor to familiarize himself with all governing Codes, Regulations and ordinances.
- B. All workmanship, methods and materials shall meet the highest standards of the trade and, in general, shall conform to the standards of the following associations:

American National Standards Institute (ANSI)
 American Society of Mechanical Engineers (ASME)
 National Board of Fire Underwriters (NBFU)
 National Fire Protection Association (NFPA)
 National Electrical Manufacturers Association (NEMA)
 Occupational Safety and Health Act (OSHA)
 Underwriters' Laboratories (U.L.)
 American Society of Testing Materials (ASTM)
 Maine State Building Code
 Town of Portland Regulations and Ordinances

1.8 EXCHANGE OF INFORMATION AND COORDINATION

- A. All systems and equipment covered by this Section of the Specifications shall not be installed in congested and problem areas without first coordinating the installation of same with the other trades and the General Contractor. This Contractor shall, at his own expense, relocate all equipment installed in congested or problem areas should they interfere with the proper installation of the equipment to be installed by other trades and by the General Contractor.

- B. Particular attention shall be directed to the coordination of Systems with all equipment of other trades installed in the ceiling areas. Coordinate, with the other trades, the elevations of all equipment in hung ceiling areas to insure adequate space for the installation of fixtures before said equipment is installed.
- C. Furnish to the General Contractor and all other Contractors all information relative to the portion of the installation specified in this Section that will affect them, sufficiently in advance, so that they may plan their work and installations accordingly.
- D. In the case of failure on the part of this Contractor to give proper information, as indicated above, sufficiently in advance, this Contractor will pay for all backcharges incurred by the General Contractor and other Contractors for the modification and/or relocation of any portion of the work already performed by them in conjunction with this Contract due to this Contractor's delay or for having given incorrect information.
- E. Obtain from the other trades, all information relative to the work covered by this Section of the Specifications, which this Contractor is to execute in conjunction with the installation of their respective equipment.
- F. In the event that conflicts, if any, cannot be settled rapidly and amicably between the affected trades with work proceeding in a workmanlike manner, then the Architect shall decide which work is to be relocated and his judgement shall be final and binding.

1.9 WORKMANSHIP

- A. The entire work provided in this Specification shall be constructed and finished, in every respect, in a workmanlike and substantial manner. It is not intended that the Specifications define each item, but this Contractor shall furnish and install all such parts as may be necessary to complete the work in accordance with the best trade practice and to the satisfaction of the Architect and the Owner. The Owner shall have the right to reject any part of the work in case the workmanship is not of satisfactory quality and this Contractor shall replace same with acceptable work at his own expense.

1.10 SITE INVESTIGATION

- A. It shall be the responsibility of the Bidders to acquaint themselves with the available information, before submitting their bid. Bidders must visit the site and acquaint themselves with the existing conditions and shall study all Architectural, Structural, Mechanical and Electrical Drawings, as well as the Specifications. The Bidders shall fully inform themselves of all local and state Code requirements. Extra compensation will not be given for obvious conflicts apparent at the time of the start of the project.

1.11 TAXES AND INSURANCE

- A. This Contractor shall include in his bid, applicable federal, state and local taxes and the premiums of the insurance required by the General Conditions of the Contract.

1.12 FEES, PERMITS AND INSPECTIONS

- A. This Contractor shall obtain and pay for all the permits required for this Section of the work. He shall also obtain and pay for all the inspections and tests required. Defects discovered in work, materials and/or equipment shall be replaced at no cost to the Owner, and the inspection and test shall be repeated. When work is completed, this Contractor shall furnish a Certificate of Inspection and Approval, to the Owner, before final payment of the Contract will be allowed.

1.13 CONTRACT COST BREAKDOWN

- A. At the start of construction, submit a breakdown of material and labor costs to aid the Architect in determining the value of the work installed, as the job progresses. The cost breakdown shall itemize categories of materials or portions of systems, as may be the case, to place a value on the work as it is installed.
- B. No requisitions will be paid until after the breakdown is delivered to the Architect.

1.14 GUARANTEE

- A. Unless otherwise noted, all materials, items of equipment and workmanship furnished under this Section shall carry an unconditional warranty against all defects in material and workmanship for a period of not less than one (1) year from the date of final acceptance. Any fault due to defective or improper material or workmanship which may develop within that period, shall be made good, forthwith, by and at the expense of this Contractor, including all other damage done to areas, materials and other systems resulting from this failure.
- B. This Contractor shall guarantee that all elements of the Systems are of sufficient capacity to meet the specified performance requirements as set forth herein or as indicated.
- C. Upon receipt of notice from the Owner of failure of any part of the Systems during the guarantee period, the affected part or parts shall be promptly replaced by this Contractor, at no charge to the Owner.
- D. This Contractor shall furnish, before the final payment is made, a written guarantee covering the above requirements.

