

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read
Application And
Notes, If Any,
Attached

PERMIT

Permit Number: 090183

PERMIT ISSUED

This is to certify that SPURWINK SCHOOL /TBAhas permission to Residential Change of Use - Reconvert part of the First Floor into Handicapped Family Units. 2009AT 17 BISHOP STCity of Portland
CL 293 A016001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is put-in. 24 HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. H. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Jamie Burke 3/26/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0183	Issue Date:	CBL: 293 A016001
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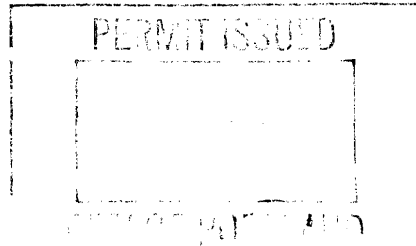
Location of Construction: 17 BISHOP ST	Owner Name: SPURWINK SCHOOL	Owner Address: 899 RIVERSIDE ST	Phone: 207-761-0556
Business Name:	Contractor Name: TBA	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Institutional/Spurwink Services	Proposed Use: Residential Change of Use - Renovate part of the First Floor into 2 Handicapped Family Units.	Permit Fee: \$2,945.00	Cost of Work: \$285,000.00	CEO District: 5	(recently changed)
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B/R-4 Type: SB IBC-2003 / IRC 2003		

Proposed Project Description: Residential Change of Use - Renovate part of the First Floor into 2 Handicapped Family Units.	Signature: <i>KG</i>	Signature: <i>JMB 3/26/09</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: lmd	Date Applied For: 03/10/2009	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>NA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 7 Zone</i></p> <p><input type="checkbox"/> Subdivision <i>X</i></p> <p><input checked="" type="checkbox"/> Site Plan exemption #20080183</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>3/11/09</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0183	Date Applied For: 03/10/2009	CBL: 293 A016001
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Location of Construction: 17 BISHOP ST	Owner Name: SPURWINK SCHOOL	Owner Address: 899 RIVERSIDE ST	Phone: 207-761-0556
Business Name:	Contractor Name: TBA	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Residential Change of Use - Renovate part of the First Floor into 2 Handicapped Family Units.	Proposed Project Description: Residential Change of Use - Renovate part of the First Floor into 2 Handicapped Family Units.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/11/2009

Note: **Ok to Issue:**

- 1) This property shall remain two handicapped family units for a total of 10 children (up to 5 in each unit) on the first floor with professional offices, clinic services and adult day services on the 2nd floor with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** 03/26/2009

Note: **Ok to Issue:**

- 1) This is a mixed use non-separated fully sprinklered building, however, dwelling unit separation and common corridors is required (.5hr). Egress windows are not required.
- 2) All penetrations 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.
- 3) 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.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 03/13/2009

Note: **Ok to Issue:**

- 1) A separate Sprinkler System Permit is required per the Fire Department.
- 2) A separate Fire Alarm System Permit is required per the Fire Department.
- 3) Emergency lights and exit signs are required
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 5) All construction shall comply with NFPA 101
- 6) The fire alarm system shall comply with NFPA 72
- 7) All construction shall comply with NFPA 101
- 8) The sprinkler system shall be installed in accordance with NFPA 13.

Comments:

Location of Construction: 17 BISHOP ST	Owner Name: SPURWINK SCHOOL	Owner Address: 899 RIVERSIDE ST	Phone: 207-761-0556
Business Name:	Contractor Name: TBA	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

3/10/2009-lmd: No 11x17 submitted. Have PDF and large only. Contact michael if 11x17 required. 761-0556

3/13/2009-gautreauk: Please remember that separate Fire Alarm and Sprinkler permits are required by Fire Department.

3/20/2009-jmb: Spoke with Mike C. About the shaft construction and egress window requirements. He will submit the details and minor floor plan revisions, and I will call ICC for technical support. Egress windows are not required due to R-4 occupancy fully sprinklered.

3/20/2009-jmb: Mike C. Submitted revised plans, need clarification on UL listing on partiions and question if door connecting the corridor between the units needs to be rated.

3/23/2009-jmb: Spoke with Mike C. For details on separation of dwelling units, UL listing on shaft and fire partions and common corridor/lobby # 102 rating. Also verified that notes N07 & N08 should be switched. This is a mixed nonseparated use, but the dwelling unit and common corridor need to be separated per Sec. 708 and Table 1016.1, with opening protective of 20 min. Per table 715.3. He will email sketches.

