



Letter of Certification

Date: 8/27/2007

Time: 10:40:06 AM

Page: 2 of 2

Base Elevation: 0/0/0
Primary Zone Strip Width: 8/7/3
Parts / Portions Zone Strip Width: 4/3/10
Basic Wind Pressure: 15.24 psf

Unobstructed, Slippery Roof

Framing R-Factor: 3.0000
Bracing R-Factor: 3.0000
Soil Profile Type: Stiff soil (D, 4)
Frame Redundancy Factor: 1.0000
Brace Redundancy Factor: 1.0000
Frame Seismic Factor (Cs): 0.1234 x W
Brace Seismic Factor (Cs): 0.1234 x W

Per Article 2.9 in the Builder Agreement, VP Buildings assumes that the Builder has called the local Building Official or Project Engineer to obtain all code and loading information for this specific building site.

The steel design is in accordance with VP BUILDINGS standard design practices, which have been established based upon pertinent procedures and recommendations of the following organizations:

- American Institute of Steel Construction (AISC)
American Iron and Steel Institute (AISI)
American Welding Society (AWS)
American Society for Testing and Materials (ASTM)
Canadian Standards Association
CSA W59-Welded Steel Construction
Limit State Design of Steel Structures
Metal Building Manufacturers Association (MBMA)
VP Buildings is certified by:
- AISC-MB Certified (Design and Manufacturing)
- CSA A660 Certified (Design and Manufacturing)
- IAS Approved Fabricator
- Canadian Welding Bureau Div. 1 Certified

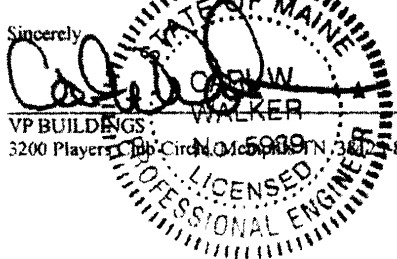
VP Buildings has designed the structural steel components of this building in accordance with the Building Code, Steel Specifications, and Standards indicated above. Steel components are designed utilizing the following steel grades unless noted otherwise:

- 3 Plate members fabricated from plate, bar, strip steel or sheets
ASTM A529, A572, A1011 - All Grade 55 ksi
Hot Rolled Shapes (W, S, C, Angles, etc)
ASTM A36, or ASTM A36Mod50, A529, A572, A588, A709, A992-All Grade 50 ksi
Tube and Pipe Sections ASTM A500, Grade B (Fy - 42 ksi pipe, Fy - 46 ksi tube)
Light Gage Sections ASTM A1011 SS Grade 55 ksi, A653 SS Grade 55 ksi
Round Rod Bracing ASTM A572 Grade 65 ksi

This certification DOES NOT apply to the design of the foundation or other on-site structures or components not supplied by VP BUILDINGS, nor does it apply to unauthorized modifications to framing systems provided by VP BUILDINGS.

Furthermore, it is understood that certification is based upon the premise that all components furnished by VP BUILDINGS will be erected or constructed in strict compliance with all pertinent documents furnished by VP BUILDINGS.

Sincerely



P.E. Prepared by: WTC Reviewed by: WTC

VP BUILDINGS
3200 Players Circle, Middletown, CT 06457-8843



## Certificate of Design

Date: SEPT. 7, 2007

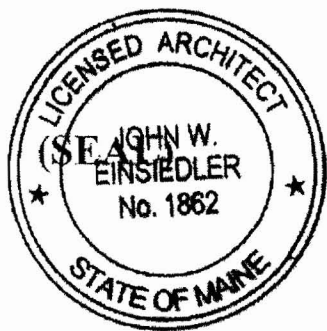
From: JOHN W. EINSIEDLER, R.A.

These plans and / or specifications covering construction work on:

CAMP BOW WOOD, 49 BLUEBERRY AVE

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

*NOTE: STRUCTURE BY OTHERS*



Signature: John W. Einsiedler

Title: ARCHITECT

Firm: JOHN W. EINSIEDLER, R.A.

Address: 148 SEA ROAD

KENNEBUNK, ME 04043

Phone: 207-985-9760

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



# Accessibility Building Code Certificate

Designer: JOHN EINSIEDLER, R.A.

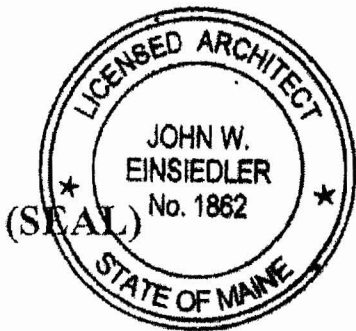
Address of Project: 49 BLUEBERRY AVE

Nature of Project: DOGIE HOTEL

\_\_\_\_\_

\_\_\_\_\_

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: John W. Einsiedler

Title: ARCHITECT

Firm: JOHN W. EINSIEDLER, R.A.