1.15 MATERIALS

- A. Materials shall be the best of their respective kinds and in full accord with the most modern mechanical construction. All materials shall be new.
- B. All materials necessary to make the installation complete in every detail shall be furnished and installed under this Contract, whether or not specifically noted herein.
- C. It is the intent of the Specifications that one manufacturer be selected, not a combination, for any particular classification of materials.

- D. Where materials, equipment, apparatus or other products are specified by manufacturer, brand name, type or catalog number, such designation is to establish the standard of desired quality and style and shall be the basis of the bid.

1.16 MATERIALS AND EQUIPMENT HANDLING

- A. This Contractor shall do all handling of his materials and equipment and the resulting cleanup, at his expense, in a safe and satisfactory manner. Special attention shall be paid to the protection of life and property and the equipment or apparatus handled, and any corresponding damages shall be replaced, repaired or paid for by this Contractor, as approved by the Architect. This Contractor shall provide all rigging, hoisting and staging required to complete the work of this Section, unless specifically noted otherwise.

1.17 MAINTENANCE AND PROTECTION OF MATERIALS

- A. This Contractor shall be responsible for the maintenance and protection, from loss or damage of all causes, of all equipment, materials and tools supplied by him and stored or installed on the job site, until final acceptance of the project by the Owner.
- B. This Contractor shall store his materials and equipment in the location designated by the Owner and maintain the storage area in a safe condition.
- C. This Contractor shall clean, patch and repair any material and finishes of the building or its contents damaged during the execution of this Contract.

1.18 SHOP DRAWINGS AND MATERIAL SCHEDULE

- A. Submit complete Installation Drawings and component submittals in accordance with provisions of the General Conditions, Supplementary General Conditions, Special Conditions and General Requirements.
- B. Within 15 days after the date of Notice to Proceed and before purchasing any materials or equipment, submit to the Architect for approval, submit complete, stamped, engineered drawings clearly depicting all piping, components and systems proposed to fulfill the work of this Section. After the plans have been received and approved by the Architect, submit complete component submittals of all equipment and materials. Do not order any material or equipment until approval has been obtained from the Architect.
- C. The approval of equipment and materials does not relieve this Contractor from the responsibility of Shop Drawings errors in details, sizes, quantities and dimensions which deviate from the Specifications and/or job conditions as they exist.
- D. If apparatus or materials are substituted by this Contractor for those specified, and such substitution necessitates changes in any mechanical or electrical equipment, or alteration to connections, piping, supports, or construction, same shall be provided. This Contractor is to assume the cost and entire responsibility thereof. The Architect's permission to make such a substitution shall not relieve this Contractor from full responsibility for the work.

- E. Changes to work already performed, made necessary by delays in obtaining approvals, are the responsibility of this Contractor.

1.19 OPERATING INSTRUCTIONS AND MAINTENANCE MANUALS

- A. Provide operating instructions to the Owner's designated representative, with respect to operating and maintenance procedures, for all equipment and systems installed. The cost of up to eight (8) hours of instruction shall be included in the Contract Price.
- B. At the completion of the project, turn over to the Architect, three (3) complete manuals containing the following:
 - 1. Complete shop drawings of all equipment.
 - 2. Operation description of all Systems.
 - 3. Names, addresses and telephone numbers of all suppliers of the products, materials, equipment and Systems.
 - 4. Guarantees on all products, materials and equipment.
 - 5. Preventive maintenance instructions for all Systems.
 - 6. Spare parts list of all System components.
- C. Each manual shall be typewritten and bound under one (1) hard cover and will be reviewed by the Architect. The manuals shall be clearly and permanently identified on the cover with the name of the project.
- D. Upon completion of the instructions, this Contractor shall obtain a letter of acceptance of the instructions as being complete from the Owner. Submit a copy of said letter to the Architect.

1.20 CLEANING OF SYSTEMS

- A. Before the Systems are accepted, all equipment shall be thoroughly cleaned, so that no dirt, dust or other foreign matter will be deposited and be detrimental to the operation of the Systems.
- B. After the installation is complete, equipment with factory finished surfaces shall be cleaned and damaged or scratched spots shall be touched up with the same type and color paint applied at the factory.
- C. All equipment that is to receive finish paint by the Painting Contractor, shall be cleaned by this Contractor and left ready to have surfaces prepared to receive paint.