3/26/2009-jmb: Received email from Mike C. reviewed information and included in package, ok to issue



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: 17 Bishop Street		
Total Square Footage of Proposed Structure/Area 5,278 sf of renovation		Square Footage of Lot 15,594.48 sf
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 293 A 16	Applicant * must be owner, Lessee or Buyer* Name Spurwink Services Address 899 Riverside Street City, State & Zip Portland, ME 04103	Telephone: 871-1200 \$285,000
Lessee/DBA (If Applicable) MAR 10 2009	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 2,870.00 C of O Fee: \$ 75.00 Total Fee: \$ 2,945.00
Current legal use (i.e. single family) <u>Business</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Residential</u> Is property part of a subdivision? <u>No.</u> If yes, please name _____ Project description: Renovate part of first floor into two handicapped family units. Project has been granted exemption from site plan review.		
Contractor's name: <u>Not yet known.</u> Address: _____ City, State & Zip: _____ Telephone: _____ Who should we contact when the permit is ready: <u>Michael Charek</u> Telephone: <u>761-0556</u> Mailing address: <u>25 Hartley Street, Portland, ME 04103</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature:  Date: 3/10/09

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

Applicant: Sparhawk Services, Inc.
Sparhawk Bishop St Mike Charet
Address: 17 Bishop St Date: 12/10/08 3/11/09
C-B-L: 293-A-16

CHECK-LIST AGAINST ZONING ORDINANCE

perm # 09-0183

- Date -
- Zone Location - B-2 - Zone change Documentation?
- Interior or corner lot -
- Proposed Use/Work - Renovation of 2nd floor office space into two handicapped family units housing up to a total of 10 children (up to 5 in each unit) 6 to 18 yrs
- Sevage Disposal -
- Lot Street Frontage -
- Front Yard -
- Rear Yard -
- Side Yard - } exists Bldg.
- Projections -
- Width of Lot -
- Height - NO CHANGE
- Lot Area - (15,581) # given on Assessor
- Lot Coverage/ Impervious Surface - NO CHANGE
- Area per Family - closest Residential Zone is R-5 3,000 # per DU of (6,000 # min)
- Off-street Parking - see site plan sheets 23 req - shows 27
- Loading Bays - N/A
- Site Plan - Exemption applied for & granted # 2008 0183
- Shoreland Zoning/ Stream Protection - N/A
- Flood Plains - Panel 7 E

Order 63-08/09

Given first reading 9/3/08

Public Hearing and Passage 9/15/08 8-0 (Cohen absent)

EDWARD J. SUSLOVIC (MAYOR)

KEVIN J. DONOGHUE (1)

DAVID A. MARSHALL (2)

DANIEL S. SKOLNIK (3)

CHERYL A. LEEMAN (4)

**CITY OF PORTLAND
IN THE CITY COUNCIL**

JAMES I. COHEN (5)

JOHN M. ANTON (A/L)

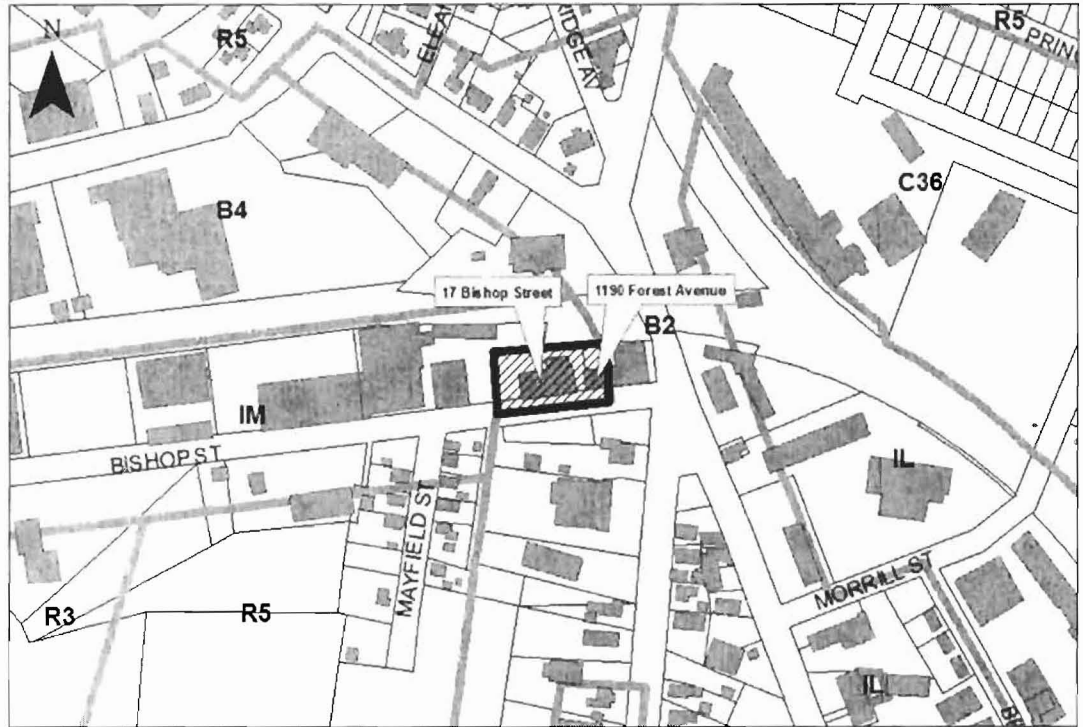
JILL C. DUSON (A/L)

