

UNIVERSITY OF  
**SOUTHERN MAINE**  
Facilities Management

TO:                   Inspections Division  
                          City of Portland  
                          389 Congress Street  
                          Portland, ME 04101

Date:                April 12, 2007                   We Transmit:

Project No.:        2005-014                   ☒ Attached       ☐ Under Separate Cover via \_\_\_\_\_

Attention:          Mike Nugent                   The Following:

Re:                  University Commons,       ☒ Drawings       ☐ Copy of Letter   ☐ Specifications  
                      The Wishcamper Center   ☐ Samples       ☐ Shop Drawing   ☐ Change Order  
                      CBL: 114-D-023           ☒ Other: Copy of Email

Copies	Date	Drawing No.	Description
1	4/11/07	2 pages	NFPA Compliance email (hard copy as requested), below sketches attached
1	4/11/07	SKA-011R1	First Floor plan for NFPA Compliance
1	4/11/07	SKA-012R1	First Floor plan for NFPA Compliance
1	4/11/07	1 sheet	Areaway Section/Plan email (hard copy as requested), below sketch attached
1	4/10/07	SKA-015	Areaway Plans and Section

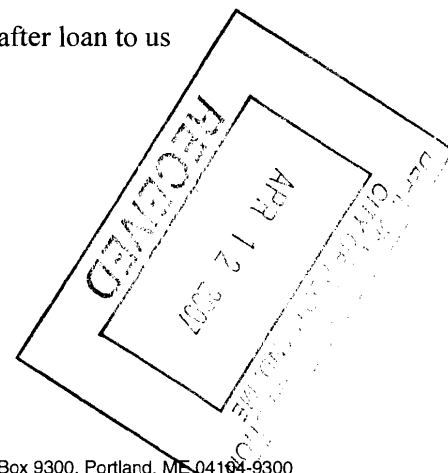
Transmitted as checked:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> For approval            | <input type="checkbox"/> No exception taken     | <input type="checkbox"/> For review and comment           |
| <input type="checkbox"/> For your use            | <input type="checkbox"/> Make corrections noted | <input type="checkbox"/> Revise and submit                |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Rejected               | <input type="checkbox"/> Prints returned after loan to us |
| <input type="checkbox"/> Other _____             |   |   |

Remarks: **Mike,**  
**Hard copies as you requested.**

Copy to: file

From: Carol Potter



P.O. Box 9300, Portland, ME 04104-9300  
(207) 780-4160, TTY (207) 780-5646, FAX (207) 780-4538  
[www.usm.maine.edu](http://www.usm.maine.edu)

A member of the University of Maine System

**From:** "Mike Nugent" <mjn@portlandmaine.gov>  
**To:** <tbeddall@koetterkim.com>, <Richard.McCarthy@maine.gov>, "Gregory Cass" ...  
**Date:** 4/11/2007 8:39 PM  
**Subject:** RE: USM - Wishcamper Center-NFPA Compliance

**CC:** <bfitzpatrick@koetterkim.com>, <cpotter@usm.maine.edu>  
Please provide hard copies to City hall for my review

>>> "Tom Beddall" <tbeddall@koetterkim.com> 04/11/07 7:13 PM >>>  
Gentlemen:

Based on discussion of the sketches sent on March 29, we are sending you revised drawings that show our preferred approach for bringing the Wishcamper Center's two story spaces into compliance with NFPA 101. As revised, the location of the overhead coiling 1 hr. rated fire shutter in the First Floor Central Corridor has been shifted, as shown in the attached sketches SKA-011 R1 and SKA-012 R1, to limit the dead-end distance in the North Corridor to 50 feet. A second means of egress from Lobby 108 is to be provided through the Multipurpose Room, by providing that the Multipurpose Room doors at Vestibule 104 are not lockable.

We look forward to speaking with you regarding these issues.

Tom Beddall

Koetter Kim and Associates, Inc.