1.21 RUBBISH REMOVAL

- A. At the completion of the work, or when ordered by the General Contractor or the Architect, this Contractor shall remove from the property, all the rubbish or waste material belonging to him. Keep the job site free from accumulation of waste material and rubbish; premises must be maintained in a clean condition.

1.22 TEMPORARY STRUCTURES

- A. This Contractor shall provide, on the premises and where directed by the Architect,

shall maintain in good condition, and shall remove when directed, suitable and substantial watertight sheds in which he shall store all his materials and equipment.

1.23 TEMPORARY SERVICES

- A. All water, electricity, fire protection and sanitary facilities required for safe and efficient construction during normal working hours shall be furnished in accordance with the General Requirements.

1.24 TESTS

- A. Furnish all labor, materials, instruments, supplies and services and bear all cost for the accomplishment of the tests herein specified. Correct all defects appearing under test, repeat the tests until no defects are disclosed and leave the equipment clean and ready for use.
- B. Perform any tests, other than herein specified, which may be required by legal Authorities or by Agencies to whose requirements this work is to conform.
- C. Dispose of test water and wastes after tests are complete, in a manner satisfactory to the Architect and in accordance with governing regulations.

1.25 EQUIPMENT ACCESS REQUIREMENTS

- A. All work shall be installed so that all parts requiring inspection, operation, maintenance and repair are readily accessible.
- B. Furnish access panels in walls and ceilings as required to permit access for adjustment, removal and the replacement and servicing of all equipment, and all other items requiring maintenance and adjustments. Access panels shall be installed by the General Contractor.
- C. Coordinate the exact location of access panels in all finished spaces with the Architect.

1.26 MOTOR CHARACTERISTICS

- A. Unless otherwise indicated, motors for equipment specified under this Section shall be furnished and installed by the Fire Protection Contractor and shall be as follows, unless noted otherwise:
 - 1. Motors 1/3 HP and smaller shall be wound for 120 volts, single phase, 60 cycle AC service.
- B. Unless otherwise specified, all motor starters shall be furnished and installed by the Electrical Contractor.

1.27 WIRING DIAGRAMS

- A. This Contractor shall furnish wiring diagrams for all equipment furnished under this

Section for which wiring is to be installed by the Electrical Contractor.

1.28 PROCEDURE FOR TESTING

- A. Partial tests shall be made, as required, by the progress of the work.
- B. All labor, materials, instruments, devices and power required for testing shall be furnished by this Contractor. All tests shall be performed in the presence and to the satisfaction of the Architect and such other parties as may have legal jurisdiction.
- C. Repair, or if directed by the Architect, replace all defective work with new work without extra charge to the Contract. Repeat tests as directed until all work is proven to meet the requirements specified herein.
- D. Restore to its finished condition any work or materials disturbed by tests.
- E. This Contractor shall be responsible for removing all temporary piping connections required for tests and dispose of test water and wastes after tests in a manner satisfactory to the Architect.
- F. This Contractor shall make hydrostatic, pneumatic and operational tests on all fire protection equipment in accordance with standards of the National Board of Fire Underwriters and as required by the NFPA.
- G. Fire Protection Systems:
 - 1. Upon completion of the sprinkler system piping, this Contractor shall inspect and test each system in the presence of the Owner's representative and the Fire Chief.
 - 2. The complete testing procedure for the systems shall be in accordance with the requirements stated in the National Fire Protection Association's respective pamphlet for each system, but not less than the procedures specified herein.
 - 3. In general, the Fire Protection Systems shall be tested with water to a hydrostatic pressure of 200 pounds per square inch. This pressure shall be maintained for a minimum of four (4) hours or until the system has been inspected for leaks or defects. If any leaks or defects are detected, they shall be remedied in an approved manner and the System shall be retested in the manner specified herein.
 - 4. This Contractor shall secure all Certificates of Approval from all agencies. Each Certificate shall be delivered to the Architect before final acceptance.

PART 2 - PRODUCTS

2.01 INSTALLATION REQUIREMENTS

- A. This Contractor shall comply with all the rules, Codes, ordinances, regulations and requirements of all legally constituted authorities having jurisdiction over the whole or any part of the work herein specified. Regulations supplement this Specification and shall take precedence in any case of conflict.
- B. All equipment and materials furnished in connection with the installation shall be new and furnished in accordance with the requirements of the Standards of the NFPA and they shall be of the best grade and quality of their respective kinds, free

from natural, manufacturing or construction flaws, defects or irregularities and finish, fittings and workmanship shall be equal to the highest commercial grade.