Address: 148 SEA ROAD  
KENNEBUNK, ME 04043

Phone: 207-985-9760

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

DAVID Darling

Applicant: Camp Bow Wow  
Address: 49 Blueberry Rd

Date: 7/17/07

C-B-L: 238-A-002

CHECK-LIST AGAINST ZONING ORDINANCE

50' oil easement & 20' wide gas easement  
#07-1180

Date -

Zone Location - I-M

Interior or corner lot -

use of under performance based uses

Proposed Use/Work -

Doggy day care & over night camp

Sewage Disposal -

80' x 100' = 8000 sq ft bldg & outdoor kennels in rear A butting into 62 Reg ~ 1' x 9' & luxury suites

Lot Street Frontage - 60' min -

200,761 sq ft given

Front Yard - 1' for each 1' of height

19' reg

Rear Yard - 1' for each 1' of height

19' min ~ 143' scaled

Side Yard - 1' for each 1' of height

19' min

Projections -

Width of Lot - N/A

Height - 75' MIN

19' scaled from lowest to 1/2 way up the pitch

Lot Area - NO MIN

Lot area - 73,018 sq ft given

Lot Coverage Impervious Surface -

75% MAX (54763.5 sq ft MAX imperv.)  
quick check - 170 x 240 imperv. = 40,800 sq ft

Area per Family - N/A

Off-street Parking - see reverse for

25 parking spaces shown  
10 parking spots, 5-10 "Bank & Ride" see submittal

Loading Bays - none req.

has a loading bay 14' x 50' req - shearing to 15' x 50'

Site Plan - 2007-0122

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

Zone 12 - Zone 12

Noise ?

waste disposal? interior AIR

Signage included -

Access to dumpster shows 8' pavement setback except for the entrances

Pavement Setback - 10'

shown 10' - except for the entrances



*Strengthening a Remarkable City. Building a Community.*

[www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning and Development Department**

Lee D. Urban, Director

**Planning Division**

Alexander Jaegerman, Director

December 21, 2007

Shawn M. Frank PE, Senior Project Manager  
Sebago Technics  
P.O. Box 1339  
Westbrook, ME 04098-1339

**Re: 49-63 Blueberry Road  
Camp Bow Wow (Doggy Day Care & Overnight Camp)  
Application ID#2007-0122; CBL#237 A002001  
Condition ii of Approval Letter**

Dear Mr. Frank,

Thank you for your letter of December 13, 2007 regarding a request to modify condition ii of the approval letter based on the information provided by the noise consultant Stephen Ambrose.

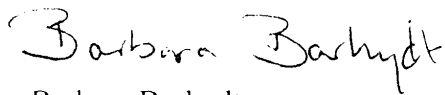
I write to confirm that we are agreeable in principle to modifying this condition, as indicated in the e-mail sent by Jean Fraser on December 14, 2007. Our agreement is based on the letter you submitted from Mr Ambrose dated December 12, 2007 (copy attached), which suggested that the noise study prior to the commencement of development could be delayed and incorporated into the first post-operational study.

Therefore part (1) of the Condition ii is hereby waived, subject to following additional conditions that relate to the remaining part (2) of Condition ii:

1. That all noise studies are carried out in accordance with section 14-252 of the City's Ordinance; and
2. That the study to determine ambient noise levels (which will now be achieved by keeping the dogs inside) is carried out as part of the first post-operational noise study; and
3. That the post -operational measurements with the dogs outdoors are taken at a representative location on each property line that has the least noise contribution from the incinerator and or turnpike and the maximum contribution from the dogs.

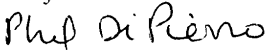
Please do not hesitate to contact Jean Fraser on (207) 874 8728 or at [jf@portlandmaine.gov](mailto:jf@portlandmaine.gov) if you have any questions.

Sincerely



Barbara Barhydt  
Development Review Services Manager

Attachment: Letter submitted from Stephen Ambrose, noise consultant for the applicant dated December 12, 2007

Cc Marge Schmuckal, Zoning Administrator  
Jean Fraser, Planner  
Approval Letter File  
Project File  


**SE Ambrose & Associates**  
Acoustics, Environmental Sound  
& Industrial Noise Control

15 Great Falls Road  
Windham, ME 04062  
tel./fax: 207.892.6691  
email: seaa@verizon.net

---

December 12, 2007

City of Portland  
Planning Division  
Department of Planning  
389 Congress Street  
Portland, ME 04101

