Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BU ... TION

PERMIT

PERMIT ISSUED

Permit Number: 100664

AUG 18 2010

City of Portland

Please Read Application And Notes, If Any, Attached

This is to certify that Propsy's Inc/Davis & Hanscom ...

has permission to Add new 60' x 100' accessory b... ding.

AT 501 Danforth St CB... 070 C002001

provided that the person or persons, fi... or co... on ac... ting this permit shall comply with all of the provisions of the Statutes of Ma... e and of the O... ces of the City of Portland regulating the construction, maintenance and use ... buildings and stru... res, 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.

Noti... tion o... spectio... ust be give... d writte... ermissio... rocured befo... his buil... g or pa... ereof is lath... or oth... ed-in. 24 HOU... 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. BJ Uhbell (262)

Health Dept.

Appeal Board

Other

for Jeanie Bourke

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
10-0664		070 C002001

Location of Construction:	Owner Name:	Owner Address:	Phone:
501 Danforth St	Propsy's Inc	Suite 2400, 55 Lisbon Street	207-347-1614
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Davis & Hanscom Inc.	38 Maine Street Steep Falls,	2076753500
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Additions - Commercial	B-2b

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Commercial / Parking Lot and old Sweetsers bldg.	Commercial / Add new 60' x 100' accessory building.	$4,095.00	$400,000.00	2

PERMIT ISSUED

AUG 18 2010

City of Portland

FIRE DEPT: ☒ Approved w/ conditions ☐ Denied

8/18/10

Signature: BJ Cribbell

INSPECTION: Use Group: 5B Type: S-1 IBC-2003

Signature: for JMB

Proposed Project Description:
Add new 60' x 100' accessory building.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
gg	06/04/2010

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland requires A Change of use Proposed Bldg	☐ Variance	☐ Not in District or Landmark within
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☑ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date: ok with conditions 6/10/10	Date:	Date: 6/14/10 D. Andrews

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:	Date Applied For:	CBL:
10-0664	06/04/2010	070 C002001

Location of Construction:	Owner Name:	Owner Address:	Phone:
501 Danforth St	Propsy's Inc	Suite 2400, 55 Lisbon Street	207-347-1614
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Davis & Hanscom Inc.	38 Maine Street Steep Falls,	(207) 675-3500
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Additions - Commercial	

Proposed Use:	Proposed Project Description:
Commercial / Add new 60' x 100' accessory building.	Add new 60' x 100' accessory building.

Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 06/14/2010

Note: **Ok to Issue:** ✔

1) * Development shall conform with all eonditions imposed by Historic Preservation Board as part of its March 17, 2010 review and approval--see attached conditional approval letter.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/10/2010

Note: **Ok to Issue:** ✔

1) SEPARATE PERMITS ARE REQUIRED FOR THE CHANGE OF USE AND RENOVATION WORK THAT WILL BE DONE ON THE PRINCIPAL BUILDING.

2) Separate permits shall be required for any new signage.

3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 08/18/2010

Note: **Ok to Issue:** ✔

1) Permit approved based on the plans submitted and reviewed w/architect, with additional information as agreed on and as noted in the review comments.

2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Ben Wallace Jr. **Approval Date:** 08/18/2010

Note: **Ok to Issue:** ✔

1) Garage repair is Special Hazard Industrial use. Any such use will require a garage repair permit.

2) Approved for storage use only.

3) All construction shall comply with NFPA 1 and 101.

Comments:

6/9/2010-gg: entered pdf in system. Gg

6/10/2010-mes: WAIT FOR PLANNING SIGN OFFS

6/15/2010-gg: received from historic as of 06-14-10. /gg

Location of Construction:	Owner Name:	Owner Address:	Phone:
501 Danforth St	Propsy's Inc	Suite 2400, 55 Lisbon Street	207-347-1614
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Davis & Hanscom Inc.	38 Maine Street Steep Falls,	(207) 675-3500
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Additions - Commercial	

7/6/2010-jmb: Spoke to David L. For statement of special inspections and confirm the rise/run of the mezzanine stairs. He will submit the documents and confirmed 7"/11" plywood stairs with 90 degree nose to riser. Received the SI documents via email.

7/7/2010-jmb: Spoke with Scott Weimer, the contractor about the requirement for a statement of responsibility for the seismic resistance systems, braced frames. Faxed him the section (1705.3) of the code and the document from the SI statement.

7/14/2010-jmb: Received the contractors statement of responsibility, ok to issue pending planning approval

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

__X__ **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

__X__ **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

__X__ **Underground electrical or plumbing inspection prior to pouring concrete**

__X__ **The final report of Special Inspections shall be submitted prior to the final inspection or the issuance of the Certificate of Occupancy**

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

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

Marge Schmuckal - 501 Danforth St

Statement SK

Stairs - 10" tread

Contractor Sta Wait for Site Plan Planning Sign-offs

ermit?

INE

s

010

20.00

Certificate of Occupancy Fee: 75.00

Total: 405.00

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

Other _____

CBL: 010 C002

Check #: 104 **Total Collected $** 405.00

No work is to be started until permit issued.
Please keep original receipt for your records.

Taken by: _____

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

10 066 4

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: 501 Danforth Street		
Total Square Footage of Proposed Structure/Area 6,000	Square Footage of Lot 54,409	
Tax Assessor's Chart, Block & Lot Chart# 70 Block# C Lot# 2	Applicant *must be owner, Lessee or Buyer* Name Propsys, Inc. Suite 2400 Address 55 Lisbon Street City, State & Zip Lewiston, ME 04240	Telephone: (207) 347-1614
Lessee/DBA (If Applicable) RECEIVED JUN - 4 2010 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: $ 400,000 C of O Fee: $ 75.00 Total Fee: $ 4,095.00

Current legal use (i.e. single family) Vacant

If vacant, what was the previous use? Parking Lot

Proposed Specific use: Accessory Building

Is property part of a subdivision? No If yes, please name

Project description: Accessory building to be built on the property adjoining the 501 Danforth Street address.

60 x 100 Portion of River Parking Lot

Received PDF file

PDF entered in system

Contractor's name: Davis & Hanscom Inc.

Address: 38 Main Street

City, State & Zip Steep Falls, ME 04085-5908 Scott Wiemer Fax 615-3458 Telephone: (207) 675-3500

Who should we contact when the permit is ready: Davis & Hanscom Inc. Telephone: (207) 675-3500

Mailing address: 38 Main Street, Steep Falls, ME 04085-5908

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:	Date: 6-4-10

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

Applicant: PropSys INC *Date:* 3/11/10

Address: 501 Danforth St *C-B-L:* 70-C-2

CHECK-LIST AGAINST ZONING ORDINANCE # 10-0664 for New Accessory Bldg

Date -

Zone Location - B-2b & Historic

Interior or corner lot - what is the New principal use? gen business offices

OK → *Proposed Use/Work -* - Change of use & proposal (see letter) to construct a 6000# Accessory Bldg (Accessory to what-? Needs to elaborate & ok)

Sewage Disposal - City

Lot Street Frontage - 50' min - over 500' shown & indicated

ok *Front Yard -* MAX: 10' req - 5' at furthest (No other Bldgs on either side of lot)

Rear Yard - Does abuts res. zone - 20' min req - 20' scaled

Side Yard - Does NOT abut res. Accessory Structures 5' min - 98' & 158' scaled

Projections - .

Width of Lot - None req -

have reduced ones → elevations? *Height -* 45' MAX height - 19.6' shown on reduced plans

Lot Area - No min req. 1.17 Acres given x 43560 = 50965.2#

OK specifics show / ask for specifics *Lot Coverage/ Impervious Surface -* 90% MAX impervious → rear pervious area shows over 8,136.2# 40% given 10% pervious - requires at least 5,096.52 pervious

Area per Family - N/A

received / Need the use → *Off-street Parking -* ? revised ~~3863~~ 3595 # of Existing Bldg from past notes (& 2nd fl) ÷ 400 = 9 for principal Bldg & New ~~req~~ 11 now show ~~Pg~~ shown 3 / 3 / 5 / 11

Loading Bays - N/A

Site Plan - # 10-7990002

Shoreland Zoning/ Stream Protection - N/A

→ Noise - relocating AC units - Need info

Flood Plains - Panel 13 - Zone C.

→ Zoning Analysis block on site plan is Not correct - should be corrected

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

APRIL 7, 2010

PropSys, Inc.
55 Lisbon St.
Suite 2400
Lewiston ME 04240

Deluca-Hoffman Associates, Inc.
778 Main St.,
Suite 8
South Portland, ME 04106

RE: Review Comments for Final Plan – Administrative Review

Project Name: Danforth Street Accessory Building
Project ID: 10-79900002
Project Address: 501 Danforth St. **CBL**: 070-C-002-001

Planner: Erick Giles, AICP, LEED AP

Dear Applicant:

On **April 7, 2010**, the Portland Planning Authority approved a minor site plan for a 6,000 Sq Ft Accessory Building at 501 Danforth St. as submitted by the Applicant and shown on the approved plan prepared by **Stephen R. Bushey, P.E. Deluca-Hoffman Associates, Inc.** and dated **4/1/10** with the following conditions:

1. The applicant shall provide additional sight distance measurements and improvements on the proposed main entrances subject to the approval of the Planning Authority.

2. All HVAC units shall be in complianee with zoning requirements of the property and any violation shall be the responsibility of the property owner.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL
Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning

authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.

2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.

4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.

5. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of

site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If you have any questions, please contact **Erick Giles** at **874-8723** or **egiles@portlandmaine.gov**

Sincerely,

Alexander Jaegerman
Planning Division Director

Attachments:
1. (applicable staff memo(s)
2. Performance Guarantee Packet

Electronic Distribution:
Penny St. Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Eric Giles, Aicp Planner/Senior Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Gayle Guertin, Inspections Division
Lisa Danforth, Inspections Division
Lannie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Todd Merkle, Public Services
Greg Vining, Public Services
John Low, Public Services
Jane Ward, Public Services
Keith Gautreau, Fire
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator

April 8, 2010

John Mistos
Sweetser Children's Services
50 Moody Street
Saco, ME 04072

RE: 501 Danforth Street -070-C-002 – B-2b Zone – Application #10-79900002

Dear Mr. Mistos,

Thank you for your inquiry on the applicability of the City's Housing Replacement Ordinance to the above referenced property. After reviewing the property file and discussing this matter with staff, it is determined that this Ordinance does not apply to 501 Danforth Street. This property does not fall under the regulated uses of single family thru multi-families, lodging houses, rooming units and sheltered care group home and is therefore not covered by the regulations and subsequent fees for the removal of such listed units.

If you have any other questions regarding this matter, please feel free to contact me.

Sincerely,

Penny St. Louis Littell
Director of Planning and Urban Development

Cc: Alex Jaegerman, Planning Division Director
Marge Schmuckal, Zoning Administrator
Erick Giles, Planner

Marge Schmuckal - 501 Danforth Street - Heads up

From: Marge Schmuckal
To: ALEX JAEGERMAN; Penny Littell
Date: 4/7/2010 1:21 PM
Subject: 501 Danforth Street - Heads up

Penny & Alex,
Housing Replacement issue (nonissue, I believe)
I just had a conversation with John Mistos (I think you know him, Penny) who is with Sweetsers. Sweetsers currently owns the property at 501 Danforth St, which is the old Visitors Bureau on Danforth Street where the old rotary was located. They are selling the property to others who are in site plan review right now with a new structure and will be putting only offices in the building (change of use)

The Sweetser certificate of occupancy is stated as "Residential/Office/Clinic". It was understood that the clinic was there with offices and some beds (5 beds) for kids who needed them. It was not understood or approved to be 5 separate dwelling units at all (no separate kitchens - not rented out etc). Sweetser is concerned that the loss of the beds would trigger the Replacement Housing Ordinance. I told him my zoning opinion that the use of the beds for the kids in need were not intended to be covered by the Replacement Housing Ordinance. I realize that I am not the final say on this. It falls on the "Planning Authority".

I am hoping that you both agree. Penny, John Mistos will be calling you in a bit to discuss this issue with you. Or if you want to call him back, his number is 294-4911.

Thanks,
Marge

Comments Submitted

City of Portland
Development Review Application
Planning Division Transmittal form

3/10/10

Application Number: 10-79900002 **Application Date:** 3/09/10

Project Name: 6000 SQ FT BUILDING

Address: 501 Danforth St No **CBL:** 070 - C-002-001

Project Description: Danforth Street - 501; 6000 Sq Ft Accessory Building; Propsys, Inc.

Zoning: B-2B

Other Reviews Required:

Review Type: MINOR SITE PLAN

Applicant:
PropSys, Inc.
55 Lisbon Street
Suite 2400
Lewiston Me 04240

Applicant:
DeLuca-Hoffman Associates, Inc
778 Main Street
Suite 8
South Portland Me 04106

DEPT. OF ...
CITY OF ...
MAR 10 2010

Distribution List:

☒ Planner	Barbara Barhydt	☒ City Arborist	Jeff Tarling
☒ Zoning Administrator	Marge Schmuckal	☐ Design Review	Alex Jaegerman
☒ Traffic	Tom Errico	☐ Corporation Counsel	Danielle West-Chuhta
☐ Inspections	Tammy Munson	☐ Sanitary Sewer	John Emerson
☒ Fire Department	Keith Gautreau	☒ Stormwater	Dan Goyette
☐ Parking	John Peverada	☐ Historic Preservation	Deb Andrews
☒ Engineering	David Margolis-Pineo	☐ Outside Agency	
☐ DRC Coordinator	Phil DiPierro		

Preliminary Comments needed by:
Final Comments needed by: 3/24/10

Zoning Administrator Marge Schmuckal
April 7, 2010

On a letter dated March 30, 2010, the applicants addressed the issues of the change of use for the existing building and the new building which is primarily accessory to the principal structure. All of the proposed uses and accessory uses stated meet the current B-2b Zone requirements.

I have also reviewed the responses and plans from DeLuca-Hoffman. The current plans show 11 parking spaces where 9 parking spaces are required for the principal building (based upon square footage). The project is meeting the City's parking requirements. DeLuca-Hoffman also addressed the issue of impervious surface. The project will result in a 48% impervious surface on the lot which is well under the required 90% impervious surface ratio.

DeLuca-Hoffman also addressed my concerns about the HVAC. I was given no specific data on decibels. I would like a requirement based upon the project that this office will follow-up on any noise complaints received. If after noise testing, the HVAC units are violating the current zoning requirements, the owners shall be responsible for taking the necessary measures for mitigating and resolving the violation.

Separate building permits are required for the construction and the change of use for the existing building.

Bldg Permit
Needs to do the
change of use

Marge Schmuckal – Zoning Administrator
March 11, 2010

This property is located in a B-2b zone with a Historic Overlay Zone. I have had several meetings with the potential owner(s) on 10/14/09 & 11/6/09. Each time we met, uses of the existing building and the proposed building were a big part of the conversation. I am not seeing the follow-thru of those use conversations on this application. The last Certificate of Occupancy for the principal structure was for residential/office/clinic issued in 1997. It appears that the applicant is intending to change the use of the principal structure. I need to have the specifics. This application should reflect the change of use proposed for the principal structure. This is essential because an accessory building needs to show how it is accessory to the principal structure. I am reading that the new accessory structure will be used for the storage of several luxury vehicles, including one or more custom motor coaches. Such a use is not accessory to an office use. The applicants must specifically explain all the uses in the proposed building so that I can determine whether those uses are allowed in the B-2b zone or are truly accessory to the new use in the principal structure. This is the time to follow thru with the previous discussions and document the uses in writing.

I noticed that the submitted site plans show a Zoning analysis block that is not correct. That block that shows up in several places must be corrected.

I am uncertain about what will remain for parking. The applicant says that the reconstructed site will include eleven (11) parking spaces. I had counted 14 spaces. The number of parking spaces are somewhat confusing because the proposed building was essentially plunked down on the survey without deleting parking. Old parking spaces are still shown thru the building. The site plan should be revised to show only the parking spaces that are intended to remain. I cannot fully determine the parking requirements until I get a written statement of all the uses on site as requested above.

The application shows that the project is relocating A/C units. I will need to see information concerning the noise levels that will emanate from those units. The B-2b Zone has a maximum noise allowance of 60 dBA from 7 am to 9 pm and 55 dBA from 7pm to 9am. This office takes noise violations seriously and follows up on complaints. There is a residential zone just behind this property.

The plans imply the site is less that 90% impervious. I believe that this site is probably meeting that requirement. However, I would like to see the specifics on what the impervious surface ratio actually is.

Separate permits for signage is required.

30 March 2010

ADDressing USES

Chris Thompson
PropSys, Inc.
55 Lisbon Street
Suite 2400
Lewiston ME 04240

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland ME 04101-3509

CC: Erick Giles, Planner, City of Portland
Steve Bushey, DeLuca-Hoffman Associates, Inc.

Dear Ms. Schmuckal,

We have reviewed your comments included in the Review Comments for Final Plan of March 26, 2010.

Thank you for your thorough analysis. We would like to offer the following response to your questions concerning our intended use of the existing historic building and the proposed use of the building to be constructed.

We plan to utilize the existing historic building, previously occupied by Sweetser Childrens' Services, as an office building. This is a permitted use under the B2b zone and is consistent with the existing use. The historic building will house the various companies owned and operated by our small group of partners. We intend to have several individual offices, a conference room, a lobby and reception desk, and other such spaces as befit a company that owns and operates a diverse range of businesses. Our affiliated companies, whose offices will be located in the primary building, are chiefly concerned with two key areas of enterprise:

1. Development and management of real estate: residential, health-care, hospitality, parking structures), include business consulting, investment, project management, and property/building maintenance.

2. Sports team ownership and philanthropic involvement: ownership interest in the Portland Red Claws D-League basketball team and involvement in related community events and initiatives; ownership of a NASCAR race team with a special focus on supporting NASCAR's diversity programming and its goals of introducing NASCAR involvement opportunities to women and minorities.

in next bldg

We anticipate that, apart from the building tradesperson who will be primarily situated in the building to be constructed, of which more below, this office building will have as few as seven and not more than ten employees using the facility on a daily basis.

Though Sweetser's use of the building did include a highly specialized clinical facility, they used the building principally as offices (the entire upper level and much of the ground floor) as well, which is consistent with our proposed use.

As you know, this building was originally built to house the Portland Visitor's Bureau, and is a marvelous example of WPA architecture. The original detail and interior ornamentation of that building have been covered over, removed, and in some cases obliterated. One of the reasons for our interest in this property is that it represents an opportunity to restore some of the building's past historic grandeur. We worked diligently in concert with City staff and the Historic Preservation Board, from which we received a Certificate of Appropriateness on 3/17/2010, to design a new building to be built that would complement the historic building so that the two buildings' exteriors would mesh with one another and with the surrounding neighborhood.

We feel that our proposed primary use lines up squarely with the "General, business and professional offices" and "business services" as permitted uses in the B2b zone. In order to make the existing building viable for the breadth of our business activities, it is necessary for us to construct the additional building, some uses of which ("business services: building maintenance services" and "office of building tradesmen") are permitted under the B2b zone, and some of which will be accessory to the main office building. While these permitted and accessory activities are crucial to the proper functioning of the primary office building, they would not, given the nature of that building (and the uniqueness of its interior), be appropriate to house within it. Without these subsidiary uses in close proximity to the primary building, however, the office building could not, by itself, be sufficient to serve our business needs.

Regarding the "Office of building tradesmen" use, the building to be built will include an office, together with a work and tool storage area, for the building tradesman who we employ to do property maintenance for our various real estate holdings; the building will permit the additional use of this building for "building maintenance services." (In this sense, the building will house what are currently considered permitted uses: "Office of Building Tradesmen" and "building maintenance services; management and consulting services" under "Business Services" as defined in 14-47, in addition to housing uses considered accessory to the primary office building).

Section 14-404(a) defines "Accessory use" as: "A subordinate use of land or building which is customarily incidental to the main building or to the principal use of the land and which is located on the same lot with the principal building or use."

To the extent that some of the uses of the additional building to be built are in the "Accessory use" category, below is a list of those uses which we feel are "customarily incidental to the main building" and "to the principal use of the land" and so are

legitimately, and in a manner consistent with the B2b zone, to be located in the building to be constructed.

Here are these incidental accessory uses together with explanations of how these relate to the primary professional activities that will be undertaken in the office building on the same site:

(a) One of our companies, PropSys, Inc., owns and manages hundreds of units of affordable housing across the state of Maine. By law we are required to store tenant files for several years, which we do both electronically and in hard-copy format. One of the functions of the building is to provide adequate space for this storage. While we will use a small portion of the office building to store the most current and actively referenced files, we do not feel that mass file storage, particularly of older (but still necessary) documents would be the highest and best use of the office building.

(b) For two decades we have owned and operated hotel properties in Maine and New Hampshire. In addition to a great volume of operational and marketing materials that have to stay on file, we store all construction documents, plans, and specifications for reference. We intend to store these in the building to be constructed.

(c) We are actively pursuing development opportunities, and managing construction of various projects (including one current hotel project in construction in New Hampshire now) and require space to store files and plans related to these activities. We intend to utilize the building to be constructed for this as well. For all of these three categories (a-c) it is important that these files and materials be within close proximity to the office building so that they can be accessed and consulted quickly when needed.

(d) For over a decade we have owned a NASCAR corporate business, whose office is to be headquartered in the primary office building. This company is the owner of the two motor coaches, which are used to house members of the race team at various speedways around the country. Equally important to the operation of the racing company, these vehicles also serve as venues in which to house marketing and promotional events for the racing team and its diversity programming. For meetings with prospective race team sponsors (which would occur in the primary office building), the building to be constructed will occasionally house one of the race team's show cars, together with team trophies and memorabilia, for viewing and as a necessary part of our marketing and promotional efforts.

(e) The building to be constructed would house work vehicles as may be necessary, owned by employees of the property maintenance

company—typically not more than five, and normally fewer, such vehicles would be under cover at any given time.

Thank you for calling our attention to the inaccuracy on the site plan concerning the information shown on the Zoning analysis block. We will ensure that this is corrected on our revised plan.

The historic building's square footage by floor is as follows:

2740
855
3595 # 400 = 8.99 (9) pkg spc

Basement: 1940 sf for storage
First floor: 2740 sf for office space
Second floor: 855 sf for office space

As concerns parking, it is our understanding of the requirements of the B2b zone that we have one space per 400 sf of office area, exclusive of the basement area not used for bulk storage. On this basis we have computed a parking requirement of 9 spaces for the primary building. We currently show 11 total spaces on the site plan, not including such parking as may be provided inside the building to be constructed.

We have also experienced difficulties in reading the current plan because of the "ghost" image of the previous plan underneath; this had been included in an effort to document the changes, but it can lead to confusion and we will correct this on our revised site plan so that it is clear.

Steve Bushey, PE, with DeLuca-Hoffman will provide under separate cover the documentation you requested concerning the decibel levels of the HVAC equipment. We do not anticipate that the relocation of the HVAC equipment will result in an increase in decibel levels. We are eager to ensure that we are good neighbors, which is to say quiet neighbors.

Mr. Bushey's response will also show that the site meets the requirement for impervious surface.

Currently we do not have any plans to add signage.

Again, we thank you for your questions. We hope that you will find that we have answered them fully and to your satisfaction.

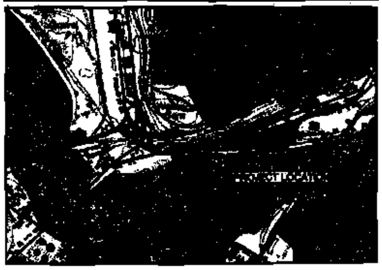
Yours sincerely,

Chris Thompson
Vice President
PropSys, Inc.

ACCESSORY BUILDING
501 DANFORTH STREET
PORTLAND, MAINE
SITE PLAN APPLICATION SUBMISSION

PROJECT PARCEL SITE
CITY OF PORTLAND TAX ASSESSOR'S MAP, LOT & BLOCK NUMBERS

MAP	BLOCK	LOTS
70	C	002



LOCATION MAP
N.T.S.

INDEX

PREPARED BY

CIVIL ENGINEER:
DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121

SURVEYOR:
Owen Haskell, Inc.
16 CASCO STREET
PORTLAND, MAINE 04101

OWNER:
SWEETSER CHILDRENS SERVICES
50 MOODY STREET
SACO, MAINE 04072
C.C.R.D. BOOK 12867, PAGE 253

APPLICANT:
PROPSYS, INC.
55 LISBON STREET, SUITE 2400
LEWISTON, MAINE 04240

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.

UTILITIES

SEWER
ATTN: FRANK BRANCELY
PORTLAND PUBLIC WORKS
55 PORTLAND STREET
PORTLAND, MAINE 04101
(207) 874-8300

WATER
ATTN: RICO SPUGNARDI
PORTLAND WATER DISTRICT
225 DOUGLASS STREET
P.O. BOX 3553
PORTLAND, MAINE 04104-3553
(207) 761-8807

ELECTRIC
ATTN: PAUL DUPERRE
CENTRAL MAINE POWER COMPANY
162 CANCO ROAD
P.O. BOX 1801
PORTLAND, MAINE 04104
(207) 828-2883

GAS
ATTN: RICK BELLEMARE
UNITIL
1075 FOREST AVENUE
PORTLAND, MAINE 04103
(207) 797-8002, EXT.6247

TELEPHONE
ATTN: SADY RANCOURT
FAIRPOINT COMMUNICATIONS
5 DAVIS FARM ROAD
PORTLAND, MAINE 04103
(207) 797-1775

CABLE
ATTN: DEBRA PAREMENT AND/OR DON JOHNSON
TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
(207) 253-2282 (DEBRA)
(207) 253-2291 (DON)

FIRE ALARM
PORTLAND FIRE DEPT.
CENTRAL FIRE STATION
CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DIG SAFE
1-800-225-4977

PERMITS

LOCAL	GOVERNING BODY	STATUS
SITE PLAN APPROVAL	CITY OF PORTLAND PLANNING AUTHORITY 4TH FLOOR CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101	PENDING

LEGEND

EXISTING | DESCRIPTION | PROPOSED

- PROPERTY LINE / R.O.W. LINE
- PROPERTY OWNER NAME & DEED INFO.
- EASEMENT LINE
- BOUNDARY MONUMENTATION
- SURVEY CONTROL POINT
- CONSTRUCTION CENTER LINE
- SETBACK LINE
- EDGE OF PAVEMENT
- CURB
- BUILDING
- STEPS
- TREELINE / CLEARING LIMIT
- TREES / LANDSCAPING
- SIGN - SEE SITE LAYOUT PLAN FOR TYPE
- LIGHT POLE / FIXTURE
- UTILITY POLE
- GUY WIRE
- GUY POLE OR SUPPORT POLE
- FENCE TYPES (AS NOTED)
- RIPRAP AREA
- GRADING CONTOUR LINE
- GRADING SPOT GRADE
- SANITARY SEWER MANHOLE
- DRAIN MANHOLE
- SANITARY SEWER LINE
- SANITARY SERVICE
- CATCH BASIN
- STORM DRAIN
- WATER VALVE
- WATER MAIN
- FIRE HYDRANT
- OVERHEAD ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND ELECTRIC/TEL/CABLE
- TRAFFIC CONTROL BOX
- GAS LINE
- CATCH BASIN SEDIMENT BARRIER
- SILTATION FENCE
- TEMP. STABILIZED CONSTRUCTION ENTRANCE
- ASPHALT SIDEWALK
- PAVER BLOCK SIDEWALK
- CURB TIPDOWN PIECE
- CLEAN OUT

GENERAL NOTES:

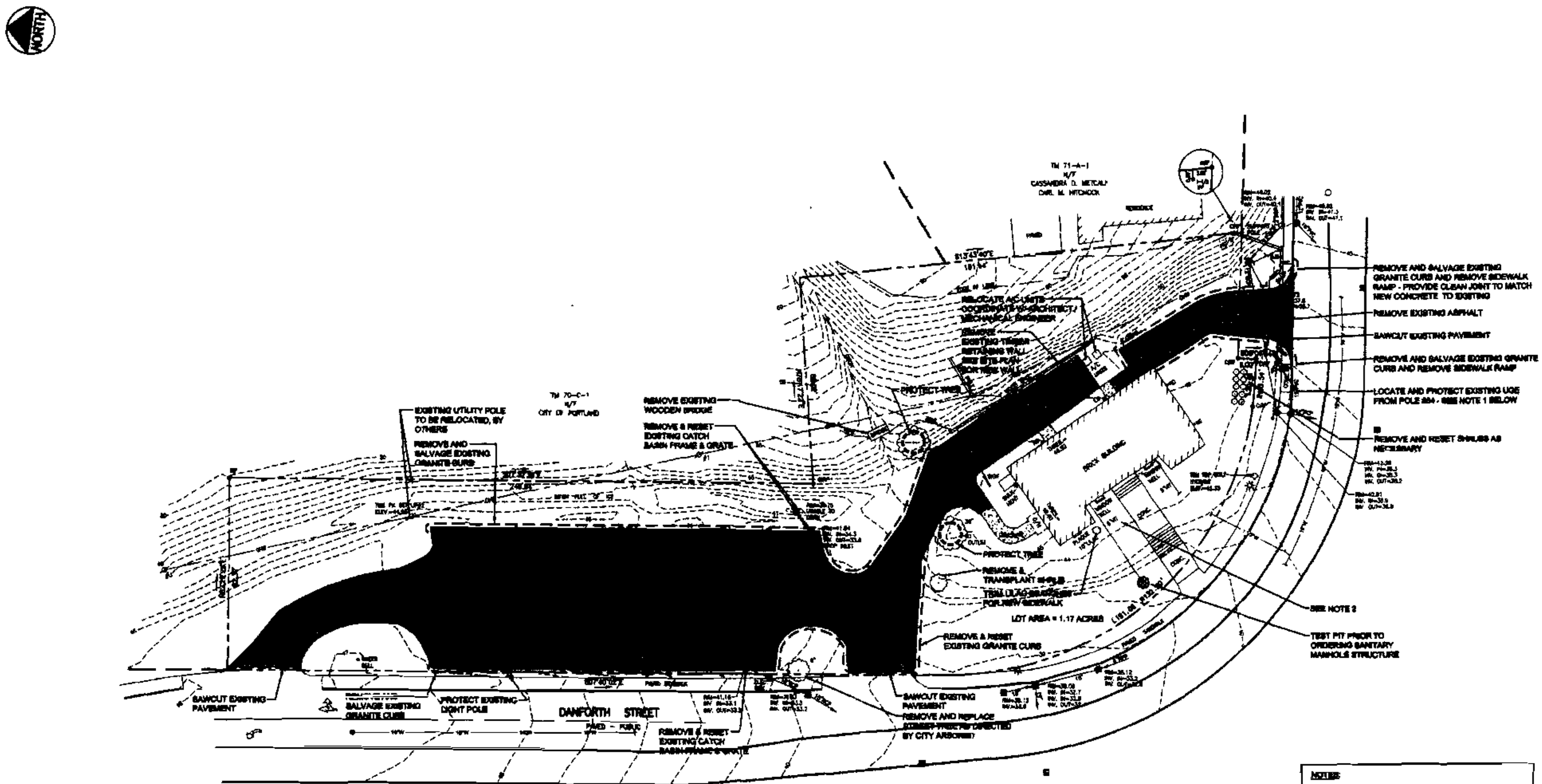
[illegible]

PROJECT: ACCESSORY BUILDING 501 DANFORTH STREET
SHEET TITLE: COVER SHEET, GENERAL NOTES AND LEGEND
CLIENT: PROPSYS, INC. 55 LISBON STREET SUITE 2400 LEWISTON, MAINE 04240

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106

DATE: JAN 2010
SCALE: AS NOTED
JOB NO.: 2569
FILE NAME: 2569-COV
SHEET: 1.0

REVISIONS
REV	DATE	DESCRIPTION
1	[illegible]	[illegible]



NOTES

1. THE UGE FROM POLE 884 MAY EXTEND ALONG DANFORTH ST TO SERVE THE EXISTING UTILITY POLES

2. THE LOCATION OF TWO 6" VITRIFIED CLAY PIPE SEWER SERVICES ARE BASED ON SERVICE RECORDS PROVIDED BY THE CITY OF PORTLAND PUBLIC SERVICES DEPT. AND SHALL BE CONSIDERED AS APPROXIMATE

LEGEND

PAVEMENT TO BE REMOVED

PRELIMINARY - NOT FOR CONSTRUCTION

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

PROJECT: ACCESSORY BUILDING
601 DANFORTH STREET

SHEET TITLE: DEMOLITION AND REMOVALS PLAN

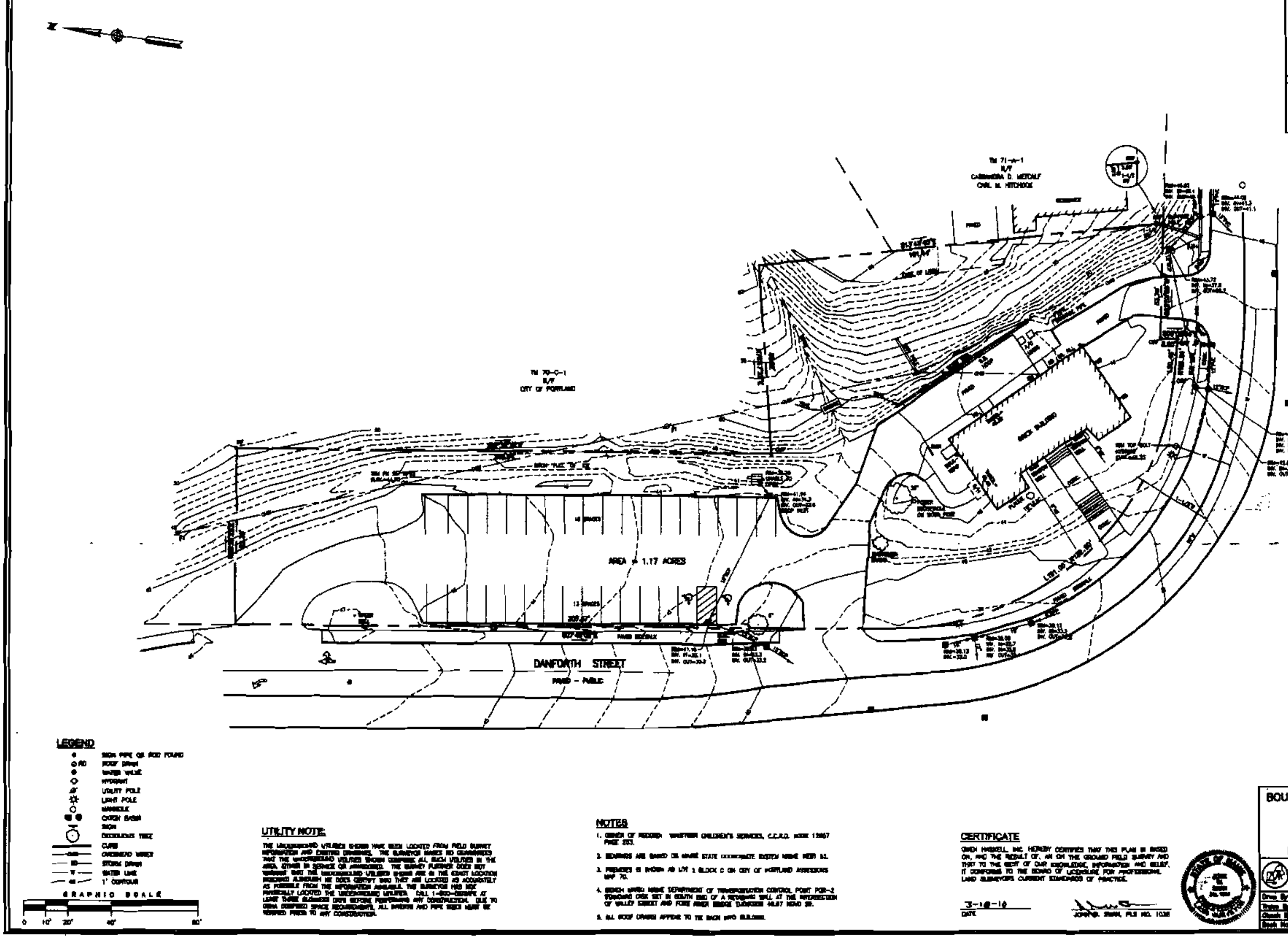
CLIENT: PROPSYS, INC.
55 LISBON STREET SUITE 2400
LEWISTON, MAINE 04240

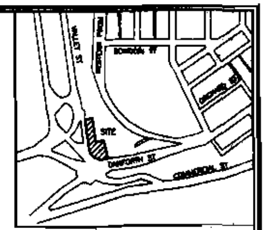
DeLUCA-HOFFMAN ASSOCIATES, INC.

DATE: JAN 2010

SHEET 3.0

REVISIONS





LOCATION MAP

N.T.S.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

NOTES

1. OWNER OF RECORD: [illegible] CHILDREN'S SERVICES, C.C.R.D. BOOK 12857 PAGE 253.
2. BEARINGS ARE BASED ON MAINE STATE COORDINATE SYSTEM MAINE WEST 83.
3. PREMISES IS SHOWN AS LOT 1 BLOCK C ON CITY OF PORTLAND ASSESSORS MAP 70.
4. BENCH MARK: MAINE DEPARTMENT OF TRANSPORTATION CONTROL POINT POR-2 [illegible] DISK SET IN SOUTH END OF A RETAINING WALL AT THE INTERSECTION OF VALLEY STREET AND FORE RIVER BRIDGE ELEVATION 40.87 NGVD 29.
5. ALL ROOF DRAINS APPEAR TO TIE BACK INTO BUILDING.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

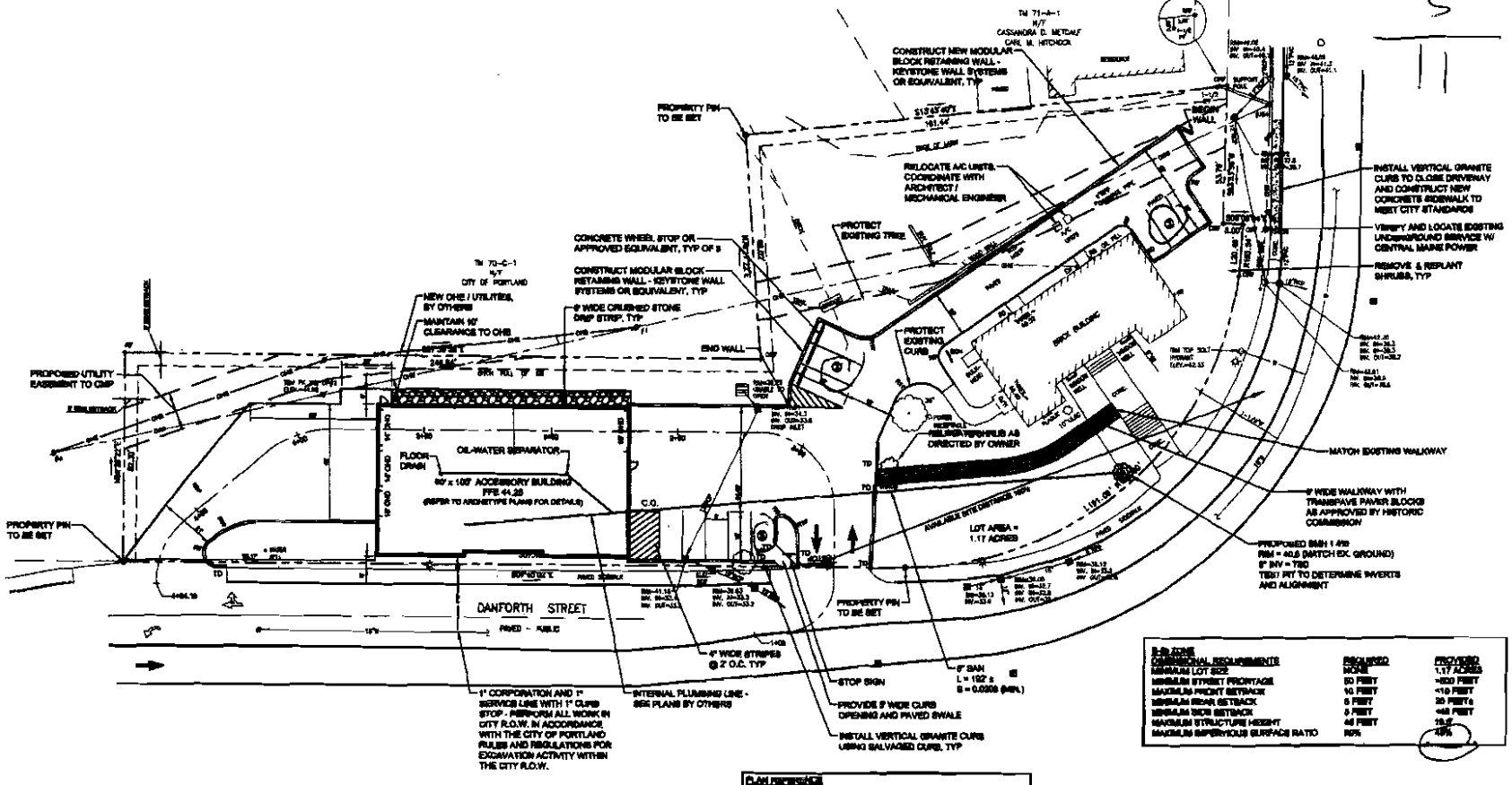
3-1@-1@
DATE

JOHN [illegible] SWAN, PLS NO. 1036

BOUNDARY & TOPOGRAPHIC SURVEY
AT
#501 DANFORTH STREET
PORTLAND, MAINE
MADE FOR
DELUCA HOFFMAN ASSOCIATES

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) [illegible]
PROFESSIONAL LAND SURVEYORS

Drwn By	RS	Date	Job No.
Trace By	J.V	JAN. 6, 2008	2009-180P
Check By	JWS	Scale	Dwg. No.
Book No.	1068	1" = 20'	1



PLAN REFERENCE
1. BOUNDARY & TOPOGRAPHIC SURVEY BY DAVID HASKELL, INC. DATED JANUARY 8, 2016

PRELIMINARY - NOT FOR CONSTRUCTION

GRAPHIC SCALE

NO.	DATE	DESCRIPTION
3	6/6/16	REVISED AND RESUBMITTED TO CITY
2	5/6/16	ADDED BUILDING DATA - RESUBMITTED TO CITY
1	3/4/16	FIRST SUBMISSION TO CITY OF PORTLAND

REVISIONS

P.E. REGISTRATION NO. 7468

PROJECT: ACCESSORY BUILDING
501 DANFORTH STREET

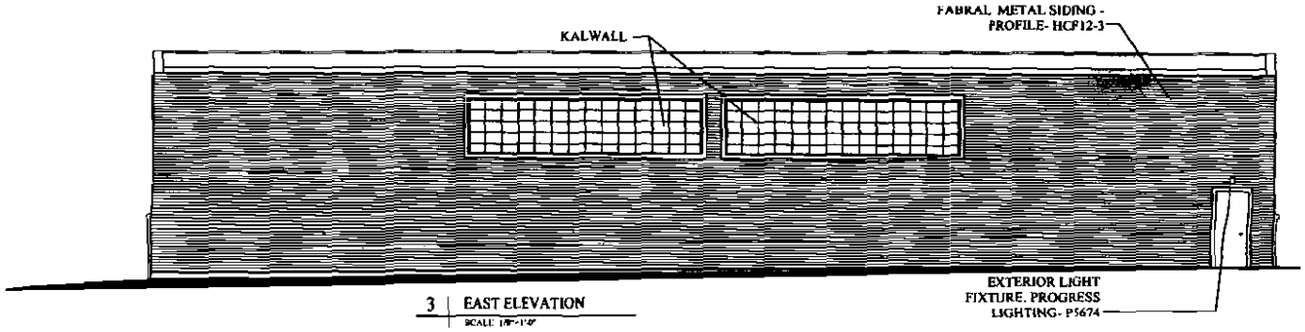
SHEET TITLE: SITE LAYOUT AND UTILITY PLAN

CLIENT: PROPSYS, INC.
55 LISBON STREET SUITE 3400
LEWISTON, MAINE 04240

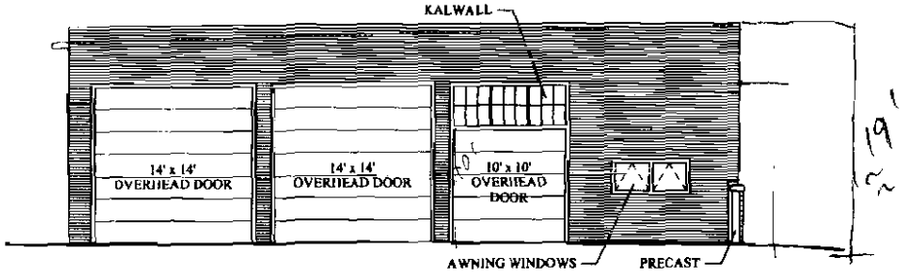
DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN:	DATE: JULY 2016
DESIGNED:	SCALE: 1" = 10'
CHECKED:	JOB NO.
FILE NAME:	
SHEET	4.0

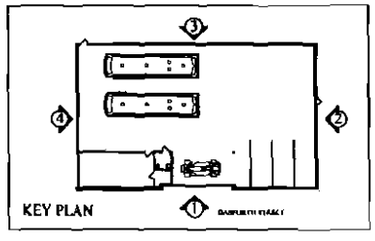
3 3 5 / 11



3 | EAST ELEVATION
SCALE: 1/8"=1'-0"



4 | NORTH ELEVATION
SCALE 1/8"=1'-0"



OWNER

ARCHETYPE, P.A.
ARCHITECTS

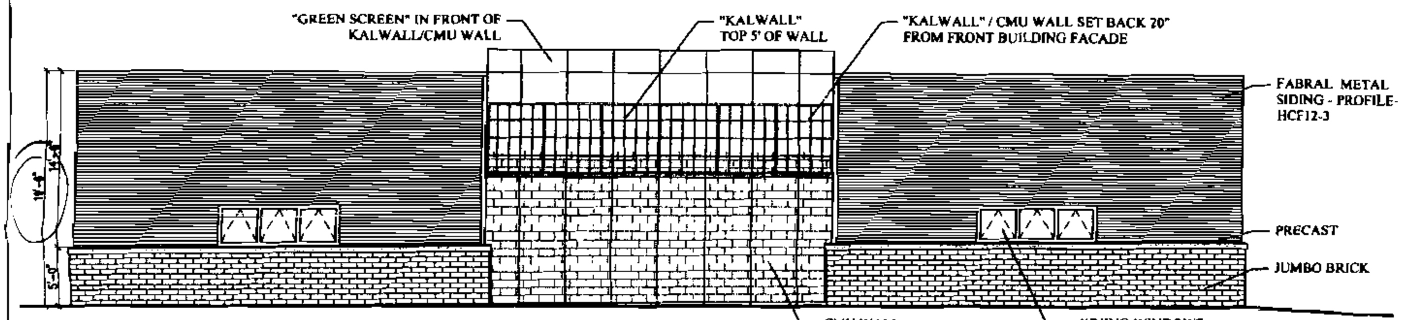
501 DANFORTH ST.
ACCESSORY BUILDING

Date: 8 MARCH 2010
Scale: AS NOTED

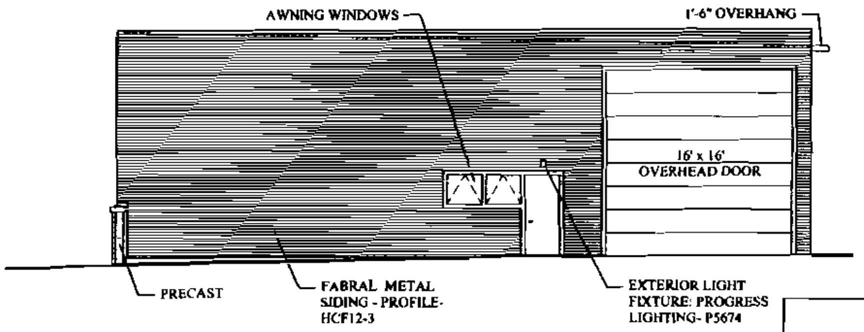
BUILDING ELEVATIONS

A3

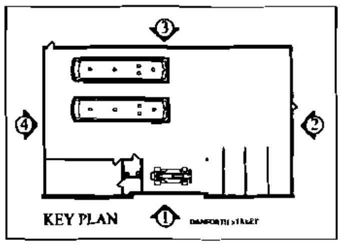
4/7/10



1 | WEST ELEVATION
SCALE 1/8"=1'-0"



2 | SOUTH ELEVATION
SCALE 1/8"=1'-0"



OWNER

ARCHETYPE, P.A.
ARCHITECTS

501 DANFORTH ST.
ACCESSORY BUILDING
PORTLAND, MAINE

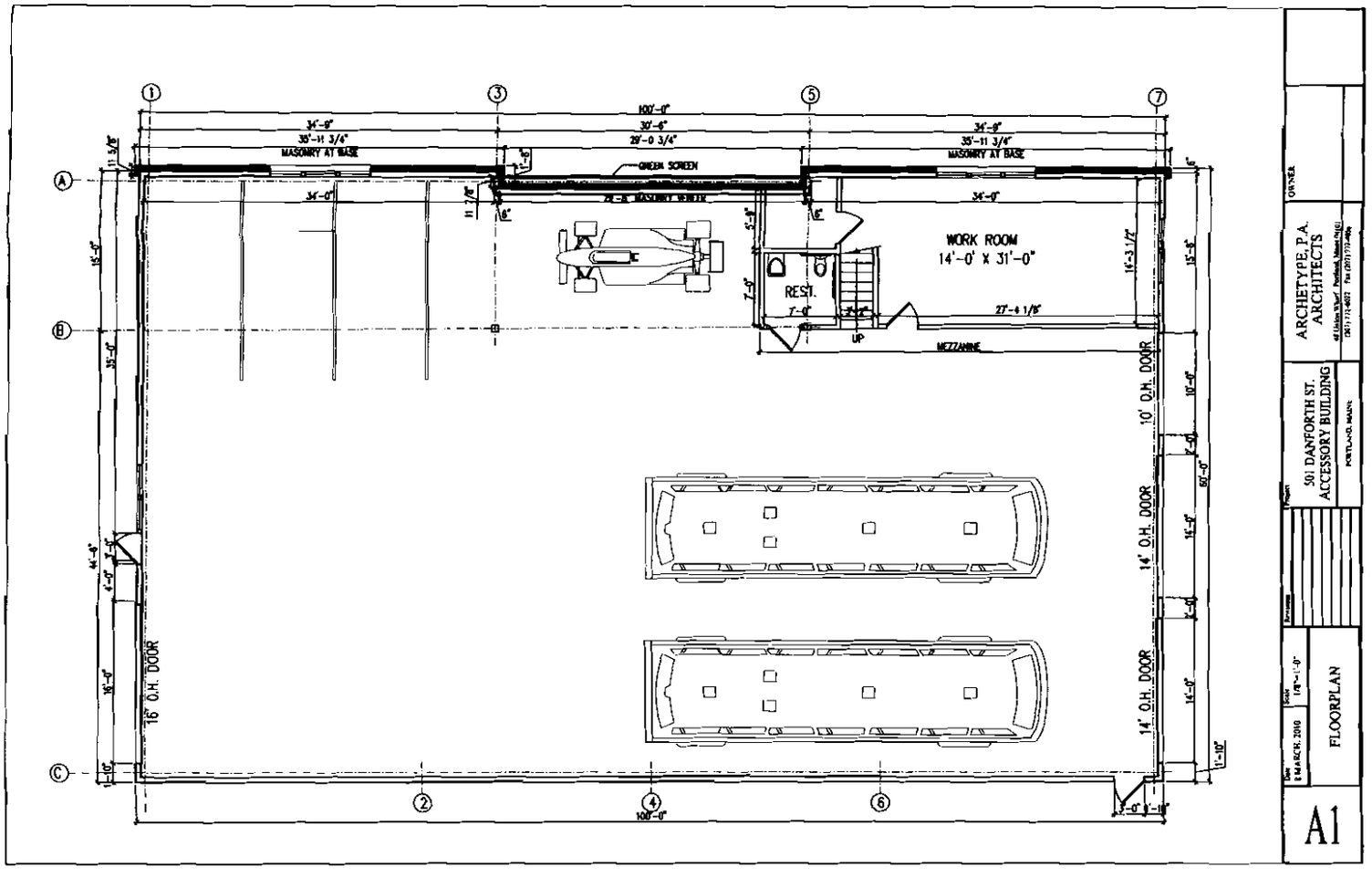
Date: 8 MARCH, 2010
Scale: AS NOTED

BUILDING ELEVATIONS

A2

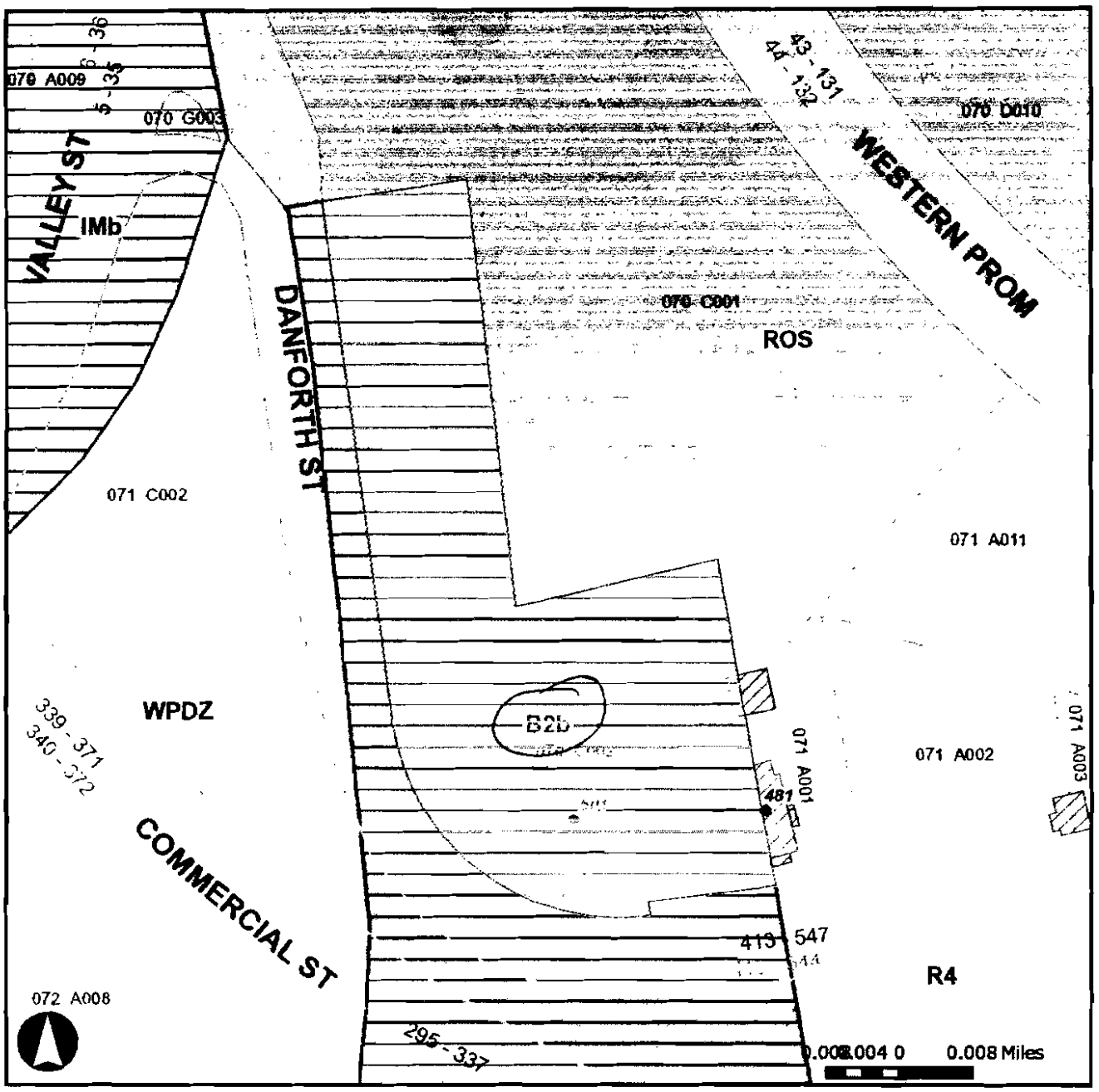
APR - 7 2010

4/7/10



4/7/10

Map



Parcels	Island Zoning	Zoning (continued)	Zoning (continued)
Interstate	☐C43	☐R3 Residential	☐C25
☐	☐I-B	☐R4 Residential	☐C26
Streets	☐I-TS	☐R5 Residential	☐C27
	☐I-R1	☐R6 Residential	☐C28
Buildings	☐I-R2	☐ROS Recreation Open	☐C29
☐Building	☐1-R3	Space	☐C30
☑Out Building	☐ROS	☐RP Residential	☐C31

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Penny St. Louis Littell, Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Meeting Information

DATE: 11/6/09 ZONE: B2b & Historic

LOCATION: 501 Danforth

PEOPLE PRESENT: Chris Thomps - David Lloyd - Deb A - Barbara - Marge

DISCUSSION: 1.249 Acres. Various businesses

4 Partners & Admin Asst - realestate - NASCAR team management red claws

Accessory Bldg - records - covered parking - trophy area

2 motorhomes stored also

60'x100' on existing office for building tradesman → prop. mang.
+ loft (800#) pavement → prefab metal Bldg - should be high quality material
materials with integrity & detailing

11 parking spaces outside & inside

Existing total Bldg 3,863# total with 2nd floor

Anything that happens on the property is reviewable under Historic

16' high bldg (new) - wingson existing Bldg ≈14' high → an arise
not a slam dunk

Discussed curb cuts
Exterior lighting discussed
Stormwater management -
"probably" an administrative review 2-3 mos under site plan

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.

10/14/09

City of Portland GIS

DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

501 Danforth

501 Danforth St   B-2b & Historic

2000 - 1st floor
800 - 2nd floor

70-C-002

Steve Griswold - Chris Thomas   David Lloyd

Office - Storage Bldg   "Provis"

real estate manage

office building tradesman

NASCAR Company

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

March 9, 2010

B2b & Historic

Ms. Barbara Barhydt
Portland Planning Authority
City of Portland Planning Authority
389 Congress Street
Portland, ME 04101

MAR 10 2010

Subject: **Minor Site Plan Application**
501 Danforth Street
Accessory Building

70-C-2

Dear Barbara:

On behalf of PropSys Inc., DeLuca Hoffman Associates, Inc. is pleased to submit the accompanying submission package associated with their proposal to construct a 6,000 SF accessory building at 501 Danforth Street. PropSys currently has this property under option to purchase.

The development site is identified as Lot 002 on City of Portland Assessor's Map 70C. The site is 1.17 acres in size according to the property boundary survey prepared by Owen Haskell Inc. that is part of the development plans. The site is located in the B-2b zoning district according to the City's Zoning Map. Based on the zoning requirements in the B-2b District, it appears that the proposed lot is in conformance with all zoning dimensional requirements. The site is also within the City's historic district and requires Historic Board Review. Archetype PA is the project architect and David Lloyd of their office has presented the project to the Historic Board. The site plans accompanying this submission reflect comments received from the Historic Board related to the building positioning, style and materials.

The existing site contains an unoccupied building that was formerly used by the current owner, Sweetser Children's Services, as an office building. Prior to Sweetser, the property was formerly owned by the State of Maine, and the building was originally constructed as an information center, for which the site was used for many years beginning in the 1950's. It is the applicant's intent to purchase the property and to construct a 6,000 SF accessory building that will be used for the storage of several luxury vehicles, including one or more custom motor coaches. The proposed building will be located within an existing parking area located towards the north end of the property. The existing building will continue in use as one or more offices for the applicant.

The site will continue to use two existing curb cuts off Danforth Street. A third curb opening located at the south end of the site will be discontinued and a new sidewalk will be installed to match the existing concrete sidewalk that exists on each side of this curb opening.

The proposed building construction will require that the existing parking and pavement areas be reconstructed for grading purposes. The reconstructed site will include eleven (11) parking spaces as depicted on the accompanying site plans. The proposed development activity will result in less than 1 acre of disturbed area and less than 1 acre of new impervious surface on the site; therefore, the site development is not subject to a Maine Department of Environmental Protection Stormwater Permit, nor does the activity qualify for coverage under the Maine Construction General Permit (MCGP). The parking lot drainage will continue to use the existing drainage system that consists of several catch basins and drainage pipe that connects to the existing system in Danforth Street. These systems and the project site will remain generally unchanged with respect to stormwater runoff conditions.

P. 14, by my count

The site plan includes utility extensions into the building including a 1" water service off the 16" water main in Danforth Street. A 6" sanitary sewer line serving a single bathroom and two floor drains will be extended to tie into the existing building's sewer service that ties into Danforth Street. A new sanitary manhole is proposed at the onsite tie-in connection. An oil-water separator consisting of a 4' diameter structure with an inside tee connection in the structure will be provided for the floor drain system since vehicles are to be parked and maintained inside the building.

The Applicant proposes to install additional landscaping on the lot including multiple deciduous and evergreen plantings. A planting bed will be installed along the accessory building frontage. A Landscape Plan is currently being produced by Archetype PA and this plan will be forwarded to the Planning Authority when complete.

The Applicant is seeking a Minor Site Plan approval from the Planning Authority for the purpose of developing a 6,000 SF accessory building at 501 Danforth Street.

The project will generate fewer than 50 peak hour trip ends; therefore, no additional traffic permitting is necessary.

The following statements are provided in accordance with Section 14-525 (c):

(1) The proposed use will include a 6,000 SF accessory building for the storage and maintenance of several vehicles, including one or more custom motor coaches. The existing building will be used as office space. No other uses are proposed on the property.

(2) The project parcel is 50,965 SF in size (1.17 acres). The proposed accessory building will occupy approximately ~~11.8% of the~~ site area.

(3) The applicant is currently in discussions with Central Maine Power to establish an easement for their overhead utility line that currently crosses the property. There is no existing easement for this utility, despite the overhead line being installed in the 1950's. The applicant has requested that CMP relocate an existing utility pole to provide clearance for the proposed building to the overhead lines. CMP is currently working on this

overhead utility realignment and details related to the proposed easement will be provided to the City upon their completion.

(4) The project will generate a small amount of construction demolition debris that will be disposed of at the Riverside Street disposal facility. The estimated demolition debris volume is less than 500 CY associated with construction materials and the removal of an existing timber retaining structure. Other materials including granite curb, asphalt pavement and topsoil will be recycled for reuse.

(5) The proposed accessory building will include public water and sewer services. Letters to the Portland Water District and the Portland Public Services Department have been issued and copies of these letters accompany this submission. The utility response letters will be forwarded to the Planning Authority upon receipt. A new overhead power service will be brought into the building from the existing overhead line crossing the site.

(6) The project will maintain the existing drainage patterns that currently exist on site. The onsite drainage measures include several catch basins and drainage pipe that connects to the drainage system in Danforth Street. The proposed building will have a single pitched roof with water sheeting off the back of the roof onto a stone stabilized drip strip. The drip strip will have a 6" underdrain pipe that will connect to an existing onsite catch basin. The existing drainage swale at the rear of the property will also remain and some re-grading of a drainage swale originating from up gradient of the site will be performed to route water flows away from the pavement surfaces. No significant impacts to these existing systems are currently anticipated. We are not aware of any capacity issues with the onsite or nearby offsite drainage systems. The proposed net increase of 4,244 SF of impervious area is not expected to result in any significant impacts to downstream drainage conditions.

(7) The project includes demolition of existing pavement surface, earthwork to construct the proposed pavement, and accessory building foundation, utility connections, curbing and final surface stabilization including final paving, landscaping and grass establishment. The work is scheduled to occur beginning in late April, 2010 if possible and be completed by mid summer.

(8) The project is subject to a Minor Site Plan review by the Portland Planning Authority. No other permits are required.

(9) A letter from the applicant's financial institution accompanies this submission.

(10) A copy of the signed contract extension agreement and a letter from the applicant to this office discussing the agreement between PropSys and Sweetser Children's Services accompany this submission as evidence of the applicant's interest in the property.

(11) The site contains no unusual natural areas, wildlife or fisheries habitats or archaeological sites.

(12) DeLuca-Hoffman Associates, Inc. can provide CADD.DXF files to the City upon final approval of the plan.

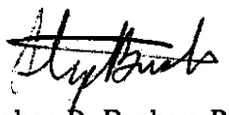
(13) The proposed project will generate only a modest amount of recyclable materials. Topsoil will be stripped, screened and reused as much as possible. The existing pavement will be stripped, crushed and recycled for aggregate.

We trust these statements and the supporting application plans and materials satisfy the City's requirements and we look forward to Planning Authority review and approval of the project. As you may be aware, Archetype PA has been responsible for presentation of the project to the Historic Review Board. They have had several meeting with the Board representatives including City Staff. A copy of the latest building elevations accompanies this submission. We welcome the opportunity to meet with the assigned staff to discuss the project at your earliest convenience.

Please contact this office with any staff questions and concerns.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Stephen R. Bushey, P.E., C.P.E.S.C.
Senior Engineer

SRB/sq/JN2939/Barhydt-3-09-10

c: David Lloyd, Archetype, PA
Chris Thompson, PropSys Inc.

Enclosures: Minor Site Plans (Full size and 11" x 17") (7 copies)
Required Fees ($400 Minor Site Plan)
Parcel Deed (Book 12657, Page 253)
U.S.G.S. Map (see Site Plan cover sheet)
Tax Map 70
Minor Site Plan Application
Minor Site Plan Checklist
Utility Capacity Letters

Development Review Application
PORTLAND, MAINE
Department of Planning and Urban Development,
Planning Division and Planning Board

PROJECT NAME: Accessory Building

PROPOSED DEVELOPMENT ADDRESS:
501 Danforth Street

PROJECT DESCRIPTION:
Construct 6,000 SF accessory building for the storage and maintenance of several custom motor coaches.

CHART/BLOCK/LOT: 70-C-002

CONTACT INFORMATION:

APPLICANT

Name:	PropSys Inc.
Address:	55 Lisbon Street, Suite 2400
	Lewiston, ME
Zip Code:	04240
Work #:	N/A
Cell #:	207-347-1614
Fax #:	207-784-3319
Home:	
E-mail:	parellaxpartners@gmail.com

PROPERTY OWNER

Name:	Sweetser Children's Services
Address:	50 Moody Street
	Saco, ME
Zip Code:	04072
Work #:	N/A
Cell #:	N/A
Fax #:	N/A
Home:	N/A
E-mail:	

BILLING ADDRESS

Name:	All information same as Applicant above
Address:	
Zip:	
Work #:	
Cell #:	
Fax #:	
Home:	
E-mail:	

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: DeLuca-Hoffman Associates, Inc.
Address: 778 Main Street, Suite 8
South Portland, ME
Zip Code: 04106
Work #: 207-775-1121
Cell #:
Fax #: 207-879-0896
Home:
E-mail: sbushey@delucahoffman.com

ENGINEER

Name: All information same as Agent/Representative
Address:
Zip Code:
Work #:
Cell #:
Fax #:
Home:
E-mail:

ARCHITECT

Name: Archetype PA
Address: 48 Union Wharf
Portland, ME
Zip Code: 04101
Work #: 207-772-6022
Cell #:
Fax #: 207-772-4056
Home:
E-mail: lloyd@archetypepa.com

CONSULTANT

Name:
Address:
Zip Code:
Work #:
Cell #:
Fax #:
Home:
E-mail:

SURVEYOR

Name: Owen Haskell, Inc.
Address: 390 U.S. Route 1, Unit 10
Falmouth, ME
Zip Code: 04105
Work #: 207-774-0424
Cell #:
Fax #: 207-774-0511
Home:
E-mail: jswan@owenhaskell.com

ATTORNEY

Name:
Address:
Zip Code:
Work #:
Cell #:
Fax #:
Home:
E-mail:

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	50,965	sq. ft.
Proposed Total Disturbed Area of the Site	<20,000	sq. ft.

(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)

IMPERVIOUS SURFACE AREA

Proposed Total Paved Area	15,596	sq. ft.
Existing Total Impervious Area	20,116	sq. ft.
Proposed Total Impervious Area	24,360	sq. ft.
Proposed Impervious Net Change	4,244	sq. ft.

BUILDING AREA

Existing Building Footprint	2,740	sq. ft.
Proposed Building Footprint	6,000	sq. ft.
Proposed Building Footprint Net change	6,000	sq. ft.
Existing Total Building Floor Area	5,535	sq. ft.
Proposed Total Building Floor Area	11,535	sq. ft.
Proposed Building Floor Area Net Change	6,000	sq. ft.
New Building	Yes	(yes or no)

ZONING

Existing	B-2b
Proposed, if applicable	N/A

LAND USE

Existing	Office
Proposed	Accessory (storage) & office

RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units	
Proposed Number of Residential Units to be Demolished	
Existing Number of Residential Units	
Proposed Number of Residential Units	
Subdivision, Proposed Number of Lots	

PARKING SPACES

Existing Number of Parking Spaces	31
Proposed Number of Parking Spaces	11
Number of Handicapped Parking Spaces	–
Proposed Total Parking Spaces	11

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces	–
Proposed Number of Bicycle Parking Spaces	--
Total Bicycle Parking Spaces	–

ESTIMATED COST OF PROJECT

<$500,000

Please answer the following with a Yes/No response on all that apply to the proposed development

Institutional	No	Change of Use	No	
Parking Lot	No	Design Review	Yes	
Manufacturing	No	Flood Plain Review	No	
Office	Yes	Historic Preservation	Yes	
Residential	No	Housing Replacement	No	
Retail/Business	No	14-403 Street Review	No	
Warehouse	Yes	Shoreland	No	
Single Family Dwelling	No	Site Location	No	
2 Family Dwelling	No	Stormwater Quality	No	
Multi-Family Dwelling	No	Traffic Movement	No	
B-3 Ped Activity Review	No	Zoning Variance	No	(or date)
Change of Use	No	Historic Dist./Landmark	Yes	
		Off Site Parking	No	

APPLICATION FEE:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

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 plus applicable application fee)	**Plan Amendments** ___ Planning Staff Review ($250.00) ___ Planning Board Review ($500.00) **Subdivision** ___ Subdivision ($500.00) + amount of lots____ ($25.00 per lot) $_____ + (applicable Major site plan fee)
Minor Site Plan Review _X_ Less than 10,000 sq. ft. ($400.00) ___ After-the-fact Review ($1,000.00 plus applicable application fee)	**Other Reviews** ___ 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_____

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include seven (7) packets with folded plans containing the following materials:

1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 9) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement'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 Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant: agent	**Date:** 3/9/10

Site Plan Checklist

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

Accessory Building - 501 Danforth Street

Project Name, Address of Project **Application Number**

(The form is to be completed by the Applicant or Designated Representative)

Check Submitted		Required Information	Section 14-525 (b,c)
Applicant	**Staff**		
x	____	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
x	____	Name and address of applicant and name of proposed development	a
x	____	* Scale and north points	b
x	____	* Boundaries of the site	c
x	____	* Total land area of site	d
x	____	* Topography - existing and proposed (2 feet intervals or less)	e
x	____	Plans based on the boundary survey including:	2
____	____	* Existing soil conditions	a
x	____	* Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
x	____	* 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	____	* Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 11 of packet)	d
____	____	* Location of on-site waste receptacles	e
x	____	* Public utilities	
x	____	* Water and sewer mains	e
x	____	* Culverts, drains, existing and proposed, showing size and directions of flows	e
x	____	* Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
	____	* Location and dimensions of on-site pedestrian and vehicular access ways	g
x	____	* Parking areas	
____	____	* Loading facilities	g
x	____	* Design of ingress and egress of vehicles to and from the site onto public streets	g
x	____	* Curb and sidewalks	g
x	____	Landscape plan showing:	h
____	____	* Location of existing vegetation and proposed vegetation	h
____	____	* Type of vegetation	h
____	____	* Quantity of plantings	h
____	____	* Size of proposed landscaping	h
____	____	* Existing areas to be preserved	h
____	____	* Preservation measures to be employed	h
____	____	* Details of planting and preservation specifications	h
____	____	* Location and dimensions of all fencing and screening	i
____	____	Location and intensity of outdoor lighting system	j
x	____	Location of fire hydrants, existing and proposed (refer to Fire Department checklist – page 11)	k
____	____	Written statements to include:	c
x	____	* Description of proposed uses to be located on site	c1
x	____	* Quantity and type of residential, if any	c1
x	____	* Total land area of the site	c2
x	____	* Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
x	____	* General summary of existing and proposed easements or other burdens	c3
x	____	* Type, quantity and method of handling solid waste disposal	c4
x	____	* Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets (refer to the wastewater capacity application – page 12)	c5
____	____	* Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

x	____	* An estimate of the time period required for completion of the development	7
x	____	* A list of all state and federal regulatory approvals to which the development may be subject to. the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.	8
x	____	* Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	
x	____	* Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.	
x	____	* A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.	
____	____	A jpeg or pdf of the proposed site plan, if available.	
____	____	Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.	

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

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

Example of Zoning Summary

1. Property is located in the IM Zone (Moderate Impact Industrial)
2. Parcel Acreage: 1.37 AC (59,677.2 sf)

Regulations	Required/Allowed	Provided
Min Lot Area	none	59,677.2 sf.
Min Street Frontage	60 ft.	314,46 ft.
Min Front Yard Setback	1 ft./1 ft. Building Height	72.04 ft.
Min Rear Yard Setback	1 ft./1 ft. Building Height	35.66 ft.
Min Side Yard Setback	1 ft./1 ft. Building Height	82.80 and 38.22
Max Building Height	75 ft.	65 ft.
4. Parking – Warehouse Distribution:	1 space/1000 sf.	10 spaces
5. Maximum Impervious Surface Ratio:	75%	43%

Portland Fire Department Checklist

A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews, which shall include:

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
7. Hydrant locations
8. Water main[s] size and location
9. Access to any fire department connections
10. Access to all structures [min. 2 sides]
11. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.
12. Elevators shall be sized to fit an 81" x 23" stretcher and two personnel.
13. Some structures may require Fire flows using annex H of NFPA 1

Additional Submission for Subdivisions:
Street Names and Street Numbering for Proposed Subdivisions

Notice to Developers of New Subdivisions
Effective January 1, 1998, the City of Portland requests that developers of new subdivisions submit information regarding the origin of the name of any new street(s) created within the City limits. This information shall be submitted to the Planning Division with all other related application materials and shall include information regarding the person or subject for which all new streets are being named. In the case of a person, the full name should be submitted, as well as their vocation, relationship to the developer or the area, or other pertinent information.

Street Numbering Assignments
The assignment of official street addresses is the sole responsibility of the Department of Public Services. These assignments proceed by a set of guidelines and are done from submitted site plans whenever possible. For Enhanced 9-1-1 purposes, they need to be as accurate as possible and, depending on size and site layout, the creation of new street names may be required. Despite addresses listed on such things as the check sheet for site plan approval, building inspection documents or tax maps, it is requested you contact the Department of Public Services for your official address(es). Please call, Leslie Kaynor, GIS Surveyor at (207) 874-8346.

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991

Date: March 9, 2010

Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail:fjb@portlandmaine.gov

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 501 Danforth Street
(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)

Chart Block Lot Number: 70-C-002

Proposed Use: Accessory Building

Previous Use: Existing Office Building

Existing Sanitary Flows: Not occupied GPD

Existing Process Flows: N/A GPD

Description and location of City sewer, at proposed building sewer lateral connection:

Clearly, indicate the proposed connection, on the submitted plans.

Site Category

Commercial	x
Industrial *(complete part 4 below)*	
Governmental	
Residential	
Other *(specify)*	

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: <300 GPD

Peaking Factor/ Peak Times:

Specify the source of design guidelines: *(i.e._"Handbook of Subsurface Wastewater Disposal in Maine," __"Plumbers and Pipe Fitters Calculation Manual," __ Portland Water District Records, _ Other (specify)*

Accessory building will be for the storage of several custom motor coaches.

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: PropSys Inc.

Owner/Developer Address: 55 Lisbon Street, Lewiston, ME 04240

Phone: 207-347-1614 Fax: 207-784-3319 E-mail:

Engineering Consultant Name: DeLuca-Hoffman Associates, Inc.

Engineering Consultant Address: 778 Main Street, Suite 8, South Portland, ME 04106

Phone: 207-775-1121 Fax: 207-879-0898 E-mail: sbushey@delucahoffman.com

City Planner's Name: Barbara Barhydt Phone: 207-874-8699

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: N/A GPD

Do you currently hold Federal or State discharge permits? Yes ____ No ____

Is the process wastewater termed categorical under CFR 40? Yes ____ No ____

OSHA Standard Industrial Code (SIC): *(http://www.osha.gov/oshstats/sicser.html)*

Peaking Factor/Peak Process Times:

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:

See accompanying Site Plan

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

March 9, 2010

Mr. Rico Spugnardi
Portland Water District
225 Douglass Street
PO Box 3553
Portland, Maine 04104-3553

Subject: **Proposed Accessory Building**
501 Danforth Street
Portland, Maine
Request for Ability to Serve Letter

Dear Mr. Spugnardi:

Our office has been retained by PropSys, Inc, which has a purchase and sale agreement for the property at 501 Danforth Street, to prepare site plans and assist with permitting for a new structure on that lot (Map 70, Block C, Lot 002). On behalf of the developer, we are requesting a letter affirming that the proposed project can be served by the municipal water system.

The project will consist of the construction of a new accessory building with a total size of approximately 6,000 square feet. The building will principally provide warehouse storage and it will only have a single bathroom, thus only a 1" domestic service line is proposed. A copy of the site plan has been attached to this letter for reference. The site currently contains a single building that will remain. The PWD records indicate a 1½" domestic line off Danforth Street currently serves this building. The existing building will remain and continue in use for offices.

The projected flows are computed as follows:

Use	Number of Users	Rate per Unit	Flow
Accessory Building	2 employees	15 gpd/employee	30 gpd
		Total	30 gpd

Based on this modest amount of flow, we trust that the existing water system has adequate capacity to continue to serve this project. We have submitted our Site Plan Application to the City and would appreciate your attention to this request in a timely manner.

If you have any questions concerning this request, please contact me.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Stephen R. Bushey, P.E.
Senior Engineer

SRB/sq/JN2939/Spugnardi-03-09-10-Water

Enclosure: Site Plan

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

March 9, 2010

Mr. Frank Brancely
City of Portland
Public Works Department
55 Portland Street
Portland, Maine 04101

Subject: **Proposed Apartment Building**
501 Danforth Street
Portland, Maine
Request for Ability to Serve Letter

Dear Mr. Brancely:

Our office has been retained by PropSys, Inc, which has a purchase and sale agreement for the property at 501 Danforth Street, to prepare site plans and assist with permitting for a new structure on that lot (Map 70, Block C, Lot 002). On behalf of the developer, we are requesting a letter affirming that the proposed project can be served by the municipal water system.

The project will consist of the construction of a new accessory building with a total size of approximately 6,000 square feet. The building will principally provide warehouse storage and it will only have a single bathroom, thus only a 1" domestic service line is proposed. A copy of the site plan has been attached to this letter for reference. The site currently contains a single building that will remain. The PWD records indicate a 1½" domestic line off Danforth Street currently serves this building. The Public Services records indicate at least one 6" sanitary sewer service line per the attached sewer connection card copy. The applicant proposes to extend a 6" line from the accessory building to tie into the existing sewer service leaving the existing building. A new 4' diameter manhole will be installed at the connection point per the accompanying drawing. The proposed building will also have two floor drains that will be connected to the sanitary sewer service line. We propose to install an oil-water separator structure consisting of a 4' diameter basin with a Tee connection on the outlet to allow the structure to capture and contain oil or other floatables prior to discharge into the sewer system. The existing building will remain and continue in use for offices.

The projected flows for the accessory building are computed as follows:

User	Number of Users	Rate per User	Flow
Accessory Building	2 employees	15 gpd/employee	30 gpd
		Total	30 gpd

Based on this modest amount of flow, we trust that the existing sewer system has adequate capacity to continue to serve this project. We have submitted our Site Plan Application and Wastewater Capacity application to the City Planning Authority and would appreciate your attention to this request in a timely manner.

If you have any questions concerning this request, please contact me.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Stephen R. Bushey, P.E.
Senior Engineer

SRB/sq/JN2939/Brancely-03-09-10-Wastewater

Enclosures: Site Plan
Sewer Connection Card Copy
Completed Wastewater Capacity Application

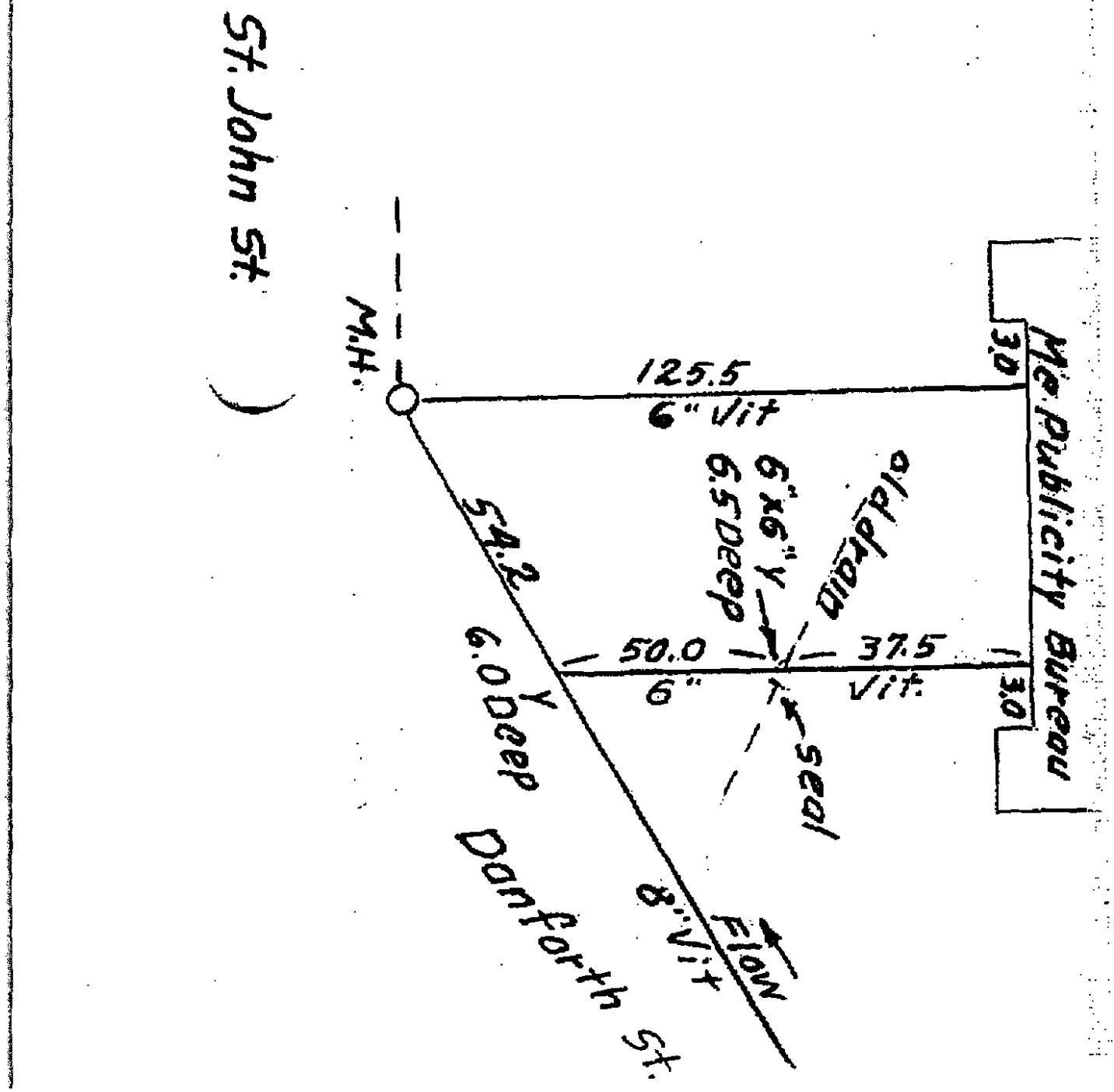
Date of Entrance 3/29/54

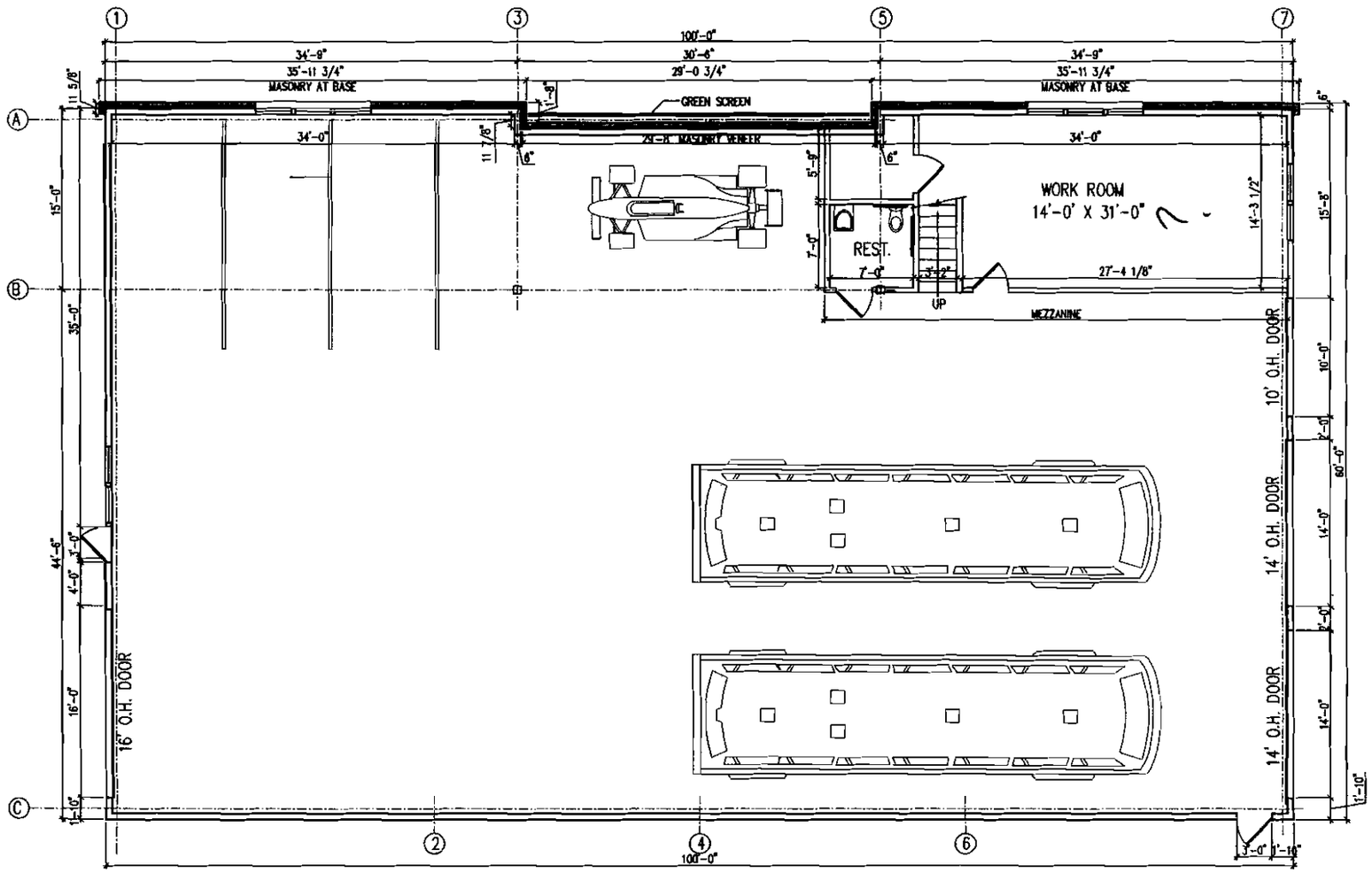
Connected by W. H. Hinman Co.

Size and kind of pipe 6" Vit.

Inspected by C. DiBiase

Sewer Connection Book Vol. 28 P. 187





OWNER:

ARCHETYPE, P.A.
ARCHITECTS
45 Union Wharf Portland, Maine 04101
(207) 772-4022 Fax (207) 772-4356

Project:
501 DANFORTH ST.
ACCESSORY BUILDING
PORTLAND, MAINE

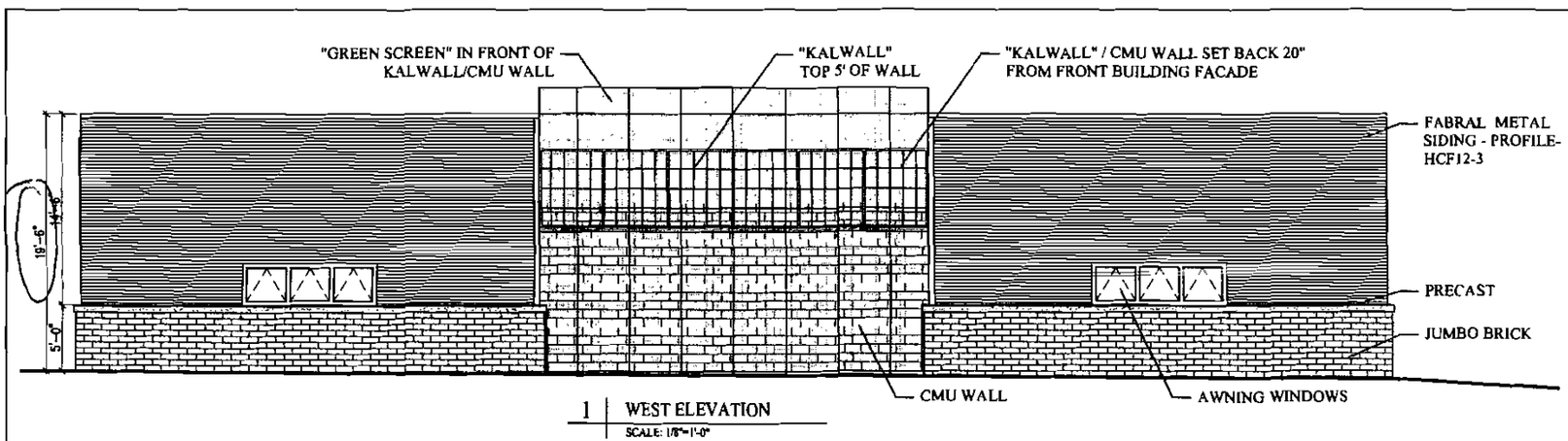
Revision

Date
8 MARCH, 2010

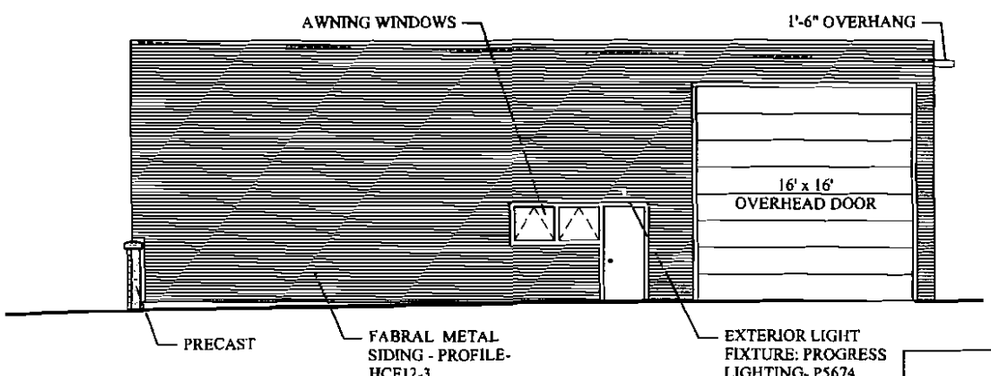
Scale
1/8"=1'-0"

FLOORPLAN

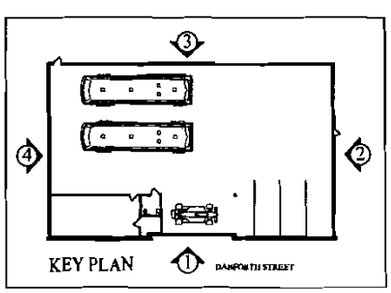
A1



1 | WEST ELEVATION
SCALE: 1/8"=1'-0"



2 | SOUTH ELEVATION
SCALE: 1/8"=1'-0"



OWNER:

ARCHETYPE, P.A.
ARCHITECTS
44 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4836

Project
501 DANFORTH ST.
ACCESSORY BUILDING
PORTLAND, MAINE

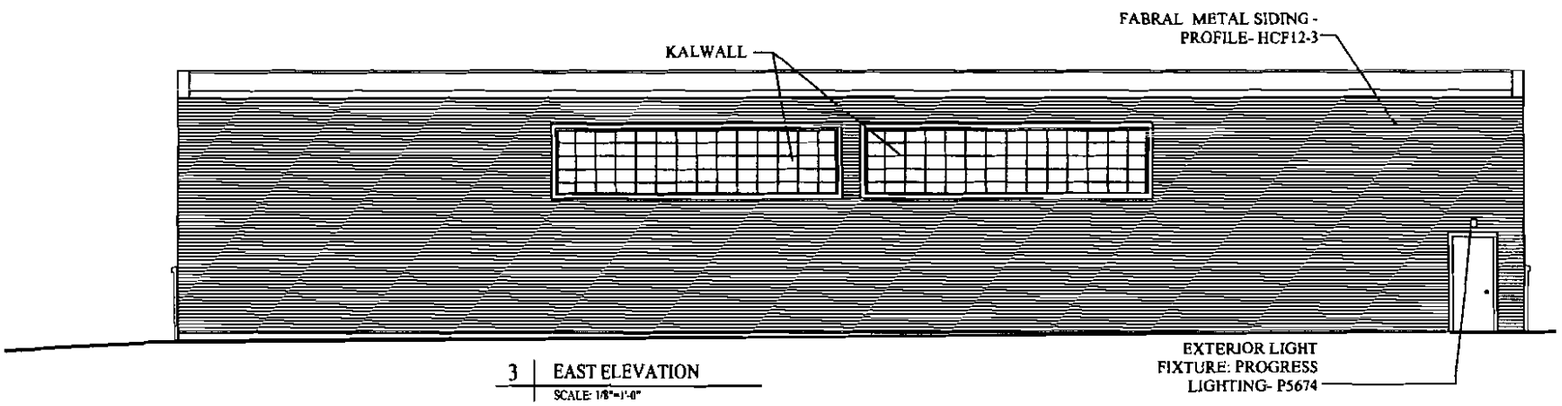
Revisions:

Scale: AS NOTED

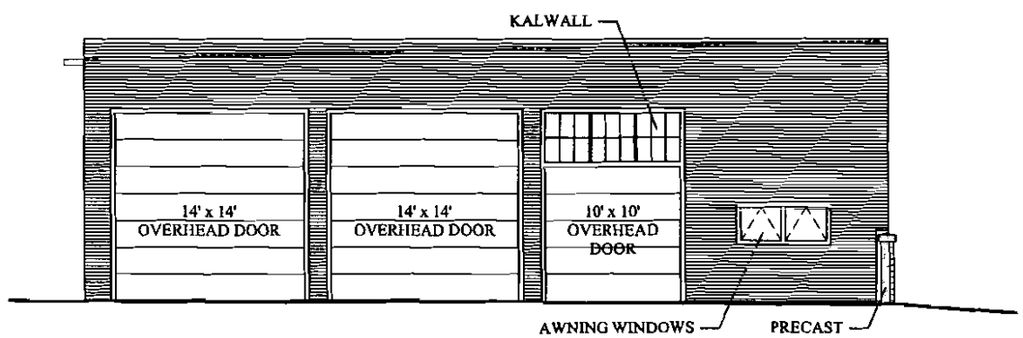
Date: 8 MARCH, 2010

BUILDING ELEVATIONS

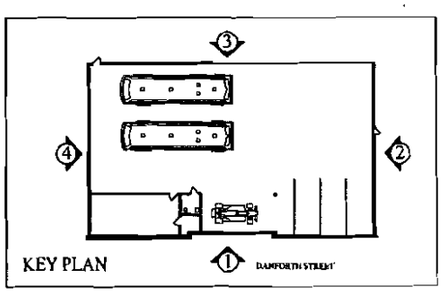
A2



3 | EAST ELEVATION
SCALE: 1/8"=1'-0"



4 | NORTH ELEVATION
SCALE: 1/8"=1'-0"



OWNER:

ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
501 DANFORTH ST.
ACCESSORY BUILDING
PORTLAND, MAINE

Revised:

Date:
8 MARCH, 2010

Scale:
AS NOTED

BUILDING
ELEVATIONS

A3

Certificate of Design Application

From Designer: Archetype, PA

Date: 5/27/2010

Job Name: 501 Danforth Street Accessory Building

Address of Construction: 501 Danforth Street

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) Storage

Type of Construction 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

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

Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) Yes, see attached

Structural Design Calculations

_____ 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
Loft Storage	50 psf

Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.6)

100 MPH Basic wind speed (1809.3)

11 Building category and wind importance Factor, I_w table 1604.5, 1609.5)

B Wind exposure category (1609.4)

N/A Internal pressure coefficient (ASCE 7)

+17.2 - 18.7 Component and cladding pressures (1609.1.1, 1609.6.2.2)

15.9 Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

ASCE 7-02 9.5.4 Design option utilized (1614.1)

1 Seismic use group ("Category")

Sds=0.375 Sd1=0.16 Spectral response coefficients, SDs & SD1 (1615.1)

D Site class (1615.1.5)

N/A Live load reduction

N/A Roof *live* loads (1603.1.2, 1607.11)

42 PSF Roof snow loads (1603.7.3, 1608)

60 PSF Ground snow load, P_g (1608.2)

42 PSF If P_g > 10 psf, flat-roof snow load P_f

1.0 If P_g > 10 psf, snow exposure factor, C_e

1.0 If P_g > 10 psf, snow load importance factor, I_s

1.0 Roof thermal factor, C_t (1608.4)

N/A Sloped roof snowload, P_s (1608.4)

C Seismic design category (1616.3)

2D Basic seismic force resisting system (1617.6.2)

R=5.0 Cd=4.5 Response modification coefficient, R_I and deflection amplification factor C_d (1617.6.2)

1616.6 Analysis procedure (1616.6, 1617.5)

13.3K Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)

_____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)

_____ Partition loads (1607.5)

_____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

Accessibility Building Code Certificate

Designer: Archetype, PA

Address of Project: 501 Danforth Street

Nature of Project: Accessory building to be built on the property adjoining the 501 Danforth Street address.

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.

LICENSED ARCHITECT (SEAL) DAVID LLOYD NO. 936 STATE OF MAINE

Signature:

Title: Architect

Firm: Archetype, PA

Address: 48 Union Wharf
Portland, ME 04101

Phone: (207) 772-6022

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

Certificate of Design

Date: May 27, 2010

From: Archetype, PA

These plans and / or specifications covering construction work on:

501 Danforth Street

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

LICENSED ARCHITECT
DAVID LLOYD
NO. 936
STATE OF MAINE
(SEAL)

Signature:

Title: Architect

Firm: Archetype, PA

Address: 48 Union Wharf
Portland, ME 04101

Phone: (207) 772-6022

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

FAX

To: Scott Wiemer, Davis & Hanscom, Inc
Fax Number: 675-3458
From: Jeanie Bourke
Fax Number: 874-8716
Date: 7/7/10
Regarding: Statement of Responsibility
Total Number Of Pages Including Cover: 4
Phone Number For Follow-Up: 874-8715

Comments:

Thanks!

Page reference 3 of 7
Is a copy of the page from
the Statement of Special Inspections

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
http://www.portlandmaine.gov/

1704.11.4 Density. The density of the sprayed fire-resistant material shall not be less than the density specified in the approved fire-resistant design. Density of the sprayed fire-resistant material shall be determined in accordance with ASTM E 605.

1704.11.5 Bond strength. The cohesive/adhesive bond strength of the cured sprayed fire-resistant material applied to structural elements shall not be less than 150 pounds per square foot (psf) (7.18 kN/m^2). The cohesive/adhesive bond strength shall be determined in accordance with the field test specified in ASTM E 736 by testing in-place samples of the sprayed fire-resistant material selected in accordance with Sections 1704.11.5.1 and 1704.11.5.2.

1704.11.5.1 Floor, roof and wall assemblies. The test samples for determining the cohesive/adhesive bond strength of the sprayed fire-resistant materials shall be selected from each floor, roof and wall assembly at the rate of not less than one sample for every 10,000 square feet (929 m^2) or part thereof of the sprayed area in each story.

1704.11.5.2 Structural framing members. The test samples for determining the cohesive/adhesive bond strength of the sprayed fire-resistant materials shall be selected from beams, girders, joists, trusses and columns at the rate of not less than one sample for each type of structural framing member for each 10,000 square feet (929 m^2) of floor area or part thereof in each story.

1704.12 Exterior insulation and finish systems (EIFS). Special inspections shall be required for all EIFS applications.

Exceptions:

1. Special inspections shall not be required for EIFS applications installed over a water-resistive barrier with a means of draining moisture to the exterior.
2. Special inspections shall not be required for EIFS applications installed over masonry or concrete walls.

1704.13 Special cases. Special inspections shall be required for proposed work that is, in the opinion of the building official, unusual in its nature, such as, but not limited to, the following examples:

1. Construction materials and systems that are alternatives to materials and systems prescribed by this code.
2. Unusual design applications of materials described in this code.
3. Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in this code or in standards referenced by this code.

1704.14 Special inspection for smoke control. Smoke control systems shall be tested by a special inspector.

1704.14.1 Testing scope. The test scope shall be as follows:

1. During erection of ductwork and prior to concealment for the purposes of leakage testing and recording of device location.
2. Prior to occupancy and after sufficient completion for the purposes of pressure difference testing, flow measurements and detection and control verification.

1704.14.2 Qualifications. Special inspection agencies for smoke control shall have expertise in fire protection engineering, mechanical engineering and certification as air balancers.

SECTION 1705
QUALITY ASSURANCE FOR SEISMIC RESISTANCE

1705.1 Scope. A quality assurance plan for seismic requirements shall be provided in accordance with Section 1705.2 for the following:

1. The seismic-force-resisting systems in structures assigned to Seismic Design Category C, D, E or F, in accordance with Section 1616.
2. Designated seismic systems in structures assigned to Seismic Design Category D, E or F.
3. The following additional systems in structures assigned to Seismic Design Category C:
   - 3.1. Heating, ventilating and air-conditioning (HVAC) ductwork containing hazardous materials and anchorage of such ductwork.
   - 3.2. Piping systems and mechanical units containing flammable, combustible or highly toxic materials.
   - 3.3. Anchorage of electrical equipment used for emergency or standby power systems.
4. The following additional systems in structures assigned to Seismic Design Category D:
   - 4.1. Systems required for Seismic Design Category C.
   - 4.2. Exterior wall panels and their anchorage.
   - 4.3. Suspended ceiling systems and their anchorage.
   - 4.4. Access floors and their anchorage.
   - 4.5. Steel storage racks and their anchorage, where the factor, *Ip*, determined in Section 9.6.1.5 of ASCE 7, is equal to 1.5.
5. The following additional systems in structures assigned to Seismic Design Category E or F:
   - 5.1. Systems required for Seismic Design Categories C and D.
   - 5.2. Electrical equipment.

Exceptions:

1. A quality assurance plan is not required for structures designed and constructed in accordance with the conventional construction provisions of Section 2308.
2. A quality assurance plan is not required for structures designed and constructed in accordance with the following:
   - 2.1. The structure is constructed of light wood framing or light framed cold-formed steel; the design spectral response acceleration at short periods, S_{DS}, as determined in Section 1615.1,

does not exceed 0.5g, and the height of the structure does not exceed 35 feet (10 668 mm) above grade plane; or

2.2. The structure is constructed using a reinforced masonry structural system or reinforced concrete structural system; the design spectral response acceleration at short periods, S_{DS}, as determined in Section 1615.1, does not exceed 0.5g, and the height of the structure does not exceed 25 feet (7620 mm) above grade plane; or

2.3. The structure is a detached one- or two-family dwelling not exceeding two stories in height; and

2.3.1. The structure is classified as Seismic Use Group I, as determined in Section 1616.2; and

2.3.2. The structure does not have any of the following plan or vertical irregularities as defined in Section 1616.5:

a. Torsional irregularity.

b. Nonparallel systems.

c. Stiffness irregularity–extreme soft story and soft story.

d. Discontinuity in capacity–weak story.

1705.2 Quality assurance plan preparation. The design of each designated seismic system shall include a quality assurance plan prepared by a registered design professional. The quality assurance plan shall identify the following:

1. The designated seismic systems and seismic-force-resisting systems that are subject to quality assurance in accordance with Section 1705.1.
2. The special inspections and testing to be provided as required by Sections 1704 and 1708 and other applicable sections of this code, including the applicable standards referenced by this code.
3. The type and frequency of testing required.
4. The type and frequency of special inspections required.
5. The required frequency and distribution of testing and special inspection reports.
6. The structural observations to be performed.
7. The required frequency and distribution of structural observation reports.

1705.3 Contractor responsibility. Each contractor responsible for the construction of a seismic-force-resisting system, designated seismic system, or component listed in the quality assurance plan shall submit a written contractor's statement of responsibility to the building official and to the owner prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain the following:

1. Acknowledgment of awareness of the special requirements contained in the quality assurance plan.
2. Acknowledgment that control will be exercised to obtain conformance with the construction documents approved by the building official.
3. Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of the reports.
4. Identification and qualifications of the person(s) exercising such control and their position(s) in the organization.

SECTION 1706
QUALITY ASSURANCE FOR WIND REQUIREMENTS

1706.1 Scope. A quality assurance plan shall be provided in accordance with Section 1706.1.1.

1706.1.1 Where required. A quality assurance plan for wind requirements shall be provided for all structures constructed in the following areas:

1. In wind exposure Categories A and B, where the 3-second-gust basic wind speed is 120 miles per hour (mph) (52.8 m/sec) or greater.
2. In wind exposure Categories C and D, where the 3-second-gust basic wind speed is 110 mph (49 m/sec) or greater.

Exception: A quality assurance plan is not required for structures designed and constructed in accordance with the *International Residential Code* or the conventional construction provisions of Section 2308 of this code, provided that all of the applicable items listed in Section 1706.1.2 are inspected during construction by a qualified person approved by the building official.

1706.1.2 Detailed requirements. Where required by Section 1706.1.1, a quality assurance plan shall be provided for the following:

1. Roof cladding and roof framing connections.
2. Wall connections to roof and floor diaphragms and framing.
3. Roof and floor diaphragm systems, including collectors, drag struts and boundary elements.
4. Vertical windforce-resisting systems, including braced frames, moment frames and shear walls.
5. Windforce-resisting system connections to the foundation.
6. Fabrication and installation of components and assemblies required to meet the impact-resistance requirements of Section 1609.1.4.

Exception: Fabrication of manufactured components and assemblies that have a label indicating compliance with the wind-load and impact-resistance requirements of this code.

1706.2 Quality assurance plan preparation. The design of each main windforce-resisting system and each wind-resisting component shall include a quality assurance plan prepared by a registered design professional.

Exception: For construction that is not required to be designed by a registered design professional, the quality assur-

Statement of Special Inspections

Project: *501 Danforth Street Accessory Building*

Location: *501 Danforth Street, Portland, ME*

Owner:

Design Professional in Responsible Charge: *David J. Tetreault, P.E.*

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

☒ Structural ☐ Mechanical/Electrical/Plumbing
☐ Architectural ☐ Other: _____

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

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

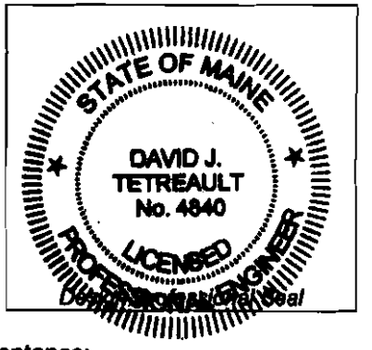
A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

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

Interim Report Frequency: *As Required* or ☐ per attached schedule.

Prepared by:

David J. Tetreault, P.E.
(type or print name)



04/23/10
Signature Date

Owner's Authorization:

Signature Date

Building Official's Acceptance:

7/14/10
Signature Date

Schedule of Inspection and Testing Agencies

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

- ☒ Soils and Foundations
- ☒ Cast-in-Place Concrete
- ☐ Precast Concrete
- ☐ Masonry
- ☒ Structural Steel
- ☐ Cold-Formed Steel Framing
- ☐ Spray Fire Resistant Material
- ☐ Wood Construction
- ☐ Exterior Insulation and Finish System
- ☐ Mechanical & Electrical Systems
- ☐ Architectural Systems
- ☐ Special Cases

Special Inspection Agencies	Firm	Address, Telephone
1. Special Inspection Coordinator	*Structural Design Consulting, Inc.*	*22 Oakmont Drive* *Old Orchard Beach, ME 04064-4121* *207-934-8038*
2. Inspector	*Sebago Technics*	*One Chabot Street* *P.O. Box 1339* *Westbrook, ME 04098-1339* *(207) 856-0277*
3 Testing Agency	*S.W Cole Engineering, Inc*	*286 Portland Road* *Gray, ME 04039* *207 657-2866*
4. Testing Agency		
5. Testing Agency		
6. Other		

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

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category	*C*
Quality Assurance Plan Required (Y/N)	*Y*

Description of seismic force resisting system and designated seismic systems:

Ordinary concentric Braced frames.

1705.1.1 Q/A plan is required for the seismic force resisting system. Q/A plan consists of Special Inspections of braces and associated connections.

1705.1.2 refers to SDC D, E and F therefore Q/A plan for designated seismic systems not required.

1705.1.4 refers to SDC D therefore Q/A plan for additional systems is not required.

1705.1.5 refers to SDC E and F therefore Q/A plan not required

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust)	*100 mph*
Wind Exposure Category	*B*
Quality Assurance Plan Required (Y/N)	*N*

The building is in wind exposure Category B with a 3-sec gust basic wind speed less than 120 mph therefore a quality assurance plan for wind is not required (IBC/2003 Section 1706.1.1.1).

Statement of Responsibility

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

Qualifications of Inspectors and Testing Technicians

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

Key for Minimum Qualifications of Inspection Agents:

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

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

American Concrete Institute (ACI) Certification

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

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

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

International Code Council (ICC) Certification

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

National Institute for Certification in Engineering Technologies (NICET)

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

Other

_____ _____

Soils and Foundations

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Shallow Foundations	*Y*	*2*	*Inspect soils below building foundation and slab-on-grade for adequate bearing capacity and consistency with geotechnical report.* *Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill*
2. Controlled Structural Fill	*Y*	*3*	*Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.* *Inspect placement, lift thickness and compaction of controlled fill.*
3. Deep Foundations	*N*		
4. Load Testing	*N*		
4. Other:	*N*		

Cast-in-Place Concrete

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Mix Design	*Y*	*3*	*Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.*
2. Material Certification	*Y*	*1*	*Review certified mill test reports for reinforcing steel.*
3. Reinforcement Installation	*Y*	*3*	*Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters*
4. Post-Tensioning Operations	*N*		
5. Welding of Reinforcing	*N*		
6. Anchor Rods	*Y*	*3*	*Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.*
7. Concrete Placement	*Y*	*3*	*Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.*
8. Sampling and Testing of Concrete	*Y*	*3*	*Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).*
9. Curing and Protection	*Y*	*3*	*Inspect curing, cold weather protection and hot weather protection procedures.*
10. Other:	*N*		

Structural Steel

Item	Req'd Y/N	Agency # (	Scope
1. Fabricator Certification/ Quality Control Procedures ☐ Fabricator Exempt	*Y*	*1*	*Review shop fabrication and quality control procedures.*
2. Material Certification	*Y*	*1*	*Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes*
3. Open Web Steel Joists	*N*		*Inspect installation, field welding and bridging of joists.*
4. Bolting	*Y*	*3*	*Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence.*
5. Welding	*Y*	*3*	*Visually inspect all field welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds.* *Ultrasonic testing of all full-penetration welds.*
6. Shear Connectors	*N*		
7. Structural Details	*Y*	*1*	*Inspect steel frame for compliance with structural drawings, including member configuration and connection details.*
8. Metal Deck	*N*		
9. Other:	*N*		

Contractor's Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility.

Project: 501 Danforth Street Accessory Building
Portland, Maine

Contractor's Name: Davis & Hanscom, Inc.

Address: PO Box 40 Steep Falls, ME 04085

Description of designated building systems and components included in the Statement of Responsibility:

Structural steel concentric X-braces, associated connections and metal deck diaphragm.

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

Signature

7-14-10
Date

RECEIVED
JUL 14 2010
Dept. of Building Inspections
City of Portland Maine

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

Contractor's Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility.

Project: 501 Danforth Street Accessory Building
Portland, Maine

Contractor's Name: Harvey Libby, Inc.

Address: 240 Bagley Rd. E. Waterboro, ME. 04030

Description of designated building systems and components included in the Statement of Responsibility:

Structural steel concentric X-braces, associated connections and metal deck diaphragm.

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

Harvey Libby — Signature

7-7-10 — Date

RECEIVED
JUL 14 2010
Dept. of Building Inspections
City of Portland Maine

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

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Contractor's Statement of Responsibility

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Project: 501 Danforth Street Accessory Building
Portland, Maine

Contractor's Name: James A. McBrady Inc

Address: PO Box 8239 Portland ME 04104

Description of designated building systems and components included in the Statement of Responsibility:

Structural steel concentric X-braces, associated connections and metal deck diaphragm.

* Fabrication of

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

Signature

7/13/10
Date

RECEIVED
JUL 14 2010
Dept. of Building Inspections
City of Portland Maine

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Issued to: Propsys Inc.
Date Issued:3/22/2011

Location: 525 DANFORTH
CBL 070-C002001

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 10-0664, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
ENTIRE	Commercial Accessory Building for Storage Use Group S-1, Type 5B IBC-2003

Limiting Conditions: This is a temporary occupancy certificate which expires on 6/1/2011. See attached memo from planning.

Approved:
3-22-11

Inspector *Inspections Division Director*

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

Marge Schmuckal - 501 Danforth St

From: Marge Schmuckal
To: Eric Giles; Philip DiPierro
Date: 6/10/2010 9:49 AM
Subject: 501 Danforth St

Erick,
I have a building permit application for the accessory bldg. Is it ok to issue the permit?
Marge

DH

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207.775.1121
FAX 207.879.0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

April 1, 2010

Mr. Erick Giles
Planner
City of Portland
389 Congress Street
Portland, ME 04101-3509

Subject: 501 Danforth Street Accessory Building
Response to Administrative Review Comments Dated March 26, 2010

Dear Erick:

We have received and reviewed administrative review comments for the above project and provide this letter with our responses to each comment. For ease of reference we have repeated each comment, followed by our response.

Marge Schmuckal – Zoning Administrator

Comment 1:

This property is located in a B-2b zone with a Historic Overlay Zone. I have had several meetings with the potential owner(s) on 10/14/09 & 11/6/09. Each time we met, uses of the existing building and the proposed building were a big part of the conversation. I am not seeing the follow-thru of those use conversations on this application. The last Certificate of Occupancy for the principal structure was for residential/office/clinic issued in 1997. It appears that the applicant is intending to change the use of the principal structure. I need to have the specifics. This application should reflect the change of use proposed for the principal structure. This is essential because an accessory building needs to show how it is accessory to the principal structure. I am reading that the new accessory structure will be used for the storage of several luxury vehicles, including one or more custom motor coaches. Such a use is not accessory to an office use. The applicants must specifically explain all the uses in the proposed building so that I can determine whether those uses are allowed in the B-2b zone or are truly accessory to the new use in the principal structure. This is the time to follow thru with the previous discussions and document the uses in writing.

Response:

We understand that Chris Thompson of PropSys, Inc. has responded to Ms. Schmuckal's comments in a separate letter. No further response is offered by this office.

Comment 2:

I noticed that the submitted site plans show a Zoning analysis block that is not correct. That block that shows up in several places must be corrected.

Response:

DeLuca-Hoffman Associates, Inc. has revised the Zoning Analysis table provided on the site plans. This is shown on the accompanying plans.

Comment 3:

I am uncertain about what will remain for parking. The applicant says that the reconstructed site will include eleven (11) parking spaces. I had counted 14 spaces. The number of parking spaces are somewhat confusing because the proposed building was essentially plunked down on the survey without deleting parking. Old parking spaces are still shown thru the building. The site plan should be revised to show only the parking spaces that are intended to remain. I cannot fully determine the parking requirements until I get a written statement of all the uses on site as requested above.

Response:

The proposed site plan contains 11 parking spaces. Based on available office space of 3,595 SF in the primary building, the parking requirement, based on a ratio of 1 space per 400 SF, is 9 spaces. On this basis, and in accordance with the applicant's expected need we find that the provided parking count appears adequate to meet the applicant needs. 11 shown

Comment 4:

The application shows that the project is relocating A/C units. I will need to see information concerning the noise levels that will emanate from those units. The B-2b Zone has a maximum noise allowance of 60 dBA from 7 am to 9 pm and 55 dBA from 7 pm to 9 am. This office takes noise violations seriously and follows up on complaints. There is a residential zone just behind the property.

Response:

There are two small Trane air conditioning units located at the rear of the existing building. The noise levels for the two units are below the City's allowable limits and we are aware of no complaints with the operations of these two ground mounted units. The applicant is currently considering relocating the units and it they are relocated, they will be placed to the north side of the building, away from the residences to the east.

Comment 5:

The plans imply the site is less than 90% impervious. I believe that this site is probably meeting that requirement. However, I would like to see the specifics on what the impervious surface ratio actually is.

Response:

DeLuca-Hoffman Associates, Inc. has computed the impervious surface for the site after the completion of the proposed activity and find that the impervious area will be approximately 48% which is below the maximum allowable impervious area of 90%.

Comment 6:

Separate permits for signage is required.

Response:

At this time no additional signage permitting is being contemplated by the applicant.

Erick Giles – Planning

Comment 1:

Need photometrics plan or statement regarding any new lighting fixtures.

Response:

The applicant is proposing no new site lighting except for several low wattage cut-off security fixtures over the entry doors of the accessory building. There are street lights mounted on several of the onsite utility poles and several lights along Danforth Street, hence the lighting coverage appears reasonable and satisfactory in our opinion. The proposed building mount lights are by Progress lighting – P5674. A catalog cut of this fixture accompanies this letter.

David Margolis-Pineo – Deputy City Engineer

Comment 1:

Property pins should be placed where the northerly property line, which measures 82.30' long, intersects the easterly side line of Valley St.; where the property line makes an angle point at the intersection of the 88.02' line and 191.44' line; and at the point of curvature on Valley St. where Valley St. turns to Danforth St.

Response:

The site plan has been revised to include the installation of these property pins by a licensed land surveyor.

Comment 2:

The City allows Type "B" gravels to be used in lieu of Type "A" gravels.

Response:

This comment is so noted. No further response required.

Comment 3:

City standards do not allow for N-12 drainage pipe within the street right of way. Please use SDR-35 when tying into the catch basin on Danforth St.

Response:

We have modified the drainage pipe to be an 8" SDR-35 PVC pipe.

Comment 4:

City Codes require a separate sewer lateral for each building served. However, since the applicant owns the entire lot I find the proposed concept acceptable. The applicant will be responsible for the sewer lateral of both building until the single lateral joins the City sewer system. However, if in the future the applicant divides the lot and the building come under separate ownership, each building will be required to have a separate sewer lateral connecting to the City sewer.

Response:

We understand this comment and have so noted the requirements to the applicant in the event that the lot was to be divided. There are currently no intentions to divide the property.

Comment 5:

City standard details for concrete sidewalks and granite curbing. Construction within the street right of way shall follow these standards.

Response:

Notes requiring that the concrete sidewalk and granite curb meet the City technical standards are identified on the project plans.

Tom Errico – Traffic Engineer

Comment 1:

The applicant should provide sight distance measurements from the proposed main entrance and confirm that adequate sight will be provided. They should also identify whether restrictions should be included that limits plantings and other obstructions in front of the building.

Response:

DeLuca-Hoffman Associates, Inc. has measured the available site distance for vehicles exiting the south driveway (nearest the corner on Danforth Street) and find that the available distance is 190 feet. There is a posted 20 mph speed limit warning sign on Danforth Street just uphill of the site.

Comment 2:

The main parking area does not meet City standards for dimensional requirements. I would suggest that the 60 foot width be allocated with a 24-foot parking aisle and two 18 foot parking stalls. This will require a waiver from the technical standard, of which I support.

Response:

We have indicated the applicable dimensions on the site plan and have provided parking spaces that are either 19 feet or 18 feet deep. We are seeking a waiver of the technical standard requiring 19 foot deep spaces for the 3 spaces on the south side of the building.

Comment 3:

There are three parking spaces located at the rear of the building. I would suggest that the stall depth dimension be 18 feet and thus will allow a 22-foot aisle width. Both of these dimensions do not meet City standards, but I support a technical waiver.

Response:

Per Mr. Errico's suggestions we are requesting a technical waiver for these layout conditions. We are providing an aisle width of 18 feet at the rear of the existing building, as this will match the existing pavement.

Comment 4:

The secondary driveway will have a width of only 21 feet and does not meet City standards for a commercial development. Based upon expected low traffic volumes, I support a waiver from this standard.

Response:

Per Mr. Errico's review, we are requesting a waiver of the technical standard for driveway width at this location.

We have revised the accompanying plans per the Staff review as well as our own internal review and we offer 7 copies of the revised plans for your final sign-off and approval.

If you have any questions with regards to this letter, please contact our office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Stephen R. Bushey, P.E.
Senior Engineer

SRB/smk/JN2939/Giles-04-01-10-ComRes

Enclosure

c: Chris Thompson, PropSys, Inc.
David Lloyd, Archetype

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 3 St John St/Valley St (070-C-002)

Issued to Sweetser Children's Services Date of Issue 09 September 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970239 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	Residential/Office/Clinic

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:
9/9/97 Tammy Munson
(Date) Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Previous use

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	070 C002001
Location	501 DANFORTH ST
Land Use	BENEVOLENT & CHARITABLE
Owner Address	SWEETSER CHILDREN'S SERVICES 50 MOODY ST SACO ME 04072
Book/Page	12657/253
Legal	70-C-2 VALLEY ST NORTH BOUND 54409 SF

Current Assessed Valuation

Land	Building	Total
$133,600	$233,230	$366,830

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1936	1	5535	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
1.249	5535	OFFICE BUILDING - LOW-RISE	PUBLICITY BUREAU

Exterior/Interior Information

Section	Levels	Size	Use	Height	Walls	Heating	A/C
1	B1/B1	1940	MULTI-USE STORAGE	12		NONE	NONE
1	01/01	2740	MULTI-USE OFFICE	12	BRICK/STONE	HW/STEAM	NONE
1	02/02	855	MULTI-USE OFFICE	12	BRICK/STONE	HW/STEAM	NONE
						NONE	NONE
						NONE	NONE
						NONE	NONE
						NONE	NONE
						NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
	SPRINKLER - WET	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1900	ASPHALT PARKING	10000	1

From: Marge Schmuckal
To: Barbara Barhydt ; DEB ANDREWS
Date: 10/8/2009 10:11:28 AM
Subject: 501 Danforth St - 70-C-2

Barbara & Deb,
On Wed., October 14 I scheduled a meeting with Chris Thompson of Praxis, a real estate & development company. They have purchased the old Sweester Bldg. The will change the use of the current clinic and offices. AND they want to build a 6500-7000 square ft building on the current parking lot.

I have some concerns about the new building. He didn't have great answers as to the new building's use. He knows it is in a B-2 zone and the Historic District. I let him know that it needed a site plan review.

So if you can attend, please do - October 14, 2:00 pm in Inspection Services.
Marge

Protection Professionals

FIRE ALARM AND EMERGENCY COMMUNICATION SYSTEM

RECORD OF COMPLETION

1. PROPERTY INFORMATION

Name of property: 501 DANFORTH STREET VEHICLE STORAGE

Address: 501 DANFORTH STREET PORTLAND MAINE 04102

Description of property: MULTI-BAY GARAGE WITH WORK SPACE

Occupancy type: STORAGE

Name of property representative:

Address:

Phone: E-mail:

Authority having ju[risdiction]: PORTLAND FIRE DEPARTMENT

Phone: 207-[illegible] E-mail:

2. INST[ALLATION CONTRA]CTOR INFORMATION

[illegible]essionals

[illegible] E-mail: mail@protectionprofessionals.net

Servi[illegible]essionals

Address:

License or ce[rtification]:

Phone: 207-[illegible]/-781-2064 E-mail: mail@protectionprofessionals.net

A contract for test an[d maintenan]ce with NFPA standards is in effect as of:

Contracted testing compa[ny]:

Address:

Phone: Fax: E-mail:

Contract expires: Contract number: Frequency of routine inspections: / Year

3. DESCRIPTION OF SYSTEM OR SERVICE

☒ Fire alarm system (nonvoice)

☐ Fire alarm with in-building fire emergency voice alarm communication system (EVACS)

☐ Mass notification system (MNS)

☐ Combination system, with the following components:

☐ Fire alarm ☐ EVACS ☐ MNS ☐ Two-way, in-building, emergency communication system

☐ Other (specify):

Protection Professionals

3. DESCRIPTION OF SYSTEM OR SERVICE *(continued)*

NFPA 72 edition: 2010 Additional description of system(s):

3.1 Control Unit

Manufacturer: FARADY Model number: MPC-6000

3.2 Mass Notification System ☒ This system does not incorporate an MNS

3.2.1 System Type:

☐ In-building MNS—combination

☐ In-building MNS—stand-alone ☐ Wide-area MNS ☐ Distributed recipient MNS

☐ Other (specify):

3.2.2 System Features:

☐ Combination fire alarm/MNS ☐ MNS autonomous control unit ☐ Wide-area MNS to regional national alerting interface

☐ Local operating console (LOC) ☐ Direct recipient MNS (DRMNS) ☐ Wide-area MNS to DRMNS interface

☐ Wide-area MNS to high-power speaker array (HPSA) interface ☐ In-building MNS to wide-area MNS interface

☐ Other (specify):

3.3 System Documentation

☒ An owner's manual, a copy of the manufacturer's instructions, a written sequence of operation, and a copy of the numbered record drawings are stored on site. Location: DOCUMENT CABINET

3.4 System Software ☐ This system does not have alterable site-specific software.

Operating system (executive) software revision level: 7.05

Site-specific software revision date: Revision completed by:

☒ A copy of the site-specific software is stored on site. Location: PANEL BACKUP

3.5 Off-Premises Signal Transmission ☐ This system does not have off-premises transmission.

Name of organization receiving alarm signals with phone numbers:

Alarm: Rapid Response Phone: 1-800-932-3822

Supervisory: Rapid Response Phone: 1-800-932-3822

Trouble: Rapid Response Phone: 1-800-932-3822

Entity to which alarms are retransmitted: Phone:

Method of retransmission:

If Chapter 26, specify the means of transmission from the protected premises to the supervising station:

If Chapter 27, specify the type of auxiliary alarm system: ☐ Local energy ☐ Shunt ☐ Wired ☐ Wireless

Protection Professionals

4. CIRCUITS AND PATHWAYS

4.1 Signaling Line Pathways

4.1.1 Pathways Class Designations and Survivability

Pathways class: B Survivability level: 0 Quantity: 1
(See NFPA 72, Sections 12.3 and 12.4)

4.1.2 Pathways Utilizing Two or More Media

Quantity: 0 Description: 0

4.1.3 Device Power Pathways

☒ No separate power pathways from the signaling line pathway

☐ Power pathways are separate but of the same pathway classification as the signaling line pathway

☐ Power pathways are separate and different classification from the signaling line pathway

4.1.4 Isolation Modules

Quantity: 1

4.2 Alarm Initiating Device Pathways

4.2.1 Pathways Class Designations and Survivability

Pathways class: - Survivability level: - Quantity: -
(See NFPA 72, Sections 12.3 and 12.4)

4.2.2 Pathways Utilizing Two or More Media

Quantity: - Description: -

4.2.3 Device Power Pathways

☒ No separate power pathways from the initiating device pathway

☐ Power pathways are separate but of the same pathway classification as the initiating device pathway

☐ Power pathways are separate and different classification from the initiating device pathway

4.3 Non-Voice Audible System Pathways

4.3.1 Pathways Class Designations and Survivability

Pathways class: B Survivability level: 0 Quantity: 3
(See NFPA 72, Sections 12.3 and 12.4)

4.3.2 Pathways Utilizing Two or More Media

Quantity: - Description: -

4.3.3 Device Power Pathways

☒ No separate power pathways from the notification appliance pathway

☐ Power pathways are separate but of the same pathway classification as the notification appliance pathway

☐ Power pathways are separate and different classification from the notification appliance pathway

Protection Professionals

5. ALARM INITIATING DEVICES

5.1 Manual Initiating Devices

5.1.1 Manual Fire Alarm Boxes ☐ This system does not have manual fire alarm boxes.

Type and number of devices: Addressable: 3 Conventional: 0 Coded: 0 Transmitter: 0

Other (specify): -

5.1.2 Other Alarm Boxes ☒ This system does not have other alarm boxes.

Description: -

Type and number of devices: Addressable: 0 Conventional: 0 Coded: 0 Transmitter: 0

Other (specify): 0

5.2 Automatic Initiating Devices

5.2.1 Smoke Detectors ☐ This system does not have smoke detectors.

Type and number of devices: Addressable: 1 Conventional: 0

Other (specify): -

Type of coverage: ☐ Complete area ☒ Partial area ☐ Nonrequired partial area

Other (specify): -

Type of smoke detector sensing technology: ☐ Ionization ☐ Photoelectric ☒ Multicriteria ☐ Aspirating ☐ Beam

Other (specify): -

5.2.2 Duct Smoke Detectors ☒ This system does not have alarm-causing duct smoke detectors.

Type and number of devices: Addressable: 0 Conventional: 0

Other (specify): 0

Type of coverage:

Type of smoke detector sensing technology: ☐ Ionization ☐ Photoelectric ☐ Aspirating ☐ Beam

5.2.3 Radiant Energy (Flame) Detectors ☒ This system does not have radiant energy detectors.

Type and number of devices: Addressable: 0 Conventional: 0

Other (specify): 0

Type of coverage: 0

5.2.4 Gas Detectors ☒ This system does not have gas detectors.

Type of detector(s): 0

Number of devices: Addressable: 0 Conventional: 0

Type of coverage: 0

5.2.5 Heat Detectors ☒ This system does not have heat detectors.

Type and number of devices: Addressable: 0 Conventional: 0

Type of coverage: ☐ Complete area ☐ Partial area ☐ Nonrequired partial area ☐ Linear ☐ Spot

Type of heat detector sensing technology: ☐ Fixed temperature ☐ Rate-of-rise ☐ Rate compensated

5. ALARM INITIATING DEVICES *(continued)*

5.2.6 Addressable Monitoring Modules ☒ This system does not have monitoring modules.

Number of devices: 0

5.2.7 Waterflow Alarm Devices ☐ This system does not have waterflow alarm devices.

Type and number of devices: Addressable: 1 Conventional: 0 Coded: 0 Transmitter: 0

5.2.8 Alarm Verification ☒ This system does not incorporate alarm verification.

Number of devices subject to alarm verification: 0 Alarm verification set for: 0 seconds

5.2.9 Presignal ☒ This system does not incorporate pre-signal.

Number of devices subject to presignal: 0

Describe presignal functions: 0

5.2.10 Positive Alarm Sequence (PAS) ☒ This system does not incorporate PAS.

Describe PAS: O

5.2.11 Other Initiating Devices ☒ This system does not have other initiating devices.

Describe: O

6. SUPERVISORY SIGNAL-INITIATING DEVICES

6.1 Sprinkler System Supervisory Devices ☐ This system does not have sprinkler supervisory devices.

Type and number of devices: Addressable: 2 Conventional: 0 Coded: 0 Transmitter: 0

Other (specify): 0

6.2 Fire Pump Description and Supervisory Devices ☒ This system does not have a fire pump.

Type fire pump: ☐ Electric pump ☐ Engine

Type and number of devices: Addressable: O Conventional: O Coded: O Transmitter: O

Other (specify): 0

6.2.1 Fire Pump Functions Supervised

☐ Power ☐ Running ☐ Phase reversal ☐ Selector switch not in auto ☐ Engine or control panel trouble ☐ Low fuel

Other (specify): 0

6.3 Duct Smoke Detectors (DSDs) ☒ This system does not have DSDs causing supervisory signals.

Type and number of devices: Addressable: 0 Conventional: 0

Other (specify): 0

Type of coverage: 0

Type of smoke detector sensing technology: ☐ Ionization ☐ Photoelectric ☐ Aspirating ☐ Beam

6.4 Other Supervisory Devices ☒ This system does not have other supervisory devices.

Describe: O

Protection Professionals

7. MONITORED SYSTEMS

7.1 Engine-Driven Generator ☐ This system does not have a generator.

7.1.1 Generator Functions Supervised

☐ Engine or control panel trouble ☐ Generator running ☐ Selector switch not in auto ☐ Low fuel

☐ Other (specify): 0

7.2 Special Hazard Suppression Systems ☒ This system does not monitor special hazard systems.

Description of special hazard system(s): 0

7.3 Other Monitoring Systems ☒ This system does not monitor other systems.

Description of special hazard system(s): 0

8. ANNUNCIATORS ☒ This system does not have annunciators.

8.1 Location and Description of Annunciators

Location 1: 0

Location 2: 0

Location 3: 0

9. ALARM NOTIFICATION APPLIANCES

9.1 In-Building Fire Emergency Voice Alarm Communication System ☒ This system does not have an EVACS.

Number of single voice alarm channels: 0 Number of multiple voice alarm channels: 0

Number of speakers: 0 Number of speaker circuits: 0

Location of amplification and sound-processing equipment: 0

Location of paging microphone stations:

Location 1: 0

Location 2: 0

Location 3: 0

9.2 Nonvoice Notification Appliances ☐ This system does not have nonvoice notification appliances.

Horns: 7 With visible: 7 Bells: 0 With visible: 0

Chimes: 0 With visible: 0

Visible only: 1 Other (describe): 0

9.3 Notification Appliance Power Extender Panels ☒ This system does not have power extender panels.

Quantity: 0

Locations: 0

Protection Professionals

10. MASS NOTIFICATION CONTROLS, APPLIANCES, AND CIRCUITS ☒ This system does not have an MNS.

10.1 MNS Local Operating Consoles

Location 1: 0

Location 2: 0

Location 3: 0

10.2 High-Power Speaker Arrays

Number of HPSA speaker initiation zones: 0

Location 1: 0

Location 2: 0

Location 3: 0

10.3 Mass Notification Devices

Combination fire alarm/MNS visible appliances: 0 MNS-only visible appliances: 0

Textual signs: 0 Other (describe): 0

Supervision class: 0

10.3.1 Special Hazard Notification

☒ This system does not have special suppression predischarge notification.

☐ MNS systems DO NOT override notification appliances required to provide special suppression predischarge notification.

11. TWO-WAY EMERGENCY COMMUNICATION SYSTEMS

11.1 Telephone System

☒ This system does not have a two-way telephone system.

Number of telephone jacks installed: 0 Number of warden stations installed: 0

Number of telephone handsets stored on site: 0

Type of telephone system installed: ☐ Electrically powered ☐ Sound powered

11.2 Two-Way Radio Communications Enhancement System

☒ This system does not have a two-way radio communications enhancement system.

Percentage of area covered by two-way radio service: Critical areas: 0 % General building areas: 0 %

Amplification component locations: 0

Inbound signal strength: 0 dBm Outbound signal strength: 0 dBm

Donor antenna isolation is: 0 dB above the signal booster gain

Radio frequencies covered: 0

Radio system monitor panel location: 0

11. TWO-WAY EMERGENCY COMMUNICATION SYSTEMS *(continued)*

11.3 Area of Refuge (Area of Rescue Assistance) Emergency Communications Systems

☒ This system does not have an area of refuge (area of rescue assistance) emergency communications system.

Number of stations: 0 Location of central control point: 0

Days and hours when central control point is attended: 0

Location of alternate control point: 0

Days and hours when alternate control point is attended: 0

11.4 Elevator Emergency Communications Systems

☒ This system does not have an elevator emergency communications system.

Number of elevators with stations: 0 Location of central control point: 0

Days and hours when central control point is attended: 0

Location of alternate control point: 0

Days and hours when alternate control point is attended: 0

11.5 Other Two-Way Communication Systems

Describe: 0

12. CONTROL FUNCTIONS

This system activates the following control fuctions:

☐ Hold-open door releasing devices ☐ Smoke management ☐ HVAC shutdown ☐ F/S dampers

☐ Door unlocking ☐ Elevator recall ☐ Fuel source shutdown ☐ Extinguishing agent release

☐ Elevator shunt trip ☐ Mass notification system override of fire alarm notification appliances

Other (specify): 0

12.1 Addressable Control Modules

☒ This system does not have control modules.

Number of devices: 0

Other (specify): 0

13. SYSTEM POWER

13.1 Control Unit

13.1.1 Primary Power

Input voltage of control panel: 120VAC Control panel amps: 2.4AMPS

Overcurrent protection: Type: C.B Amps: 20AMPS

Location (of primary supply panel board): MAIN ELECTRICAL ROOM

Disconnecting means location: PANEL P CKT 6

13.1.2 Engine-Driven Generator

☒ This system does not have a generator.

Location of generator: 0

Location of fuel storage: 0 Type of fuel: 0

Protection Professionals

13. SYSTEM POWER *(continued)*

13.1.3 Uninterruptible Power System ☒ This system does not have a UPS.

Equipment powered by a UPS system: 0

Location of UPS system: 0

Calculated capacity of UPS batteries to drive the system components connected to it:

In standby mode (hours): 0 In alarm mode (minutes): 0

13.1.4 Batteries

Location: IN PANEL Type: SLA Nominal voltage: 24VDC Amp/hour rating: 12AH

Calculated capacity of batteries to drive the system:

In standby mode (hours): 24HRS In alarm mode (minutes): 5MIN

☒ Batteries are marked with date of manufacture ☐ Battery calculations are attached

13.2 In-Building Fire Emergency Voice Alarm Communication System or Mass Notification System

☒ This system does not have an EVACS or MNS system.

13.2.1 Primary Power

Input voltage of EVACS or MNS panel: 0 EVACS or MNS panel amps: 0

Overcurrent protection: Type: 0 Amps: 0

Location (of primary supply panel board): 0

Disconnecting means location: 0

13.2.2 Engine-Driven Generator ☒ This system does not have a generator.

Location of generator: 0

Location of fuel storage: 0 Type of fuel: 0

13.2.3 Uninterruptible Power System ☒ This system does not have a UPS.

Equipment powered by a UPS system: 0

Location of UPS system: 0

Calculated capacity of UPS batteries to drive the system components connected to it:

In standby mode (hours): 0 In alarm mode (minutes): 0

13.2.4 Batteries

Location: 0 Type: 0 Nominal voltage: 0 Amp/hour rating: 0

Calculated capacity of batteries to drive the system:

In standby mode (hours): 0 In alarm mode (minutes): 0

☐ Batteries are marked with date of manufacture ☐ Battery calculations are attached

13. SYSTEM POWER *(continued)*

13.3 Notification Appliance Power Extender Panels ☒ This system does not have power extender panels.

13.3.1 Primary Power

Input voltage of power extender panel(s): 0 Power extender panel amps: 0

Overcurrent protection: Type: 0 Amps: 0

Location (of primary supply panel board): 0

Disconnecting means location: 0

13.3.2 Engine-Driven Generator ☒ This system does not have a generator.

Location of generator: 0

Location of fuel storage: 0 Type of fuel: 0

13.3.3 Uninterruptible Power System ☒ This system does not have a UPS.

Equipment powered by a UPS system: 0

Location of UPS system: 0

Calculated capacity of UPS batteries to drive the system components connected to it:

In standby mode (hours): 0 In alarm mode (minutes): 0

13.3.4 Batteries

Location: 0 Type: 0 Nominal voltage: 0 Amp/hour rating: 0

Calculated capacity of batteries to drive the system:

In standby mode (hours): 0 In alarm mode (minutes): 0

☐ Batteries are marked with date of manufacture ☐ Battery calculations are attached

14. RECORD OF SYSTEM INSTALLATION

Fill out after all installation is complete and wiring has been checked for opens, shorts, ground faults, and improper branching, but before confucting operational acceptance tests.

This is a: ☒ New system ☐ Modification to an existing system Permit number:

The system has been installed in accordance with the following requirements: (Note any or all that apply.)

☒ *NFPA 72,* Edition: 2010

☒ *NFPA 70, National Electrical Code,* Article 760, Edition: 2008

☒ Manufacturer's published instructions

Other (specify): AHJ

System deviations from referenced NFPA standards:

Signed: Printed name: Date:

Organization: Title: Phone:

Protection Professionals

15. RECORD OF SYSTEM OPERATIONAL ACCEPTANCE TEST

☒ New system

All operational features and functions of this system were tested by, or in the presence of, the signer shown below, on the date shown below, and were found to be operating properly in accordance with the requirements for the following:

☐ Modifications to an existing system

All newly modified operational features and functions of the system were tested by, or in the presence of, the signer shown below, on the date shown below, and were found to be operating properly in accordance with the requirements of the following:

☒ *NFPA 72,* Edition: 2010

☒ *NFPA 70, National Electrical Code,* Article 760, Edition: 2008

☒ Manufacturer's published instructions

Other (specify): AHJ

☒ Individual device testing documentation [Inspection and Testing Form (Figure 14.6.2.4) is attached]

Signed:		Printed name:		Date:	
Organization:	PROTECTION PROFESSIONALS	Title:	TECH	Phone:	207-775-5755

16. CERTIFICATIONS AND APPROVALS

16.1 System Installation Contractor:

This system, as specified herein, has been installed and tested according to all NFPA standards cited herein.

Signed:	Printed name:	Date:
Organization:	Title:	Phone:

16.2 System Service Contractor:

The undersigned has a service contract for this system in effect as of the date shown below.

Signed:	Printed name:	Date:
Organization:	Title:	Phone:

16.3 Supervising Station:

This system, as specified herein, will be monitored according to all NFPA standards cited herein.

Signed:	Printed name:	Date:
Organization:	Title:	Phone:

Protection Professionals

16. CERTIFICATIONS AND APPROVALS *(continued)*

16.4 Property or Owner Representative:

This system, as specified herein, will be monitored according to all NFPA standards cited herein.

Signed:	Printed name:	Date:
Organization:	Title:	Phone:

16.5 Authority Having Jurisdiction:

I have witnessed a satisfactory acceptance test of this system and find it to be installed and operating properly in accordance with its approved plans and specifications, with its approved sequence of operations, and with all NFPA standards cited herein.

Signed:	Printed name:	Date:
Organization:	Title:	Phone:

NOTES:

CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR ABOVEGROUND PIPING

4649

PROCEDURE

Upon completion of work, inspection and tests shall be made by the contractor's representative and witnessed by an owner's representative. All defects shall be corrected and system left in service before contractor's personnel finally leave the job.

A certificate shall be filled out and signed by both representatives. Copies shall be prepared for approving authorities, owners and contractor. It is understood the owner's representative's signature in no way prejudices any claim against contractor for faulty material, poor workmanship, or failure to comply with approving authority's requirements or local ordinances.

PROPERTY NAME: 501 DANFORTH ST. PORTLAND, ME — DATE: 12/13/10

PROPERTY ADDRESS: SAME

PLANS

ACCEPTED BY APPROVING AUTHORITY('S) NAMES: STATE FIRE MARSHAL

ADDRESS: AUGUSTA, ME

INSTALLATION CONFORMS TO ACCEPTED PLANS — [X] YES [ ] NO

EQUIPMENT USED IS APPROVED — [X] YES [ ] NO

IF NO, EXPLAIN DEVIATIONS

INSTRUCTIONS

HAS PERSON IN CHARGE OF FIRE EQUIPMENT BEEN INSTRUCTED AS TO LOCATION OF CONTROL VALVES AND CARE AND MAINTENANCE OF THIS NEW EQUIPMENT — [X] YES [ ] NO

IF NO, EXPLAIN

HAVE COPIES OF APPROPRIATE INSTRUCTIONS AND CARE AND MAINTENANCE CHARTS AND NFPA 13A BEEN LEFT ON PREMISES — [X] YES [ ] NO

IF NO, EXPLAIN

LOCATION OF SYSTEM

SUPPLIES BLDGS. ENTIRE

SPRINKLERS

MAKE	MODEL	YEAR OF MANUFACTURE	ORIFICE SIZE	QUANTITY	TEMPERATURE RATING
TYCO TY-B	UPRIGHT	2010	1/2"	57	155°
TYCO TY-B	HORZ SIDEWALL	2010	1/2"	5	155°
TYCO TY-FRB	HORZ SIDEWALL	2010	1/2"	1	155°

PIPE AND FITTINGS

PIPE CONFORMS TO NFPA 13 STANDARD — [X] YES [ ] NO

FITTINGS CONFORM TO NFPA 13 STANDARD — [X] YES [ ] NO

IF NO, EXPLAIN

ALARM VALVE OR FLOW INDICATOR

ALARM DEVICE TYPE	ALARM DEVICE MAKE	ALARM DEVICE MODEL	MAXIMUM TIME TO OPERATE THROUGH TEST PIPE MIN.	MAXIMUM TIME TO OPERATE THROUGH TEST PIPE SEC.

DRY PIPE OPERATING TEST

DRY VALVE MAKE	DRY VALVE MODEL	DRY VALVE SERIAL NO.	Q.O.D. MAKE	Q.O.D. MODEL	Q.O.D. SERIAL NO.
TYCO	DAV-1		—	—	—

	TIME TO TRIP THRU TEST PIPE MIN.	TIME TO TRIP THRU TEST PIPE SEC.	WATER PRESSURE PSI	AIR PRESSURE PSI	TRIP POINT AIR PRESSURE PSI	TIME WATER REACHED TEST OUTLET MIN.	TIME WATER REACHED TEST OUTLET SEC.	ALARM OPERATED PROPERLY YES	ALARM OPERATED PROPERLY NO
Without Q.O.D.	-	15	95	40 LBS	18	-	27	✓	
With Q.O.D.									

IF NO, EXPLAIN

GAS & SPECIALTY SENSORS

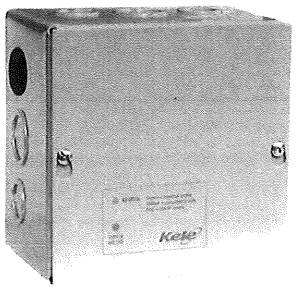
CARBON MONOXIDE DETECTORS

KCOP SERIES

DESCRIPTION

The **KCOP Series Carbon Monoxide Detectors** are designed to monitor CO levels in parking garages, loading docks, factories, warehouses, transportation terminals, and more. Models are available with 4-20 mA output or dual relay output for designated warning and alarm CO levels. The detector features a tri-color LED which illuminates green to indicate the unit is powered and functioning properly. On the relay output models, the LED will illuminate amber and red for warning and alarm status. A red LED indicates that the sensor needs to be replaced. The microprocessor-based electronics are housed in a rugged, steel enclosure with hinged- or screw-covers. A low-temperature option is available for colder climates.

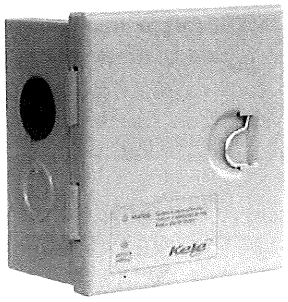
NEW!



KCOP-A-S

FEATURES

- ***LED power indication***
- ***4-20 mA or dual relay output***
- ***Replaceable sensor***
- ***Sensor end of life indication***
- ***Jumper selectable warning/alarm levels (KCOP-R)***
- ***Heavy-duty enclosures with hinge- or screw-cover***
- ***Low-temperature option available -20°F (-29°C)***
- ***Temperature compensated***



KCOP-R-H

MADE IN USA

SPECIFICATIONS

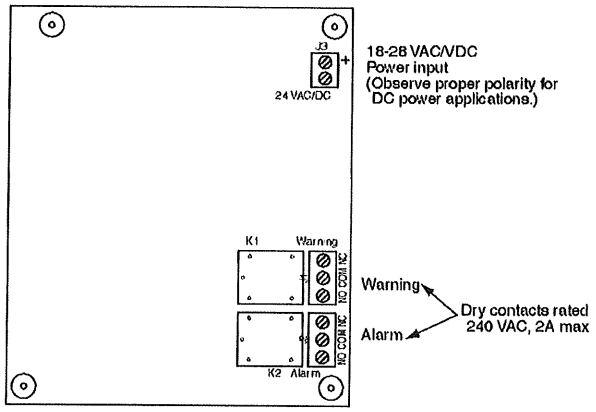
Power supply	20-30 VAC/VDC, 10 VA @ 24 VAC; Low temp option: 20-30 VAC/VDC, 35 VA @ 24 VAC
Sensing technology	Electrochemical
Sensor life	Approximately 5 years
Detection range	0-200 ppm
Accuracy	±2.5% full scale
Output	
KCOP-R	Two SPDT relay contacts, 240 VAC, 2A resistive
KCOP-A	4-20 mA into 500Ω maximum
Alarm setpoints	Warning/alarm: 10/20 ppm, 25/50 ppm or 50/100 ppm, jumper selectable, (**KCOP-R** only)
Warning stage delay	30 seconds (**KCOP-R** only)
Response time	30 seconds to warning, 13 minutes to alarm (**KCOP-R** only)
LED Indication	
Status	Green: Power on, microprocessor operating properly; Amber: Warning; Red: Alarm
Sensor	Red: Replace sensor
Calibration	Replaceable sensor or recalibrate with 100 ppm CO gas
Operating range	
Humidity	5% to 99% noncondensing
Temperature	14° to 140°F (-10° to 60°C); Low temp option: -22° to 140°F (-30° to 60°C)
Warm-up time	Under 15 minutes
Dimensions	
Hinge cover	5.38"H x 4.88"L x 3.13"D (13.7 x 12.4 x 8.0 cm)
Screw cover	6.13"H x 6.13"L x 3.18"D (15.6 x 15.6 x 10.6 cm)
Weight	
Hinge cover	3.5 lb (1.6 kg)
Screw cover	4.0 lb (1.8 kg)
Warranty	18 months

INSTALLATION

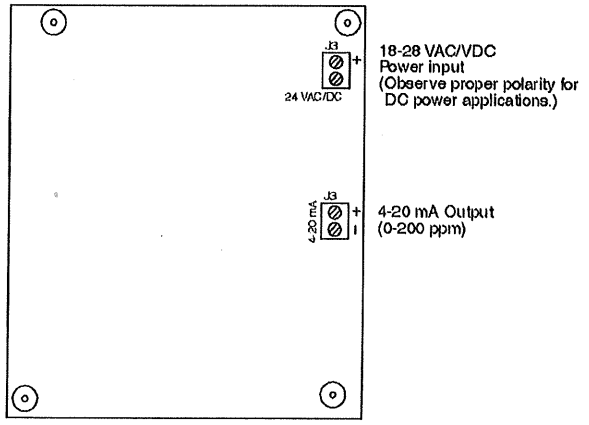
The **KCOP Series** senses levels of CO for up to 5000 ft² (465m²) of coverage if there is normal air circulation within the area. Mount on a wall or column approximately 5' (1.52m) above the floor. The sensors should not be mounted in corners where airflow could be restricted.

CAUTION: **Not for diesel fume applications. Not to be used as a life-safety device.**

WIRING



Relay Output



Analog Output

ORDERING INFORMATION

MODEL	DESCRIPTION	
KCOP	**R**	Relay output carbon monoxide sensor
	A	Analog output carbon monoxide sensor
	H	Hinged-cover enclosure
	S	Screw-cover enclosure
	LT	Low-temperature option -20°F (-29°C)
	10 ppm	10/20 ppm relay settings (KCOP-R only)
	25 ppm	25/50 ppm relay settings (KCOP-R only)
	50 ppm	50/100 ppm relay settings (KCOP-R only)

KCOP - R - H - [ ] - 50 ppm

Example: **KCOP-R-H-50 ppm** Carbon monoxide sensor with relay output and hinged cover enclosure.

	ACCESSORY
KCOP-S	**Replaceable CO sensor for KCOP Series**
KCOP-CAL	**Calibration kit for KCOP Series**

COOK

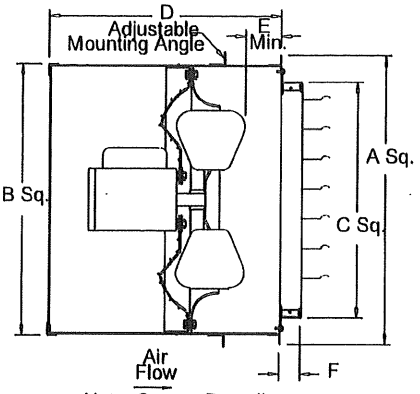
MARK: EF1
PROJECT: HVAC RFQ 5.11.10
DATE: 5/11/2010

SPD

Packaged Propeller
Wall Exhaust Fan
Direct Drive

STANDARD CONSTRUCTION FEATURES:

Aluminum propeller blades attached to a steel hub - Plated steel motor mount/wire guard - Spun steel Venturi/wall base - Galvanized steel wall housing - Galvanized steel exhaust shutter - 1/2" mesh galvanized screen on inlet - Single phase open drip-proof motor - Corrosion resistant fasteners - Welded wall base corners. Note: Mounting angle is 2 pieces, shipped loose.



Note: Correct Propeller rotation is CCW when viewing from inlet side

Performance

Qty	Catalog Number	Flow (CFM)	SP (inwc)	Fan RPM	Power (HP)
2	20SP10D	3300	.125	881	.265

Altitude (ft): 62 Temperature (F): 70

Motor Information

HP	RPM	Volts/Ph/Hz	Enclosure
1/3	1050	115/1/60	ODP -SE

Sound Data Inlet Sound Power by Octave Band

1	2	3	4	5	6	7	8	LwA	dBA	Sones
86	76	72	69	67	63	56	50	72	61	11.2

Dimensions (inches)

A Sq.	27-1/2
B Sq.*	25
C Sq.	22
D*	23-1/4
E Min.	7
F	3
Wall Opening	25-1/4

NOTE: Accessories may affect dimensions shown.

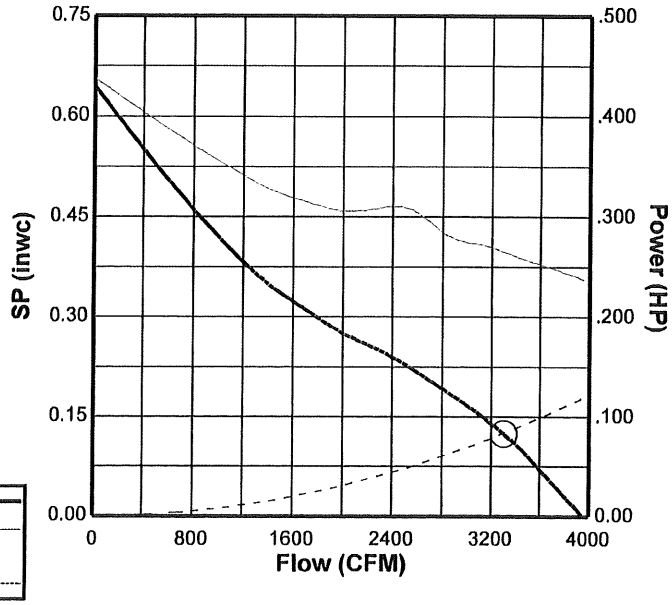
Shipping Weight(lbs)***	135

*B-Sq and D dimensions are to outside of fasteners on wall housing
***Includes fan, motor & accessories.

Accessories:

STD DISCONNECT PREWIRED
FAN SPEED CONTROLLER 5 AMP 120 VOLT

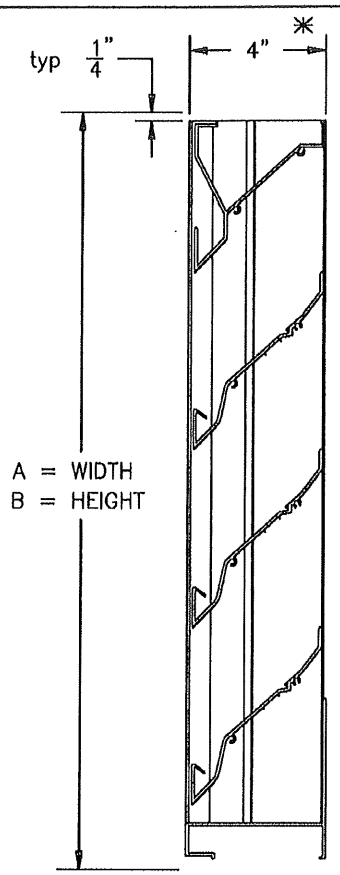
Fan Curve



Fan Curve Legend

CFM vs SP	———
CFM vs HP	———
Point of Operation	○
System Curve	- - - - -

EXTRUDED ALUMINUM, 4" DEEP, FIXED DRAINABLE TYPE BLADE



SECTION VIEW

MODEL LE-21
STANDARD SPECIFICATIONS

FRAME: 4" DEEP CHANNEL, .081" THICK 6063-T5 EXTRUDED ALUMINUM ALLOY.

BLADES: .081" THICK 6063-T5 EXTRUDED ALUMINUM ALLOY.

FINISH: MILL.

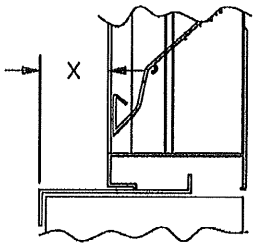
SCREEN: 1/2" REMOVABLE EXPANDED ALUMINUM BIRD SCREEN, LOCATED ON INTERIOR.

MAXIMUM PANEL SIZE: 96" X 96".

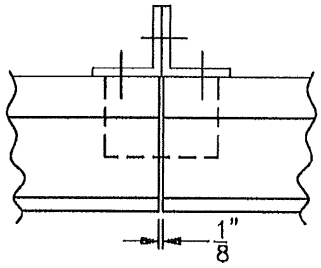
MINIMUM PANEL SIZE: 12" X 12".

DIMENSIONS: "A" (WIDTH) "B" (HEIGHT) ARE OPENING SIZES. LOUVERS ARE MADE 1/2" UNDERSIZE.

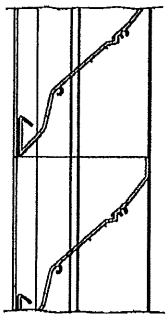
* PANELS OVER 60" WIDE WILL BE 5-1/2" DEEP DUE TO A VERTICAL INTERIOR BLADE SUPPORT ANGLE.



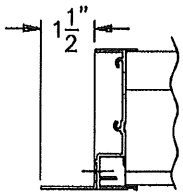
EXTENDED SILL
OPTIONAL



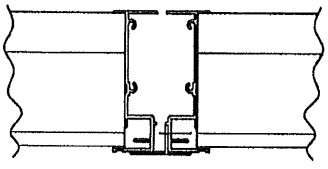
ARCHITECTURAL VERTICAL
MULLION OPTIONAL



STANDARD HORIZONTAL
MULLION



FLANGED FRAME
OPTIONAL
(JAMB SHOWN)



STANDARD VERTICAL
MULLION

AWV certifies that the model LE-21 louver shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance ratings and water penetration ratings.

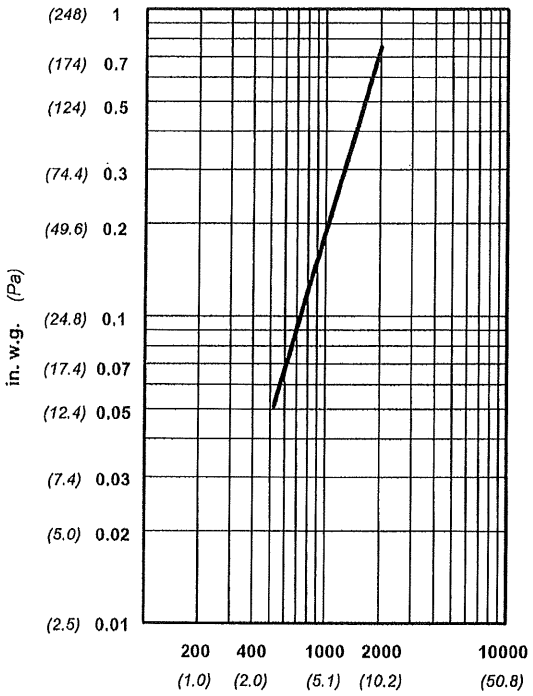
awv american warming and ventilating
A MESTEK COMPANY
7301 INTERNATIONAL DRIVE HOLLAND, OHIO
Phone (419) 865-5000 Fax (419) 865-1375

LE-21 STATIONARY LOUVER

DRN. BY ESS	DWG. NO.	REV.
DATE 12-4-00	LE-21	

Water Penetration	**: 0.01 oz (3.0 g) at 1056 fpm (5.36 m/s) recommended free area velocity**
Pressure Drop	**: 0.2 in wg (49.6 Pa.) at 1056 fpm (5.36 m/s) and 8459 scfm (3.99 scm/s)**
Free Area	**: 8.01 sq ft (0.744 sq m) = 50.1% for 48" x 48" (1.22m x 1.22m) test size**

INTAKE PRESSURE DROP

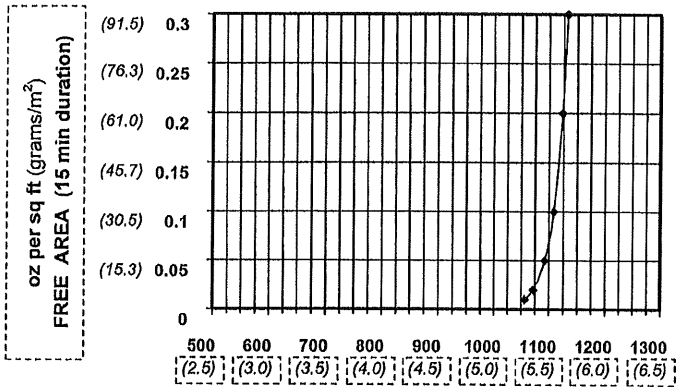


VELOCITY THROUGH FREE AREA fpm (m/s)
standard air- .075 lbs per cu ft
Ratings do not include the effect of a wire bird screen
Test based on a 48" x 48" test size per AMCA Standard 511

FREE AREA IN SQUARE FEET *(sq meters)*

HEIGHT \ WIDTH	12	24	36	48	60	72	84	96
in.	**12**	**24**	**36**	**48**	**60**	**72**	**84**	**96**
mm	*305*	*610*	*914*	*1219*	*1524*	*1829*	*2134*	*2438*
12 / *305*	**0.28** / *0.026*	**0.65** / *0.060*	**1.01** / *0.094*	**1.38** / *0.128*	**1.74** / *0.162*	**2.06** / *0.191*	**2.43** / *0.226*	**2.79** / *0.259*
24 / *610*	**0.68** / *0.063*	**1.56** / *0.145*	**2.44** / *0.227*	**3.32** / *0.308*	**4.20** / *0.390*	**4.97** / *0.462*	**5.85** / *0.543*	**6.73** / *0.625*
36 / *914*	**1.14** / *0.106*	**2.62** / *0.243*	**4.10** / *0.381*	**5.58** / *0.518*	**7.06** / *0.656*	**8.35** / *0.776*	**9.83** / *0.913*	**11.31** / *1.051*
48 / *1219*	**1.64** / *0.152*	**3.76** / *0.350*	**5.89** / *0.547*	**8.01** / *0.744*	**10.14** / *0.942*	**12.00** / *1.115*	**14.12** / *1.312*	**16.25** / *1.509*
60 / *1524*	**2.02** / *0.188*	**4.64** / *0.431*	**7.26** / *0.674*	**9.88** / *0.918*	**12.50** / *1.161*	**14.79** / *1.374*	**17.41** / *1.617*	**20.03** / *1.861*
72 / *1829*	**2.50** / *0.232*	**5.74** / *0.533*	**8.98** / *0.834*	**12.22** / *1.135*	**15.46** / *1.436*	**18.29** / *1.699*	**21.53** / *2.000*	**24.77** / *2.301*
84 / *2134*	**2.89** / *0.268*	**6.65** / *0.618*	**10.40** / *0.966*	**14.16** / *1.316*	**17.91** / *1.664*	**21.20** / *1.970*	**24.96** / *2.319*	**28.71** / *2.667*
96 / *2438*	**3.36** / *0.312*	**7.71** / *0.716*	**12.06** / *1.120*	**16.42** / *1.525*	**20.77** / *1.930*	**24.58** / *2.284*	**28.94** / *2.689*	**33.29** / *3.093*

WATER PENETRATION



VELOCITY THROUGH FREE AREA fpm (m/s)
Both maximum recommended free area velocity and beginning of water penetration are 1056 fpm at standard air -.075 lbs per cu ft. The above water penetration data is based on mill finish, 48" x 48" test size per AMCA Standard 511.

amca CERTIFIED RATINGS — WATER PENETRATION — AIR PERFORMANCE
AIR MOVEMENT AND CONTROL ASSOCIATION, INC. PRINTED IN THE UNITED STATES OF AMERICA

AWV certifies that the model LE-21 louver shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance and water penetration ratings.

LE-21

Openings that require multiple louver panels in both width and height will require internal structural supports. It is recommended that large openings be divided with structural members so that the louvers will span either width or height with a single panel. Unusually high wind loading may require structural supports on non-multiple wide and multiple high assemblies. **Structural supports and mounting accessories are not supplied as a standard.**

Below is an explanation of how to use the AMCA Performance data for the recommended free area velocity of 1056 fpm (5.36 m/s).

To determine minimum free area required for louver:

Step #1: Divide the required CFM flow by the maximum recommended free area velocity.

Step #2: Select the most desirable louver size, from the free area table, that meets the minimum free area requirement.

Step #3: Compare specified performance to the certified water penetration and pressure drop ratings.

Example: Given: 15000 CFM design flow

Step #1:

$$\text{min. free area} = \frac{\text{Design CFM}}{\text{Max. Recommended Velocity}}$$

$$= \frac{15000}{1056} = \textbf{14.2 sq ft}$$

Step #2: From the free area table above the approximate louver size is 72" x 60" = (14.79 sq ft)

Final Report of Special Inspections

Project: *501 Danforth Street Accessory Building*

Location: *501 Danforth Street, Portland, ME*

Owner: *Propsys, Inc.*

Owner's Address: *55 Lisbon Street, Suite 2400*
Lewiston, ME 042406

Architect of Record: *Archetype, P.A.*

Structural Engineer of Record: *Structural Design Consulting, Inc.*
22 Oakmont Drive, Old Orchard Beach, ME 04064

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved other than the following:

Comments: *No outstanding issue*

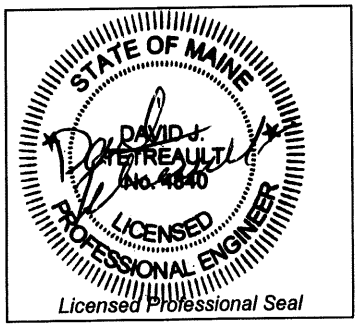
(Attach continuation sheets if required to complete the description of corrections.)

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector

David J. Tetreault, P.E.
(Type or print name)

Signature *03/14/11*
Date



Licensed Professional Seal

STRUCTURAL DESIGN CONSULTING INC.

22 Oakmont Drive
Old Orchard Beach, ME 04064-4121
Phone: (207) 934-8038
Fax: (207) 934-8039

MEMORANDUM

Date: **March 14, 2011**
Project: **501 Danforth Street**
To: **David Lloyd, Archetype, P.A.**
From: **David Tetreault**
Subject: **New Roof Top Units**

David,

I have reviewed the load-carrying capacity of the roof joists at the subject building. The purpose of the review was to determine whether the roof joists have sufficient load-carrying to support the heating unit suspended from the joists. The heating units is a Payne Model PG9MAB weighing 261 pounds

I conducted a visual inspection after the unit had been installed and found that support points are adequate and that the joists do not require reinforcement.

Please let me know if there is any question.

STATE OF MAINE
DAVID J. TETREAULT
No. 4840
LICENSED PROFESSIONAL ENGINEER

SIGNATURE:

copy to:

Final Report of Special Inspections

Project: *501 Danforth Street Accessory Building*

Location: *501 Danforth Street, Portland, ME*

Owner: *Propsys, Inc.*

Owner's Address: *55 Lisbon Street, Suite 2400*
Lewiston, ME 042406

Architect of Record: *Archetype, P.A.*

Structural Engineer of Record: *Structural Design Consulting, Inc.*
22 Oakmont Drive, Old Orchard Beach, ME 04064

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved other than the following:

Comments: *No outstanding issue*

(Attach continuation sheets if required to complete the description of corrections.)

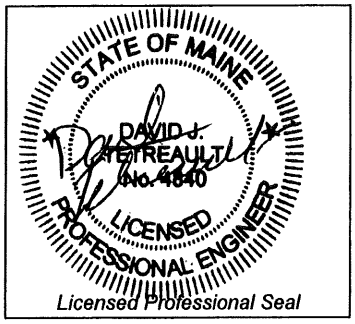
Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector

David J. Tetreault, P.E.
(Type or print name)

Signature

03/14/11
Date



Licensed Professional Seal

S.W.COLE ENGINEERING, INC.

Report of Field Density
ASTM D2922

Project: **PORTLAND, ME - 501 DANFORTH STREET - MATERIALS TESTING** Project Number: **10-0898**

Client: **DAVIS & HANSCOM, INC.**

Field Density Test Results

Test #	Test Date	Tech	Test Location	Elev Feet	Test Depth	Lab ID	Dry Density	Moisture Content Percent	Compaction Percent	Required Compaction
1	9/27/2010	VLT	20' S 1' W OF NW CNR, EXT	-2' BTOW	12	13115G	116.2	4.2	96.5	95
2	9/27/2010	VLT	32' N 1' W OF SW CNR, EXT	-2' BTOW	12	13115G	115.6	3.6	96.0	95
3	9/27/2010	VLT	10' N 1' W OF SW CNR, EXT	-2' BTOW	12	13115G	115.3	3.5	95.8	95
4	9/27/2010	VLT	25' S 10' W OF SE CNR, PL	-1' BTOW	12	13116G	129.2	5.0	96.2	95
5	9/27/2010	VLT	25' N 10' W OF SE CNR, INT BLDG	-6" BFG	10	13116G	132.0	4.0	98.3	95
6	9/27/2010	VLT	30' S 30' W OF NE CNR, INT BLDG	-6" BFG	10	13116G	129.6	3.9	96.5	95
7	9/27/2010	VLT	25' N 25' E OF NW CNR, PL	-2' BTOW	12	13116G	127.6	5.0	95.0	95
8	10/12/2010	VLT	CENTER OF BUILDING - INTERIOR	-6" BFG	6	13116G	132.0	4.7	98.3	95
9	10/12/2010	VLT	20' S 3' E OF NW CORNER INTERIOR	-1' BFG	6	13116G	129.8	3.2	96.6	95

Laboratory Compaction Test Reference

Lab ID	Date Received	Material Source	Material Type	Method	Max Dry Density PCF	Optimum Moisture Content (%)	Comments
13115G	10/1/2010	Hurricane Rd Pit	Structural Fill	ASTM D-1557 Modified A	120.4	10.8	
13116G	10/1/2010	Gordon's Pit	Aggregate Subbase	ASTM D-1557 Modified C	134.3	7.6	

Elevation Notes:

BFG - BELOW FINISH GRADE

Comments:

Reviewed By

S.W.COLE ENGINEERING, INC.

Concrete Construction Observation Report

Project Name/Location:	501 Danforth Street/Portland	**Project No:**	10-0898
Client/Client's Rep.:	Davis & Hanscom	**Date:**	9-9-10
Concrete Contractor:		**Sheet:**	1 of 1
Placement Location:	Building South Foundation Wall	**SWCE Rep.:**	S. Benoit
Placement Type:	Footing ☐ Wall ☒ Column ☐ Slab ☐ Other ☐	**Arrived at Site:**	13:50
		Left Site:	14:45

PRE PLACEMENT OBSERVATIONS	In Compliance		N/O	Comments
Bar Size (diameter, length, bend and anchorage)	Yes ☒	No ☐	☐	Per Detail
Location (# of bars, spacing, and cover)	Yes ☒	No ☐	☐	Per Detail
Splicing (weld joint, overlap)	Yes ☒	No ☐	☐	36 bar diameters
Stability (wiring, chairs, and spacers)	Yes ☒	No ☐	☐	Tied to footings DWLS
Reinforcement free from mud, oil, rust, or other nonmetallic coatings	Yes ☒	No ☐	☐	Covered in form oil
Reinforcement appears in conformance to specifications	Yes ☒	No ☐	☐	
Soil subgrade prepared in accordance with project specifications	Yes ☒	No ☐	☐	Placed over footings

Referenced Drawings	Date	Page	Rev.	ASTM	GRADE
Archetype Architects				A 615 ☒	40 ☐ 50 ☐ 60 ☒
				A 616 ☐	75 ☐
				A 617 ☐	
				A 706 ☐	A 775 Epoxy ☐

CONCRETE PLACEMENT OBSERVATIONS	In Compliance		N/O	Comments
Required mix used	Yes ☒	☐	☐	3000psi ¾" Agg w/ MRWR & AE
Placement and consolidation of concrete observed	Yes ☒	☐	☐	Mechanical Vibrator
Concrete properly conveyed to all areas of placement	Yes ☒	☐	☐	Direct Discharge
Depth of layer maximum limits not exceeded	Yes ☒	☐	☐	3-foot foundation wall
Internal vibration (depth of insertion, spacing, time, vertical insertion, no conveyance of concrete by vibration)	Yes ☒	☐	☐	
Even layering around openings and embedments	Yes ☒	☐	☐	
Removal of temporary ties and spacers	Yes ☒	☐	☐	

FIELD TESTING OF CONCRETE PERFORMED Yes ☒ No ☐

***CYLINDER SET NO:** 188-2 ←**refer to associated concrete test report*

POST PLACEMENT OBSERVATIONS	In Compliance		N/O	Comments
Specified finish	Yes ☒	☐	☐	Trowel finish
Protection of surfaces from cracking due to rapid drying	Yes ☒	☐	☐	
Proper curing procedures implemented	Yes ☒	☐	☐	

NON-CONFORMANCE ITEMS OBSERVED Yes ☒ No ☐

Non-Conformance Item Description:	Reinforcing steel covered in form release oil
Action Taken by SWCE:	Informed Robert Harmon of non conformance items
Person(s) Notified:	Robert Harmon (Superintendant w/ Davis & Hanscom)

N/O = Not Observed

Notes:

Informed Robert Harmon of non-conformance Item. Robert told SWCE the recommendation of the structural engineer was to clean or replace the non-conforming reinforcement and continue with the placement.

Attachments: None

Reviewed By: RED

S.W.COLE ENGINEERING, INC

Concrete Construction Observation Report

Project Name/Location:	501 Danforth Street/Portland, ME	**Project No:**	10-0898
Client/Client's Rep.:	Davis & Hanscom	**Date:**	09/22/10
Concrete Contractor:	DS Foundations	**Sheet:**	1 of 1
Placement Location:	Interior Spread footings	**SWCE Rep.:**	DACJR
Placement Type:	Footing ☒ Wall ☐ Column ☐ Slab ☐ Other ☐	**Arrived at Site:**	12:34
		Left Site:	13:25

PRE PLACEMENT OBSERVATIONS	**In Compliance**		**N/O**	**Comments**
Bar Size (diameter, length, bend and anchorage)	Yes ☒	No ☐	☐	Per Reinforcing Plan
Location (# of bars, spacing, and cover)	Yes ☒	No ☐	☐	Acceptable
Splicing (weld joint, overlap)	Yes ☒	No ☐	☐	N/A
Stability (wiring, chairs, and spacers)	Yes ☒	No ☐	☐	3" concrete bricks
Reinforcement free from mud, oil, rust, or other nonmetallic coatings	Yes ☒	No ☐	☐	Acceptable
Reinforcement appears in conformance to specifications	Yes ☒	No ☐	☐	Acceptable
Soil subgrade prepared in accordance with project specifications	Yes ☒	No ☐	☐	Native soils

Referenced Drawings	**Date**	**Page**	**Rev.**	**ASTM**	**GRADE**
Barker Steel Reinforcing Drawings	08/19/10	R01	08/25/10	A 615 ☒	40 ☐ 50 ☐ 60 ☒
				A 616 ☐	75 ☐
				A 617 ☐	
				A 706 ☐	A 775 Epoxy ☐

CONCRETE PLACEMENT OBSERVATIONS	**In Compliance**		**N/O**	**Comments**
Required mix used	Yes ☒	☐	☐	3000psi ¾" Agg w/ MRWR
Placement and consolidation of concrete observed	Yes ☒	☐	☐	Acceptable
Concrete properly conveyed to all areas of placement	Yes ☒	☐	☐	Direct Discharge
Depth of layer maximum limits not exceeded	Yes ☒	☐	☐	N/A
Internal vibration (depth of insertion, spacing, time, vertical insertion, no conveyance of concrete by vibration)	Yes ☒	☐	☐	Mechanical Vibrator
Even layering around openings and embedments	Yes ☒	☒	☐	Anchor bolts-"wet set" w/in 10 min of placing conc.
Removal of temporary ties and spacers	Yes ☐	☐	☐	N/A

FIELD TESTING OF CONCRETE PERFORMED Yes ☒ No ☐

***CYLINDER SET NO:** 188-3 ←**refer to associated concrete test report*

POST PLACEMENT OBSERVATIONS	**In Compliance**		**N/O**	**Comments**
Specified finish	Yes ☒	☐	☐	Trowel finish
Protection of surfaces from cracking due to rapid drying	Yes ☐	☐	☒	
Proper curing procedures implemented	Yes ☐	☐	☒	

NON-CONFORMANCE ITEMS OBSERVED Yes ☐ No ☒

Non-Conformance Item Description:

Action Taken by SWCE:

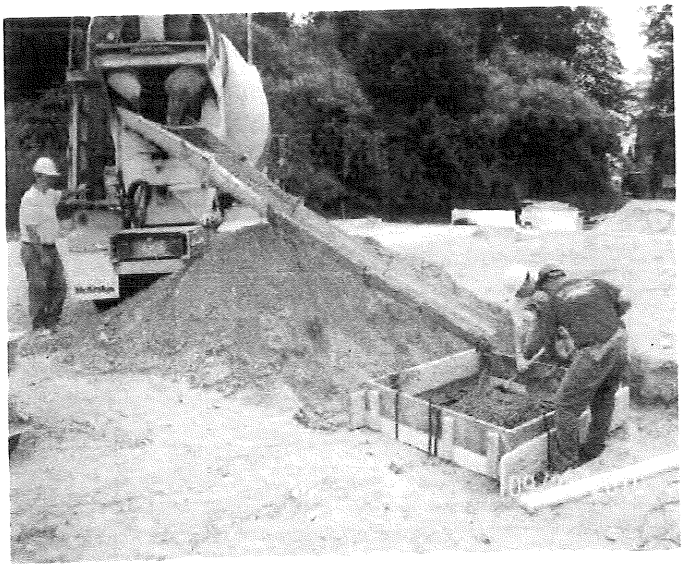
Person(s) Notified:

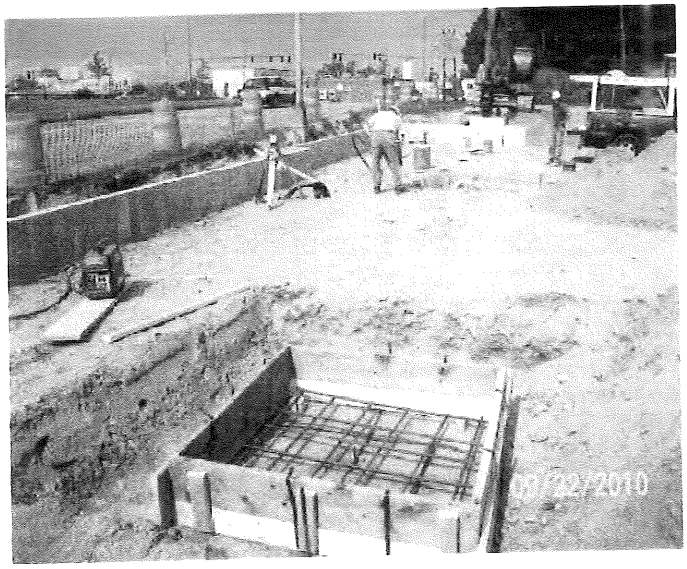
N/O = Not Observed

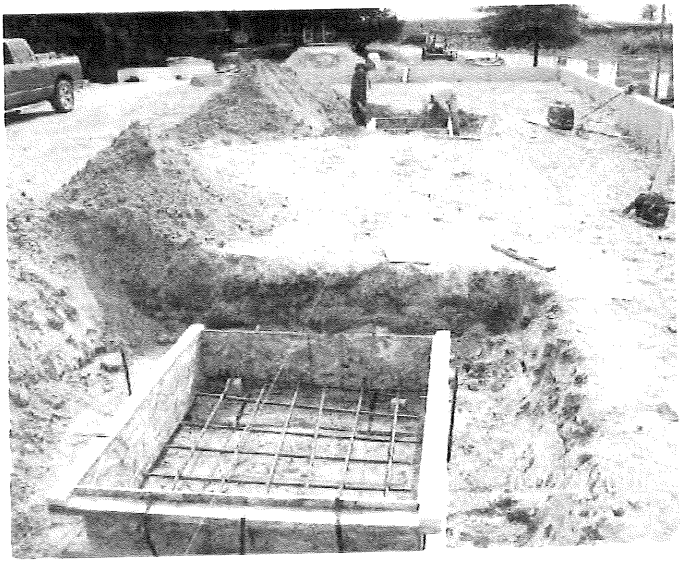
Notes:

Attachments: Photos

Reviewed By: RAD




09/22/2010




09/22/2010

S.W.COLE ENGINEERING, INC.

Report of Concrete Compressive Strength

ASTM C-31 & C-39

Project Name: PORTLAND, ME - 501 DANFORTH STREET - MATERIALS TESTING
Project Number: 10-0898
Client Contract Number:
Client: DAVIS & HANSCOM, INC.
General Contractor:
Concrete Supplier: F. R. CARROLL

PLACEMENT INFORMATION

Date Cast: 9/2/2010 **Time Cast:** 1:52 **Date Received:** 9/3/2010
Placement Location: WALLS: NORTHSIDE
Placement Method: DIRECT DISCHARGE
Placement Vol. (yd³): 14
Cylinders Made By: VLT
Aggregate Size (in): 3/4

INITIAL CURING CONDITIONS

Temperatures

Minimum (°F) **Maximum (°F)**

DELIVERY INFORMATION

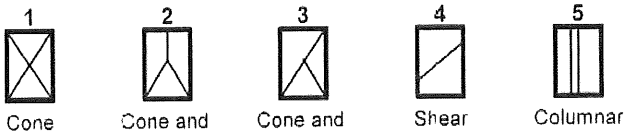
Admixtures: MRWR

TEST RESULTS

Slump (in) (C-143): **Slump WR:** 6.5
Air Content (%) (C-231): **Air WR:** 7.0
Air Temp (°F): 92
Conc. Temp (°F) (C-1064): 84
Load Number: 1
Mixer Number: 15
Ticket Number: 0024442
Cubic Yards: 7
Design (psi): 3000

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area(In)²	Date Of Test	Cure Type	Age (days)	Fracture Type	Load (kips)	Strength (psi)
188-1A		4.00	12.57	9/9/2010	Lab	7	4	43.4	3450
188-1B		4.00	12.57	9/30/2010	Lab	28	4	56.6	4510
188-1C		4.00	12.57	9/30/2010	Lab	28	4	62.6	4980
188-1D				Hold	Lab				

Fracture Types



Remarks:

286 Portland Road, Gray, ME 04039-9586 • Tel (207) 657-2866 • Fax (207) 657-2840 • www.swcole.com

S.W.COLE ENGINEERING, INC.

Report of Concrete Compressive Strength

ASTM C-31 & C-39

Project Name: PORTLAND, ME - 501 DANFORTH STREET - MATERIALS TESTING
Project Number: 10-0898

Client: DAVIS & HANSCOM, INC.
Client Contract Number:

General Contractor:
Concrete Supplier: F. R. CARROLL

PLACEMENT INFORMATION

Date Cast: 9/22/2010 **Time Cast:** 13:18 **Date Received:** 9/23/2010

Placement Location: INTERIOR SPREAD FOOTINGS

Placement Method: DIRECT DISCHARGE
Cylinders Made By: DAC

Placement Vol. (yd^3): 2.5
Aggregate Size (in): 3/4

INITIAL CURING CONDITIONS

Temperatures

Minimum (°F) **Maximum (°F)**

DELIVERY INFORMATION

Admixtures: MRWR

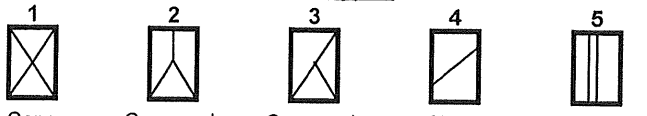
TEST RESULTS

Slump (in) (C-143): **Slump WR:** 2.25
Air Content (%) (C-231): **Air WR:** 5.7
Air Temp (°F): 78
Conc. Temp (°F) (C-1064): 78

Load Number: 1
Mixer Number: 3
Ticket Number: 22878
Cubic Yards: 2.5
Design (psi): **3000**

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area(In)²	Date Of Test	Cure Type	Age (days)	Fracture Type	Load (kips)	Strength (psi)
188-4A		4.00	12.57	9/29/2010	Lab	**7**	4	43.1	**3430**
188-4B		4.00	12.57	10/20/2010	Lab	**28**	4	58.6	**4660**
188-4C		4.00	12.57	10/20/2010	Lab	**28**	4	56.6	**4510**
188-4D				Hold	Lab				

Fracture Types



Remarks:

S.W.COLE ENGINEERING, INC.

Report of Concrete Compressive Strength

ASTM C-31 & C-39

Project Name: PORTLAND, ME - 501 DANFORTH STREET - MATERIALS TESTING

Project Number: 10-0898

Client Contract Number:

Client: DAVIS & HANSCOM, INC.

General Contractor:

Concrete Supplier: F. R. CARROLL

PLACEMENT INFORMATION

Date Cast: 10/18/2010 **Time Cast:** 7:47

Date Received: 10/19/2010

Placement Location: SLAB ON GRADE

Placement Method: DIRECT DISCHARGE TO BUGGY

Placement Vol. (yd³): 110

Cylinders Made By: VLT

Aggregate Size (in): 3/4

INITIAL CURING CONDITIONS

Temperatures

Minimum (°F) **Maximum (°F)**

DELIVERY INFORMATION

Admixtures: MRWR ACCELERATOR (1% POZZ 20)

TEST RESULTS

Slump (in) (C-143): **Slump WR:** 5.5

Air Content (%) (C-231): **Air WR:** 2.8

Air Temp (°F): 45

Conc. Temp (°F) (C-1064): 67

Load Number: 2

Mixer Number: 13

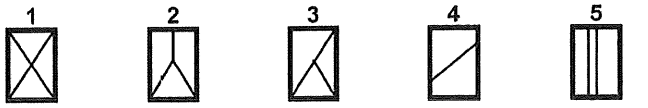
Ticket Number: 0024674

Cubic Yards: 10

Design (psi): **4000**

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area(In)²	Date Of Test	Cure Type	**Age (days)**	Fracture Type	Load (kips)	**Strength (psi)**
188-5A		4.00	12.57	10/25/2010	Lab	**7**	4	62.6	**4980**
188-5B		4.00	12.57	11/15/2010	Lab	**28**	4	83.0	**6610**
188-5C		4.00	12.57	11/15/2010	Lab	**28**	4	83.2	**6620**
188-5D				Hold	Lab				

Fracture Types



Cone | Cone and Split | Cone and Shear | Shear | Columnar

Remarks:

Quality Assurance Labs Inc.
NON-DESTRUCTIVE TESTING AND INSPECTION SERVICES
80 PLEASANT AVENUE • SOUTH PORTLAND, MAINE 04106 • TEL: (207) 799-8911 • FAX: (207) 799-7251

INSPECTION REPORT

CUSTOMER:	S. W. COLE ENGINEERING	PAGE 1 OF 1	
ADDRESS:	GRAY , ME.		
ATTENTION:	ROGER DOMINGO		
COPIES:	FILE		
PROJECT:	501 DANFORTH ST. - PORTLAND , ME.		
OWNER:	SAME		
CONTRACTOR:	DAVIS & HANSCOM		
JOB No.: 10-0898	REPORT No.: QAL-10-2065	P. O. NUMBER:	DATES INSPECTED: 11 - 15 - 10

REMARKS:

>>>>>>>> SITE VISIT TO PERFORM VISUAL INSPECTIONS OF STRUCTURAL STEEL FIELD CONNECTIONS PER SITE DOCUMENTS . ROOF FRAMING PLAN FOR GRID LOCATIONS 1 - 7 , A - C :

> COLUMN ANCHOR BOLTED CONNECTIONS COMPLETE .

> COLUMN TO BEAM AND BEAM TO BEAM HIGH STRENGTH BOLTED CONNECTIONS COMPLETE .

> DIAGONAL BRACE HIGH STRENGTH BOLTED CONNECTIONS COMPLETE .

> BAR JOIST AND BRIDGING CONNECTIONS COMPLETE .

> ROOF DECKING ATTACHMENTS FOR PUDDLE WELDS AND SIDE LAP SCREWS COMPLETE .

COMPLETED ITEMS COMPLY WITH SITE DOCUMENTS AND AWS D1.1 , D1.3 REQUIREMENTS FOR VISUAL ACCEPTANCE .

END ITEMS /////

MICHAEL W. DREW
CWI 99050211
EXP. 04/01/11

FAA REPAIR STATION NUMBER RX5R187N
METHOD(S),PROCESS(ES),PROCEDURE(S) MERCURY FREE

ADDITIONAL INFORMATION - SEE ATTACHED: ☐ SKETCH(ES) ☐ SUPPLEMENTARY SHEET(S) ☐ NDT REPORTS ☐ VIDEO

SIGNATURES	CERTIFICATION	LEVEL	DATE M D Y
INSPECTOR M. Drew CWI # 99050211	ASNT	II	11 | 16 | 10
SUPERVISOR			

(FORM Q703 REV 0)

SHEET 73-B

SHEET 68-B

SHEET 69-C

SHEET 72-B

SHEET 71-A

SHEET 61-D

BOWDOIN STREET

ST. JOHN STREET

STATE RAMP

SOUTHBOUND RAMP

NORTHBOUND

SOUTHBOUND

VALLEY STREET

WEST COMMERCIAL STREET

DANFORTH STREET

PROMENADE

WESTERN

VAUGHAN STREET

CLIFFORD STREET

CITY OF PORTLAND

196537

WESTERN CEMETERY

PART 527511

STATE

12" SEWER

36" SEWER

RETRACED 4-4-67

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'.