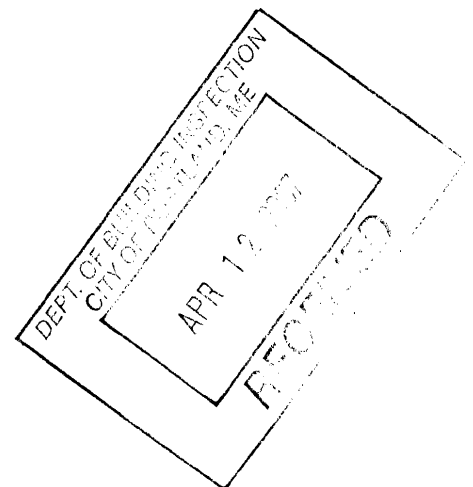
617-536-8560

---

From: Bill Fitzpatrick  
Sent: Thursday, March 29, 2007 10:35 AM  
To: Captain Cass (gec@portlandmaine.gov); Mike Nugent (mjn@portlandmaine.gov); Rich McCarthy (Richard.McCarthy@maine.gov)  
Cc: Carol Potter (cpotter@usm.maine.edu); Tom Beddall  
Subject: USM - Wishcamper Center-NFPA Compliance

Gentlemen

Attached are sketches describing our preferred approach to bringing the building's two story spaces into compliance with NFPA 101



Mike - The sketch dealing with the Muskie Forum space shows a different solution to the issue than that which I described to you this morning. After speaking with you, I spoke to Captain Cass whose recollection of the meeting was that there could be a door directly from the assembly space to the outside and, with that, fire shutters could be used to isolate the Forum from the rest of the building. This is the approach shown on SKA -011. This is an approach that preserves the open nature of the spaces while providing compliance with safety regulations. I hope that I understood Captain Cass correctly and that you all find this approach satisfactory.

NFPA references are as follows:

8.6.8 Convenience Openings

8.6.8.1 "A vertical opening serving as other than an exit enclosure, connecting only two adjacent stories, and piercing only one floor shall be permitted to be open to one of the two stories".

In order to meet this requirement we would use 1-hr rated fire shutters in locations designated on the sketches, partitions at the First Floor that face the Forum will be one hour rated - any duct penetrations will be dampered if required. There are three ducts presently shown on plans that would penetrate the one hour barrier. There are some windows in the northern wall of the forum (less than 25% of the surface area) at the first level which will be protected in accordance with 8.3.4

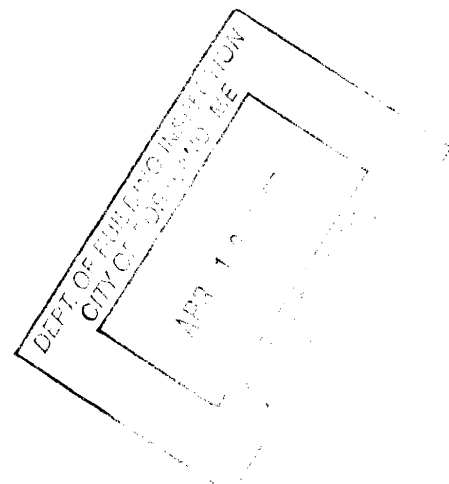
I look forward to speaking with you regarding these issues.

sincerely

Bill Fitzpatrick

Koetter Kim & Associates

617.536.8560



**From:** "Mike Nugent" <mjn@portlandmaine.gov>  
**To:** <nbutt@koetterkim.com>  
**Date:** 4/11/2007 8:46 PM  
**Subject:** Re: WISHCAMPER AREAWAY SECTION/PLAN

**CC:** <jcormier@harriman.com>, <bfitzpatrick@koetterkim.com>, <cpotter@usm.mai...  
Please provide hard copies, the attachments won't open, sorry

>>> "Nathan Butt" <nbutt@koetterkim.com> 04/10/07 2:50 PM >>>  
Mike-

I've attached a pdf with a new section and plan for the areaway. Please  
let us know if what we show works.