NICHOLAS M. MAVODONES (A/L)

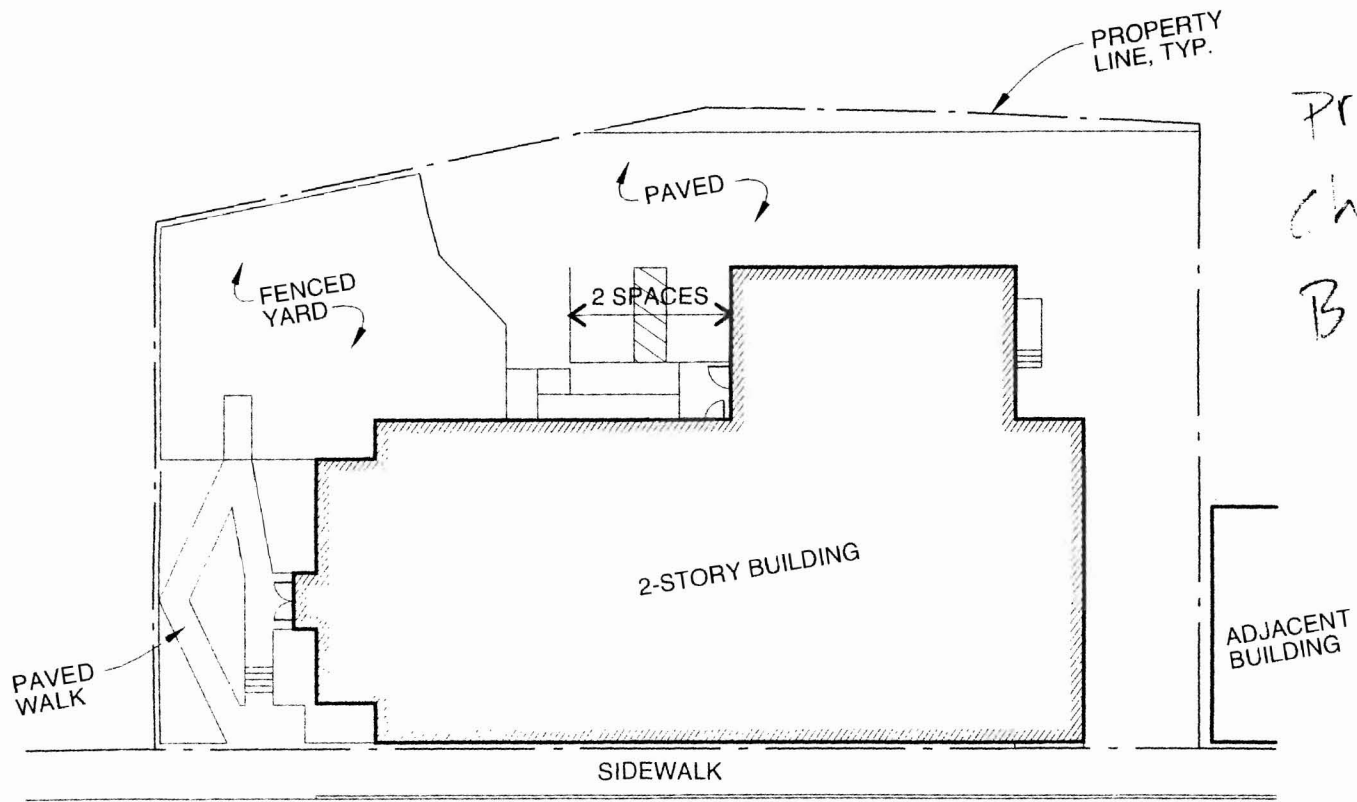
**AMENDMENT TO ZONING MAP
RE: REZONING FROM I-M MODERATE IMPACT INDUSTRIAL ZONE
TO B-2 COMMUNITY BUSINESS ZONE
VICINITY OF 17 BISHOP STREET & 1190 FOREST AVENUE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:**

That the Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49, be and hereby is amended by adopting the following map change amendment.



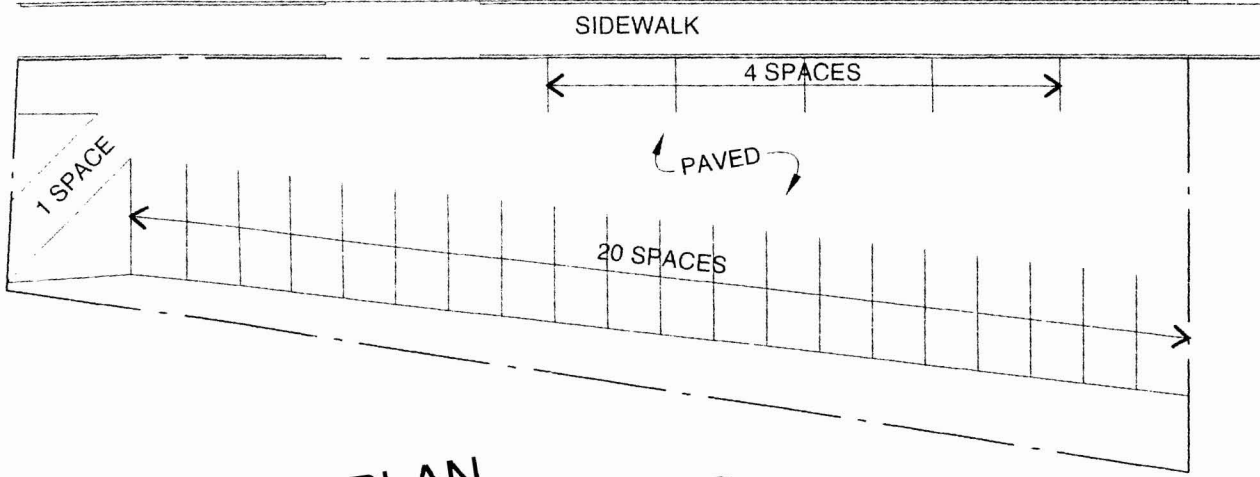
**Vicinity of 17 Bishop Street and 1190 Forest Avenue
Proposed Map Amendment: I-M Moderate Impact Industrial to
B-2 Community Business Zone**



Property
changed to
B-2 Zone

Michael Charek
Architects

BISHOP STREET



NOTES:

1. PLAN BASED ON DEED DESCRIPTION AND FIELD MEASUREMENTS.
2. ALL CONDITIONS SHOWN ARE EXISTING TO REMAIN.

PARKING

RESIDENTIAL: 2 UNITS	2
OFFICE & PROFESSIONAL:	21
TOTAL REQUIRED:	23
TOTAL EXISTING:	27



From: Marge Schmuckal
To: Barbara Barhydt
Date: 3/11/2009 4:20:02 PM
Subject: 17 Bishop Street

Barbara,
Can I get the date that the City Council approved the Zone Change for 17 Bishop Street from I-M to B-2?
Thanks,
Marge



Certificate of Design Application

From Designer: Michael Charek Architects
 Date: March 10, 2009
 Job Name: Spurwink Bishop Street
 Address of Construction: 17 Bishop Street, Portland, ME 04103

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) B and R4

Type of Construction V-B

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

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

Supervisory alarm System? Yes Geotechnical/Soils report required? (Sec Section 1802.2) No

Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>N/A</u>	<u>N/A</u>
↓	↓
↓	↓
↓	↓

Wind loads (1603.1.4, 1609)

<u>N/A</u>	Design option utilized (1609.1.1, 1609.6)
↓	Basic wind speed (1809.3)
↓	Building category and wind importance Factor, I_w , table 1604.5, 1609.5)
↓	Wind exposure category (1609.4)
↓	Internal pressure coefficient (ASCE 7)
↓	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)

<u>N/A</u>	Design option utilized (1614.1)
↓	Seismic use group ("Category")
↓	Spectral response coefficients, S_D & S_1 (1615.1)
↓	Site class (1615.1.5)

<u>N/A</u>	Live load reduction
↓	Roof live loads (1603.1.2, 1607.11)
↓	Roof snow loads (1603.7.3, 1608)
↓	Ground snow load, P_g (1608.2)
↓	If $P_g > 10$ psf, flat-roof snow load P_f
↓	If $P_g > 10$ psf, snow exposure factor, C_e
↓	If $P_g > 10$ psf, snow load importance factor, I_g
↓	Roof thermal factor, C_t (1608.4)
↓	Sloped roof snowload, P_R (1608.4)
↓	Seismic design category (1616.3)
↓	Basic seismic force resisting system (1617.6.2)
↓	Response modification coefficient, R_d and deflection amplification factor, C_d (1617.6.2)
↓	Analysis procedure (1616.6, 1617.5)
↓	Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

<u>N/A</u>	Flood Hazard area (1612.3)
↓	Elevation of structure

Other loads

<u>N/A</u>	Concentrated loads (1607.4)
↓	Partition loads (1607.5)
↓	Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer: Michael Charek Architects

Address of Project: 17 Bishop Street

Nature of Project: Spurwink Bishop Street: Renovation of part
of existing first floor space into two
handicapped family units.

To the best of my knowledge and belief,

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: 

Title: Principal

Firm: Michael Charek Architects

Address: 25 Hartley Street

Portland, ME 04103

Phone: 207-761-0556

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



Certificate of Design

Date: March 10, 2009

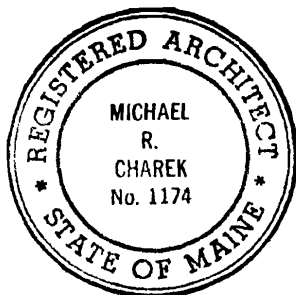
From: Michael Charek Architects

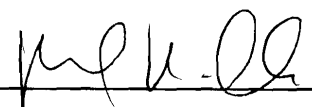
To the best of my knowledge and belief,
These plans and / or specifications covering construction work on:

Spurwink Bishop Street - Renovation of first floor office space at

17 Bishop Street into 2 handicapped family units.

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



Signature: 

Title: Principal

Firm: Michael Charek Architects

Address: 25 Hartley Street

Portland, ME 04103

Phone: 207-761-0556

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

From: "Michael R. Charek, AIA" <mcharek@charekarchitects.com>
To: Jeanie Bourke <JMB@portlandmaine.gov>
Date: 3/25/2009 2:45:23 PM
Subject: Spurwink Bishop Street permit

Ms. Bourke,

Attached please find a letter addressing the questions you had on our permit application. Please let me know if you need anything else.

Mike Charek

MAR 26 2009



Michael Charek Architects

25 Hartley Street
Portland, ME 04103
Phone 207 761 0556
Fax 207 761 7260
www.charekarchitects.com

March 25, 2009

Jeanie Bourke
Director, Inspection Services
City of Portland
389 Congress Street
Portland, ME 04101

Dear Ms. Bourke:

I am writing to follow up our phone conversation of last Monday, regarding the pending permit application for 17 Bishop Street. You had asked me to verify several partitions as to UL listing and acoustical properties. I offer the following:

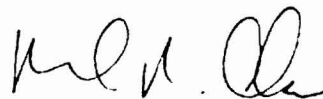
The partition separating the two dwelling units and separating the dwelling unit from Lobby 102 will be constructed (if new) or improved (if existing) to a fire resistance level equivalent to UL assembly U465. The STC rating will be a minimum of 50 at all locations except at Door 115, where the STC rating of the partition will be a minimum of 45.

The shaftwall assembly indicated on the second floor plan and in detail 5/A7 has a one-hour rating, and is equivalent to UL assembly U499. The through-penetration firestop is equivalent to UL assembly F-C-7002.

I trust this is the information you need to issue the building permit. Please don't hesitate to call or email if you need additional information.

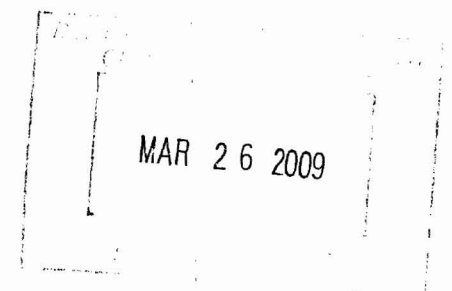
Thank you for your assistance.

Yours truly,

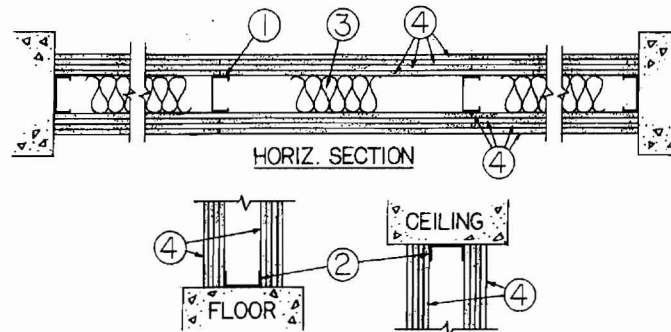


Michael R. Charek

MICHAEL R. CHAREK
PRINCIPAL
Member
The American
Institute
Of Architects



Design No. U463
Nonbearing Wall Rating — 3 or 4 HR
(See Item 4)



1. **Studs** — - Channel-shaped, 1-5/8 in. wide by 1 1/4 in. deep, with 5/16 in. folded back return flange legs. Fabricated from No. 25 MSG galv steel. Stud spacing 16 or 24 in. OC. Studs to be cut 1 in. less than assembly height.
2. **Floor and Ceiling Runners** — - Channel-shaped runners, 1-5/8 in. wide by 1-1/4 in. deep, fabricated from No. 25 MSG galv steel. Attached to floor and ceiling with fasteners spaced 24 in. OC. max.
3. **Batts and Blankets*** — - (optional) - Nominal 1-1/2 in. thick, placed in interior of wall cavity.
See Batts and Blankets (BZXX) category for names of manufacturers.
- 3A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³.
U S GREENFIBER L L C — Cocoon stabilized cellulose insulation.
- 3B. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 3) and Item 3A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation
4. **Gypsum Board*** — 1/2 in. thick, 4 ft wide with square or tapered edges.

For 4 Hr Rating - Four layers of wallboard to be used. Inner layers to be applied vertically with joints centered over studs. Outer layer may be applied vertically or horizontally. First layer fastened to each stud with 1 in. long Type S, self-tapping steel screws. Second layer fastened to each stud through the first layer with 1-5/8 in. long, Type S, self-tapping steel screws. Third layer fastened to each stud through the first and second layers with 2-1/4 in. long, Type S, self-tapping steel screws. Fourth layer fastened to each stud through the first, second and third layers with 2-5/8 in. long, Type S, self-tapping steel screws. First layer screws shall be located 5 in. from top and bottom of wall with a maximum spacing of 48 in. O.C. vertically between top and bottom screws. Second and third layer screws shall be located 4 and 3 in., respectively, from the top and bottom of wall with the same vertical spacing as the first layer screws. Fourth layer screws shall be located 2 in. from top and bottom of wall and spaced 12 in. O.C. vertically. Each fourth layer horizontal board end shall be centered over and secured to the stud with screws spaced 1/2 in. from end joint and 12 in. O.C. vertically. Board end joints shall be staggered. At board side joints all screws shall be located 1/2 in. from the joints. Fourth layer also secured to the second and third layers with 1-1/2 in. long, Type G, self-tapping steel screws located midway between studs and 1 in. from the horizontal joint. Joints in each layer of wallboard to be staggered from the joints in the adjacent layer and on opposite sides of studs.

For 3 Hr Rating — Three layers of wallboard to be used. Inner layers to be applied vertically with joints centered over studs. Outer layer may be applied vertically or horizontally. First layer fastened to each stud with 1 in. long, Type S, self-tapping steel screws. Second layer fastened to each stud through the first layer with 1-5/8 in. long, Type S, self-tapping steel screws. Third layer fastened to each stud through the first and second layers with 2-1/4 in. long, Type S, self-tapping steel screws. First and second layer screws shall be located 4 and 3 in. from top and bottom of wall, respectively, with a maximum spacing of 48 in. O.C. vertically. The third layer screws shall be located 2 in. from top and bottom of wall with a maximum spacing of 12 in. O.C. vertically. Each third layer horizontal board end shall be centered over and secured to the stud with Type S, self-tapping steel screws spaced 1/2 in. from end joint and 12 in. O.C. vertically. Third layer, also secured to the first and the second layers with 1-1/2 in. long, Type G, Self-tapping steel screws located midway between studs and 1 in. from the horizontal joint. Board end joints shall be staggered. Vertical board joints to be

staggered from the joints in the adjacent layer and on opposite sides of studs.

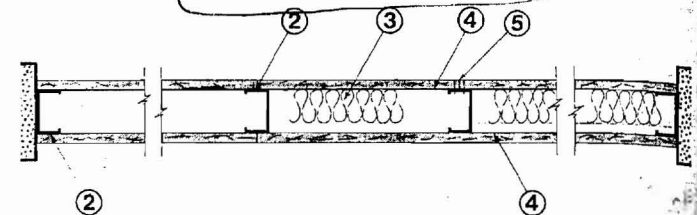
BPB AMERICA INC

—Type FRPC.

5. **Joint Tape and Compound (Not Shown)** — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads. Paper tape, 2 in. wide, embedded in first layer of compound over all joints.

*Bearing the UL Classification Mark

Design No. U465
Nonbearing Wall Rating — 1 HR.



1. **Floor and Ceiling Runners** — (not shown) — Channel shaped runners, 3-5/8 in. wide (min), 1-1/4 in. legs, formed from min No. 25 MSG (min No. 20 MSG when Item 4C is used) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
2. **Steel Studs** — Channel shaped, 3-5/8 in. wide (min), 1-1/4 in. legs, 3/8 in. folded back returns, formed from min No. 25 MSG (min No. 20 MSG when Item 4C is used) galv steel spaced 24 in. OC max.
3. **Batts and Blankets*** — (Optional) — Mineral wool or glass fiber batts partially or completely filling stud cavity.
See Batts and Blankets (BZJZ) category for names of Classified companies
- 3A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³.
U S GREENFIBER L L C — Cocoon stabilized cellulose insulation.
- 3B. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 3) and Item 3A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation
4. **Gypsum Board*** — 5/8 in. thick, 4 ft wide, attached to steel studs and floor and ceiling track with 1 in. long, Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly. When attached to item 6 (resilient channels) or 6A (furring channels), wallboard is screw attached to furring channels with 1 in. long, Type S steel screws spaced 12 in. OC.
AMERICAN GYPSUM CO — Types AG-C, AGX-C.
BEIJING NEW BUILDING MATERIALS CO LTD — Type DBX-1.
BPB AMERICA INC
—Types 1, EGRG, ProRoc Type X, ProRoc Type C.
CANADIAN GYPSUM COMPANY — Types AR, C, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
G-P GYPSUM CORP, SUB OF
GEORGIA-PACIFIC CORP — Types 5, 9, C, DAP, DD, DA, DS, GPFS6.
LAFARGE NORTH AMERICA INC — Types LGFC2, LGFC3, LGFC6, LGFC6A, LGFC-C, LGFC-C/A.
NATIONAL GYPSUM CO — Types FSK-C, FSK-G, FSW-C, FSW-G, FSW.
NORGIPS A/S — NORFIRE XA.
PABCO GYPSUM, DIV OF
PACIFIC COAST BUILDING PRODUCTS INC — Type P
SIAM GYPSUM INDUSTRY CO LTD — Type EX-1
STANDARD GYPSUM L L C — Type SG-C.
TEMPLE-INLAND FOREST PRODUCTS CORP — Type T
UNITED STATES GYPSUM CO — Type AR, C, FRX-G, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
USG MEXICO S A DE C V — Type AR, C, IP-AR, IP-X2, IPCX, SHX, WRC or WRX.
WESTROC INC — Type Westroc Fi-Rok or Abuse-Resistant
- 4A. **Gypsum Board*** — (As alternate to Item 4) - Nom 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically horizontally. Vertical joints centered over studs and staggered on opposite sides of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or

MSG galv steel. Max stud spacing 24 in. OC. Studs to be cut 1/2 to 5/8 in. less than assembly height. Steel studs friction-fitted into floor and ceiling runners (Item 1).

3. **Batts and Blankets*** — (Optional) — Any thickness of mineral wool batts, friction fitted to completely fill the stud cavities.
— ROXUL INC — Type SAFB.
4. **Gypsum Board*** — 3/4 in. thick, 4 ft wide. One layer of wallboard to be applied vertically on each side with joints centered over studs and staggered on opposite sides of studs. Wallboard secured with 1-1/4 in. long Type S self-drilling, self-tapping steel screws spaced 8 in. OC along the perimeter and 12 in. OC in the field. Screws along side joints offset 4 in.

CANADIAN GYPSUM COMPANY — Type ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

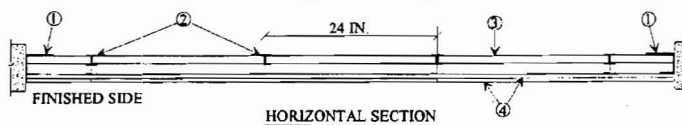
UNITED STATES GYPSUM CO — Type ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

USG MEXICO S A DE C V — Type ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

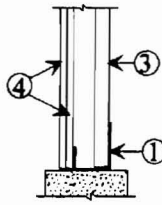
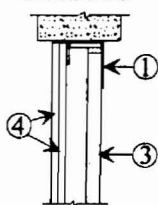
5. **Joint Tape and Compound** — (Not Shown) — Joints covered with joint compound and paper or mesh tape. Screw heads covered with joint compound.

*Bearing the UL Classification Mark

Design No. U497
Nonbearing Wall Rating — 2 Hr



CEILING



FLOOR

1. **Channel Track** — "J"-shaped channel, 2-1/2 in. deep with unequal legs of 1 in. and 2 in., fabricated from No. 25 MSG galv steel. Channel positioned with short leg toward finished side of wall. Channel attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC.
2. **Steel Studs** — "T"-shaped studs, 2-1/2 in. deep by 1-1/2 in. wide, fabricated from No. 25 MSG galv steel. Cut to lengths 1/2 in. less than floor to ceiling height and spaced 24 in. OC.
3. **Gypsum Board*** — 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Panels cut 1 in. less in length than floor to ceiling heights. Vertical edges inserted in "T" studs. Free edge of end panels attached to long leg of channel track with 1-5/16 in. long Type S self-drilling, self-tapping bugle head steel screws spaced 1 in. in from both edges.

NATIONAL GYPSUM CO — Types FSW, FSW-B.

4. **Gypsum Board*** — 1/2 in. thick, 4 ft wide wallboard applied vertically in two layers. Inner or base layer attached to studs with 1 in. long Type S self-drilling, self-tapping bugle head steel screws spaced 24 in. OC along the edges and in the field of the boards. Outer or face layer attached to studs and channel track with 1-5/8 in. long Type S self-drilling, self-tapping bugle head steel screws spaced 12 in. along the edges and in the field of the boards, staggered from screw in inner layer. Joints between inner and outer layers staggered. Outer layer joints covered with paper tape and joint compound. Exposed screw heads covered with joint compound.

BPB AMERICA INC

— ProRoc Type C.

CANADIAN GYPSUM COMPANY — Types C, IP-X2, IPC-AR.

LAFARGE NORTH AMERICA INC — Types LGFC-C, LGFC-C/A.

