P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 091091

OCT 2 3 2009

City of Portland

Please Read pplication And Notes, If Any, Attached

s is to certify that Brooklawn Memorial Pk/Biskup Construction, Inc.

permission to Build new 4,800 square foot storage building

2002 Congress St CBL 211 A001001

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

e Dept. CAPT. R. Gauthier

alth Dept. _____

peal Board _____

her _____

Department Name

Director - Building & Inspection Services 10/22/09

PENALTY FOR REMOVING THIS CARD

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 2002 Congress St **CBL** 211 A001001

Issued to Brooklawn Memorial Pk/Biskup Construction, Inc. **Date of Issue** 01/27/2010

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. 09-1091, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	Maintance/Storage Building Use Group : S1/B Type : 5 IBC 2003

Limiting Conditions: None

This certificate supersedes certificate issued

Approved:

1-27-10 _____ _____

(Date) *Inspector* *Inspector of Buildings*

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

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
09-1091		211 A001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
2002 Congress St	Brooklawn Memorial Pk	2002 Congress St	207-773-7679
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
Brooklawn Memorial Park	Biskup Construction, Inc.	16 Danielle Drive Windham	2078929800
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
	207-773-7679	Commercial	R-1

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Brooklawn Memorial Park	Brooklawn Memorial Park / Build new 4,800 square foot storage building.	$2,475.00	$238,000.00	3

FIRE DEPT: ☑ Approved ☐ Denied

*See Conditions

Signature: KG

INSPECTION: Use Group: S1/B Type: 5

IBC-2003

Signature: JMB 10/22/09

Proposed Project Description:
Build new 4,800 square foot storage building.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
gg	10/02/2009

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED

OCT 23 2009

City of Portland

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☒ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☒ Site Plan #09-79900004	☒ Approved 7-0 Good for 1yr	☐ Approved w/Conditions
Maj ☐ Minor ☒ MM ☐	☐ Denied	☐ Denied
Date: 10/2/09	Date: June 18, 2009	Date:

CERTIFICATION

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

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

10/29/09 - checked forms + rebar for footing pour - OK to pour all footings - no setback issues. (Cemetery lots of space)

10/30 - one small section added for footings OK to pour other section. JMM

11-10-09 - OK - elec/plan (AT) underslab (conduit + tape) mjcm

12-11-09 - OK - new service 200A UG. mjcm

12-23 - OK rough in elec/plan (AT) mjcm

1-27-10 OK - CO mjcm

FIRE ALARM SYSTEM
RECORD OF COMPLETION

Name of protected property: BROOK LAWN MEMORIAL PARK
Address: 2002 CONGRESS ST. PORTLAND, ME 04102
Representative of protected property (name/phone): Todd JENSEN 329-5107
Authority having jurisdiction: PORTLAND FIRE DEPT.
Address/telephone number: PORTLAND, ME

1. Type(s) of System or Service

X NFPA 72, Chapter 3 — Local

If alarm is transmitted to location(s) off premises, list where received: SEACOAST SECURITY ROCKPORT, ME

____ NFPA 72, Chapter 3 — Emergency Voice/Alarm Service

Quantity of voice/alarm channels: ____ Single: ____ Multiple: ____

Quantity of speakers installed: ____ Quantity of speaker zones: ____

Quantity of telephones or telephone jacks included in system: ____

____ NFPA 72, Chapter 6 — Auxillary

Indicate type of connection:

____ Local energy ____ Shunt ____ Parallel telephone

Location of telephone number for receipt of signals: ____

____ NFPA 72, Chapter 5 — Remote Station

Alarm: ____

Supervisory: ____

____ NFPA 72, Chapter 5 — Proprietary

If alarms are retransmitted to public fire service communications centers or others, indicate location and telephone numbers of the organization receiving alarm: ____

Indicate how alarm is retransmitted: ____

____ NFPA 72, Chapter 5 — Central Station

Prime contractor: SEACOAST SECURITY

Central station location: ROCKPORT, ME

Means of transmission of signals from the protected premises to the central station:

____ McCulloh ____ Multiplex ____ One-way radio

X Digital alarm communicator ____ Two-way radio ____ Others

Means of transmission of alarms to the public fire service communications center:

(a) TELEPHONE

(b) ____

System location: ____

	Organization name/phone	Representative name/phone
Installer	Advanced Detection Systems, Inc	Stephen Anthoine 7735307
Supplier	same	
Service organization	same	

Location of record (as-built) drawings: Record Cabinet

Location of owners manuals: Record Cabinet

Location of test reports: Record Cabinet

A contract, dated _____, for test and inspection in accordance with NFPA standard(s) No(s). _____, dated _____, is in effect.

2. Record of System Installation

(Fill out after installation is complete and wiring checked for opens, shorts, ground faults, and improper branching, but prior to conducting operational acceptance tests.)

This system has been installed in accordance with the NFPA standards as shown below, was inspected by Stephen Anthoine on 1-25-2010, includes the devices shown below, and has been in service since 1-25-2010.

X NFPA 72, Chapters (1) (2) (3) (4) (5) 6 (7) (circle all that apply)

X NFPA 70, *National Electrical Code*, Article 760

X Manufacturer's instructions

___ Other (specify): _____

Signed: [signature] Date: 1-25-2010

Organization: Advanced Detection Systems, Inc.

3. Record of System Operation

All operational features and functions of this system were tested by Stephen Anthoine on 1-25-2010, and found to be operating properly in accordance with the requirements of:

X NFPA 72, Chapters (1) (2) (3) (4) (5) 6 (7) (circle all that apply)

X NFPA 70, *National Electrical Code*, Article 760

X Manufacturer's instructions

___ Other (specify): _____

Signed: [signature] Date: 1-25-2010

Organization: _____

4. Alarm-Initiating Devices and Circuits

Quantity and class of initiating device circuits (*see NFPA 72, Table 3-5*) Quantity: 3 Style: A Class: B

MANUAL

(a) 2 Manual stations _____ Noncoded, activating _____ Transmitters _____ Coded

(b) _____ Combination manual fire alarm and guard's tour coded stations

AUTOMATIC

Coverage: Complete: _____ Partial: X

(a)	5 Smoke detectors	_____ Ion	X Photo			
(b)	_____ Duct detectors	_____ Ion	_____ Photo			
(c)	_____ Heat detectors	_____ FT	_____ RR	_____ FT/RR	_____ RC	

(d) _____ Sprinkler waterflow switches: _____ Transmitters _____ Noncoded, activating _____ Coded

(e) _____ Other (list): _____

5. Supervisory Signal-Initiating Devices and Circuits (use blanks to indicate quantity of devices)

GUARD'S TOUR

(a) _____ Coded stations

(b) _____ Noncoded stations, activating _____ transmitters

(c) _____ Compulsory guard tour system comprised of _____ transmitter stations and _____ intermediate stations

Note: Combination devices are recorded under 4(b) and 5(a).

SPRINKLER SYSTEM

(a) _____ Coded valve supervisory signaling attachments

Value supervisory switches, activating _____ transmitters

(b) _____ Building temperature points

(c) _____ Site water temperature points

(d) _____ Site water supply level points

Electric fire pump:

(e) _____ Fire pump power

(f) _____ Fire pump running

(g) _____ Phase reversal

Engine-driven fire pump:

(h) _____ Selector in auto position

(i) _____ Engine or control panel trouble

(j) _____ Fire pump running

Engine-driven generator:

(k) _____ Selector in auto position

(l) _____ Control panel trouble

(m) _____ Transfer switches

(n) _____ Engine running

Other supervisory function(s) (specify): _____

6. Alarm Notification Appliances and Circuits

Quantity and class *(see NFPA 72, Table 3-7)* of notification appliance circuits connected to the system:

Types and quantities of notification appliances installed: Quantity: 2 Style: W Class: B

(a) _____ Bells _____ Inch

(b) _____ Speakers

(c) 2 Horns/STROBES

(d) _____ Chimes

(e) 1 Other: STROBE ONLY

(f) 3 Visual signals Type: STROBES

2 with audible 1 w/o audible

(g) 1 Local annunciator - ON PANEL

7. Signaling Line Circuits

Quantity and class *(see NFPA 72, Table 3-6)* of signaling line circuits connected to system:

Quantity: _____ Style: _____ Class: _____

8. System Power Supplies

(a) Primary (main): 120VAC Nominal voltage: 120VAC Current rating: 2 AMPS

Overcurrent protection: Type: CIRCUIT BREAKER Current rating: 20 AMPS

Location: SHOP - FRONT RIGHT CORNER - BREAKER #1

(b) Secondary (standby):

_____ Storage battery: Amp-hour rating: 7

_____ Calculated capacity to drive system, in hours: 1.2 (24) _____ 60

_____ Engine-driven generator dedicated to fire alarm system:

Location of fuel storage: _____

(c) Emergency or standby system used as backup to primary power supply, instead of using a secondary power supply:

_____ Emergency system described in NFPA 70, Article 700

_____ Legally required standby system described in NFPA 70, Article 701

_____ Optional standby system described in NFPA 70, Article 702, which also meets the performance requirements of Article 700 or 701

9. System Software

(a) Operating system software revision level(s): B1

(b) Application software revision level(s): _____

(c) Revision completed by: _____

(name) (firm)

10. Comments:

_____

(signed) for central station or alarm service company or installation contractor/supplier (title) (date)

Frequency of routine tests and inspections, if other than in accordance with the referenced NFPA standard(s):

ANNUAL

System deviations from the referenced NFPA standard(s) are: _____

Stephen L. Rickard President 1-25-2010

(signed) for central station or alarm service company or installation contractor/supplier (title) (date)

Upon completion of the system(s) satisfactory test(s) witnessed (if required by the authority having jurisdiction):

_____

(signed) representative of the authority having jurisdiction (title) (date)

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

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

___X___ **Re-Bar Schedule Inspection: Prior to pouring concrete**

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

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

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

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

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee — Date: 10.23.09

Signature of Inspections Official — Date: 10/22/09

CBL: 211 A001001 **Building Permit #:** 09-1091

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
09-1091	10/02/2009	211 A001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
2002 Congress St	Brooklawn Memorial Pk	2002 Congress St	207-773-7679
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
Brooklawn Memorial Park	Biskup Construction, Inc.	16 Danielle Drive Windham	(207) 892-9800
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
	207-773-7679	Commercial	

Proposed Use:	Proposed Project Description:
Brooklawn Memorial Park / Build new 4,800 square foot storage building.	Build new 4,800 square foot storage building.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/02/2009

Note: **Ok to Issue:** ☑

1) The conditional use standards shall remain during the extent of this extended use.
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:** 10/22/2009

Note: **Ok to Issue:** ☑

1) All penetratios through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 10/06/2009

Note: **Ok to Issue:** ☑

1) A separate Fire Alarm System Permit is required.
2) The fire alarm system shall comply with NFPA 72 and Fire Department Technical Standard. A compliance letter is required.
3) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance
4) All construction shall comply with NFPA 101
5) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP and keyed alike, labeled "FIRE ALARM RECORDS".

Comments:

10/2/2009-mes: June 18, 2009 The ZBA granted the conditional use appeal for this new structure in the cemetary for 1 year.

WAIT FOR SITE PLAN APPROVAL BEFORE ISSUING PERMIT

10/7/2009-mes: received stamped approved site plan from Jean F.

10/22/2009-jmb: Spoke to Bob Sanford, this is exactly the same building as previously approved

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 10/7/2009 4:09:03 PM
Subject: 2002 Congress Street, Brooklawn Memorial Park & Cemetary

Hi all, this project (HTE #09-79900004) meets the minimum DRC site plan requirements for the issuance of the building permit.

Please contact me with any questions.

Thanks.

Phil

09 1091

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: 2002 Congress Street		
Total Square Footage of Proposed Structure/Area: 4,800 S.F.	Square Footage of Lot: 68,946 S.F.	
Tax Assessor's Chart, Block & Lot Chart# 211 Block# A Lot# 1 RECEIVED	Applicant *must be owner, Lessee or Buyer* Name Brooklawn Memorial Park Address 2002 Congress Street City, State & Zip Portland, ME 04102	Telephone: 773-7679
Lessee/DBA (If Applicable) OCT - 2 2009 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: $238,000.00 $2,400.00 C of O Fee: $ 75.00 Total Fee: $ 2,475.00

Current legal use (i.e. single family) Retail and Personal Service

If vacant, what was the previous use? _____

Proposed Specific use: Retail and Personal Service

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

Project description: 4,800 S.F. storage/maintenance building for equipment and supplies used at the park.

Received PDF 10/2/09 GP

Contractor's name: Biskup Construction, Inc.

Address: 16 Danielle Drive

City, State & Zip Windham, Maine 04062 Telephone: 892-9800

Who should we contact when the permit is ready: Jim Biskup XX Cell Telephone: 892-9800

Mailing address: 16 Danielle Drive Windham, Maine 04062

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: [signature] Date: 9/30/09

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

Applicant: Brooklawn Memorial/Cemetery Congress St Date: 7/7/09 Z11-A-001

Address: 2002 ~~Brooklawn~~ C-B-L: 09-79900004

CHECK-LIST AGAINST ZONING ORDINANCE

#09-1091

Date - 7/14/09 could not get in

Zone Location - R-1

Interior or corner lot -

Proposed Use/Work - to construct New Maintenance Barn - Keeping Old

Sewage Disposal - City

Lot Street Frontage - 75' min - 100'+ shown

Front Yard - 25' min - 25'+ shown

Rear Yard - 25' min - 25'+ shown

Side Yard - 12 min - 12'+ shown

Projections -

Width of Lot - 100' min - well over 100'

Height - 18' for accessory detached structure

Lot Area -

Lot Coverage/ Impervious Surface - 20% ~~max~~ well under The MAX requirement

Area per Family - N/A

Off-street Parking - N/A

Loading Bays - N/A

Site Plan - 09-79900004

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

ZBA Thursday ~~July 16~~ June 18, 2009

Zoning Administrator Marge Schmuckal
07/22/09
This project was approved previously by the Zoning Board of Appeals under a Conditional Use Appeal on December 6, 2007. Because no work has begun yet, that granted conditional use expired after six months as regulated under Section 14-474(e) & (f). The applicant went back to the ZBA on June 18, 2009 and received an approval for 12 months (starting from June 18, 2009).

The applicant has not changed the new building at all. The only change to the project is to maintain another structure and not demolish it as previously proposed.

All of the R-1 Zoning requirements are being met under this proposal. The new structure would be located in the R-1 Zone portion of the lot. .

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

June 22, 2009

David Morgan
Brooklawn Memorial Park
2002 Congress Street
Portland, ME 04102

RE: 1994-2044 Congress Street
CBL: 211 A001, 209A A015, 211 A004, 214 A001 and 214 A004
ZONE: R1 and B4

Dear Mr. Morgan:

As you know, at the June 18, 2009 meeting, the Zoning Board voted 7-0 to grant your Conditional Use Appeal for one year.

Enclosed please find a copy of the board's decision.

The inspections office still needs an approved minor site plan, which is applied for in the planning department, located on the fourth floor. This will allow the inspections office to accept your new construction permit application to build the new maintenance building for the cemetery. Enclosed is an application for your new construction. You have 12 months from the date of June 18, 2009, referenced under section 14-474 (f) to apply for the new construction permit, or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,

Gayle Guertin

Gayle Guertin
Office Assistant

CC: Robert Langford JR., owner
file

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

R-1 Residential Zone (Cemetery Use):

Conditional Use Appeal

DECISION

Date of public hearing: June 18, 2009

Name and address of applicant: Brooklawn Memorial Park
2002 Congress Street
Portland, Maine 04102

Location of property under appeal: 1994-2002 Congress Street

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Robert Sanford, for Applicant

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

Applicant is proposing to replace its maintenance barn with a new 60' x 80' building. The building will be located at the back end of the lot, on property that was merged with the cemetery in 1937.

A. Conditional Use Standards pursuant to Portland City Code §14-68(c)(2):

1. The use applied for is a cemetery use.

Satisfied ✓ Not Satisfied ____

Reason and supporting facts:
Self-evident, per application

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes ____ No ✓

Reason and supporting facts:
Proposed structure is the kind normally used for storage at this site. One-storey building w/ out plumbing has no distinct characteristics in location/size/appearance.

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes ____ No ✓

Reason and supporting facts:
no increase in workforce / traffic / use of site

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes ___ No ✓

Reason and supporting facts:
No Apparent difference between this and any other storage facility

Conclusion: (check one)

___ Option 1: The Board finds that the standard described in section A above has been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

___ Option 2: The Board finds that the standard described in section A above has been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, ~~certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood,~~ and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS: Approval good for Term of 1 year.

___ Option 3: The Board finds that the standard described in section A above has NOT all been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated: 6/12/09

Board Chair

O:\OFFICE\FORMS\R-1 conditional use appeal (cemetery use).doc

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

ZONING BOARD APPEAL
DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: June 22, 2009
RE: Action taken by the Zoning Board of Appeals on June 18, 2009.

Members Present: Philip Saucier (chair), Gordon Smith (secretary), Deborah Rutter, Jill Hunter, William Getz, Peter Coyne, and Sara Moppin.

Member Absent: None

1. Old Business:

A. Practical Difficulty Variance Appeal:

978 Washington Avenue, Sadri Shir, owner, Tax Map 161, Block E, Lot 003, R-5 Zone: The appellant change the use of their property on the first floor from a commercial use to a place of worship. The appellant requested a variance in the minimum required lot size from one acre (43,560 square feet) to 14,400 square feet [section 14-120(1)(a)(5)]. Representing the appeal was Shukria Wiar. The Board voted 5-0 to deny the Practical Difficulty Appeal on Thursday, June 4, 2009. On June 18, 2009 the Board voted on the finding of facts as prepared by Mary Kahl, the Board's attorney in this matter. **The Board voted 6-0 to accept the findings of facts for the Practical Difficulty Variance Appeal. Sara Moppin recused herself.**

2. New Business:

A. Conditional Use Appeal:

1994-2044 Congress Street, David R. Morgan / Brooklawn Memorial Park, owner, Tax Map 211, Block A, Lot 001; Tax Map 209A, Block A, Lot 015; Tax Map 211, Block A, Lot 004; Tax Map 214, Block A, Lot 001 & Tax Map 214, Block A, Lot 4 in the R-1 & B-4 Zones: The appellant was seeking a Conditional Use Appeal under section 14-68(c)(2) to build a new 60' x 80' maintenance building for the cemetery. The proposed building would be located on Tax Map 211, Block A, Lot 001 in the R-1 zone. Representing the appeal was Robert Sanford, Jr. **The Board voted 7-0 to grant the Conditional Use Appeal for one year.**

Enclosure:
Agenda of June 18, 2009
Original Zoning Board Decision
One dvd
CC: Joseph Gray, City Manager
Penny St. Louis Littell, Director, Planning & Urban Development
Alex Jaegerman, Planning Division
T.J. Martzial, Housing & Neighborhood Services Division

PORTLAND MAINE

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

TO: CHAIR AND ZONING BOARD OF APPEALS

FROM: MARGE SCHMUCKAL

RE: 1994-2044 CONGRESS STREET – BROOKLAWN MEMORIAL PARK

DATE: JUNE 11, 2009

This memo is for some background information. This project was before the Board previously on December 6, 2007. The Board granted the conditional use appeal on the same date. The applicant also applied for a required site plan review and a building permit. Neither of which were completed. After six months the building permit expired. The granted conditional use expired after six months after the Board's approval as regulated under Section 14-474(e) & (f). Therefore the matter is again before the Board.

I would suggest that if the Board grants the conditional use before it, that it grant the conditional use for at least one year.

PORTLAND, MAINE
Strengthening a Remarkable City, Building a Community for Life · www.portlandmaine.gov

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

Planning Division
Alexander Jaegerman, Director

JULY 23, 2009

Project Name: Maintenance Building; 2002 Congress Street; Brooklawn Memorial Park (Robert Sanford), Applicant
Project ID: 09-79900004
Project Address: 2002 CONGRESS STREET

Planner: Shukria Wiar

Dear Applicant:

On July 23, 2009, the Portland Planning Authority approved a minor site plan for a maintenance building at 2002 Congress Street as submitted by the Robert Sanford on behalf of Brook Lawn Memorial Park and shown on the approved plan prepared by Macleod Structural Engineers and with a revision date of 03.17.2008 with the following conditions:

1. The lighting fixtures, as proposed, shall be full cutoff.

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 Shukria Wiar at 756-8083 or shukriaw@portlandmaine.gov .

Sincerely,

Alexander Jaegerman
Planning Division Director

Attachments:
1. 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
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Gayle Guertin, Inspections Division
Lisa Danforth, Inspections Division
Lannie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Todd Merkle, Public Services
Greg Vining, Public Services
John Low, Public Services
Jane Ward, Public Services
Keith Gautreau, Fire
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

Comments Submitted

7/8/09

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 09-79900004 **Application Date:** 6/29/09

Project Name: MAINTENANCE BUILDING

Address: 2002 Congress St **CBL:** 211 - A-001-001

Project Description: Maintenance Building; 2002 Congress Street; Brooklawn Memorial Park, Applicant

Zoning: R1

Other Reviews Required:

Review Type: MINOR SITE PLAN

Brooklawn Memorial Park
2002 Congress Street
Portland Me 04102

Robert J Sanford Jr.
2 Cherryfield Ave
Saco Me 04072

Distribution List: Shukria

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

Preliminary Comments needed by:

Final Comments needed by:

Brooklawn
Memorial Park & Crematory

May 15, 2009

City of Portland
Planning Board
Zoning Board of Appeals
389 Congress Street
Portland, ME. 04101

To Whom It May Concern:

Please accept this letter as an introduction to Robert Sanford Jr. Mr. Sanford has been retained to represent Brooklawn Memorial Park, and David R. Morgan, its owner on all matters regarding the acquisition of zoning approvals, site approvals and other necessary applications including building permits to construct a maintenance building at Brooklawn Memorial Park.

Thank you for your consideration.

Sincerely,

David R. Morgan

2002 Congress Street • Portland, Maine 04102 • (207) 773-7679

Brooklawn
Memorial Park & Crematory

City of Portland
Planning & Development Dept.
389 Congress St.
Portland, Me 04101

Re: Brooklawn Memorial Park Construction of Maintenance Building.

Att: Planning Division:

We at Brooklawn Memorial Park are requesting permission to construct a 4864Sq. Ft. Maintenance Building on our property located at 2002 Congress Street.

We have applied for, and been approved by the Zoning Board of Appeals for a conditional use application. Copy of application and approval is enclosed.

We also have previously submitted and been approved for a minor site plan on May 01,2008. This application is the same design and drawings that were submitted last year.

This new maintenance building will be located behind our existing building and will be used for storage of our equipment and associated tools and markers. The proposed building will not generate any more traffic or activity on the grounds of the cemetery. This building will have no parking issues or areas nor does it have any sidewalk access or foot traffic nearby. It will have no pavement or running water. It will be surrounded by an existing gravel driveway and a grassy area that will be maintained.

We have included a detailed site plan as well as runoff calculations along with photos of the property and a tax map. Also are details of the lighting specs and a letter from the Portland Water District addressing water and hydrant issues.

At this time we ask for the planning department approval so we may move forward with permitting and building.

Sincerely,

Robert Sanford

2002 Congress Street • Portland, Maine 04102 • (207) 773-7679

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

June 22, 2009

David Morgan
Brooklawn Memorial Park
2002 Congress Street
Portland, ME 04102

RE: 1994-2044 Congress Street
CBL: 211 A001, 209A A015, 211 A004, 214 A001 and 214 A004
ZONE: R1 and B4

Dear Mr. Morgan:

As you know, at the June 18, 2009 meeting, the Zoning Board voted 7-0 to grant your Conditional Use Appeal for one year.

Enclosed please find a copy of the board's decision.

The inspections office still needs an approved minor site plan, which is applied for in the planning department, located on the fourth floor. This will allow the inspections office to accept your new construction permit application to build the new maintenance building for the cemetery. Enclosed is an application for your new construction. You have 12 months from the date of June 18, 2009, referenced under section 14-474 (f) to apply for the new construction permit, or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,

Gayle Guertin

Gayle Guertin
Office Assistant

CC: Robert Langford JR., owner
file

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

R-1 Residential Zone (Cemetery Use):

Conditional Use Appeal

DECISION

Date of public hearing: June 18, 2009

Name and address of applicant: Brooklawn Memorial Park
2002 Congress Street
Portland, Maine 04102

Location of property under appeal: 1994-2002 Congress Street

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Robert Sanford, for Applicant

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

Applicant is proposing to replace its maintenance barn with a new 60' x 80' building. The building will be located at the back end of the lot, on property that was merged with the cemetery in 1937.