- C. Castings of all metals of all kinds shall be clean, smooth, close grained, of uniform thickness and free from all defects such as sand holes, blisters or cracks.
- D. Before the installation will be accepted, the Fire Protection Contractor shall have every portion of his work in first-class working condition.
- E. Where installing any of the apparatus herein called for, sufficient clearance shall be allowed to permit the removal and replacing of parts that may require future removal for repairs and replacement.
- F. Exposed piping shall be installed as tight as practical to structural members.
- G. Piping shall be installed neatly and square to all surfaces. Horizontal sidewall sprinklers shall be installed as tight to beams and ceilings as the sprinkler listing will allow with reference to the existence of beams.

2.02 ACCESS PANELS

- A. Furnish access panels for installation by the General Contractor in walls and as required to permit access for adjustment, removal and replacement and servicing of all equipment such as inspector's tests and all other items requiring maintenance and adjustment.
- B. All access panels shall be located in closets, storage rooms and/or other non-public areas, in a workmanlike manner, positioned so that the junction can be easily reached, and the size shall be sufficient for this purpose (minimum 16" x 16"). When access panels are required in corridors or other public areas, they shall be located as directed by the Architect.
- C. Access panels shall be of steel construction, prime painted and furnished with cylinder lock and two (2) keys, as manufactured by Inland Steel Products Company, "Milnor," Miami-Carey, Walsh-Hannon-Gladwin, Inc., "Way-Loctor" or approved equal. Access panels located in Fire-Rated ceilings and Fire-Rated walls shall be constructed with 1-1/2 hour Fire-Rating and shall bear the U.L. Label insuring the Fire-Rating construction.

2.03 PIPE AND FITTINGS

- A. All piping inside the building for the sprinkler system 2-1/2 inches and smaller in size shall be Schedule 40 black steel pipe with threaded ends conforming to ASTM Standard A135, latest amendment, approved for use in Fire Protection Systems. All piping inside the building, three inches (3") and larger in size, unless otherwise noted, shall be Schedule 10 black steel pipe with rolled groove ends, approved for use in Fire Protection Systems.
- B. Fittings for the sprinkler systems shall be cast iron. Cast iron fittings shall be extra heavy pattern for pipe sized larger than two inches (2"). Malleable iron fittings of standard weight pattern will be acceptable in sizes up to six inches (6"). U.L. approved and F.M. listed groove fittings will be allowed. All fittings shall be

approved by Underwriters Laboratories for use in sprinkler systems and shall be designed and guaranteed for a working pressure of not less than 175 psi cold water pressure.

- C. All close and shoulder nipples shall be of corresponding materials as the pipe and shall be extra heavy pattern.
- D. All pipe shall be run true to line and grade and, in general, parallel to walls and ceilings. All open ends of the pipe lines, equipment, etc., shall be properly capped and plugged during the installation in order to keep dirt or foreign materials out of the system. All work shall be performed in a practical manner and according to the highest standards of workmanship.
- E. All threaded pipes shall have full tapered threads with ends reamed out after threading and cutting.
- F. The interior of all pipes and fittings shall be cleaned before assembling. All pipe threads (not fittings) shall have a thorough application of approved pipe joint cement before assembling. Any leaky joints shall be remade, as caulking will not be permitted. All pipe shall be pitched as required. Means shall be provided to completely drain the entire system. Capped flushing connections shall be provided at the ends of all cross mains.

2.04 VALVES

- A. All valves shall be of the O.S. & Y. type, of approved extra heavy flanged pattern and be designed and guaranteed for a minimum working pressure of 175 psi. All shut-off valves shall be located in conveniently accessible positions. Valves controlling the water supply to each system shall have an approved sign attached to the yoke indicating the purpose of the valve.
- B. Check valve shall be of approved type for fire protection systems and be designed and guaranteed for a minimum working pressure of 175 psi.
- C. Drain valves shall be Underwriters' approved all bronze angle, globe pattern with renewable disc, hose with cap and chain, ample size hand wheel and rated for a working pressure of 175 psi.

2.05 HANGERS AND SUPPORTS

- A. All piping shall be supported throughout the building structure by means of approved hangers and supports. Piping shall be supported to maintain required grading and pitching of lines, to prevent vibration and to secure piping in place, and shall be so arranged as to provide for expansion and contraction.
- B. Pipe hangers shall be of black malleable iron, heavy pattern in two (2) parts bolted together, of a type approved for Fire Protection Systems installation.
- C. Hangers shall fit the pipe snugly but leave the pipe sufficient freedom of movement for expansion or contraction. Hangers which permit wide lateral motion of the pipe will not be acceptable.