Attention: Jean Fraser, Planner

Reference: Bow Wow Dog Care

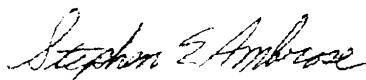
Subject: Pre-construction Noise Survey

Dear Jean:

I am writing on the behalf of the owner of the Bow Wow Dog Care facility, to be located on Blueberry Road near the Portland Incinerator. I request that the requirement for the pre-construction noise survey be delayed and instead, be performed as part of the operation noise test when the facility first opens. By keeping the dogs indoors, it would be possible to measure sound levels that would be representative of pre-construction conditions. The operational noise test will be performed with the dogs outdoors. I have performed a similar test at another dog facility. It can be noted that the dog facility is located in a commercial area near the Maine Turnpike. It is expected that the ambient noise levels will primarily be controlled by highway traffic sounds. Since the dog facility is located on a relatively small property, that post-operation noise measurements can be made at a representative position on the property line with the least noise contribution from the incinerator and/or turnpike.

Please do not hesitate to call me at 207.892.6691 with any questions. Thank you,

Respectfully submitted,



Stephen Ambrose, INCE Bd. Cert.  
Principal Consultant

---



*Strengthening a Remarkable City. Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

Large

**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

October 3, 2007

Patco Construction Inc  
1293 Main Street  
Sanford, ME 04073

Mansir, LLC  
40 Mercier Way  
Gorham, ME 04038

Shawn M Frank, PE  
Sebago Technics Inc  
PO Box 1339  
Westbrook, ME 04098-1339

**RE: 49-63 Blueberry Road**  
**Proposed Doggy Day Care and Overnight Camp ("Camp Bow Wow")**  
**CBL: #237 A002001**  
**Application ID: #2007-0122**

Dear Sirs,

On October 3, 2007 the Portland Planning Authority approved the proposed dog day care and overnight facility at 49-63 Blueberry Road as shown on the approved site plan with the following conditions:

- i. The applicant shall submit all required permits from the MDEP prior to the issuance of a building permit; and
- ii. The applicant shall conduct and submit to the City: (1) a 24 hour ambient noise study (at all boundaries of the site and in accordance with Section 14-267 (b)) prior to the commencement of development; and (2) a comparable 24 hour noise study four months from the commencement of operations and every four months during the first 12 months (the monitoring period), and record the number of dogs at the facility for each noise measurement. If during the monitoring period the noise studies, substantiated complaints or other evidence indicate that the noise levels exceed the City standards, the applicant shall be required to modify the improvements as soon as any excessive noise is identified. The design of the modifications shall be submitted to and approved by the City and may be subject to further monitoring if deemed necessary by the City; and
- iii. The applicant shall contribute \$10,000 to the City in lieu of constructing the required 5 foot wide bituminous asphalt sidewalk and granite curbing on the proposal site. The contribution shall be made prior to the issuance of a building permit, and be used by the City to construct sidewalk/curbing along Congress Street in the vicinity of the project; and



2.

- iv. That the applicant shall contribute \$2500 to an account that would be used to fund traffic improvements to the intersection at Hutchins Drive / Congress Street. The contribution shall be made prior to the issuance of a building permit. If part or all of the contribution remains unused, or is determined not to be required, within ten years after the issuance of the Certificate of Occupancy, the unexpended portion of the contribution funds shall be returned to the applicant; and
- v. That the applicant shall submit revised proposals for signs at the drive entrances/exits that: (1) accord with MDOT regulations where they face Blueberry Road; and (2) include double-sided one-way arrow signs (also to MDOT requirements) perpendicular to Blueberry Road, all for review and approval of the Planning Authority prior to the issuance of the building permit; and
- vi. That the applicant shall prepare and submit a revised Landscape Plan to show the treatment of the island adjacent to the handicapped parking space, for the review and approval by the City Arborist prior to the issuance of a building permit; and
- vii. The approval is subject to a traffic monitoring period, six months from the issuance of a certificate of occupancy, to ensure the effective operation of all traffic improvements. If during that time, the City determines the improvements are not working as intended, the applicant shall be required to modify the improvements as directed by the City.

The approval is based on the submitted site plan, Sheets 3-7 inclusive, and the Photometric Plan (dated 9-05-2007). If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

This project is also subject to the City Ordinances concerning the control of odors (14-252 (f)) and signs (Division 22).

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. The above approvals do not constitute approval of building plans, which must be reviewed and approved by Portland's Inspection Division.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work'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.

6. 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 there are any questions, please contact Jean Fraser, Planner at 874- 8728 or at [jf@portlandmaine.gov](mailto:jf@portlandmaine.gov).