Thanks-

Nathan Butt

Koetter Kim & Associates

617-536-8560

EMERGENCY  
ERATOR ROOM  
005

WATER DISTRIBUTION  
010

3 TREADS @ 11"

PLAN

24'-1"

8' 6"

EL. 27' 11 3/4"

3

AREAWAY SEC

SCALE: 1/8"=1'-0"

AY PLAN

AND SECTION

Center  
ine

DATE

04-10-2007

DWG. NO.

SKA-015

SCALE

1/4"=1'

REF:

A-202



# Certificate of Design Application

From Designer: Koetter Kim & Associates, Inc.  
Date: March 19, 2007  
Job Name: University of Southern Maine - University Commons  
Address of Construction: 65 Winslow 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) Use group B, Use group A-3

Type of Construction Type IIB

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

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Separated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) Yes

### 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
<u>Typ. Floor</u>	<u>80psf</u>
<u>                    </u>	<u>                    </u>
<u>                    </u>	<u>                    </u>
<u>                    </u>	<u>                    </u>

### Wind loads (1603.1.4, 1609)

CAT-C Design option utilized (1609.1.1, 1609.6)

100 mph Basic wind speed (1809.3)

CAT-III; I<sub>m</sub>=1.15 Building category and wind importance Factor, I<sub>w</sub>  
table 1604.5, 1609.5)

C Wind exposure category (1609.4)

± 0.18 Internal pressure coefficient (ASCE 7)

Yes Component and cladding pressures (1609.1.1, 1609.6.2.2)

Base Pr (qn) = 27.4 psf Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

CAT-C Design option utilized (1614.1)

II Seismic use group ("Category")

SDS=0.374g; SDI=0.16g Spectral response coefficients, SDs & SDI (1615.1)

D Site class (1615.1.5)

Yes Live load reduction  
Pg + Drift Roof live loads (1603.1.2, 1607.11)  
Pg + Drift Roof snow loads (1603.7.3, 1608)  
Pg = 4.7 psf Ground snow load, P<sub>g</sub> (1608.2)  
Pf = 36.2 psf If P<sub>g</sub> > 10 psf, flat-roof snow load P<sub>f</sub>  
C<sub>e</sub> = 1.0 If P<sub>g</sub> > 10 psf, snow exposure factor, C<sub>e</sub>  
I<sub>s</sub> = 1.1 If P<sub>g</sub> > 10 psf, snow load importance factor, I<sub>s</sub>  
NA Roof thermal factor, C<sub>t</sub> (1608.4)  
NA Sloped roof snowload, P<sub>s</sub> (1608.4)  
C Seismic design category (1616.3)  
MF Basic seismic force resisting system (1617.6.2)  
R = 3; C<sub>d</sub> = 3 Response modification coefficient, R, and  
Equivalent Lateral deflection amplification factor C<sub>d</sub> (1617.6.2)  
Force Procedure Analysis procedure (1616.6, 1617.5)  
R = 3; C<sub>d</sub> = 3 Design base shear (1617.4, 1617.5.1)  
**Flood loads (1803.1.6, 1612)**  
NA Flood Hazard area (1612.3)  
NA Elevation of structure  
**Other loads**  
2000 lb. Concentrated loads (1607.4)  
20 psf Partition loads (1607.5)  
Yes Misc. loads (Table 1607.8, 1607.6.1, 1607.7,  
1607.12, 1607.13, 1610, 1611, 2404)



UNIVERSITY OF  
**SOUTHERN MAINE**  
Facilities Management

TO: Building Inspections Division  
City of Portland  
389 Congress Street  
Portland, ME 04101

Date: February 6, 2007 We Transmit:  
Project No.: 2005-014 ☒ Attached ☐ Under Separate Cover via \_\_\_\_\_  
Attention: The Following:  
Re: University Commons, ☒ Drawings ☐ Copy of Letter ☒ Specifications  
The Wishcamper Center ☐ Samples ☐ Shop Drawing ☐ Change Order  
☒ Other: Building Permit Application

Copies	Date	Drawing No.	Description
1	11/17/06	set	Osher Lifelong Learning Institute and The Wishcamper Center for the Muskie School of Public Service ("The Wishcamper Center")
1	Feb. 2007	CD	Electronic drawings of The Wishcamper Center (CD of pdf format drawings)
1	2/6/07	16 pages	General Building Permit Application
1	11/17/06	2 books	Specifications
1	11/17/06	set	Drawings for Fire Department review
1	1/26/07	2 checks	Building Permit fee, totaling \$187,520.00

Transmitted as checked:

- ☐ For approval ☐ No exception taken ☐ For review and comment  
☐ For your use ☐ Make corrections noted ☐ Revise and submit  
☐ As requested ☐ Rejected ☐ Prints returned after loan to us  
☒ Other For Building Permit

Remarks: Please call me at 228-8124 if there are any questions.  
We have been advised by Alex Jaegerman that it is acceptable to submit this application in advance of Planning Board Site Plan approval.

Copy to: file

From: Carol Potter

P.O. Box 9300, Portland, ME 04104-9300  
(207) 780-4160, TTY (207) 780-5646, FAX (207) 780-4538  
[www.usm.maine.edu](http://www.usm.maine.edu)

A member of the University of Maine System

## City of Portland General Building Permit Application Attachment

### University Commons

Tax Assessor's Chart, Block & Lot			Property Owner's name & address	Telephone #
<u>Chart #</u>	<u>Block #</u>	<u>Lot #</u>		
114	A	4	University of Maine System	207 973 3200
114	B	2	16 Central Street	
114	D	5	Bangor, ME 04401	
114	B	1	University of Southern Maine	207 780 4708
114	C	1	Foundation	
114	C	2	P. O. Box 9300	
114	D	1	Portland, ME 04104-9300	
114	D	21		
114	D	22		
114	D	23		





# New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- ☐ Cross sections w/framing details
- ☐ Detail of any new walls or permanent partitions
- ☐ Floor plans and elevations
- ☐ Window and door schedules
- ☐ Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- ☐ Detail egress requirements and fire separations
- ☐ Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- ☐ Complete the Accessibility Certificate and The Certificate of Design
- ☐ A statement of special inspections as required per the IBC 2003
- ☐ Complete electrical and plumbing layout.
- ☐ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- ☐ Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

**Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:**

- ☐ A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of  $\geq 1" = 20'$  on paper  $\geq 11" \times 17"$
- ☐ The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- ☐ Location and dimensions of parking areas and driveways, street spaces and building frontage
- ☐ Finish floor or sill elevation (based on mean sea level datum)
- ☐ Location and size of both existing utilities in the street and the proposed utilities serving the building
- ☐ Existing and proposed grade contours
- ☐ Silt fence (erosion control) locations

### **Fire Department requirements.**

The following shall be submitted on a separate sheet:

- ☐ Name, address and phone number of applicant **and** the project architect.
- ☐ Proposed use of structure (NFPA and IBC classification)
- ☐ Square footage of proposed structure (total and per story)
- ☐ Existing and proposed fire protection of structure.
- ☐ Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- ☐ A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- ☐ Elevators shall be sized to fit an 80" x 24" stretcher.

**For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.**

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**



## Accessibility Building Code Certificate

**Designer:** Koetter Kim and Associates, Inc.

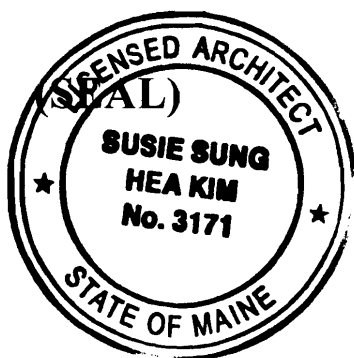
**Address of Project:** 53, 60, 63, 65 Winslow Street & 20 Bedford Street


**Nature of Project:** University Commons: Adult educational classrooms, multi-purpose rooms, & offices

\_\_\_\_\_

\_\_\_\_\_

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: Principal

Firm: Koetter Kim and Associates, Inc.

Address: 356 Boylston Street

Boston, MA 02116

Phone: (617) 536-8560

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



## Certificate of Design

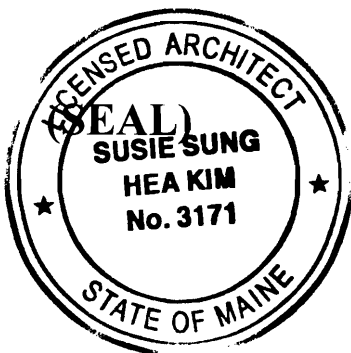
**Date:** January 24, 2007

**From:** Koetter Kim and Associates, Inc.

These plans and / or specifications covering construction work on:

University of Southern Maine - University Commons: 53, 60, 63, 65 Winslow Street & 20 Bedford 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: Susie Kim

Title: Principal

Firm: Koetter Kim & Associates, Inc.

Address: 356 Boylston Street

Boston, MA 02116

Phone: (617) 536-8560

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

## Tom Beddall

**From:** Tom Beddall  
**Sent:** Friday, February 02, 2007 4:48 PM  
**To:** Carol Potter  
**Subject:** Re: USM University Commons COP building permit

---

**From:** Jeff Cormier [mailto:jcormier@harriman.com]  
**Sent:** Wednesday, January 17, 2007 9:28 AM  
**To:** Tom Beddall  
**Subject:** Re: USM University Commons COP building permit

For insulation design of the University Commons building, we have assumed the following:

Wall R-value 12.5  
Floor R-value where exposed (Executive Director Office) 8.3  
Roof R-value 20

Window R-value 3.8

Jeff Cormier

--

Jeffrey S. Cormier, P.E.  
Harriman Associates  
Architects + Engineers  
One Auburn Business Park  
Auburn, ME 04210  
207.784.5100 tel  
207.782.3017 fax

Building communities since 1870

2/2/2007

University Command

2/15/07

Applicant: University of ME

C2001  
Submitted Date:

9/8/06

Address: Winslow/Bedford St

C-B-L: 114-A-004

CHECK-LIST AGAINST ZONING ORDINANCE

#07-0148

Date - Existing Dev.

Zone Location - USM overlay zone (R-5 & B2)

Interior or corner lot - to demolish existing Bldgs

Proposed Use/Work - to construct 4 story Resource & Learning Center

Severage Disposal - 2 story expansion to the Osher

Lot Street Frontage - MAP Library located in Glickman Fam.

Front Yard - 10' min

Rear Yard - 10' min

Side Yard - 0' min

Projections -

min height - 35' min or designed so they can expand

Height - max C-85' max - 66.25' on A-301 plan

Lot Area - 189,131 sq ft given

Lot Coverage/ Impervious Surface - not given - 66% of the total land area within the USM overlay zone exclusive of public streets

Area per Family - N/A

Off-street Parking - 67,500 sq ft New - parking to be determined by PB over 50,000 sq ft

Loading Bays - concern that parking covers a loading dock - Overlay zone

Site Plan - # 2006-0150

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 13 zone C

using Porous Pavement - part of Impervious  
MAXIMUM cov. by building shall be 40% of total Land area within the USM overlay zone exclusive of public streets

**From:** Marge Schmuckal  
**To:** Shukria Wiar  
**Date:** 3/8/2007 11:58:51 AM  
**Subject:** USM signage

Shukria,

I have spoken with Deb Andrews concerning the signage, especially that which is facing the highway. I believe that we have some review authority under the design standards under the site plan review. Perhaps Carrie can offer comments.

Deb feels that the large white logo sign is out of context with the building and the other sign spelling out their name. It also looks more "commercial" in nature. If the other letters are a brushed aluminum, and not back lit, they look more institutional and sedate.

See if Carrie can give you some guidance on this. If you want to set up a quick meeting with the two of us, I will be glad to attend.  
Marge

**From:** "Mike Nugent" <MikeN@dirigomgmt.com>  
**To:** "Jeanie Bourke" <JMB@portlandmaine.gov>, "Mike Nugent" <mjn@portlandmaine.gov>, <cpotter@usm.maine.edu>  
**Date:** 3/26/2007 1:03:26 PM  
**Subject:** RE: USM Permit

I'll pick it up in the morning, Thanks

---

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]  
Sent: Monday, March 26, 2007 11:22 AM  
To: Mike Nugent; Mike Nugent; cpotter@usm.maine.edu  
Cc: tbeddall@koetterkim.com; Alex Jaegerman ; Barbara Barhydt; Chris Hanson; Gregory Cass; Lannie Dobson; Marge Schmuckal  
Subject: Re: USM Permit

This has arrived in our office via mail...thanks

Jeanie Bourke  
Inspection Services Division Director

City of Portland  
Planning Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
jmb@portlandmaine.gov  
(207)874-8715

>>> Mike Nugent 03/25 10:01 AM >>>  
I still have not received this documentation, I'll complete my review of the foundation only items so this will be the only thing I need to look at.

Thanks

>>> "Carol Potter" <cpotter@usm.maine.edu> 03/22/07 9:42 AM >>>  
Mike,

Attached is the Certificate of Design Application page 2 that was missing from the original application.

We will be sending you a letter from Weidlinger Associates regarding the foundation design and geotechnical report.

Let me know if there's anything else you need.



**From:** Marge Schmuckal  
**To:** Shukria Wiar  
**Date:** 10/6/2006 10:28:32 AM  
**Subject:** USM- #2006-0150

Shukria,

I have reviewed the recently delivered information and plan concerning this major site plan review. All the USM Overlay Zone requirements have been met, including minimum and maximum heights, setbacks, impervious surfaces, and building coverage. Parking requirements are to be determined by the Planning Board.

Marge Schmuckal  
Zoning Administrator

**From:** Marge Schmuckal  
**To:** Shukria Wiar  
**Date:** 9/8/2006 2:10:51 PM  
**Subject:** USM

Sorry to keep on going with this, but....

The site plans do not have all the boundary lines on them. I am wondering what the status of new entry way is that enters off of Bedford Street. Is it a street or just part of the USM Campus? Is Winslow Street being vacated along with Conant Street?

Marge

**From:** Marge Schmuckal  
**To:** Shukria Wiar  
**Date:** 9/8/2006 1:58:19 PM  
**Subject:** USM

Shukria,  
I have finally found the site plan - #L-001. However I am lacking the other items.  
Thanks,  
Marge

**From:** Marge Schmuckal  
**To:** Shukria Wiar  
**Date:** 9/8/2006 1:51:10 PM  
**Subject:** USM

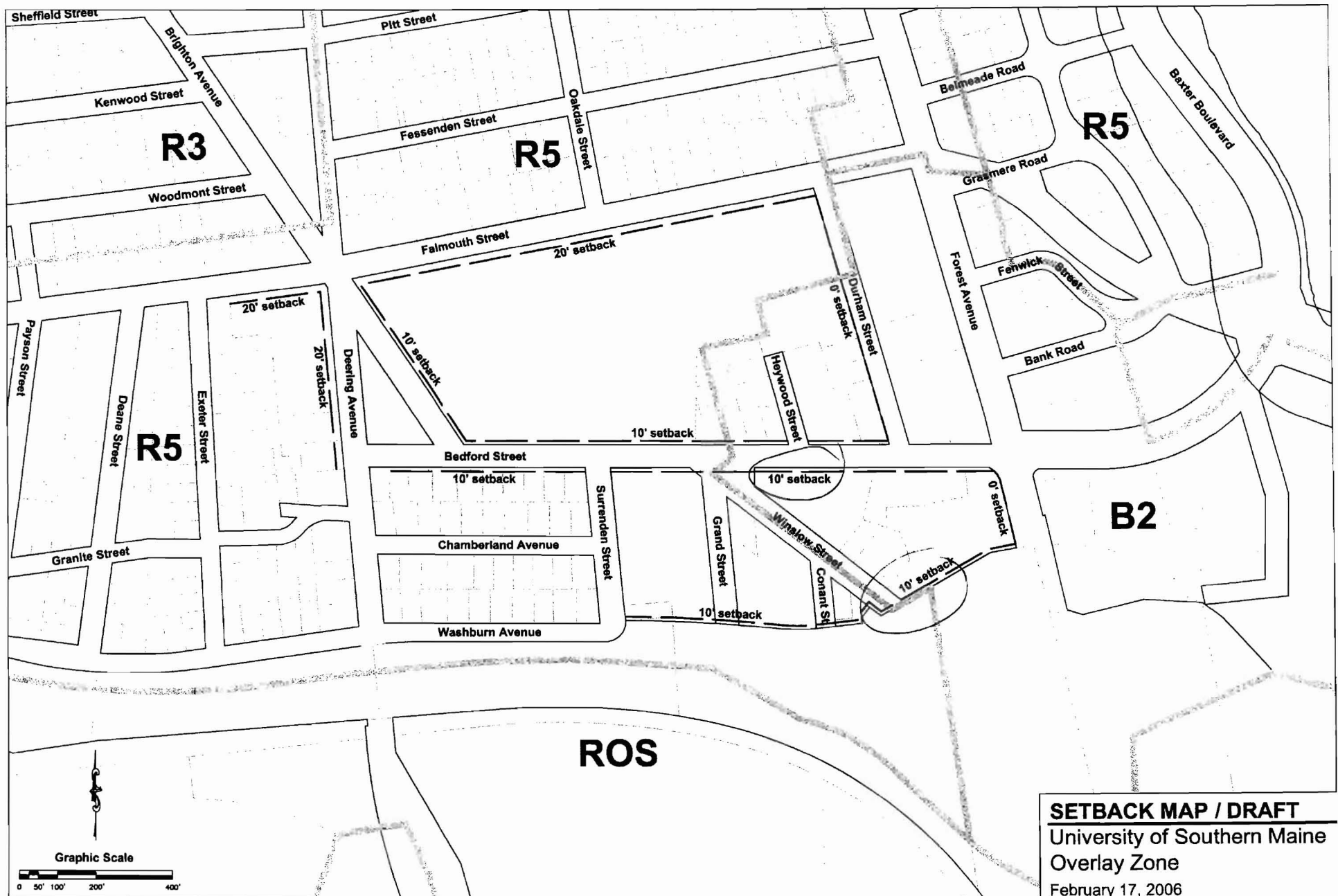
Shukria,

As I mentioned in my voice mail to you, I can not find a site plan submittal for this project. There is a site plan for the existing site prior to demo, but not for the proposed. The applicant also did not provide a zoning analysis.

I am finding out that I do not have an "overlay setback map" that was supposedly approved when the USM overlay zone was passed. Can you get me a copy of that?

I am curious. They are proposing "porous pavement". How was that use toward the impervious surface requirements?

Thank you,  
Marge



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

received: 8/16/06

2006-0150

Application I. D. Number

8/14/2006

Application Date

USM Commons

Project Name/Description

University Of Maine

Applicant

107 Maine Ave, Bangor, ME 04401

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 780-4656 Applicant Fax: (207) 947-7556

Applicant or Agent Daytime Telephone, Fax

Winslow/Bedford Streets, Portland, Maine

Address of Proposed Site

114 A004001

Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units 189,131

Acreage of Site

B2

Zoning

Check Review Required:

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Pla \$2,000.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 8/15/2006

Zoning Approval Status:

Reviewer

*Marge S. - Inspection*

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

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_ ☐ Additional Sheets  
Attached

☐ Condition Compliance \_\_\_\_\_  
signature date

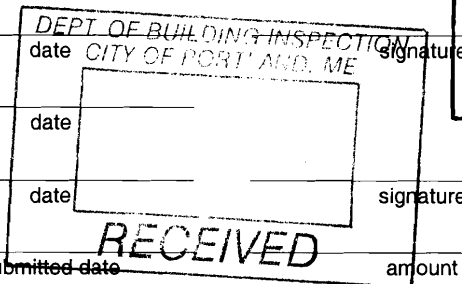
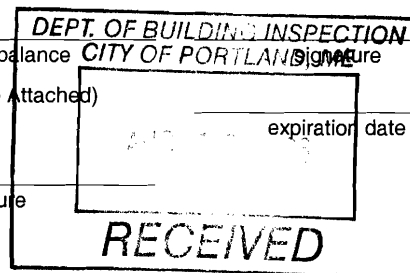
Performance Guarantee

☐ Required\*

☐ Not Required

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

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          |  |                 |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          |  |                 |
|   | date           | signature  |                 |



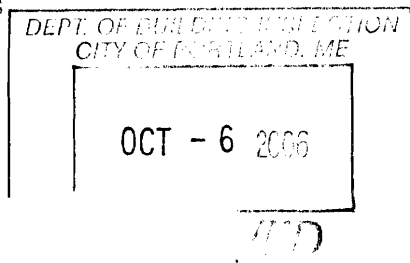


**WOODARD & CURRAN**  
Engineering • Science • Operations

CORPORATE OFFICES: Maine, Massachusetts,  
New Hampshire, New York, Connecticut, Florida  
Operational offices throughout the U.S.

October 2, 2006

Shukria Wiar, Planner  
City of Portland Planning Office  
389 Congress Street  
Portland, ME 04101



Re: University Commons, University of Southern Maine  
Major Site Plan Review – Additional Information

Dear Shukria:

On behalf of the University of Maine System, we are submitting nine (9) copies of additional information in support of the Major Site Plan Application for the University of Southern Maine (USM) Portland Campus University Commons project, to be used in staff review. The information included in this submission is a response to comments submitted by Marge Schmuckal, Zoning Administrator, and Carrie Marsh, Urban Designer by way of your email to my attention dated September 8, 2006.

These documents were prepared in accordance with Chapter 14, Land Use, of the Code of Ordinances of the City of Portland, Maine, and meet the applicable sections of the City of Portland, Maine, Technical and Design Standards and Guidelines adopted September 1987, last amended March 2000 and the University of Southern Maine Campus Design Principles and Standards, adopted May 23, 2006.

**In Response to Comments by Marge Schmuckal, Zoning Administrator**

Comment: *There is a site plan for the existing site prior to demo, but not for the proposed.*

Response: Sheet C-201A Proposed Site Plan has been created to assist in identifying the project's conformance with applicable zoning requirements and with the USM Campus Design Principles and Standards. The sheet has been attached to this submittal.

Comment: *The applicant also did not provide a zoning analysis.*

Response: The Zoning Analysis has been included on Sheet C-201A Proposed Site Plan, attached to this submittal.

Comment: *They are proposing "porous pavement". How was that use toward the impervious surface requirements?*

Response: The zoning analysis included on sheet C-201A presents the post-development impervious area under two different methods. In one, the porous pavement was considered to be impervious surface; in the other, it was not. The proposed project meets the zoning requirements in either case. We suggest the City consider porous pavement as pervious surface in an effort to encourage the use of low impact development techniques within the City; porous pavement is pervious by design.