A. Conditional Use Standards pursuant to Portland City Code §14-68(c)(2):

1. The use applied for is a cemetery use.

Satisfied ✓ Not Satisfied ____

Reason and supporting facts:
Self-evident, per application

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes ___ No ✓

Reason and supporting facts:
Proposed structure is the kind normally used for storage at this site. One-storey building w/ out plumbing has no distinct characteristics in location/size/ appearance.

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes ___ No ✓

Reason and supporting facts:
no increase in workforce / traffic / use of site

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes ___ No ✓

Reason and supporting facts:
No Apparent difference between this and any other storage facility

Conclusion: (check one)

___ Option 1: The Board finds that the standard described in section A above has been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

___ Option 2: The Board finds that the standard described in section A above has been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, ~~certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood,~~ and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS: Approval good for Term of 1 year.

___ Option 3: The Board finds that the standard described in section A above has NOT all been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated: 6/12/09

Board Chair

O:\OFFICE\FORMS\R-1 conditional use appeal (cemetery use).doc

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

PROJECT NAME: Brooklawn Memorial Park Construction of Maintenance Bldg.

PROPOSED DEVELOPMENT ADDRESS:
2002 Congress st Portland, ME 04102

PROJECT DESCRIPTION:
Construction of 60' x 80' Maintenance building to be built on existing property

CHART/BLOCK/LOT: 211 Tax Map Block A Lot # 001

CONTACT INFORMATION:

APPLICANT
Name: Brooklawn Mem Park
Address: 2002 Congress St Portland, ME 04102
Zip Code: 04102
Work #: 207-773-7679
Cell #:
Fax #: 207-780-1812
Home: N/A
E-mail:

PROPERTY OWNER
Name: David R Morgan
Address: 2002 Congress St Portland, ME
Zip Code: 04102
Work #: 207-773-7679
Cell #:
Fax #: 207-780-1812
Home:
E-mail:

BILLING ADDRESS
Name: Brooklawn Mem. Park
Address: 2002 Congress St Portland
Zip: 04102
Work #: 207-773-7679
Cell #:
Fax #: 207-780-1812
Home:
E-mail:

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

AGENT/REPRESENTATIVE

Name: Robert J Sanford Jr
Address: 2 Cherryfield Ave
Saco ME
Zip Code: 04072
Work #: 207 284 8813
Cell #:
Fax #: 207 284 8813
Home:
E-mail: RSANFORJr@maine.com

ENGINEER

Name: Macleod Structural Eng. P.A.
Address: 404 Main St
Gorham ME 0
Zip Code: 04038
Work #: 207-839-0980
Cell #:
Fax #: 207-839-0982
Home:
E-mail:

ARCHITECT

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

CONSULTANT

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

SURVEYOR

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

ATTORNEY

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

AGENT/REPRESENTATIVE

Name: Robert Sanford

Address: 2 Cherryfield
SACO, ME 04072

Zip Code: 04072

Work #: 207-284-8813

Home #: 207-284-8813

Fax #: 207-284-8813

E-mail: RSANFORIC@MAINE.RR.COM

ENGINEER

Name: Packard Structural Eng P.A

Address: 404 Main St
Gorham, ME 04038

Zip Code:

Work #: 207-839-0980

Home #:

Fax #: 207-839-0982

E-mail:

ARCHITECT

Name:

Address:

Zip Code:

Work #:

Home #:

Fax #:

E-mail:

CONSULTANT

Name:

Address:

Zip Code:

Work #:

Home #:

Fax #:

E-mail:

SURVEYOR

Name:

Address:

Zip Code:

Work #:

Home #:

Fax #:

E-mail:

ATTORNEY

Name:

Address:

Zip Code:

Work #:

Home #:

Fax #:

E-mail:

PROJECT DATA

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

Total Site Area	4864	sq. ft.
Proposed Total Disturbed Area of the Site	4864	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	0	sq. ft.
Existing Total Impervious Area		sq. ft.
Proposed Total Impervious Area		sq. ft.
Proposed Impervious Net Change		sq. ft.

Building Area		
Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	4864	sq. ft.
Proposed Building Footprint Net change	4864	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	4864	sq. ft.
Proposed Building Floor Area Net Change	4864	sq. ft.
New Building	Yes	(yes or no)

Zoning	
Existing	Cemetery
Proposed, if applicable	Conditional use Maint. Bldg. Added.

Land Use	
Existing	Cemetery
Proposed	Cemetery

Residential, if applicable	
Proposed Number of Affordable Housing Units	
Proposed Number of Residential Units to be Demolished	
Existing Number of Residential Units	N/A
Proposed Number of Residential Units	
Subdivision, Proposed Number of Lots	

Parking Spaces	
Existing Number of Parking Spaces	6
Proposed Number of Parking Spaces	6
Number of Handicapped Parking Spaces	
Proposed Total Parking Spaces	6

Bicycle Parking Spaces	
Existing Number of Bicycle Parking Spaces	
Proposed Number of Bicycle Parking Spaces	N/A
Total Bicycle Parking Spaces	

Estimated Cost of Project	225,001

Please check all reviews that apply to the proposed development

Design Review	✓	Stormwater Quality	
Flood Plain Review		Traffic Movement	
Historic Preservation		Zoning Variance	✓
Housing Replacement		Historic District/Landmark	
14-403 Street Review		Off Site Parking	

Shoreland		Multi-Family Dwelling	
Site Location Act Local Review	✓	B-3 Pedestrian Activity Review	
Single Family Dwelling		Change of Use	
2 Family Dwelling			

APPLICATION FEE:

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

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

DEVELOPMENT REVIEW APPLICATION SUBMISSION

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

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

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

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

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

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant:	**Date:** 6.25.09

Site Plan Checklist

Portland, Maine

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

2002 Congress St. Portland, ME 04102

B.M.P. Construction Maintenance Bldg.

Project Name, Address of Project

Application Number

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

Check Submitted: Applicant	Check Submitted: Staff	Required Information	Section 14-525 (b,c)
✓		Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓		Name and address of applicant and name of proposed development	a
✓		* Scale and north points	b
✓		* Boundaries of the site	c
✓		* Total land area of site	d
✓		* Topography - existing and proposed (2 feet intervals or less)	e
✓		Plans based on the boundary survey including:	2
✓		* Existing soil conditions	a
✓		* Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
✓		* 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
✓		* 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
✓		* Public utilities	
✓		* Water and sewer mains	e
✓		* Culverts, drains, existing and proposed, showing size and directions of flows	e
✓		* 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
✓		* Parking areas	
✓		* Loading facilities	g
✓		* Design of ingress and egress of vehicles to and from the site onto public streets	g
✓		* Curb and sidewalks	g
		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
✓		Location of fire hydrants, existing and proposed (refer to Fire Department checklist – page 11)	k
✓		Written statements to include:	c
✓		* Description of proposed uses to be located on site	cl
✓		* Quantity and type of residential, if any	cl
✓		* Total land area of the site	c2
✓		* Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
✓		* General summary of existing and proposed easements or other burdens	c3
✓		* Type, quantity and method of handling solid waste disposal	c4
✓		* 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

✓		* An estimate of the time period required for completion of the development	7
		* 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
		* 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.	
✓		* Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.	
✓		* A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.	
		A jpeg or pdf of the proposed site plan, if available.	
		Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.	

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

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

Example of Zoning Summary

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

Regulations	Required/Allowed	Provided
Min Lot Area	none	59,677.2 sf.
Min Street Frontage	60 ft.	314,46 ft.
Min Front Yard Setback	1 ft./1 ft. Building Height	72.04 ft.
Min Rear Yard Setback	1 ft./1 ft. Building Height	35.66 ft.
Min Side Yard Setback	1 ft./1 ft. Building Height	82.80 and 38.22
Max Building Height	75 ft.	65 ft.

4. Parking – Warehouse Distribution: 1 space/1000 sf. 10 spaces
5. Maximum Impervious Surface Ratio: 75% 43%

Portland Fire Department Checklist

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

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

Additional Submission for Subdivisions:

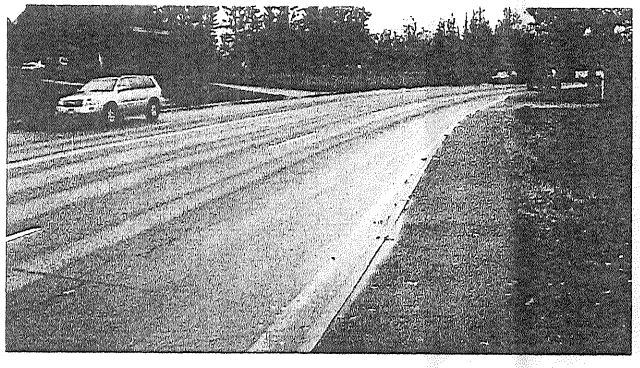
Street Names and Street Numbering for Proposed Subdivisions

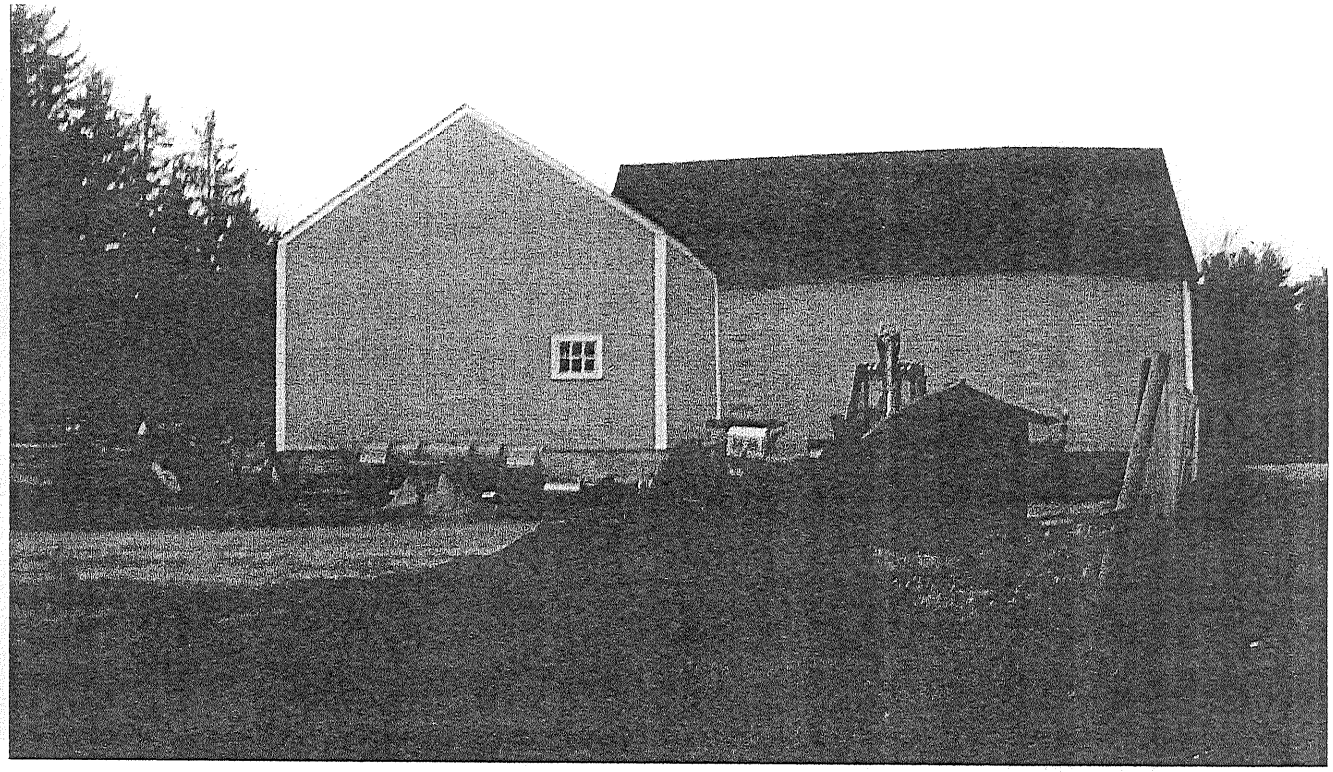
Notice to Developers of New Subdivisions

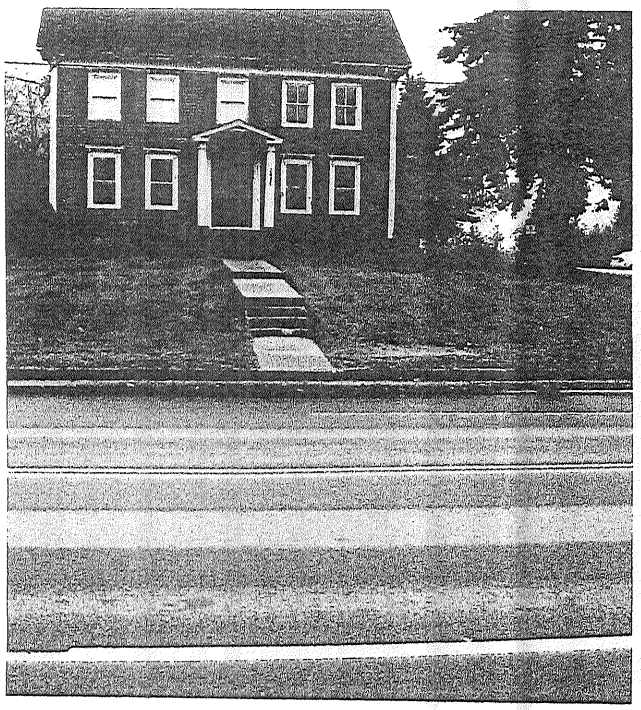
Effective January 1, 1998, the City of Portland requests that developers of new subdivisions submit information regarding the origin of the name of any new street(s) created within the City limits. This information shall be submitted to the Planning Division with all other related application materials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

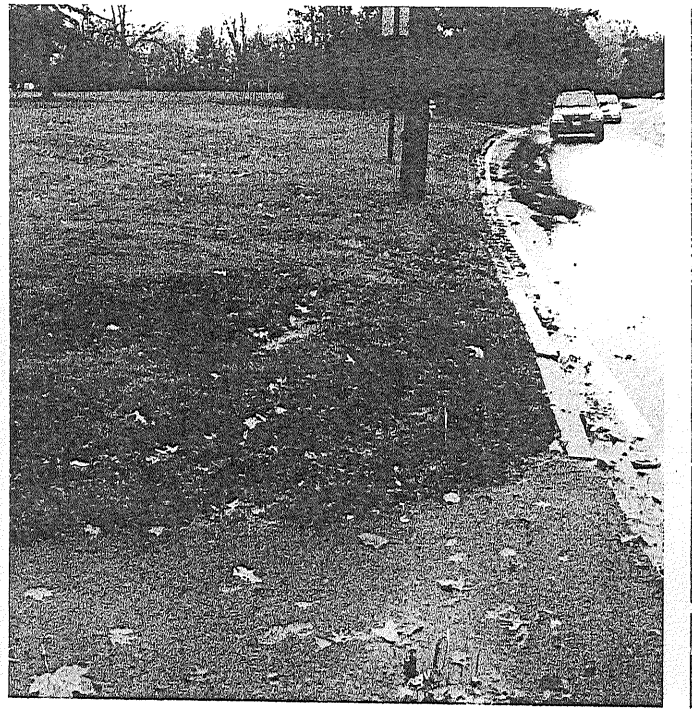
Street Numbering Assignments

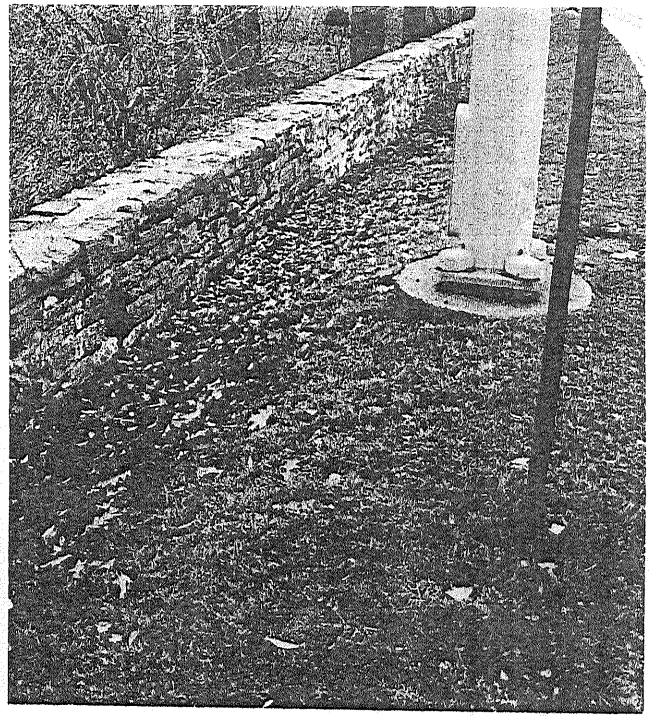
The assignment of official street addresses is the sole responsibility of the Department of Public Services. These assignments proceed by a set of guidelines and are done from submitted site plans whenever possible. For Enhanced 9-1-1 purposes, they need to be as accurate as possible and, depending on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





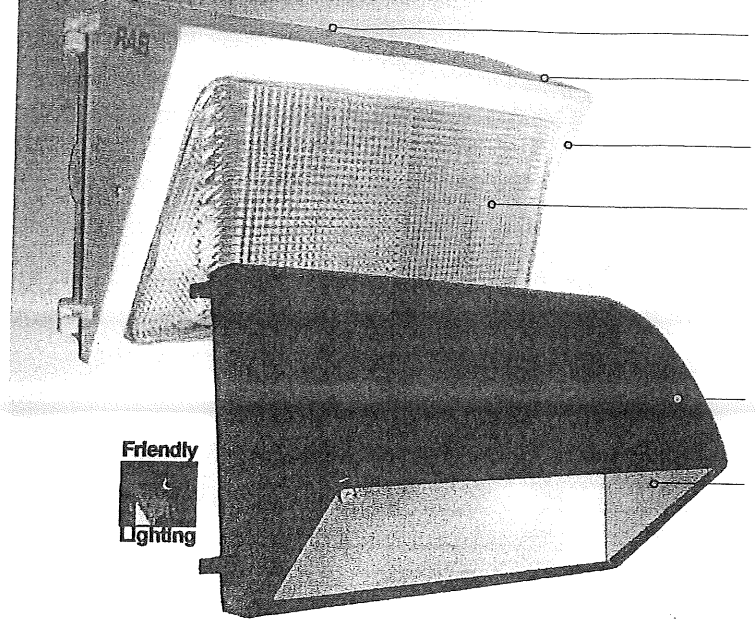




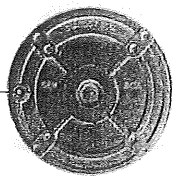


WALLPACKS
WP2

Mid size Wallpack for up to 150 watt HPS, 175 watt Metal Halide and 84 watt Fluorescent. Converts to a cutoff fixture with WP2C Retrofit kit.



- *Photocell mounting hole*
- *Hinged door frame opens and remains captive for easy relamping*
- *Precision die cast aluminum housing with durable polyester powder coat paint*
- *Glass refractor*
- *Drilling template for easy box mounting*
- *Silicone gasket remains in place during relamping*
- *Top, side and back conduit openings*
- *Cutoff Glare Shield for Friendly Lighting*
- *Long life lamp included*
- *Glass lens*



Friendly Lighting

PULSE START *Metal Halide*
Lamps and ballasts for energy savings & longer lamp life.

Product Information

High Pressure Sodium
Lamp supplied with fixture

Metal Halide
Lamp supplied with fixture
PS = Pulse Start

Compact Fluorescent CFL
Lamp supplied with fixture

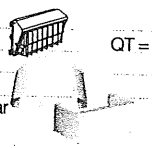
Factory Installed Options
Add suffix to catalog number

Accessories

Watts	Lamp Type	Lamp Base	Ballast	Starting Amps / Operating Amps 120V	208V	240V	277V	Input Watts	Lamp ANSI	Initial Lumens	Lamp Hours
70	ED17	Med	R-HPF120V	.9 / .8				86	S62	6,400	24,000
70	ED17	Med	HX-HPF QT	.8 / .9	.5/.5	.4/.4	.4/.4	91	S62	6,400	24,000
100	ED17	Med	R-NPF 120V	3.1 / 2.1				115	S54	9,500	24,000
100	ED17	Med	R-HPF 120V	1.5 / 1.1				115	S54	9,500	24,000
100	ED17	Med	HX-HPF QT	1.5 / 1.1	.8 / .7	.7 / .6	.6 / .5	115	S54	9,500	24,000
150	ED17	Med	R-NPF120V	4.5 / 3.2				170	S55	16,000	24,000
150	ED17	Med	HX-HPF QT	2 / 1.7	1.2 /1.0	1 /.9	.9 /.8	188	S55	16,000	24,000
PS 70	ED17	Med	HX-NPF 120V	2.5 / 2.1				94	M98	5,600	15,000
PS 100	ED17	Med	HX-HPF QT	1.2 / 1.2	.7 / .7	.7 / .8	.6 /.5	129	M90	9,000	15,000
PS 125	ED17/HBU	Med	CWA-HPF QT	.9 / 1.3	.5 / .8	.4 / .7	.4 / .6	150	M150	12,000	15,000
PS 150	ED17/U	Med	CWA-HPF QT	1.3 / 1.6	1 / 1	.7 / .8	.6 / .7	190	M102	14,000	15,000
150	ED17	Med	HX-HPF 120V	1.1 / 1.6				185	M107	12,500	10,000
150	ED17	Med	CWA-HPF QT	1.1 / 1.6	.6 / .9	.5 / .8	.5 /.7	185	M107	12,500	10,000
175	ED17	Med	CWA-HPF 120V	1.3 / 1.8				210	M57	13,500	10,000
175	ED17	Med	CWA-HPF QT	1.3 / 1.8	.8 / 1.1	.7 / .9	.6 /.8	210	M57	13,500	10,000
42	Triple	GX24q-4	Electronic QT	.4	.3	.2	.2	46		3,200	10,000
84	Triple	GX24q-4	Electronic QT	.8	.5	.5	.4	93		6,400	10,000

Button Photocell Specify Photocell voltage
Swivel Photocell Specify Photocell voltage
Single fusing for 120 and 277 volt
Double fusing for 208 and 240 volt
Tamperproof screws

Corrosion protected Wire Guard
Clear Polycarbonate Shield
Shade Glare Shield - Curved
Shade Glare Shield - Rectangular



QT = Quad Tap = 120 / 208 / 240 / 277 volts

Specifications

UL Listing:
Suitable for wet locations. HID fixtures can be wired with 90°C supply wiring if supply wires are routed 3" away from ballast.

Housing:
Die cast aluminum, 1/2" NPS tapped holes top, both sides and back for conduit or photocell. Hinged refractor frame. Continuous silicone rubber gasket.

Reflector:
Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures.

WP2 Cutoff Lens:
Tempered glass

WP2 Refractor:
Prismatic optics designed to minimize glare and throw light down and out. Heat resistant borosilicate glass.

Socket:
HID: 4kv Pulse Rated porcelain socket with nickel plated screw shell and spring loaded center contact.
CFL: Plug-in type GX24q-4 base Thermoplastic

Finish:
Chip and fade resistant metallic architectural bronze or bright white epoxy powder coating.

Installation Manuals, Wiring Diagrams and Photometrics 24/7
www.rabweb.com > click "PRODUCTS"

Patents:
The designs of RAB fixtures are protected under U.S. and international intellectual property laws.

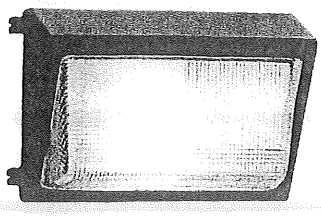
Photometrics

See page 164 for WP2 Photometrics

WP2

Mid size wallpack for 70 to 150 watts HPS, 70-175 watt Metal Halide or 84 watts (2x42) Compact Fluorescent. All aluminum precision die cast construction with tempered glass refractor. Lamp included.

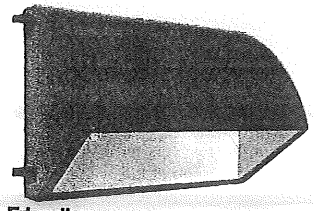
Finish: ● Architectural Bronze ○ White



WP2 Cutoff Retrofit Kit

Convert existing RAB WP2 HID wallpacks to cutoff beam spread. Kit includes: cutoff shield, reflector, socket bracket & aluminum strip for additional degrees of cutoff. Easy 5 minute field installation.

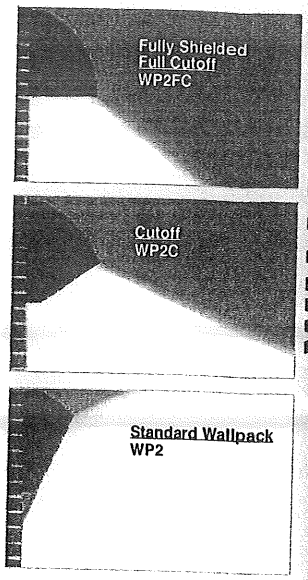
Finish: ● Architectural Bronze ○ White



Friendly Lighting

See pages 70-71 for complete WP2C and WP2FC fixtures

Pick the Cutoff You Need

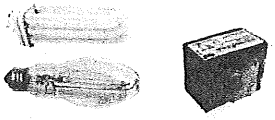


WALLPACKS

Catalog Numbers

Bronze	White
WP2SH70	WP2SH70W
WP2SH70QT	WP2SH70QTW
WP2SN100	WP2SN100W
WP2SH100	WP2SH100W
WP2SH100QT	WP2SH100QTW
WP2SN150	WP2SN150W
WP2SH150QT	WP2SH150QTW
WP2H70	WP2H70W
WP2H100QT	WP2H100QTW
WP2H125PSQ	WP2H125PSQW
WP2H150PSQ	WP2H150PSQW
WP2H150	WP2H150W
WP2H150QT	WP2H150QTW
WP2H175	WP2H175W
WP2H175QT	WP2H175QTW
WP2F42	WP2F42W
WP2F84	WP2F84W
/PC	/PC
/PCS	/PCS
/F	/F
/FF	/FF
/TP	/TP
GDWP2W	GDWP2W
GDWP2P	GDWP2P
SHC2A	SHC2W
SHR2A	SHR2W

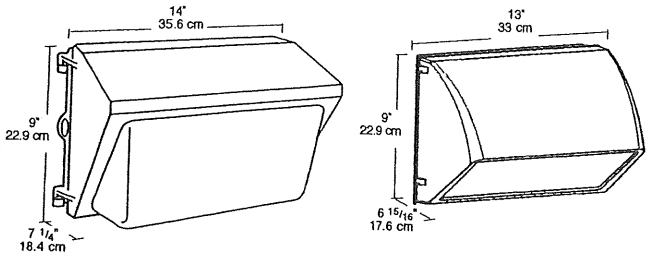
Bronze	White
WP2CORK	WP2CORKW



Replacement Lamps	Replacement Ballasts
LHPS70	BHPSH70
LHPS70	BHPSH70QT
LHPS100	BHPSN100
LHPS100	BHPSH100
LHPS100	BHPSH100QT
LHPS150	BHPSN150
LHPS150	BHPSH150QT
LMH70	BMHN70
LMH100	BMHH100QT
LMH125PS	BMH125PSQ
LMH150PS	BMH150PSQ
LMH150	BMHH175*
LMH150	BMHH175QT
LMH175	BMHH175
LMH175	*BMHH175QT
LCFL42	BCFL42QT

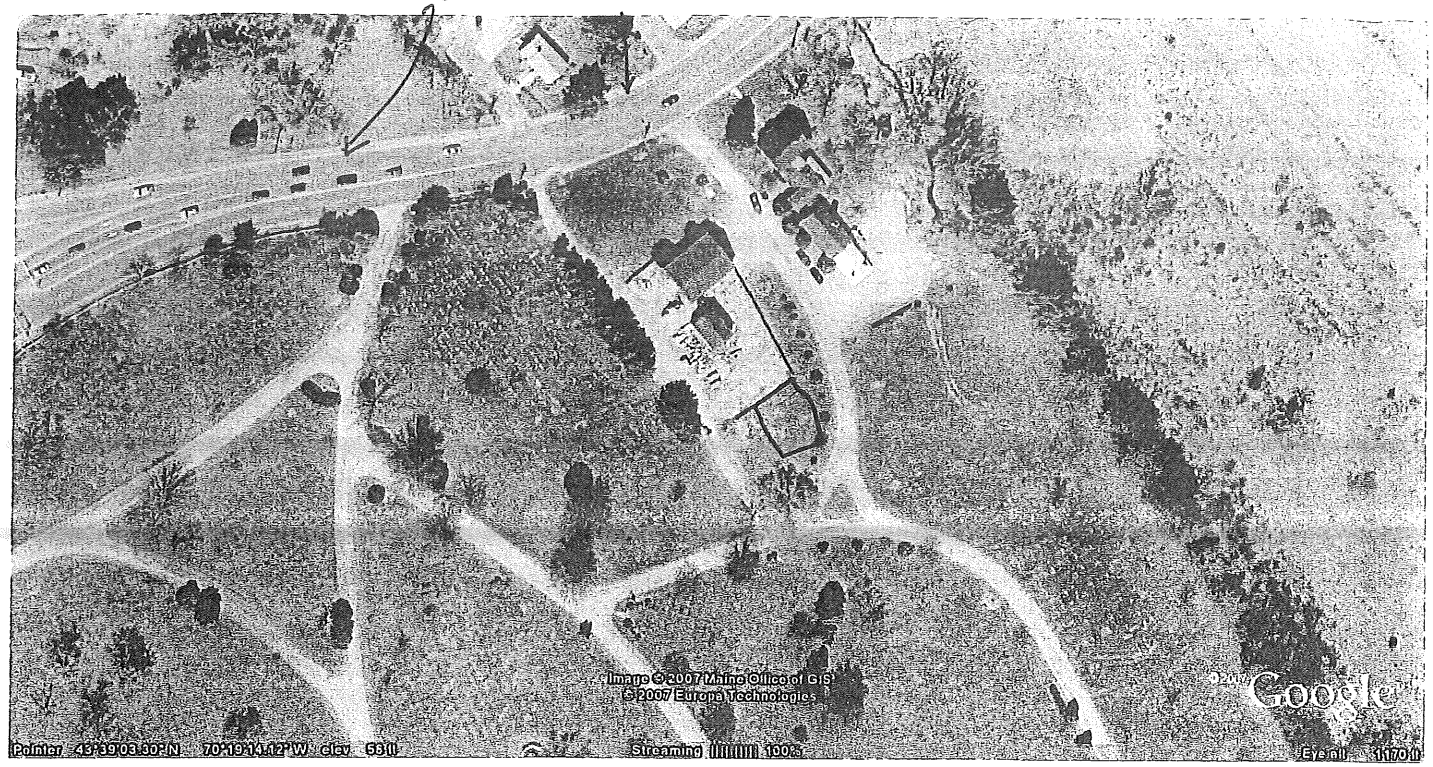
*175 watt Ballasts are used for 150 w MH lamp.

Dimensions



TEL 888 RAB 1000
FAX 888 RAB 1232
www.rabweb.com

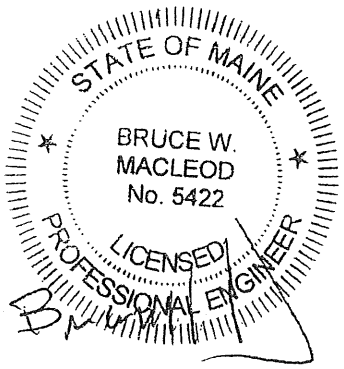
RAB

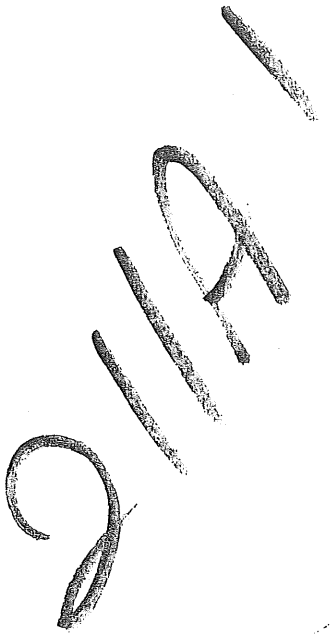

SIDEWALKS
Image © 2007 Maine Office of GIS
© 2007 Europa Technologies
Google
Pointer 43°39'03.30" N 70°19'14.12" W elev 93 ft
Streaming 100%
Eye alt 1170 ft

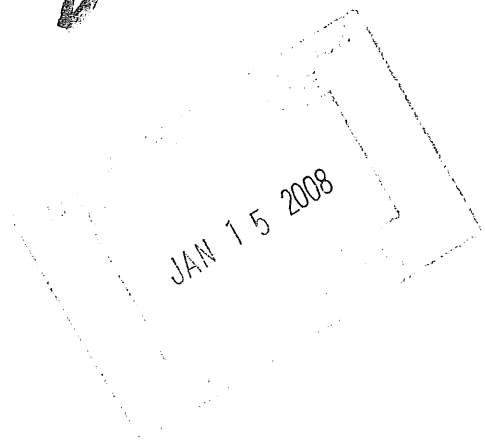
MacLeod Structural Engineers, P.A.

RUNOFF CALCULATIONS

BROOKLAWN MEMORIAL PARK
NEW MAINTENANCE BUILDING
2002 CONGRESS STREET
PORTLAND, MAINE



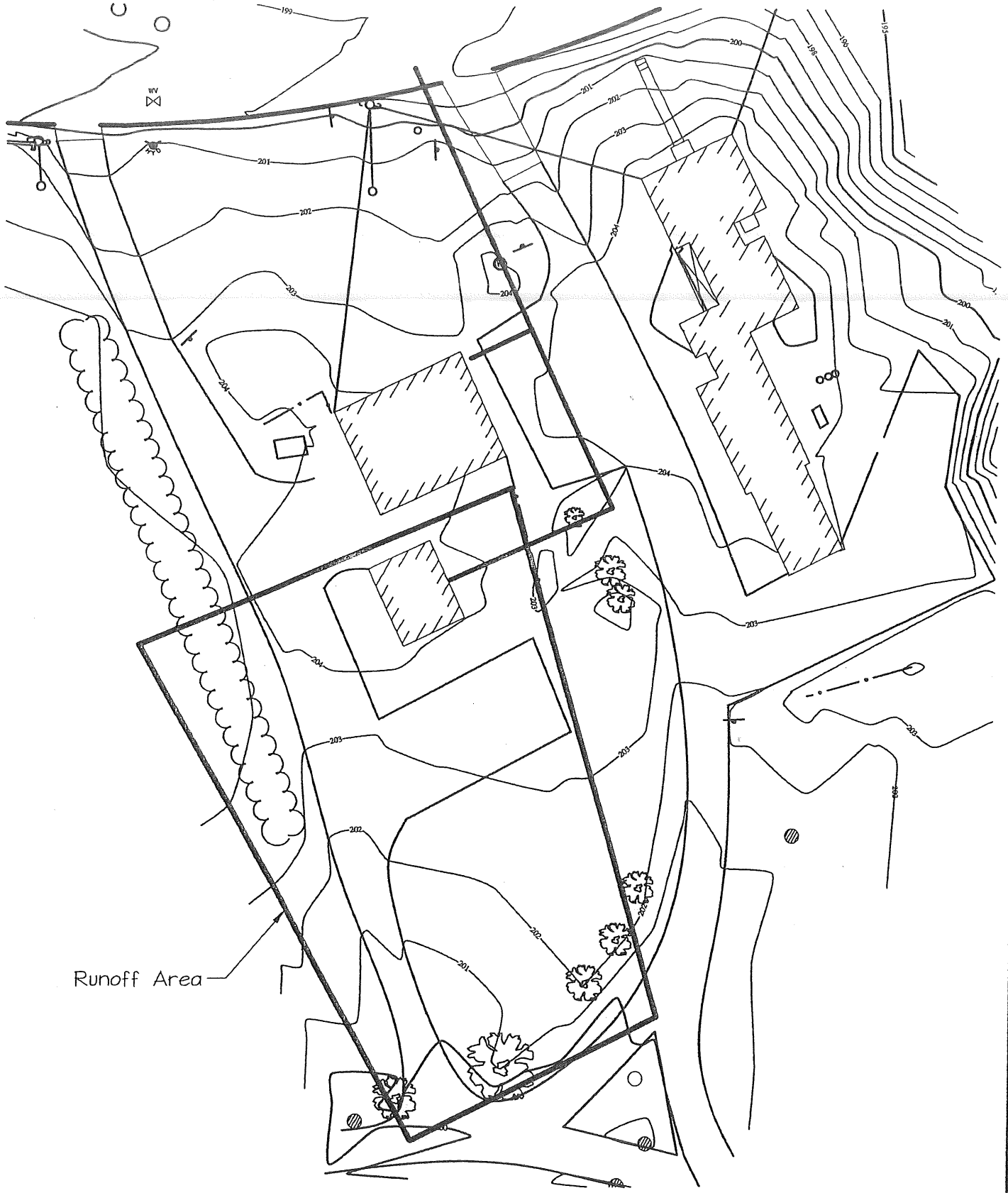




January 8, 2008

PAGES 1-6

404 MAIN STREET GORHAM, MAINE 04038 PHONE (207) 839-0980 FAX (207) 839-0982



SHEET TITLE: RUNOFF AREA	BROOKLAWN MEMORIAL PARK PORTLAND MAINE		
MacLeod Structural Engineers, PA 404 Main Street - Gorham, Maine 04038 - Phone (207) 839-0980	DRN/CHK BY: BWM	SCALE: As Noted	PROJ. NO: 2007-264
	ISSUED:	DATE: 1/08/08	SKETCH: SK1

(1)

WinTR-55 Current Data Description

--- Identification Data ---

User:	bwm	Date:	1/11/2008
Project:	Brooklawn1	Units:	English
SubTitle:	existing	Areal Units:	Acres
State:	Maine		
County:	Cumberland Se		
Filename:	C:\Documents and Settings\Bruce\Application Data\WinTR-55\brklawn1_1.w55		

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
sa1	lawn, gravel drive	Outlet	0.56	83	0.1

Total area: .56 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.0	4.0	4.7	5.5	6.0	6.7	2.5

Storm Data Source:	Cumberland Se County, ME (NRCS)
Rainfall Distribution Type:	Type II
Dimensionless Unit Hydrograph:	<standard>

JAN 15 2008

(2)

bwm

Brooklawn1
existing
Cumberland Se County, Maine

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.0	4.0	4.7	5.5	6.0	6.7	2.5

Storm Data Source: Cumberland Se County, ME (NRCS)
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

bwm

Brooklawn1
existing
Cumberland Se County, Maine

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
sa1	.56	0.100	83	Outlet	lawn, gravel drive

Total Area: .56 (ac)

bwm

Brooklawn1
existing
Cumberland Se County, Maine

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
sa1							
SHEET	99	0.0267	0.060				0.072
SHALLOW	50	0.0267	0.050				0.005
					Time of Concentration		0.1

bwm

Brooklawn1
existing
Cumberland Se County, Maine

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
sa1	Open space; grass cover > 75%	(good)	C	.24	74
	Gravel (w/ right-of-way)		C	.32	89
	Total Area / Weighted Curve Number			.56	83

bwm

Brooklawn1
existing
Cumberland Se County, Maine

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)
SUBAREAS	
sa1	3.11
REACHES	
OUTLET	3.11

WinTR-55 Current Data Description

--- Identification Data ---

User:	bwm	Date:	1/11/2008
Project:	Brooklawn1	Units:	English
SubTitle:	post-development	Areal Units:	Acres
State:	Maine		
County:	Cumberland Se		
Filename:	C:\Documents and Settings\Bruce\Application Data\WinTR-55\brklawn2_2.w55		

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
sa1	lawn, gravel drive, bldg	Outlet	0.56	86	0.1

Total area: .56 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.0	4.0	4.7	5.5	6.0	6.7	2.5

Storm Data Source:	Cumberland Se County, ME (NRCS)
Rainfall Distribution Type:	Type II
Dimensionless Unit Hydrograph:	<standard>

bwm

Brooklawn1
post-development
Cumberland Se County, Maine

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.0	4.0	4.7	5.5	6.0	6.7	2.5

Storm Data Source: Cumberland Se County, ME (NRCS)
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

bwm

Brooklawn1
post-development
Cumberland Se County, Maine

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
sa1	.56	0.100	86	Outlet	lawn, gravel drive, bldg

Total Area: .56 (ac)

bwm

Brooklawn1
post-development
Cumberland Se County, Maine

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
sa1							
SHEET	99	0.0267	0.060				0.072
SHALLOW	50	0.0267	0.050				0.005
					Time of Concentration		0.1

bwm

Brooklawn1
post-development
Cumberland Se County, Maine

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
sa1	Open space; grass cover > 75% (good)	C	.19	74
	Paved parking lots, roofs, driveways	C	.11	98
	Gravel (w/ right-of-way)	C	.26	89
	Total Area / Weighted Curve Number		.56	86

bwm

Brooklawn1
post-development
Cumberland Se County, Maine

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)
SUBAREAS	
sal	3.34
REACHES	
OUTLET	3.34

" NO SIGNIFICANT INCREASE IN MAX FLOW, THUS, ONSITE DETENTION IS NOT REQ'D.

PORTLAND WATER DISTRICT
100 years 1908-2008
A Century of Experience

225 DOUGLASS STREET
P.O. BOX 3553
PORTLAND, ME 04104-3553
P: 207.774.5961
F: 207.761.8307
WWW.PWD.ORG

PORTLAND
WATER DISTRICT

March 25, 2008

Brooklawn Memorial Park
2002 Congress Street
Portland, ME 04102

Attn: Dave Morgan

Re: Ability to serve with PWD water

Dear Mr. Morgan :

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the domestic needs of the proposed building/house at 2002 Congress Street in Portland. According to District records, there is a 12" water main on the south side of the street as well as a hydrant located in front of the property.

The current data from the nearest hydrant is shown below.

Hydrant Location:	Congress St 500'east of Johnson Rd
Hydrant Number:	POD-HYD001395
Static Pressure:	74
Residual Pressure:	54
Flow:	1233
Last Tested:	6/19/1991

Please notify your mechanical engineer of these results so that they can design your system to best fit the noted conditions. Also, please contact your local fire department to determine if the fire service capacity is sufficient for your needs. If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

David W. Coffin, PLS
Engineering Supervisor
dcoffin@pwd.org

2008ADEQUACY

Portland Water District
Hydrant and the flow test data if existing

WATER-PORTLAND/DEERING (Area: 27)

Pres. Zone	Activity	Insp. #	Insp. Date	Date Completed	Static Psi	Res. Psi	Flow Hyd.	Coef.	Pito 1 Press.	Pito2 Press.	Flow @ 20	Flow gpm	Inspection Comments
ISF: Total 1													
POD-HYD01395		**CONGRESS ST**			**500' E OF JOHNSON RD OPPOSITE HOUSE #2015**								
267	STATIC	30370	04/07/2003	04/07/2003	80	0					0	0	
	HYTEST	21740	06/19/1991		74		POD-HYD01395	0.90	54.00		0.00	1233	
		21739	06/18/1991		70				50.00			1186	
		21738	08/14/1986		79				62.00			1321	
Total for WATER-PORTLAND/DEERING: 1													

Grand Total: 1

CONGRESS STREET — SHEET 216-B — № 211

SHEET 214-B

SHEET 209A-A

SHEET 210-A

SHEET 212-D

INTERNATIONAL PARKWAY

APPROX. LOCATION OF 33" PORTLAND PIPELINE R/W

N 19°30'W. 1294.8

N 32°01'W. 97.0'

334'

336'

385426

574348

374328

61156

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

Certificate of Design Application

From Designer: Associated Design Partners Inc.

Date: 7/29/09

Job Name: Brickhouse Memorial Park - Storage Bldg

Address of Construction: 2002 Congress St 04102

2003 International Building Code

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

Building Code & Year 2003 IBC Use Group Classification (s) MIXED: S-1/B

Type of Construction V

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

Is the Structure mixed use? Y If yes, separated or non separated ~~or non separated~~ (section 302.3) SEPARATED - 1 HR

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

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
STORAGE	125 psf
OFFICE	50 psf

Wind loads (1603.1.4, 1609)

ANALYTIC Design option utilized (1609.1.1, 1609.6)

94 Basic wind speed (1809.3)

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

B Wind exposure category (1609.4)

+/- 0.18 Internal pressure coefficient (ASCE 7)

Pz = 27.67 Component and cladding pressures (1609.1.1, 1609.6.2.2)

_____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

1617.4 Design option utilized (1614.1)

I Seismic use group ("Category")

0.32/0.12 Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

D Site class (1615.1.5)

_____ Live load reduction

20 Roof *live* loads (1603.1.2, 1607.11)

42 Roof snow loads (1603.7.3, 1608)

60 Ground snow load, P_g (1608.2)

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

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

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

1 Roof thermal factor, C_t (1608.4)

42 Sloped roof snowload, P_s (1608.4)

B Seismic design category (1616.3)

OCBF/OMF Basic seismic force resisting system (1617.6.2)

3/5 Response modification coefficient, R_I and

3/4.5 deflection amplification factor C_d (1617.6.2)

1617.4 Analysis procedure (1616.6, 1617.5)

_____ Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

N.A. Flood Hazard area (1612.3)

N.A. Elevation of structure

Other loads

N.A. Concentrated loads (1607.4)

N.A. Partition loads (1607.5)

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

Certificate of Design

Date: 9.29.09

From: Aaron Wilson

These plans and / or specifications covering construction work on:

Storage Building - Foundation

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: A. S. Wilson

Title: Vice President

Firm: Associated Design Partners, Inc

Address: 80 Leighton Rd

Falmouth ME 04105

Phone: 207 878 1757

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

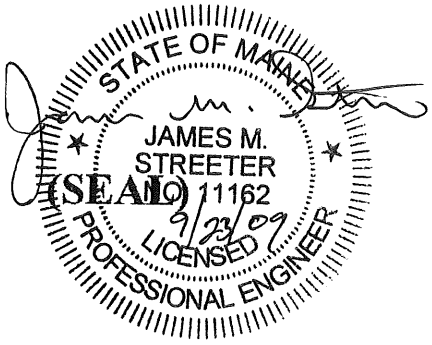
Accessibility Building Code Certificate

Designer: James M. Streeter PE

Address of Project: 2002 Congress Street

Nature of Project: Storage Building

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: Professional Engineer

Firm: J.M. Streeter Architectural/Engineer

Address: 66 Garsoe Street

Portland, ME 04103

Phone: 797-3093

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

State of Maine
Department of Public Safety
Construction Permit

Reviewed for Barrier Free

Not Sprinkled

18638

BROOKLAWN MEMORIAL PARK

Located at: 2002 CONGRESS STREET

PORTLAND

Occupancy/Use: STORAGE

Permission is hereby given to:

BROOKLAWN MEMORIAL PARK

2002 CONGRESS STREET
PORTLAND, ME 04102

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

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

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

This permit will expire at midnight on the *23 rd* *of March* *2010*

Dated the 24 th day of September A.D. 2009

Commissioner

Copy-1 Owner

Comments:

BROOKLAWN MEMORIAL PARK

2002 CONGRESS STREET
PORTLAND, ME 04102

STATEMENT OF SPECIAL CONSTRUCTION MONITORING

PROJECT: **STORAGE BUILDING**
Brooklawn Memorial Park, Portland, Maine

PERMIT APPLICANT: **Jim Biskup – Biskup Construction**
APPLICANT'S ADDRESS: **16 Danielle Dr, Windham, ME 04062**

STRUCTURAL ENGINEER OF RECORD
Foundations: **Associated Design Partners, Inc**
Pre-Fabricated Steel Building: **Package Industries, Inc.**

CONTRACTOR: **Biskup Construction**

This Statement of Special Construction Monitoring is submitted as a condition for building permit issuance in accordance with Section 1704.0 of the 2003 International Building Code. It includes the Schedule of Special Construction Monitoring and Testing as applicable to this project. Also included is a listing of agents and other approved agencies to be retained for conducting the monitoring and testing applicable to this project.

The Special Construction Monitoring Coordinator shall keep records of all observations listed herein, and shall furnish field reports to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction, and to the Registered Design Professional of Record. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Registered Design Professional of Record. Interim reports shall be submitted to the Registered Design Professional of Record monthly, unless more frequent submissions are requested.