Sincerely,



Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jeanie Bourke, Inspections Division  
Michael Bobinsky, Public Works Director  
Katherine Earley, Public Works  
Bill Clark, Public works  
Jim Carmody, Transportation Manager  
Michael Farmer, Public Works  
Leslie Kaynor, Public Works  
Jeff Tarling, City Arborist  
Captain Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File

---

---

**MEMORANDUM**

---

---

**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0122

**Date:** 7/18/2007

---

I did an initial review for completeness on 7/17/07. This property is located within a I-M zone. The basic doggy day care use is approved under "performance based uses".

The building is meeting all the setbacks. A 14'x50' loading dock is being shown. My calculations show that less than the maximum 75% impervious surface requirement is being met.

I have a few concerns:

A) There is a requirement of a 10' pavement setback. The paved access drive is approximately 8' from the property line at the closest point. That should be corrected. *corrected*

B) I am concerned that the I-M noise guidelines may be breached. Section 14-252(a)3 states that between 7:00 am and 10:00 pm there is a maximum allowance of 70 dBA. Between the hours of 10:00pm and 7:00 am there is a maximum allowance of 55 dBA. Measurements are at all major lot lines. I would need more information to show compliance with this section of the ordinance.

C) I was previously told that there would be a service that dog owners who will be flying out of town can drop their car and dog off at this site and would be shuttled to and from the airport. I would need to know how many clients would be offered this service for purposes of parking requirements. They are meeting the general parking requirements, but I would want to know the limits of overnight parking for such services to be sure parking requirements are being met.

D) Signage will require a separate permit and approvals under the allowances for the I-M Zone.

Marge Schmuckal  
Zoning Administrator

---

---

**MEMORANDUM**

---

---

**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0122

**Date:** 8/22/2007

---

I have reviewed the most recent submittal received on 8/22/07. The 10' pavement setback is still deficient. My measurement is shows the closest pavement setback at 8' instead of the required 10'.

More specific and documentary evidence shall be submitted to quantify that the I-M noise guidelines will be met.

I appreciate the information submitted for the "bark and ride" service that was outlined. Parking requirements even with the maximum of 10 "bark and ride" overnight cars are being met.

Marge Schmuckal  
Zoning Administrator

**From:** Jean Fraser  
**To:** Dobson, Lannie  
**Date:** 12/12/2007 12:42:25 PM  
**Subject:** Camp Bow Wow

Lannie,

Got your message after Dev rev meeting and tried to call you back but no luck.

No building permit can be issued because they:

1. Have not paid the Performance Guarantee
2. Have not sent me the letter re noise surveys re conditon 1 (I had agreed it with Sean Frank the agent for the applicant)
3. Have not provided copies of the MDEP permits for works near a watercourse- a full NRPA application was submitted inearly oct 2007 and we must see that MDEP have approved it.

If any questions please call me or Phil as Phil is up to date on all this.

Jean

**CC:** DiPierro , Philip

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

2007-0122  
Application I. D. Number

**Darling David**  
Applicant

7/12/2007  
Application Date

**Po Box 7229 , Scarborough , ME 04070**  
Applicant's Mailing Address

**Camp Bow Wow**  
Project Name/Description

Consultant/Agent

**49 - 49 Blueberry Rd, Portland, Maine**

**Agent Ph:** \_\_\_\_\_ **Agent Fax:** \_\_\_\_\_

Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

**238 A002001**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ IM \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

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

Fees Paid: Site Plan **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date **7/13/2007**

**Zoning Approval Status:**

Reviewer Murray S. JWP

- Approved  Approved w/Conditions See Attached  Denied

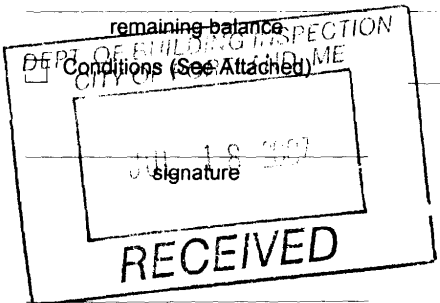
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

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

**Performance Guarantee**  Required\*  Not Required

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

- Performance Guarantee Accepted \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_
- Building Permit Issue \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_
- Temporary Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_ expiration date \_\_\_\_\_
- Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_





*State of Maine*  
*Department of Public Safety*  
**Construction Permit**



Reviewed  
for Barrier  
Free

Not Sprinkled

# 17079

**CAMP BOW WOW**

Located at: 49 BLUEBERRY ROAD

**PORTLAND**

Occupancy/Use: BUSINESS

**Permission is hereby given to:**

**GARY & JILL MANSIR**

**40 MERCIER WAY  
GORHAM, ME 04038**

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

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

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

*This permit will expire at midnight on the 13 th of March 2008*

Dated the 14 th day of September A.D. 2007

Commissioner

**Copy-4 File**

Comments: