

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT ISSUED

PERMIT

Permit Number: 100664

AUG 18 2010

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 building. City of Portland

AT 501 Danforth St CR 070 C002001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOUR NOTICE IS REQUIRED.

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

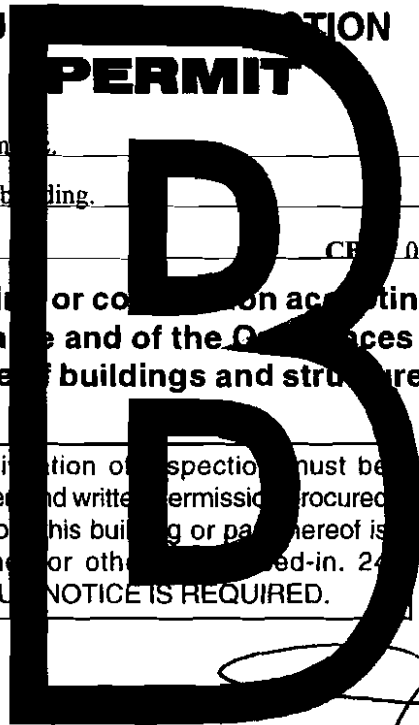
OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept.

Appeal Board

Other



[Signature] for Jennie Brouce

City of Portland, Maine - Building or Use Permit Application

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

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

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

| | | | | |
|--|--|--|--|--------------------|
| Past Use: Commercial / Parking Lot and old Sweetsers bldg. | Proposed Use: Commercial / Add new 60' x 100' accessory building. | Permit Fee: \$4,095.00 | Cost of Work: \$400,000.00 | CEO District: 2 |
| <p style="text-align: center;">PERMIT ISSUED 8/18/10</p> <p style="text-align: center;">AUG 18 2010</p> <p style="text-align: center;">City of Portland</p> | | FIRE DEPT: w/ conditions <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: 5B Type: S-1 | |
| | | Signature: <i>[Signature]</i> | Signature: <i>[Signature]</i> | |

| | |
|---|---|
| Proposed Project Description: Add new 60' x 100' accessory building. | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied |
| Signature: _____ | Date: _____ |

| | | |
|------------------------|---------------------------------|------------------------|
| Permit Taken By: gg | Date Applied For: 06/04/2010 | Zoning Approval |
|------------------------|---------------------------------|------------------------|

| | | | |
|---|--|--|--|
| <ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied | Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied |
| | Date: <i>6/10/10</i> | Date: _____ | Date: <i>6/14/10</i> |

CERTIFICATION

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

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

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

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 10-0664 | Date Applied For: 06/04/2010 | CBL: 070 C002001 |
|------------------------------|--|----------------------------|

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

| | |
|---|--|
| Proposed Use: Commercial / Add new 60' x 100' accessory building. | Proposed Project Description: 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 conditions 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 approval 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: 501 Danforth St | Owner Name: Propsy's Inc | Owner Address: Suite 2400, 55 Lisbon Street | Phone: 207-347-1614 |
| Business Name: | Contractor Name: Davis & Hanscom Inc. | Contractor Address: 38 Maine Street Steep Falls, | Phone: (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.**

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**
- Underground electrical or plumbing inspection prior to pouring concrete**
- The final report of Special Inspections shall be submitted prior to the final inspection or the issuance of the Certificate of Occupancy**
- 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 S ✓

Stairs - 10" tread

Contractor Sta Wait for Site Plan Planning Sign-offs

Permit?

LINE

S

010

020.00

Certificate of Occupancy Fee: 2,500

Total: 4,055.00

Building (1L) / Plumbing (15) Electrical (12) Site Plan (U2)

Other

CBL: 0510 C002

Check #: 104 Total Collected: 4,055.00

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

Taken by: [Signature]

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 * <u>must</u> be owner, Lessee or Buyer* Name Propsys, Inc. Address Suite 2400 City, State & Zip Lewiston, ME 04240 | Telephone: (207) 347-1614 |
| 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 |
| | Lessee/DBA (If Applicable) 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. <i>60 x 100 Portion of paved parking lot</i> | <i>Approved PDF File</i> <i>Not entered in system</i> |
| Contractor's name: Davis & Hanscom Inc. | Address: 38 Main Street | |
| City, State & Zip: Steep Falls, ME 04085-5908 | 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
Address: 501 Danforth St

Date: 3/11/10
C-B-L: 70-C-2

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-2b & Historic

10-0664
for new Accessory Bldg

Interior or corner lot -

Proposed Use/Work - ^{what is the new principle use} changed use & proposal to construct ^{see letter} Accessory Bldg (necessary to what-?) of ^{needs to elaborate}

Sewage Disposal - City A 6000#

Lot Street Frontage - 50' min - over 500' shown in indent

Front Yard - MAX: 10' req - 5' at furthest
(NO OTHER Bldgs on either side of lot)

Rear Yard - DOES ABUT 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 -

Height - 45' MAX height - 41.6' shown on reduced plans

Lot Area - NO min Req. 1.17 Acres given x 43560 = 50965.2#

Lot Coverage Impervious Surface - 90% MAX impervious → REAR pervious area shows over 8,136.2#
406 gpm 10% pervious - requires at least 5096.52 pervious

Open per Family - N/A

Off-street Parking - ? ^{revised} 3863# ⁴⁰⁰ existing Bldg from past notes (- photo) ^{2nd fl}
3595 ÷ 400 = 9.0 for principal Bldg + New ^{text}
11 Now show ^{text} showing

Loading Bays - N/A

Site Plan - # 10-79900002

Shoreland Zoning/Stream Protection - N/A
→ Noise - re locating AC units - Need info
Flood Plains - Panel 13 - Zone C.

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



Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.org

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

Planning Division
Alexander Jaegerman, Director

APRIL 7, 2010

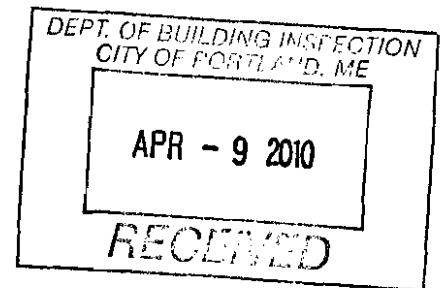
PropSys, Inc.
55 Lisbon St.
Suite 2400
Lewiston ME 04240

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 compliance 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-Pinco, 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



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

*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,

A handwritten signature in black ink, appearing to read "Penny St. Louis Littell".

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

urgently General?

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.

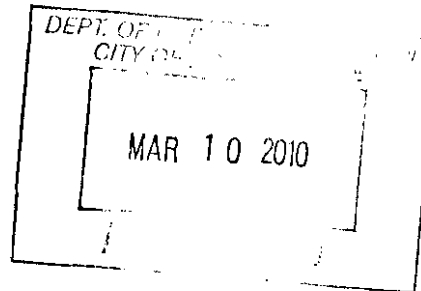
Zoning: B-2B

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



Distribution List:

| | | | |
|--|-------------------------|---|----------------------|
| <input checked="" type="checkbox"/> Planner | Barbara Barhydt | <input checked="" type="checkbox"/> City Arborist | Jeff Tarling |
| <input checked="" type="checkbox"/> Zoning Administrator | Mary Schmuck | <input type="checkbox"/> Design Review | Alex Jaegerman |
| <input checked="" type="checkbox"/> Traffic | Tom Errico | <input type="checkbox"/> Corporation Counsel | Danielle West-Chuhta |
| <input type="checkbox"/> Inspections | Tammy Munson | <input type="checkbox"/> Sanitary Sewer | John Emerson |
| <input checked="" type="checkbox"/> Fire Department | Keith Gautreau | <input checked="" type="checkbox"/> Stormwater | Dan Goyette |
| <input type="checkbox"/> Parking | John Peverada | <input type="checkbox"/> Historic Preservation | Deb Andrews |
| <input checked="" type="checkbox"/> Engineering | David Margolis-Pineo | <input type="checkbox"/> Outside Agency | |
| <input type="checkbox"/> 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.

Marge Schmuckal – Zoning Administrator
March 11, 2010

*Bldg permit
needs to do the
change of use*

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

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

ADDRESSING USES

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.

→ their offices

in new 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:

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

2740
855

3595 # - 400 =

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.

8099 #
9 #
SPC

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.

PROJECT PARCEL SITE
CITY OF PORTLAND TAX MAPS AND LOTS MAP, LOT 8 BLOCK
NUMBERS

MAP NO. BLOCK C LOTS 002



LOCATION MAP
N.E.A.

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

UTILITIES

SEWER
AS SHOWN ON CITY MAPS
PORTLAND PUBLIC WORKS
DEPARTMENT
100 SOUTH STREET
PORTLAND, MAINE 04101
(207) 778-1171

WATER
AS SHOWN ON CITY MAPS
PORTLAND WATER DEPARTMENT
200 COLLEGE STREET
PORTLAND, MAINE 04101
(207) 778-1171

ELECTRIC
AS SHOWN ON CITY MAPS
CENTRAL MAINE POWER COMPANY
600 OCEAN ROAD
PORTLAND, MAINE 04101
(207) 778-1171

ONE
AS SHOWN ON CITY MAPS
AT&T
100 SOUTH STREET
PORTLAND, MAINE 04101
(207) 778-1171

TELEPHONE
AS SHOWN ON CITY MAPS
AMERICAN CABLE TELEPHONE
CORPORATION
100 SOUTH STREET
PORTLAND, MAINE 04101
(207) 778-1171

CABLE
AS SHOWN ON CITY MAPS
AMERICAN CABLE TELEPHONE
CORPORATION
100 SOUTH STREET
PORTLAND, MAINE 04101
(207) 778-1171

FIRE ALARM
AS SHOWN ON CITY MAPS
PORTLAND FIRE DEPARTMENT
100 SOUTH STREET
PORTLAND, MAINE 04101
(207) 778-1171

PERMITS
LOCAL
CITY OF PORTLAND
100 SOUTH STREET
PORTLAND, MAINE 04101

GOVERNING BODY
CITY OF PORTLAND
CITY HALL
100 SOUTH STREET
PORTLAND, MAINE 04101

EXISTS
AS SHOWN ON CITY MAPS

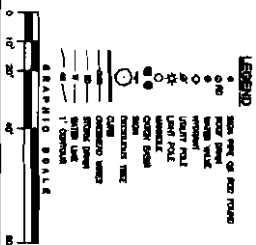
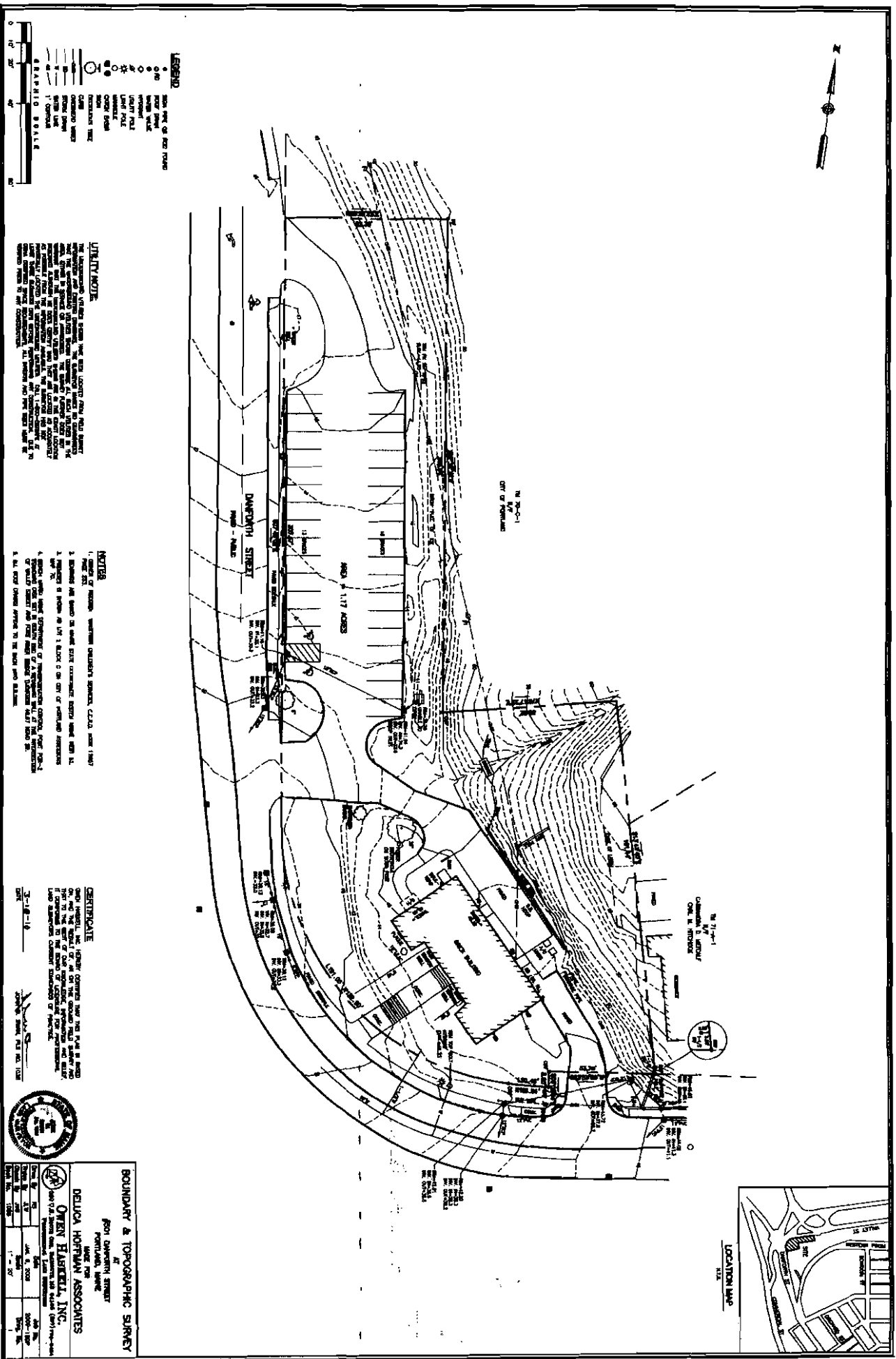
LEGEND

| SYMBOL | DESCRIPTION | CONSTRUCTION |
|--------|---------------------------|---------------------------|
| | PROPERTY LINE / MAIN LINE | PROPERTY LINE / MAIN LINE |
| | BOUNDARY LINE | BOUNDARY LINE |
| | UTILITY LINE | UTILITY LINE |
| | CONSTRUCTION OPEN LINE | CONSTRUCTION OPEN LINE |
| | SIDE OF PROPERTY | SIDE OF PROPERTY |
| | WALL | WALL |
| | FOUNDATION | FOUNDATION |
| | FOOTING | FOOTING |
| | SLAB | SLAB |
| | BEAM | BEAM |
| | COLUMN | COLUMN |
| | STAIR | STAIR |
| | ELEVATION | ELEVATION |
| | SECTION LINE | SECTION LINE |
| | NOTE | NOTE |
| | TITLE BLOCK | TITLE BLOCK |

GENERAL NOTES:

1. THIS PROJECT IS A SUBMITTAL OF THE CITY OF PORTLAND, MAINE, AND IS SUBJECT TO THE CITY OF PORTLAND, MAINE, ZONING ORDINANCES AND REGULATIONS.
2. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
3. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
4. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
5. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
6. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
7. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
8. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
9. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
10. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
11. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
12. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
13. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
14. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
15. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
16. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
17. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
18. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
19. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
20. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
21. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
22. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
23. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
24. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.
25. THE SUBMITTANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF PORTLAND, MAINE.

| | | |
|---|---|--|
| | <p>ACCESSORY BUILDING 501 DANFORTH STREET COVER SHEET, GENERAL NOTES AND LEGEND</p> | <p>DELUCA-HOFFMAN ASSOCIATES, INC. 100 SOUTH STREET PORTLAND, MAINE 04101 (207) 778-1171</p> |
| <p>PROJECT: ACCESSORY BUILDING 501 DANFORTH STREET NOTES AND LEGEND</p> | <p>DATE: PREPARED BY: [Name] 501 DANFORTH STREET SUITE 500 PORTLAND, MAINE 04101</p> | <p>SCALE: 1/8" = 1'-0"</p> |



LEGEND

● Spot height of face of curb
 ○ Spot height of roof
 ○ Spot height of building
 ○ Spot height of tower
 ○ Spot height of antenna
 ○ Spot height of chimney
 ○ Spot height of tower
 ○ Spot height of antenna
 ○ Spot height of chimney

LIMITY NOTE

THIS SURVEY WAS MADE BY THE SURVEYOR FROM THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNDISCOVERED SURVEYING WORK OR RECORDS THAT WOULD AFFECT THIS SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNDISCOVERED SURVEYING WORK OR RECORDS THAT WOULD AFFECT THIS SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNDISCOVERED SURVEYING WORK OR RECORDS THAT WOULD AFFECT THIS SURVEY.

NOTES

1. PORTION OF RECORD DRAWING SUBJECT'S RECORD, C.D.A. 1000 (1960)
2. SURVEY WAS MADE IN ACCORD WITH CURRENT SURVEYING PRACTICES AND THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNDISCOVERED SURVEYING WORK OR RECORDS THAT WOULD AFFECT THIS SURVEY.
3. SURVEY WAS MADE IN ACCORD WITH CURRENT SURVEYING PRACTICES AND THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNDISCOVERED SURVEYING WORK OR RECORDS THAT WOULD AFFECT THIS SURVEY.
4. SURVEY WAS MADE IN ACCORD WITH CURRENT SURVEYING PRACTICES AND THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNDISCOVERED SURVEYING WORK OR RECORDS THAT WOULD AFFECT THIS SURVEY.
5. ALL CORNER MARKERS ARE TO BE KEPT AND MAINTAINED.

CERTIFICATE

I, the undersigned, being a duly licensed Professional Engineer, do hereby certify that the foregoing is a true and correct copy of the original survey records and that the same are in accordance with the provisions of the laws of the State of Illinois.

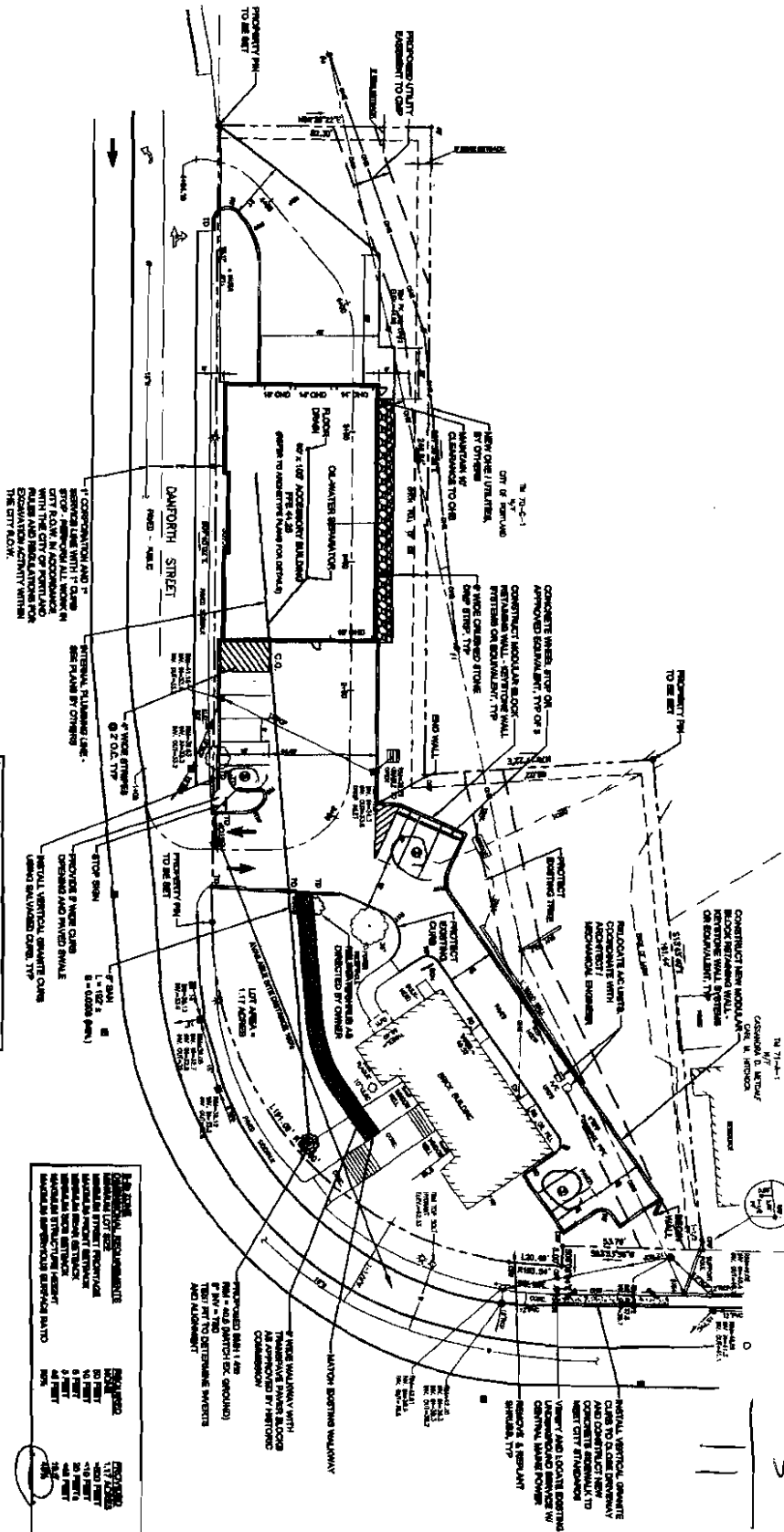
7-18-11

BOUNDARY & TOPOGRAPHIC SURVEY

FOR DAAVENPORT STREET

MADE FOR
OWEN HARTFIELD ASSOCIATES
 1000 DAVENPORT STREET, SUITE 100
 CHICAGO, ILLINOIS 60611
 PHONE: (773) 867-1111
 FAX: (773) 867-1112

OWEN HARTFIELD, INC.



1" CORPORATION AND 1" SERVING LINE WITH 1" CLAM STOP / APPROVAL WILL WORK IN WITH THE CITY OF PORTLAND RULES AND REGULATIONS FOR EXISTING AND PROPOSED UTILITIES IN THE CITY PLAN.

PREPARED BY: [Signature]
 DATE: JANUARY 8, 2010

FOR THE: [Signature]
 DATE: [Signature]



| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 01/08/10 | ISSUED FOR PERMIT |
| 2 | 01/08/10 | ISSUED FOR PERMIT |
| 3 | 01/08/10 | ISSUED FOR PERMIT |
| 4 | 01/08/10 | ISSUED FOR PERMIT |
| 5 | 01/08/10 | ISSUED FOR PERMIT |
| 6 | 01/08/10 | ISSUED FOR PERMIT |
| 7 | 01/08/10 | ISSUED FOR PERMIT |
| 8 | 01/08/10 | ISSUED FOR PERMIT |
| 9 | 01/08/10 | ISSUED FOR PERMIT |
| 10 | 01/08/10 | ISSUED FOR PERMIT |

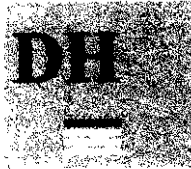


ACCESSORY BUILDING
 501 DANFORTH STREET
 UTILITY PLAN
 THOMPSON, INC.
 66 LISBON STREET SUITE 300
 LEWISTON, MAINE 04240

DALLAN-HOFFMAN
 ARCHITECT, INC.
 1000 BROADWAY
 SUITE 200
 PORTLAND, ME 04101
 TEL: 603.761.1111
 FAX: 603.761.1112
 WWW.DALLAN-HOFFMAN.COM

DATE: 01/08/10
 SCALE: AS SHOWN
 SHEET NO: 4.0

PRELIMINARY - NOT FOR CONSTRUCTION



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE B
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.

Mr. Erick Giles
April 1, 2010
Page 2

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 show*

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 if they are relocated, they will be placed to the north side of the building, away from the residences to the east.

Mr. Erick Giles
April 1, 2010
Page 3

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.

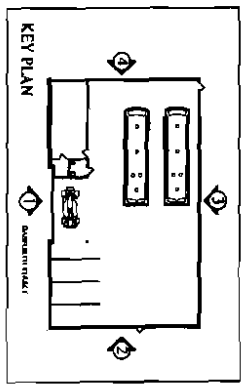
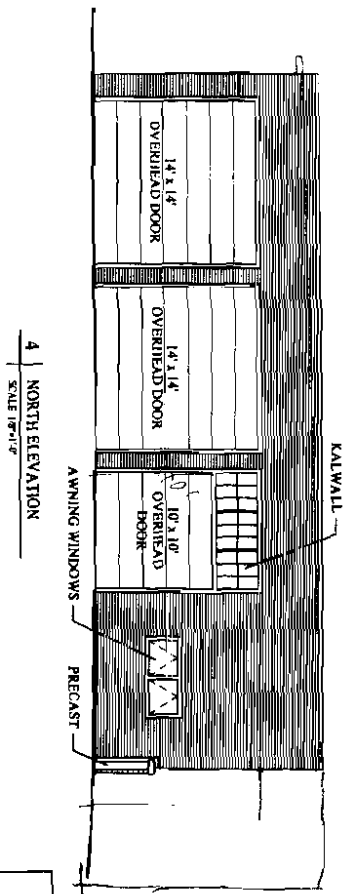
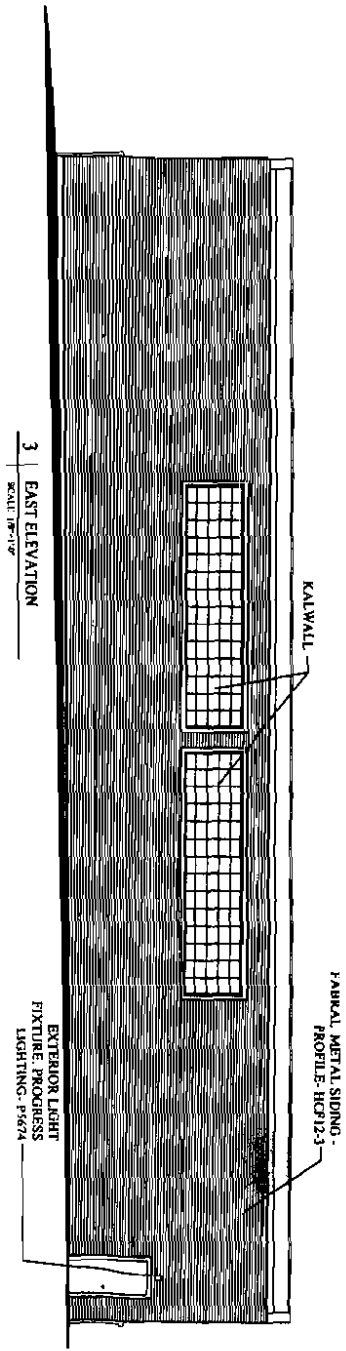
Response:

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.

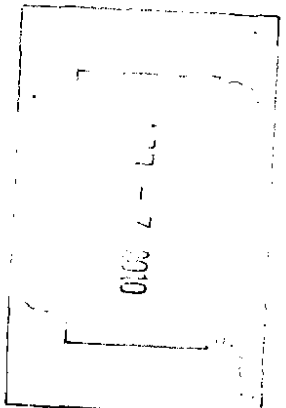
David Margolis-Pineo – Deputy City Engineer

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.

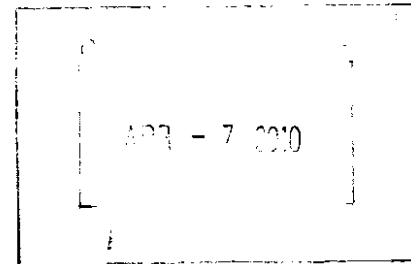
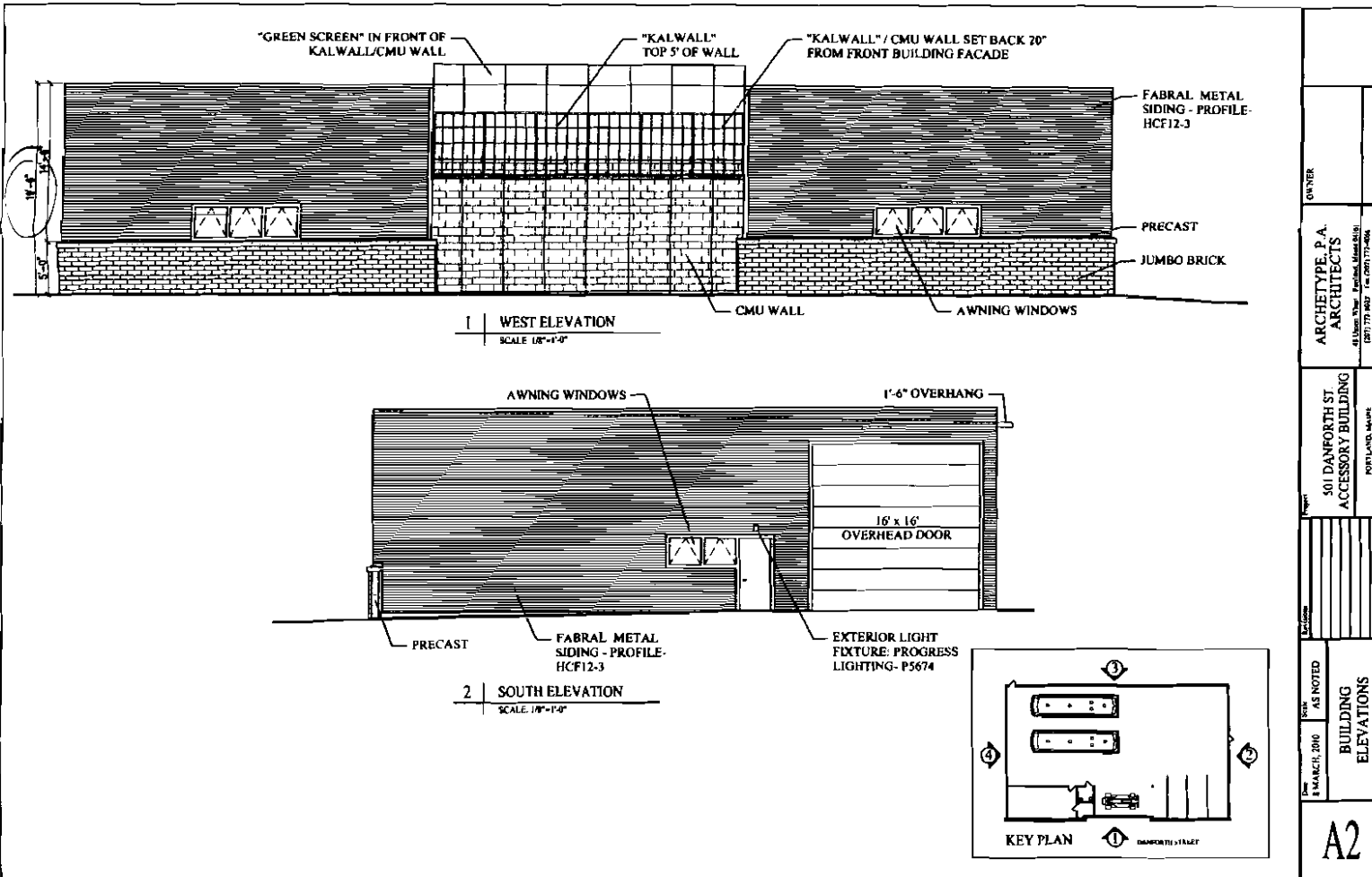


| | | | | | |
|-----------|----------------------------|-------------------|--|---|-------|
| A3 | DATE 8 MARCH, 2010 | SCALE AS NOTED | PROJECT 501 DANFORTH ST. ACCESSORY BUILDING PORTLAND, MAINE | ARCHITECTS ARCHETYPE, P.A. ARCHITECTS <small>40 Union Street Portland, Maine 04101 (207) 773-6022 Fax (207) 773-8056</small> | OWNER |
| | BUILDING ELEVATIONS | | | | |

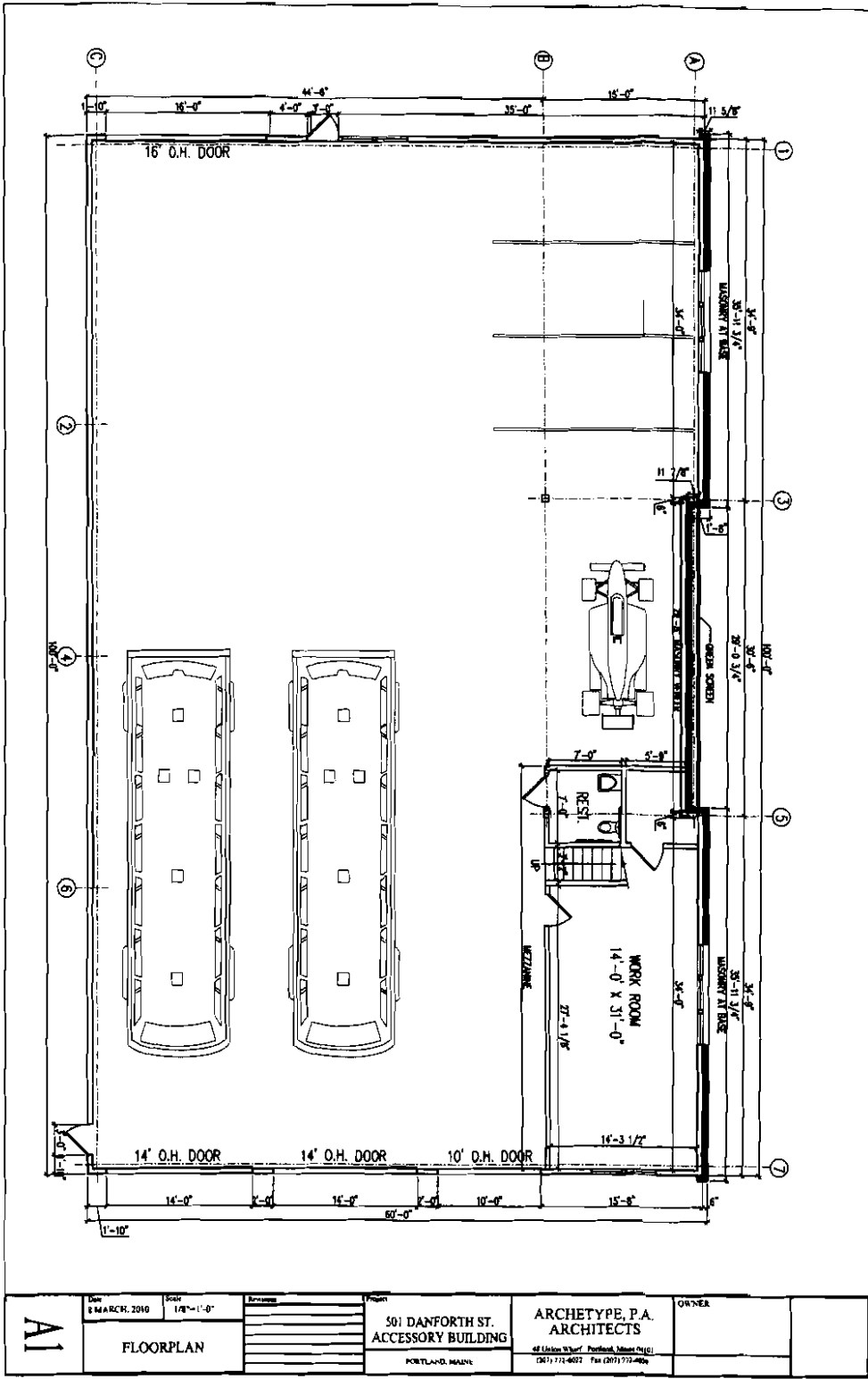


4/7/10

11-7-2010



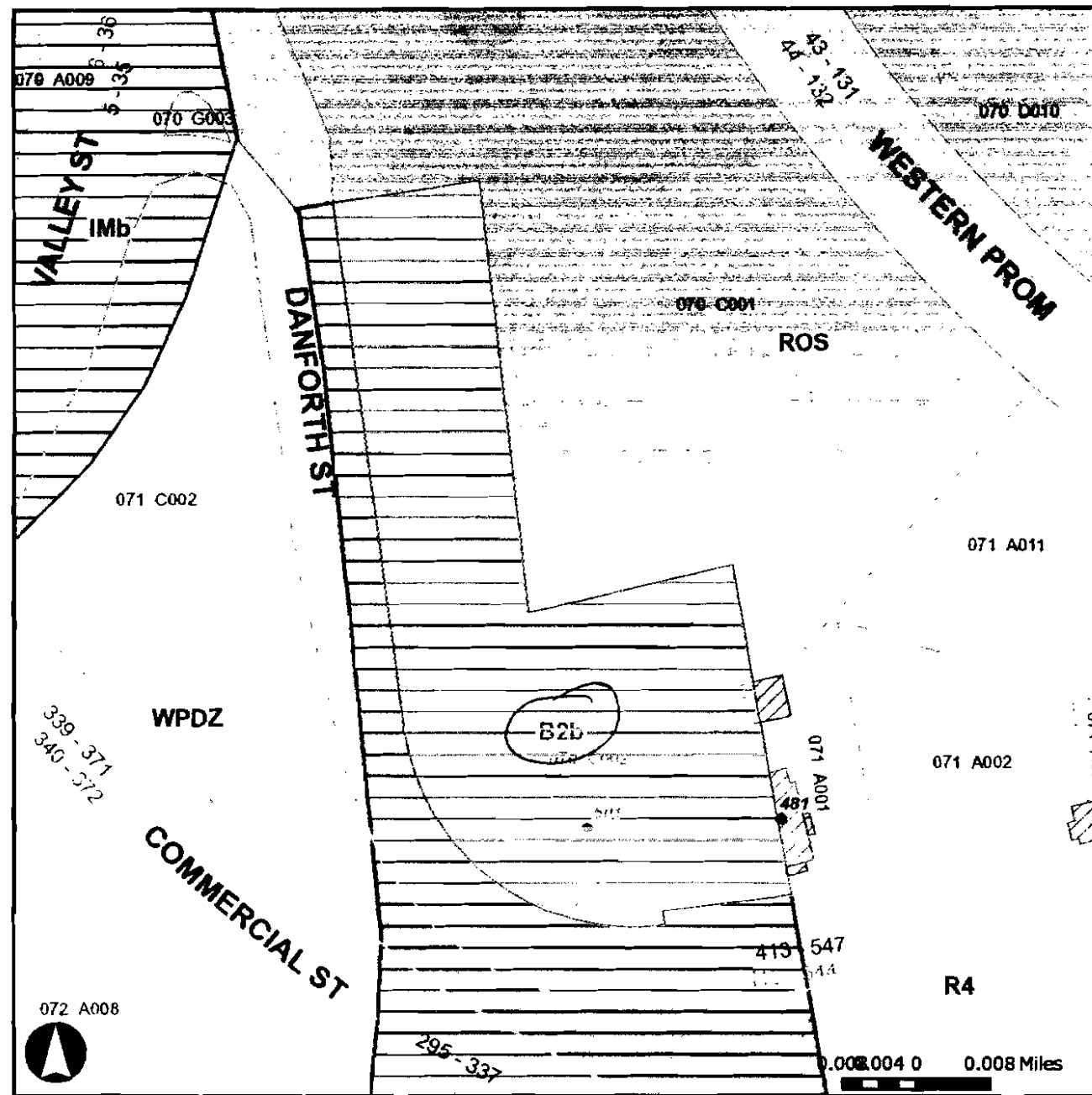
A/7/10



D.P.F.
 CIVIL
 APR - 7 2010

4/7/10

Map



| Parcels | Island Zoning | Zoning (continued) | Zoning (continued) |
|--|-------------------------------|---|------------------------------|
| | <input type="checkbox"/> C43 | <input type="checkbox"/> R3 Residential | <input type="checkbox"/> C25 |
| Interstate | <input type="checkbox"/> I-B | <input type="checkbox"/> R4 Residential | <input type="checkbox"/> C26 |
| Streets | <input type="checkbox"/> I-TS | <input type="checkbox"/> R5 Residential | <input type="checkbox"/> C27 |
| Buildings | <input type="checkbox"/> I-R1 | <input type="checkbox"/> R6 Residential | <input type="checkbox"/> C28 |
| <input type="checkbox"/> Building | <input type="checkbox"/> I-R2 | <input type="checkbox"/> ROS Recreation Open Space | <input type="checkbox"/> C29 |
| <input checked="" type="checkbox"/> Out Building | <input type="checkbox"/> I-R3 | <input type="checkbox"/> RP Residential | <input type="checkbox"/> C30 |
| | <input type="checkbox"/> ROS | | <input type="checkbox"/> C31 |



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

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 Thoups - David Lloyd - Debra -
Barbara - Marge

DISCUSSION:

1.244 acres. various businesses
4 Partners & Admin Ass't - real estate - NASCA team
management red CLAWS
Accessory Bldg - records - covered parking - trophy
Area
↓
60' x 100' on existing. 2 motor homes stored also
+ lot (6000) PAVEMENT → pre-fab metal Bldg - should be high quality material
materials with integrity & detailing
11 parking spaces outside & inside
EXISTING
total Bldg 3,063 sq total with 2nd floor
Anything that happens on the property is Reviewable under Historic
Not a SLAM DUNK
14' high bldg (New) - wing on existing Bldg ≈ 14' high → on ARISE
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

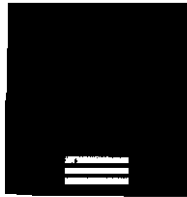


DISCLAIMER: This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101

501 Danforth

2000 - 1st floor
800 - 2nd floor
Steve Griswold - Chris Thompson
office - storage Bldg
real estate manage
office of building tradesman
NASCAR Company
501 Danforth St
70-C-002
B-2b is Historic
DAVID Lloyd
"Provis"



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

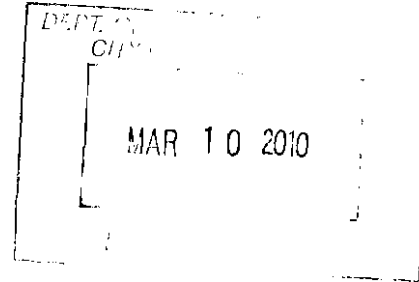
778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- 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



**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.

yes

*Needs
change of
use for
primary
zoning*

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.

also shows clinic use. Res. AS

How is this Accessory

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.

Ms. Barbara Barhydt
March 9, 2010
Page 2 of 4

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
com

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

Ms. Barbara Barhydt
March 9, 2010
Page 3 of 4

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.

DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

Ms. Barbara Barhydt
March 9, 2010
Page 4 of 4

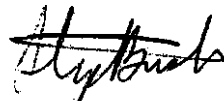
- (12) DeLuca-Hoffman Associates, Inc. can provide CADD.DXF files to the City upon final approval of the plan.
- (13) The proposed project will generate only a modest amount of recyclable materials. Topsoil will be stripped, screened and reused as much as possible. The existing pavement will be stripped, 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: sbuahhey@delucahoffman.com

ARCHITECT

Name: Archetype PA
Address: 48 Union Wharf
Portland, ME
Zip Code: 04101
Work #: 207-772-8022
Cell #: _____
Fax #: 207-772-4056
Home: _____
E-mail: lloyd@archetypepa.com

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

ENGINEER

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

CONSULTANT

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

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.

| | |
|---|---|
| <p>Major Development (more than 10,000 sq. ft.)</p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p> | <p>Plan Amendments</p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> <p>Subdivision</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + (applicable Major site plan fee)</p> |
| <p>Minor Site Plan Review</p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p> | <p>Other Reviews</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00)</p> <p><input type="checkbox"/> Storm water Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p> |

DEVELOPMENT REVIEW APPLICATION SUBMISSION

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

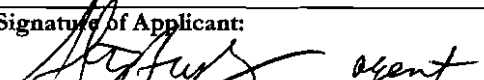
1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by 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.

| | |
|--|---------------------|
| <p>Signature of Applicant:</p>  | <p>Date: 3/9/10</p> |
|--|---------------------|

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 |
| | | e |
| 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 |
| | | g |
| | _____ | * 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 |
| | | cl |
| x | _____ | * Quantity and type of residential, if any |
| | | cl |
| 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 | - an environmental impact study |
| - erosion and sedimentation controls to be used during construction | - a sun shadow study |
| - a parking and/or traffic study | - a study of particulates and any other noxious emissions |
| - a wind impact analysis | - 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 | 1 ft./1 ft. Building | |
| | Setback | Height | 72.04 ft. |
| | Min Rear Yard | 1 ft./1 ft. Building | |
| | Setback | Height | 35.66 ft. |
| | Min Side Yard | 1 ft./1 ft. Building | |
| | Setback | 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



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

Date: March 9, 2010

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)
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:

Chart Block Lot Number: 70-C-002

| | | |
|---------------|---|----------|
| Site Category | Commercial | <u>x</u> |
| | Industrial <i>(complete part 4 below)</i> | _____ |
| | Governmental | _____ |
| | Residential | _____ |
| | Other <i>(specify)</i> | _____ |

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

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: | <u>PropSys Inc.</u> | |
| Owner/Developer Address: | <u>55 Lisbon Street, Lewiston, ME 04240</u> | |
| Phone: <u>207-347-1614</u> | Fax: <u>207-784-3319</u> | E-mail: _____ |
| Engineering Consultant Name: | <u>DeLuca-Hoffman Associates, Inc.</u> | |
| Engineering Consultant Address: | <u>778 Main Street, Suite 8, South Portland, ME 04106</u> | |
| Phone: <u>207-775-1121</u> | Fax: <u>207-879-0898</u> | E-mail: <u>sbushey@delucahoffman.com</u> |
| City Planner's Name: | <u>Barbara Barhydt</u> | Phone: <u>207-874-8699</u> |

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 | Flow per User | Total |
|--------------------|-----------------|-----------------|----------------|
| 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.

DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

Mr. Rico Spugnardi
March 9, 2010
Page 2

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:

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

DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

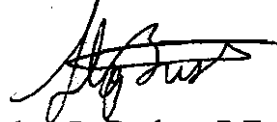
Mr. Frank Brancely
March 9, 2010
Page 2

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.



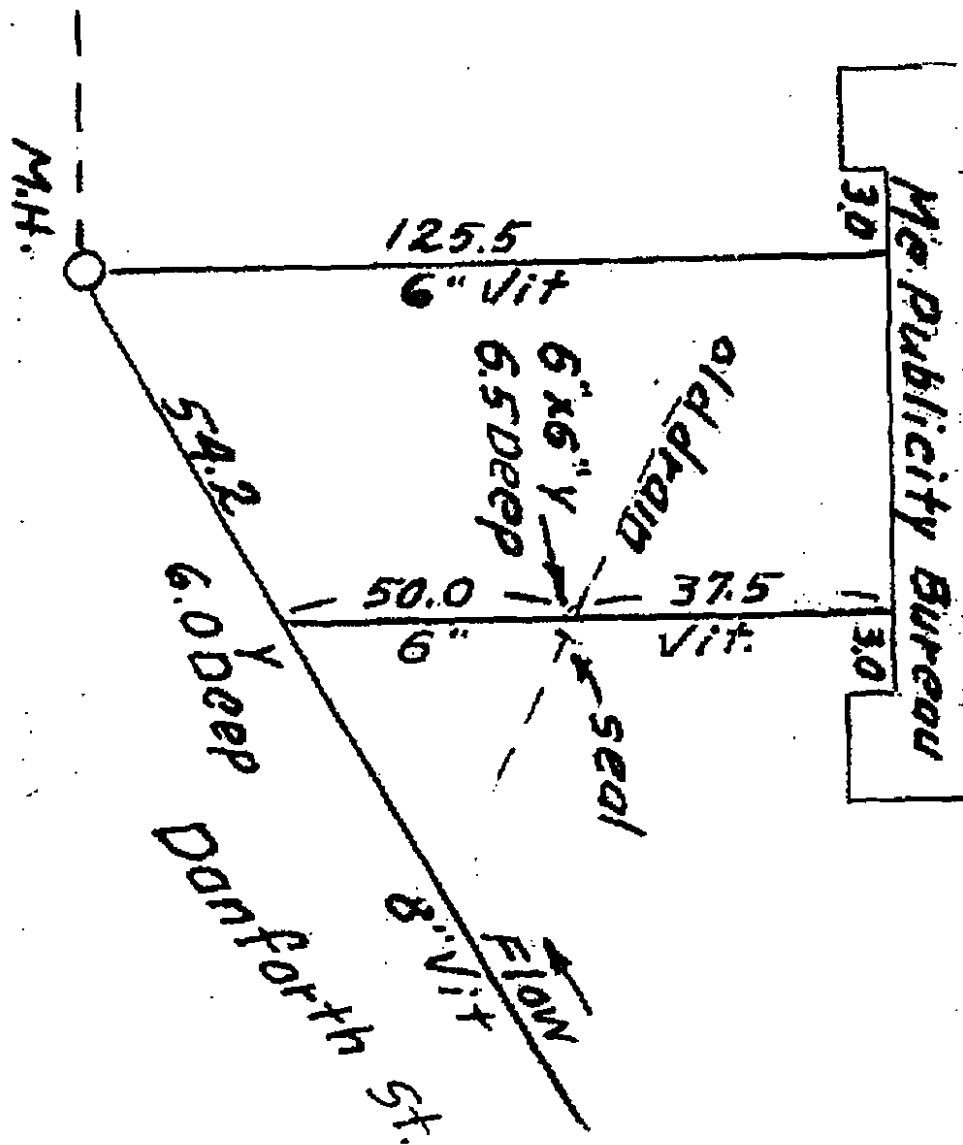
Stephen R. Bushey, P.E.
Senior Engineer

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

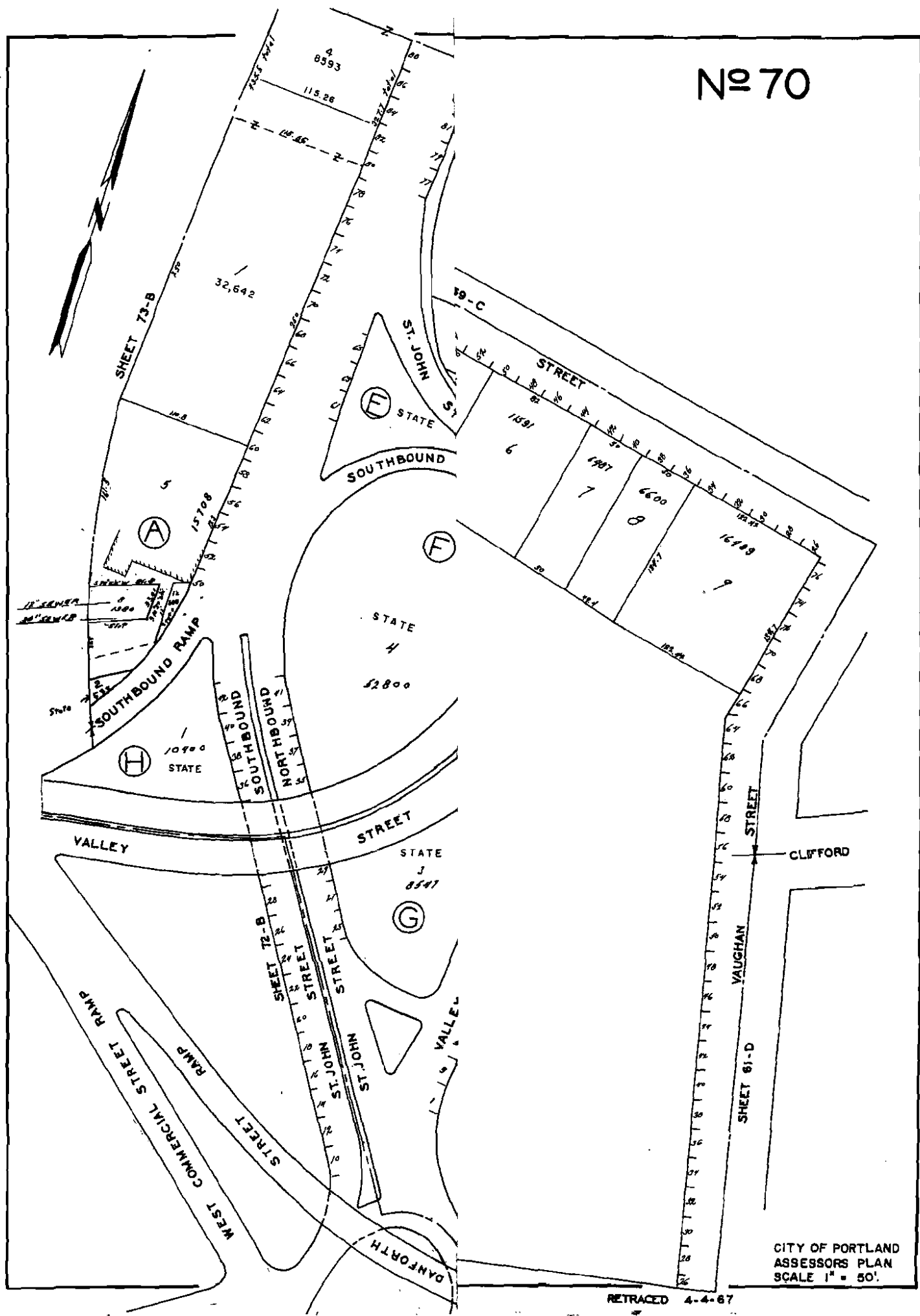
Enclosures: Site Plan
Sewer Connection Card Copy
Completed Wastewater Capacity Application

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

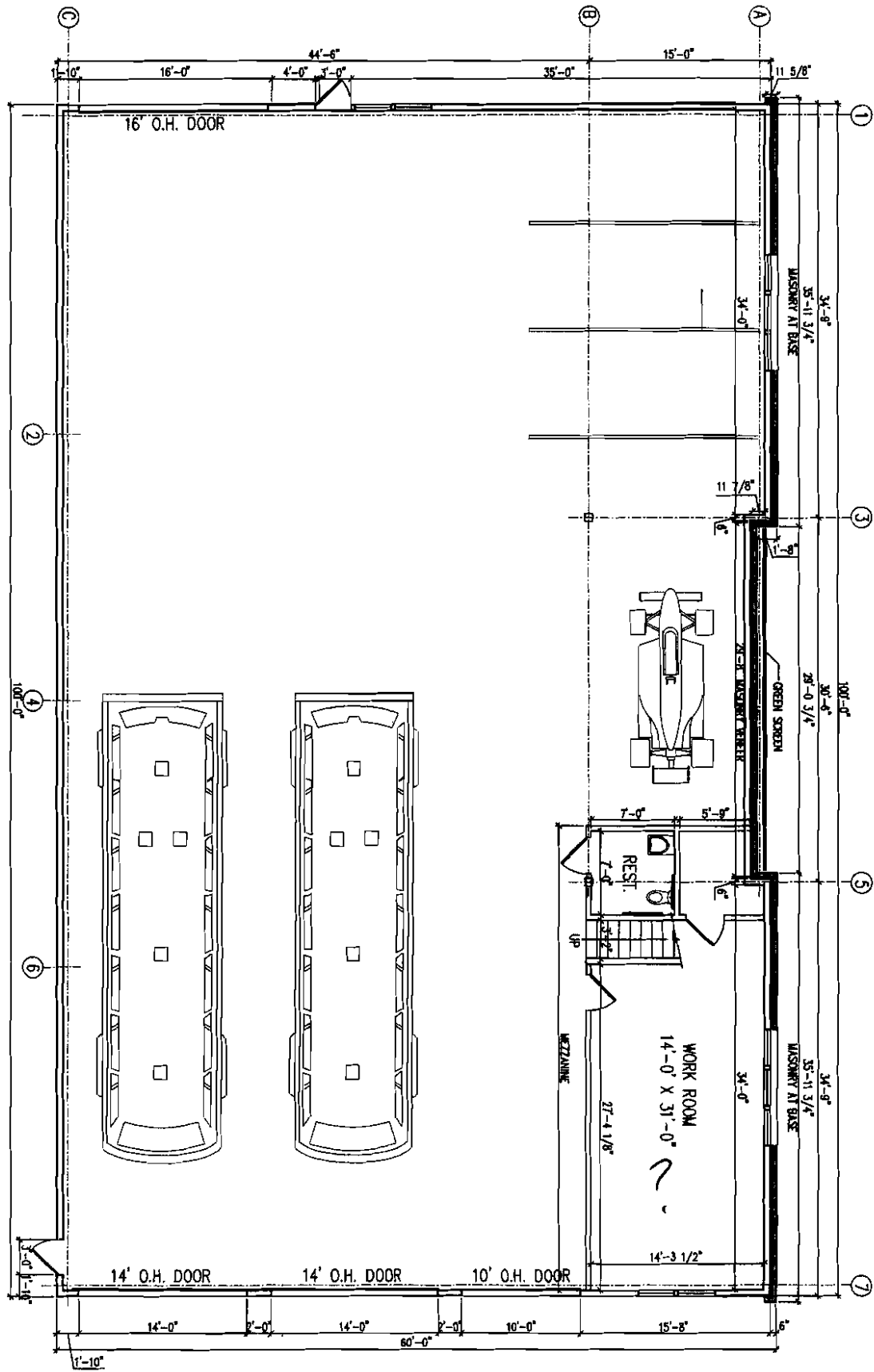
St. John St.



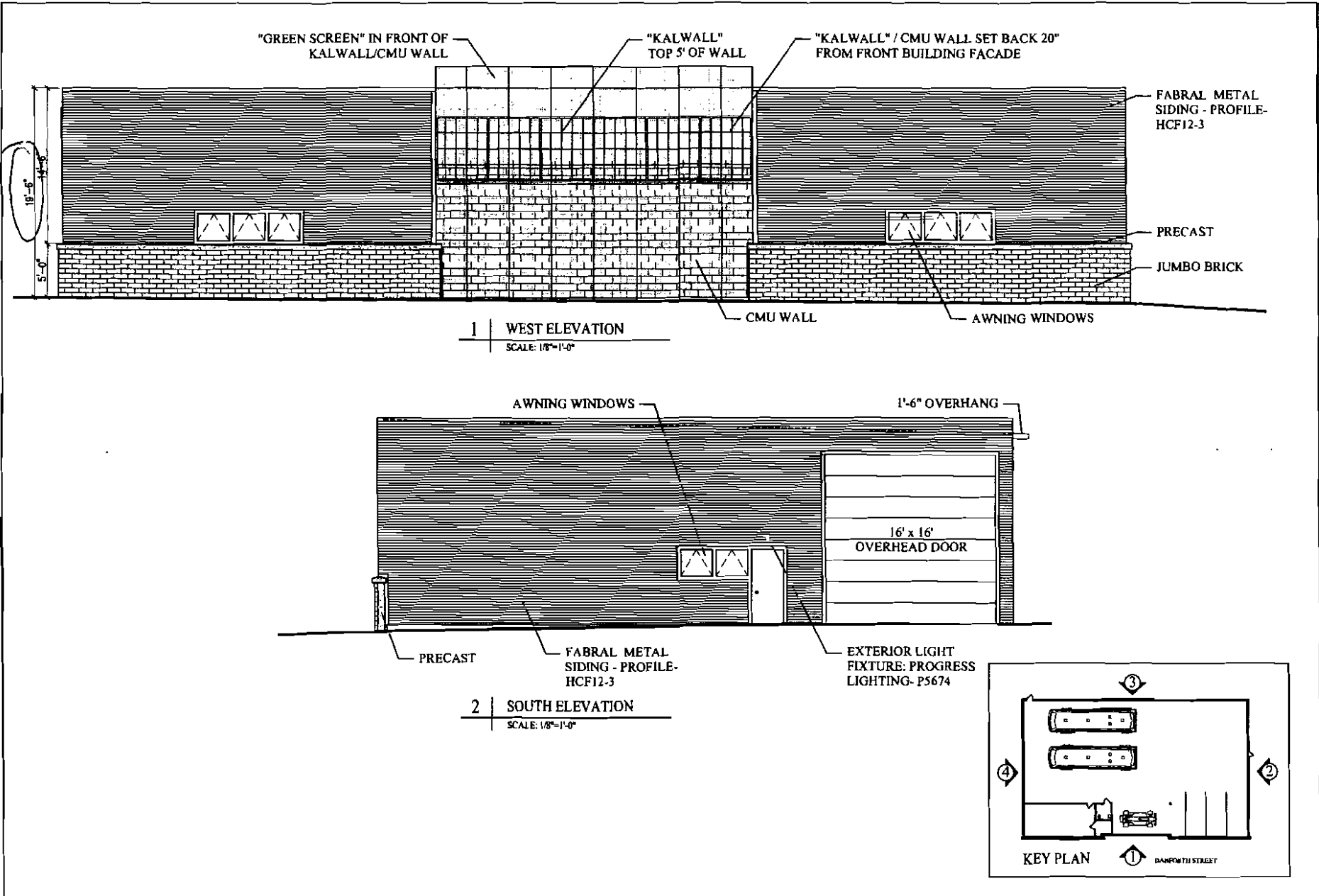
No 70



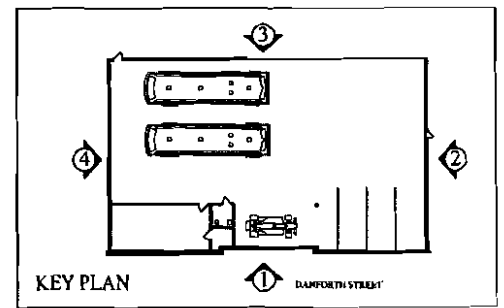
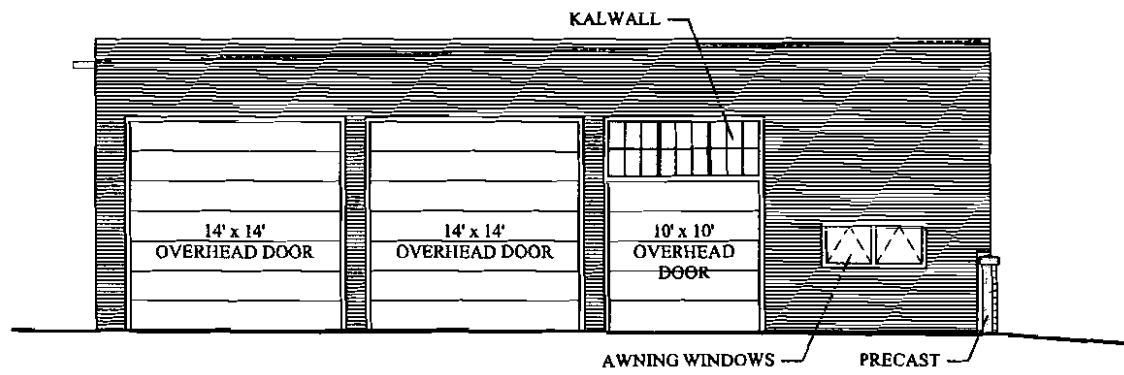
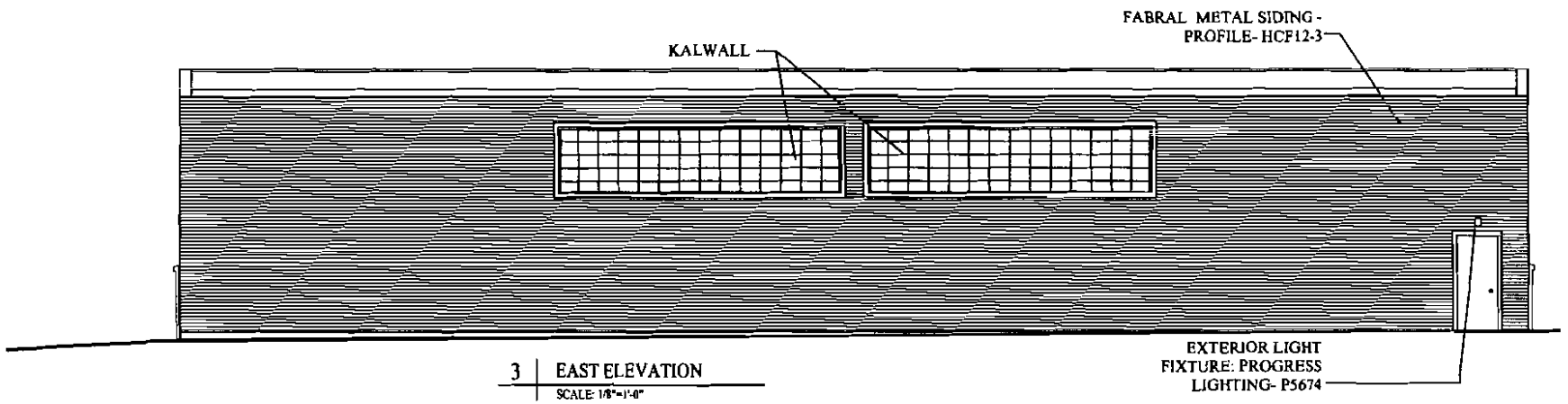
RETRACED 4-4-67



| | | | | | | | |
|----|-----------|---------------|-------|--------------|-----------|---|---|
| A1 | Date | 8 MARCH, 2010 | Scale | 1/8" = 1'-0" | Revisions | Project | OWNER |
| | FLOORPLAN | | | | | 501 DANFORTH ST. ACCESSORY BUILDING PORTLAND, MAINE | ARCHETYPE, P.A. ARCHITECTS 48 Ethier Wharf Portland, Maine 04101 (107) 772-6022 Fax (107) 773-4056 |



| | |
|---------------------|---|
| OWNER: | ARCHETYPE, P.A. ARCHITECTS 44 Union Street, Portland, Maine 04101 607.773-6622 Fax 607.773-4835 |
| Project: | 501 DANFORTH ST. ACCESSORY BUILDING PORTLAND, MAINE |
| Revisions: | |
| Date: | 23 MARCH, 2010 |
| Scale: | AS NOTED |
| BUILDING ELEVATIONS | |
| A2 | |



| | |
|------------------------|--|
| OWNER: | ARCHETYPE, P.A. ARCHITECTS 48 Union Street, Portland, Maine 04101 (207) 773-9027 Fax (207) 773-9056 |
| PROJECT: | 501 DANFORTH ST. ACCESSORY BUILDING PORTLAND, MAINE |
| 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, 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 Seismic response coefficients, S_d s & S_{d1} (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 , and
 deflection amplification factor C_d (1617.6.2)
1616.6 Analysis procedure (1616.6, 1617.5)
13.3K Design base shear (1617.4, 1617.5.1)

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)



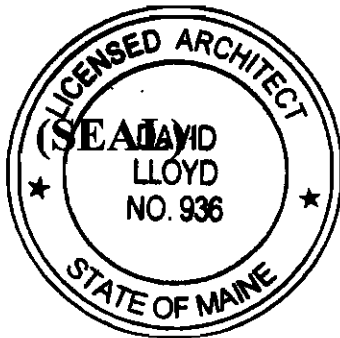
Accessibility Building Code Certificate

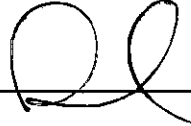
Designer: Archetype, PA

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.



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

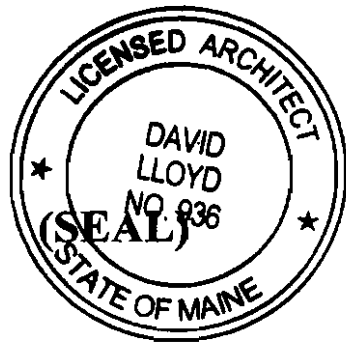
Date: May 27, 2010

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.



Signature: 

Title: Architect

Firm: Archetype, PA

Address: 48 Union Wharf

Portland, ME 04101

(207) 772-6022

Phone: _____

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: 874-8766
Date: 7/7/10
Regarding: Statement of Responsibility
Total Number Of Pages Including Cover: 4
Phone Number For Follow-Up: 874-8765

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/m²). 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 m²) 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 m²) 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, I_p , 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_{ps} , 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

RECEIVED
JUL 7 2010
Dept. of Building Inspections
City of Portland Maine

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.

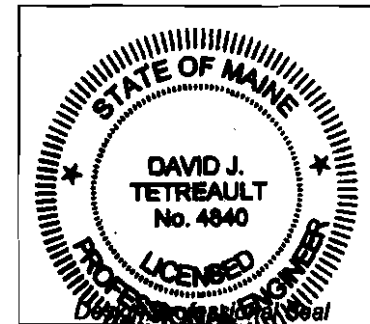
Prepared by:

David J. Tetreault, P.E.

(type or print name)

David J. Tetreault
Signature

04/23/10
Date



Owner's Authorization:

Building Official's Acceptance:

Signature

Date

Carrie Paula
Signature

7/14/10
Date

Schedule of Inspection and Testing Agencies

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

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

| Special Inspection Agencies | Firm | Address, Telephone |
|-----------------------------------|---|--|
| 1. Special Inspection Coordinator | <i>Structural Design Consulting, Inc.</i> | <i>22 Oakmont Drive Old Orchard Beach, ME 04064-4121 207-934-8038</i> |
| 2. Inspector | <i>Sebago Technics</i> | <i>One Chabot Street P.O. Box 1339 Westbrook, ME 04098-1339 (207) 856-0277</i> |
| 3 Testing Agency | <i>S.W Cole Engineering, Inc</i> | <i>286 Portland Road Gray, ME 04039 207 657-2866</i> |
| 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 | Geotechnical Engineering Technician - Levels I, II, III & IV |

Other

Soils and Foundations

| Item | Req'd Y/N | Agency # (Qualif.) | Scope |
|-------------------------------|--------------|-----------------------|--|
| 1. Shallow Foundations | Y | 2 | <p><i>Inspect soils below building foundation and slab-on-grade for adequate bearing capacity and consistency with geotechnical report.</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i></p> |
| 2. Controlled Structural Fill | Y | 3 | <p><i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i></p> <p><i>Inspect placement, lift thickness and compaction of controlled fill.</i></p> |
| 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 | <i>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.</i> |
| 2. Material Certification | Y | 1 | <i>Review certified mill test reports for reinforcing steel.</i> |
| 3. Reinforcement Installation | Y | 3 | <i>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</i> |
| 4. Post-Tensioning Operations | N | | |
| 5. Welding of Reinforcing | N | | |
| 6. Anchor Rods | Y | 3 | <i>Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.</i> |
| 7. Concrete Placement | Y | 3 | <i>Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.</i> |
| 8. Sampling and Testing of Concrete | Y | 3 | <i>Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).</i> |
| 9. Curing and Protection | Y | 3 | <i>Inspect curing, cold weather protection and hot weather protection procedures.</i> |
| 10. Other: | N | | |

Structural Steel

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

From:

07/07/2010 15:41 #092 P.002/006

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.

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: 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 etc

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

Date

7/13/10

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
ENTIRE

APPROVED OCCUPANCY
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.