The Special Construction Monitoring program does not relieve the Contractor of his or her responsibilities. Job site safety is solely the responsibility of the Contractor. Materials and activities covered under the monitoring schedule are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared by:

Aaron S. Wilson
(type or print name)

Signature 9-27-09 Date

Design Professional Seal

Owner's Authorization:

Signature 9/28/09 Date

Building Official's Acceptance:

Signature Date

SPECIAL CONSTRUCTION MONITORING AGENTS

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

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

AGENT	FIRM	CONTACT INFORMATION
1. Engineer of Record (Foundations & Wood Framing)	**Associated Design Partners**	**80 Leighton Rd** **Falmouth ME 04105** **Ph: 878-1751**
2. Special Construction Monitoring Coordinator	**Associated Design Partners**	**80 Leighton Rd** **Falmouth ME 04105** **Ph: 878-1751**
3. Field Monitor	**S.W. Cole**	**286 Portland Road** **Gray, ME 04039-9586** **P: (207) 657.2866**
4. Testing Agency	**S.W. Cole**	**286 Portland Road** **Gray, ME 04039-9586** **P: (207) 657.2866**
5. Engineer of Record (Pre-Fab Metal Building)	**Package Industries, Inc**	**15 Harback Rd** **Sutton, MA 01590** **PH. (508) 865-5871**

Note: The testing agency 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 FOR LATERAL SYSTEMS

Quality Assurance for Seismic Requirements

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

If seismic design category C, and plan is not required, explain (see exceptions to 1705.1)

Description of seismic force resisting system and designated seismic systems:
Ordinary Steel Moment Frames, Ordinary Concentric Steel Braced Frames.

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust)	*94MPH*
Quality Assurance Plan Required (Y/N)	*N*

Description of wind force resisting system and designated wind resisting components:
Ordinary Steel Moment Frames, Ordinary Concentric Brace Frames at metal building.

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility in accordance with section 1705.3, and 1706.3 of the 2003 IBC code.

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

Key for Minimum Qualifications of Inspection Agents:

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

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

American Concrete Institute (ACI) Certification

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

American Welding Society (AWS) Certification

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

American Society of Non-Destructive Testing (ASNT) Certification

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

International Code Council (ICC) Certification

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

National Institute for Certification in Engineering Technologies (NICET)

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

Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector

TABLE 1 – SCHEDULE OF SPECIAL CONSTRUCTION MONITORING

MATERIAL / ACTIVITY		EXTENT of MONITORING (Continuous, Periodic, Other, Exempt, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.3 STEEL CONSTRUCTION						
1. Material Verification of high strength bolts, nuts, and washers.	a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Periodic	Provide inspection reports for field installed bolts to Agent 5 also.	3		
	b. Manufacturers Certificate of Compliance required.	Other	Fabricator to provide Certificate to Agent 1.	5		
2. Inspection of High – Strength Bolting	a. Bearing type connections	Periodic	Provide inspection reports to Agent 5 also.	3		
	b. Slip – critical connections	None	No S-C connections in building			
3. Material Verification of structural steel	a. Identification marking to conform to ASTM standards specified in the contract documents.	Exempt	Fabricator is AISC certified.			
	b. Manufacturers certified mill test Reports.	Exempt	Fabricator to provide Certificate to Agent 1.	5		
4. Material Verification of weld filler materials:	a. Identification marking to conform to AWS standards specified in the contract documents.	Exempt	Fabricator is AISC certified.			
	b. Manufacturers Certificate of Compliance required.	Exempt	No field welding. Shop welding performed by AISC certified fabricator			
5. Inspection of Welding – Structural Steel	a. Single Pass fillet welds < 5/16"	Exempt	No field welding. Shop welding performed by AISC certified fabricator			
	b. Roof deck attachment	Periodic	Provide inspection reports to Agent 5 also.	3		
6. Inspection of Steel Frame Joint details for compliance with approved documents.	a. Bracing / moment frame connections	Periodic	Provide inspection reports to Agent 5 also.	3		
	b. Member locations	Periodic	Provide inspection reports to Agent 5 also.	3		
	c. Application of joint details at each connection.	Periodic	Provide inspection reports to Agent 5 also.	3		

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.4 CONCRETE CONSTRUCTION						
1. Inspection of reinforcing steel, including placement.		Periodic		3		
2. Inspection of reinforcing steel welding		None	No welding of rebar specified in contract drawings			
3. Inspect bolts embedded into concrete prior to and during placement of concrete where allowable loads have been increased.		None	Allowable loads have not been increased for lateral loads.			
4. Verify concrete mix design(s)		Periodic	SER to review and approve mix design(s) prior to delivery. Field agent to verify delivery ticket matches approved mix design.	1,3		
5. Sample fresh concrete for strength tests, perform slump and air content tests, and determine temperature of concrete.		Continuous		3,4		
6. Inspection of concrete placement for proper techniques.		Continuous		3		
7. Inspection for maintenance of specified curing temperature and techniques.		Periodic		3		
1704.5 MASONRY CONSTRUCTION - Level 1 Special Inspection for non-essential facility – 1704.5.2						
1. As Masonry Construction begins, the following shall be verified to ensure conformance	a. Proportions of site-prepared mortar	None				
	b. Construction of mortar joints	None				
	c. Location of reinforcement	None				
	d. Pre-stressing technique	None	No pre-stressing in building			
	e. Grade and size of pre-stressing tendons.	None	No pre-stressing in building			
2. The Inspection program shall verify the following:	a. Size and location of structural elements.	None				
	b. Type, size, and location of embedded anchors.	None				
	c. Size, grade, and type of reinforcing	None				

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.5 MASONRY CONSTRUCTION - Level 1 Special Inspection for non-essential facility – 1704.5.2						
2. The Inspection program shall verify the following, cont:	d. welding of reinforcing bars	None				
	e. Protection of Masonry during cold weather (temp. below 40 deg F.)	None				
	f. Application and measurement of pre-stressing reinforcement	None	No pre-stressing in building			
3. Prior to grouting, the following shall be verified to ensure compliance.	a. Grout space is clean	None				
	b. Placement of reinforcement	None				
	c. Proportions of site-prepared grout	None				
	d. Construction of mortar joints	None				
4. Grout placement shall be verified to ensure compliance with code and construction document provisions.		None				
5. Preparation of any grout specimens, mortar specimens and/or prisms shall be observed		None				
6. Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified.		None				
1704.6 WOOD CONSTRUCTION						
1. Horizontal Diaphragms and Vertical Shearwalls	a. Inspect sheathing size, grade, and thickness for conformance with construction documents.	Periodic	Mezzanine Diaphram and shearwalls	3		
	b. Inspect sheathing fastener size and pattern for conformance with construction documents.	Periodic	Mezzanine Diaphram and shearwalls	3		
	c. Verify attachment to supporting elements is per contract documents.	Periodic	Mezzanine Diaphram and shearwalls	3		
2. Wood truss fabricator certification / quality control procedures	Verify shop fabrication and quality control procedures for wood truss plant.	None				
3. Material Grading	Verify material grading for sawn lumber for compliance with construction documents. Verify manufactured lumber (LVL'S, PSL's) for conformance with construction documents.	None				

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.6 WOOD CONSTRUCTION						
4. Wood Connections	Verify that connections are made as shown in the contract documents. For connections not specifically detailed, verify conformance with IBC 2003 Ch. 23	None				
5. Framing	Verify that framing is installed in accordance with construction documents.	Periodic	Mezzanine I-joists	3		
6. Pre-Fabricated Wood Trusses	Inspect truss and all bracing installation. Bracing to be installed per fabricator's recommendations and BCSI 1-03	None				
1704.7 SOILS						
1. Site Preparation	Inspect preparation of site for conformance with Geotechnical recommendations prior to placement of prepared fill.	Periodic		3		
2. Fill Placement	During Fill Placement verify that material and lift thickness comply with approved Geotechnical report.	Periodic		3		
3. In-Place Soil Density	Verify compliance of in-place compacted dry density with approved Geotechnical report.	Periodic		3		
1704.7 PILE FOUNDATIONS	Record installation and testing of procedures of each pile. Submit reports to building official and EOR. Reports to include pile tip cutoff elevation relative to a common benchmark.	None	No Piles on Job			
1704.10 ARCHITECTURAL WALL PANELS AND VENEERS	Verify compliance of attachment of interior and exterior Architectural veneers to supporting structure for building in Seismic Design Category E or F.	None	Building is Seismic Design Category B			

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.11 SPRAYED FIRE-RESISTANT MATERIAL	a. Verify conformance of the prepared surface with manufacturer's specifications prior to application of material.	None	No Sprayed Fire-Resistant material in building.			
	b. Verify that substrate's ambient temperature meet manufacturer's specifications.	None				
	c. Verify that material thickness meets design specifications.	None				
	d. Verify that the material density meets the design specifications. Test in accordance with ASTM E 605.	None				
	e. Verify that bond strength between material and substrate is greater than or equal to 150 psf. Test in accordance with ASTM E 736 and IBC 2003 1704.11.5.1 – 1704.11.5.2	None				
1704.12 EXTERIOR AND INSULATION AND FINISH SYSTEMS (EIFS)	Verify conformance of EFIS installation with manufacturers and design specifications.	None	No EIFS on building.			
1704.13 SPECIAL CASES COLD FORMED METAL FRAMING						
1. Framing	Verify member size, thickness, material, and spacing is in accordance with design specifications and drawings.	None				
2. Framing Connections	Verify that member connections are in accordance with design specifications and drawings.	None				
3. Welding	Verify welding of cold formed members is in accordance with design specifications and AWS standards.	None				

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
4. Light Gage Trusses	a. Verify that light gage trusses are design in accordance with the loads specified on the contract documents.	None				
	b. Verify that light gage trusses and truss bracing is installed per manufacturers specifications, contract documents, and BCSI 1-03 guidelines.	None				
1704.10 SMOKE CONTROL						
	a. Test ductwork for leakage and recode device locations prior to concealment of mechanical systems.	None				
	b. Prior to building occupation, perform pressure difference testing, flow measurements and detection, and control monitoring.	None				

BISKUP CONSTRUCTION, INC.
16 DANIELLE DRIVE WINDHAM, MAINE 04062
TEL. (207) 892-9800 FAX (207) 892-9895

September 30, 2009

Ms. Tammy Munson
Code Enforcement Director
Portland City Hall –Third Floor
389 Congress Street
Portland, Maine 04101

Re: 2002 Congress Street

Dear Ms. Munson:

Attached is an application for a building permit for Brooklawn Memorial Park located at 2002 Congress Street.

The Owner received approval for a minor site plan from the Planning Department on July 23, 2009 to construct a 4,800 square foot maintenance and storage building to store equipment and supplies used at the park.

The building is a pre-engineered building manufactured by Package Industries located in Sutton MA.. The building will sit on a frost wall with spread footings designed for the structure. Aaron Wilson from Associated Design Partners is the engineer of record for this project.

The Owner has submitted to the planning department the seven sets of drawings along with a performance guarantee and check for inspection fees, as required by the conditions set forth by the Planning Department.

If you have any questions please feel free to contact me at 892-9800.

Sincerely,

James I. Biskup
President

JIB:clc

GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED GARAGE
BROOKLAWN MEMORIAL PARK
2002 CONGRESS STREET
PORTLAND, MAINE

07-1059 **November 7, 2007**

Prepared for:
Brooklawn Memorial Park
Attention: David Morgan, President
2002 Congress Street
Portland, ME 04102

Prepared by:

S.W.COLE ENGINEERING, INC.
286 Portland Road
Gray, ME 04039

TABLE OF CONTENTS

07-1059

November 7, 2007

Brooklawn Memorial Park
Attention: David Morgan, President
2002 Congress Street
Portland, ME 04102

Subject: Geotechnical Engineering Investigation – Limited Services
Proposed Garage
2002 Congress Street
Portland, Maine

Dear Mr. Morgan:

In accordance with our Agreement dated October 11, 2007, we have made a subsurface investigation for the proposed garage at Brooklawn Memorial Park in Portland, Maine. This report presents our findings and recommendations and its contents are subject to the limitations set forth in Attachment A.

1.0 INTRODUCTION

1.1 Scope of Work

The purpose of our work was to obtain subsurface information at the site of the proposed garage in order to develop recommendations relative to foundation design and earthwork associated with the proposed construction. The scope of work included subsurface explorations, laboratory testing, a geotechnical analysis of the subsurface findings, and preparation of this report.

1.2 Proposed Construction

Based on the information provided, we understand the project consists of a new maintenance garage at Brooklawn Memorial Park. Brooklawn Memorial Park is located at 2002 Congress Street in Portland, Maine. The site of the new garage is located south of the existing maintenance garage. We understand the garage will be a one-story, high bay

structure and be about 60 by 80 feet in plan and have three bays and several smaller rooms. We anticipate spread footings and slab-on-grade construction. No finished floor elevations, site grading, or structural loading information has been provided at this time.

2.0 EXPLORATION AND TESTING

2.1 Exploration

Two test pit explorations (TP-1 and TP-2) were made at the site on October 16, 2007. The test pits were made by Todd Jensen of Brooklawn Memorial Park. The exploration locations were established in the field by S. W. COLE ENGINEERING, INC. based on the building corners as previously stake by the general contractor. The approximate exploration locations are shown on the "Exploration Location Plan" attached as Sheet 1. Logs of the test pits are attached as Sheet 2. A key to the notes and symbols used on the logs is attached as Sheet 3.

2.2 Testing

Laboratory testing was performed on selected samples from the explorations. The results of moisture content testing are shown on the test pit logs.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Site Conditions

The site of the new garage is currently open with sand and gravel and grass ground cover and is relatively flat. An existing garage structure is located northwest of the proposed garage.

3.2 Subsurface and Groundwater Conditions

The test pits were dug to depths of 7 to 7.5 feet using a Caterpillar rubber-tired 410 backhoe. Test pit TP-1 encountered a 1 foot thick layer of fill, consisting of silty sand with some gravel, overlying stiff to very stiff, brown silty clay. Test pit TP-2 encountered a layer of topsoil overlying stiff to very stiff, brown silty clay. No free water was observed in the test pits at the time of excavation. In general, it should be anticipated that seasonal groundwater levels will fluctuate, especially during times of snowmelt and heavy precipitation. For more detailed descriptions, see the test pit logs attached as Sheet 2.

4.0 EVALUATIONS AND RECOMMENDATIONS

4.1 General

Based on the subsurface findings and our understanding of the proposed project, it is our opinion that support of the proposed building on spread footings is feasible from a geotechnical standpoint. All topsoil and existing fill should be removed from beneath all footings and slab areas. The main geotechnical concern is proper preparation of subgrades and foundation drainage.

4.2 Excavation

Site preparation should begin with construction of an erosion control system to protect drainage ways and areas outside the construction limits. As much of the existing vegetation as possible should remain adjacent to the construction site to lessen the potential for erosion. All fill should be removed from beneath the proposed building area, entrances, and adjacent sidewalks. Based on the findings at the test pits, excavations will encounter topsoil overlying stiff silty clays. Granular fill should be expected above the silty clay in the existing parking area.

Groundwater may be encountered in excavations during heavy precipitation or snowmelt. In our opinion, ditching with sump and pump dewatering techniques should be adequate to control groundwater in shallow foundation excavations. Excavations must be properly shored and/or sloped in accordance with OSHA trenching regulations to prevent sloughing and caving of the sidewalls during construction.

4.3 Subgrade Preparation

All native soils should be overexcavated to at least 6 inches below the bottom of footings. Excavation in silty clay subgrades should be completed with a smooth-edged bucket in order to minimize subgrade disturbance. At least 6 inches of compacted Structural Fill should be placed below the footings. Structural Fill should extend at least 12 inches beyond the edges of footings. Below floor slabs in heated areas, subgrades should be overexcavated at least 12 inches to allow for at least 12 inches of compacted Structural Fill. In unheated areas an additional 6 inches (18 total) should be overexcavated to allow for the installation of insulation. S. W. COLE ENGINEERING, INC. should observe the excavation of the existing fill and subgrade preparation.

4.4 Foundations

The design freezing index for the Portland area is about 1,250-Fahrenheit-degree-days, which corresponds to a frost penetration depth on the order of 4.5 feet. Thus, we recommend perimeter and interior column footings be cast at least 4.5 feet below exterior finish grades for frost protection. For footings bearing on properly prepared subgrades and backfilled with structural fill, we recommend the following geotechnical parameters:

Net Allowable Bearing Pressure	3.0 ksf (Properly prepared subgrades)
Modulus of Subgrade Reaction	300 kcf (175 pci) (Properly prepared subgrades)
Soil Backfill Unit Weight	130 pcf (Structural Fill)
Active Soil Pressure Coefficient	0.33 (Structural Fill)
At Rest Soil Pressure Coefficient	0.5 (Structural Fill)
Passive Soil Pressure Coefficient	3.0 (Structural Fill)
Resistance to Sliding	Mass Concrete on Crushed Stone, $\tan \delta = 0.4$

4.5 Floor Slabs

We recommend that the floor slab be underlain with at least 12 inches of compacted Structural Fill in heated areas. In unheated areas, we recommend that 6 inches of compacted Structural Fill, overlain by at least 2 inches of rigid insulation, overlain by 12 inches of compacted Structural Fill be placed below floor slabs. Slab-on-grade floors may be designed using a subgrade reaction modulus of 150 pci provided the concrete slab is underlain by properly prepared subgrades.

For slab-on-grade floors covered with moisture sensitive flooring, we recommend that a 15-mil vapor retarder be placed directly below the floor slab concrete. The vapor retarder should have a permeance that is less than the floor covering being applied on the slab and should be installed according to the manufacturer's recommended methods including taping all joints and wall connections. Flooring suppliers should be

consulted relative to acceptable vapor retarder systems for use with their products. The vapor retarder must have sufficient durability to withstand direct contact with sub-slab fill and construction activity.

We recommend that control joints be installed within floor slabs to accommodate shrinkage in the concrete as it cures. In general, control joints are usually installed at 10 to 15 foot spacing; however, the actual spacing of control joints should be determined by the structural engineer. We also recommend that floor slabs be wet-cured for a minimum of 7 days after casting as a measure to reduce the potential for curling of the concrete and excessive shrinkage.

4.6 Foundation Drainage

We recommend that a perimeter foundation drain system be provided adjacent to the exterior side of exterior footings. The foundation drains should be placed at least 4.5 feet from freezing temperatures and should consist of 4-inch diameter rigid underdrain pipe having perforations of ¼ to ½ inches. We also recommend that at least 6 inches of crushed stone bedding be provided around the foundation drains and that the stone be wrapped with a geotextile filter fabric having an apparent opening size of at least 70. Alternatively, the underdrain may consist of 4 inch diameter slotted foundation drain with a filter sock, bedded in structural fill. The foundation drainage system must have a positive gravity outlet.

Exterior foundation backfill should be sealed with a surficial layer of clayey or loamy soil in areas that are not to be paved or occupied by entrance slabs to reduce direct surface water infiltration into the backfill. Roof drains (if any) should be routed in separate non-perforated pipes, also placed below the frost depth.

4.7 Entrance Slabs and Sidewalks

Entrance approaches, sidewalks and exterior slabs should be designed to reduce the effects of differential frost action between doorways and entrances. We recommend that excavations beneath the entire length and width of entrances, sidewalks, and exterior slabs continue to at least 4.5 feet below finish grade. These areas should be backfilled with compacted non-frost susceptible granular fill meeting the Structural Fill gradation to limit abrupt heave or differential movement. The Structural Fill below

entrance slabs and sidewalks should be hydraulically connected to the perimeter foundation drainage system. The zone of non-frost susceptible material adjacent to exterior foundations and below entrance slabs and sidewalks should transition up to any adjacent pavement subbase or loam at a 3H:1V slope or flatter.

4.8 Backfill and Compaction

Structural fill should be utilized below footings and slabs and for foundation backfill (both inside and out). The structural fill should be a clean, non-frost susceptible soil meeting the following gradation requirements:

Structural Fill	
Sieve Size	Percent Finer by Weight
4 inch	100
3 inch	90 to 100
¼ inch	25 to 90
No. 40	0 to 30
No. 200	0 to 5

Crushed stone for use around footing underdrains should meet the following gradation:

Crushed Stone	
Sieve Size	Percent Finer by Weight
1 inch	100
¾ inch	90 to 100
⅜ inch	0 to 75
No. 4	0 to 25
No. 10	0 to 5

Structural Fill should be placed in horizontal lifts and be compacted. Lift thickness should be such that desired density is achieved throughout the lift thickness with 3 to 5

passes of the compaction equipment. Fills below foundations, foundation backfill and fills placed beneath paved areas and walkways should be compacted to at least 95 percent of its maximum dry density as determined by the Modified Proctor (ASTM D1557).

The native silty clay is frost susceptible and should not be used as backfill around foundation walls and below slabs.

4.9 Design Review and Construction Testing

S. W. COLE ENGINEERING, INC. should be retained to review the final design and specifications to determine that our earthwork recommendations have been properly interpreted and implemented.

A soils and concrete testing program should also be implemented during construction to observe compliance with the design concepts, plans, and specifications. S. W. COLE ENGINEERING, INC. is available to provide field and laboratory testing services for soil, concrete, and asphalt construction materials.

5.0 CLOSURE

It has been a pleasure to be of assistance to you with this phase of your project. We look forward to working with you as the design progresses and during the construction phase of this project.

Very truly yours,

S. W. COLE ENGINEERING, INC.

Matthew P. Lilley, P. E.
Geotechnical Engineer

STATE OF MAINE
MATTHEW P. LILLEY
NO. 10684
LICENSED PROFESSIONAL ENGINEER

MPL:mpl/pfb/jlw

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ATTACHMENT A

Attachment A

Limitations

This report has been prepared for the exclusive use of Brooklawn Memorial Park for specific application to the proposed garage at 2002 Congress Street in Portland, Maine. S. W. COLE ENGINEERING, INC. has endeavored to conduct the work in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

S. W. COLE ENGINEERING, INC.'s scope of work has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S. W. COLE ENGINEERING, INC. should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S. W. COLE ENGINEERING, INC.

SHEET 1

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S.W.COLE ENGINEERING, INC.

BROOKLAWN MEMORIAL PARK

EXPLORATION LOCATION PLAN

Proposed Garage
2002 Congress Street
Portland, Maine

Job No. 07-1059 S
Date : 11/01/07

Scale Not to Scale
Sheet 1

SHEET 2

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED GARAGE / BROOKLAWN MEMORIAL PARK
LOCATION: PORTLAND, ME
PROJECT NO. 07-1059

TEST PIT TP-1

DATE: 10/17/2007 SURFACE ELEVATION: N/A LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		1.0	BROWN SAND AND GRAVEL (FILL)	
			BROWN SILTY CLAY	
			q_p = 4.0 tsf ~VERY STIFF~	
			~BECOMES BLOCKY, MOTTLED GRAY/BROWN/RED~	
			q_p = 2.5 tsf	
		7.0	BOTTOM OF EXPLORATION @ 7.0'	

COMPLETION DEPTH: 7.0' DEPTH TO WATER: NO FREE WATER OBSERVED

TEST PIT TP-2

DATE: 10/17/2007 SURFACE ELEVATION: N/A LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		1.3	TOPSOIL	
			BROWN SILTY CLAY	
			q_p > 4.5 tsf ~HARD~	
S-1	6.0-7.0		w = 28.0% ~BECOMES BLOCKY, MOIST, MOTTLED GRAY/BROWN~	
		7.5	BOTTOM OF EXPLORATION @ 7.5'	

COMPLETION DEPTH: 7.5' DEPTH TO WATER: NO FREE WATER OBSERVED

SHEET 3

KEY TO THE NOTES & SYMBOLS
Test Boring and Test Pit Explorations

All stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q_u	-	unconfined compressive strength, kips/sq. ft. - based on laboratory unconfined compressive test
S_v	-	field vane shear strength, kips/sq. ft.
L_v	-	lab vane shear strength, kips/sq. ft.
q_p	-	unconfined compressive strength, kips/sq. ft. based on pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W_L	-	liquid limit - Atterberg test
W_P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass. RQD is computed from recovered core samples.
γ_T	-	total soil weight
γ_B	-	buoyant soil weight
f	-	fines content (percent by weight passing U.S. No. 200 Sieve)

Description of Proportions:

0 to 5% TRACE
5 to 12% SOME
12 to 35% "Y"
35+% AND

REFUSAL: **Test Boring Explorations** - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: **Test Pit Explorations** - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.