NATIONAL GYPSUM CO — Types FSW-G, FSW-C.

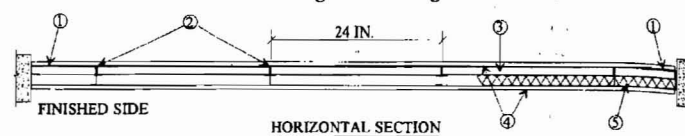
UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR.

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR.

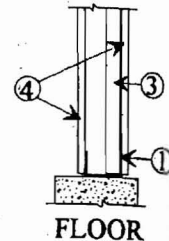
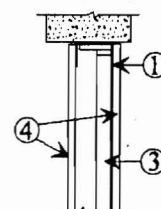
5. **Batts and Blankets*** — (Optional, not shown) — Mineral wool or glass fiber batts partially or completely filling stud cavity. Any mineral wool or glass fiber batt bearing the UL Classification Marking as to Fire Resistance. See **Batts and Blankets** (BZJZ) category for names of Classified companies.

*Bearing the UL Classification Mark

Design No. U498
Nonbearing Wall Rating — 2 Hr



CEILING



FLOOR

1. **Channel Track** — "J" shaped channel, 2-1/2 in. wide with unequal legs of 1 in. and 2 in., fabricated from 25 MSG galv steel channel attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC.
2. **Steel Studs** — "T" shaped studs, 2-1/2 in. deep by 1-1/2 in. wide fabricated from No. 25 MSG galv steel spaced 24 in. OC. Vertically restrained walls require studs to be cut 1/2 in. less than floor to ceiling height.
3. **Gypsum Board*** — 1 in. thick gypsum wallboard liner panels, supplied in nominal 24 in. widths. Vertical edges inserted in "T" studs. Free edge of end panels attached to long leg of channel track with 1-5/16 in. long Type S self-drilling, self-tapping bugle head steel screws spaced 1 in. from both ends.

NATIONAL GYPSUM CO — Types FSW, FSW-B.

4. **Gypsum Board*** — 1/2 in. thick, 4 ft wide applied either horizontally or vertically and attached to studs and runners with 1 in. long Type S steel screws spaced 12 in. OC. Outer layer joints covered with paper tape and joint compound. Exposed screw heads covered with joint compound.

NATIONAL GYPSUM CO — Types FSW-G, FSW-C.

5. **Batts and Blankets*** — (Optional) — Mineral wool or glass fiber batts partially or completely filling stud cavity. Any mineral wool or glass fiber batt bearing the UL Classification Marking as to Fire Resistance. See **Batts and Blankets** (BZJZ) Category For Names of Classified Companies.

- 5A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³.

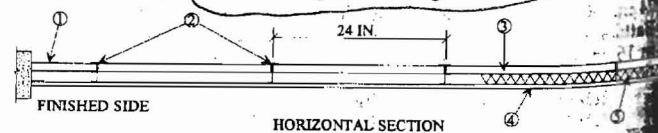
U S GREENFIBER L L C — Cocoon stabilized cellulose insulation.

- 5B. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.

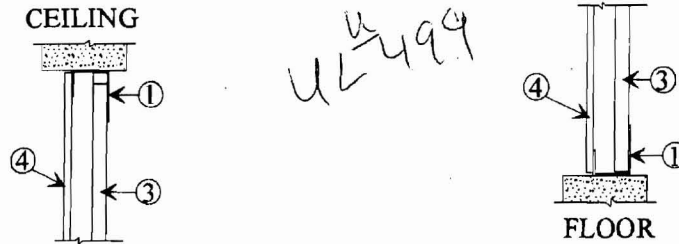
NU-WOOL CO INC — Cellulose Insulation

*Bearing the UL Classification Mark

Design No. U499
Assembly Rating — 1 H
Nonbearing Wall Rating — 1 Hr.



2



- Channel Track** — "J"-shaped channel, 2-1/2 in. deep with unequal legs of 1 in. and 2 in., fabricated from No. 25 MSG galv steel. Channels attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC.
- Steel Studs** — "I" shaped studs, 2-1/2 in. deep by 1-1/2 in. wide fabricated from No. 25 MSG galv steel, spaced 24 in. OC. Vertically restrained walls require studs to be cut 1/2 in. less than floor to ceiling height.
- Gypsum Board*** — 1 in. thick gypsum wallboard liner panels, supplied in nominal 24 in. widths. Vertical edges inserted in "I" studs. Free edge of end panels attached to long leg of "J" runners with 1-5/8 in. long Type S self-drilling, self-tapping bugle head steel screws spaced not greater than 24 in. OC.

NATIONAL GYPSUM CO —Types FSW, FSW-B.

- Gypsum Board*** — 5/8 in. thick, 4 ft wide, applied horizontally or vertically and attached to studs with 1 in. long Type S steel screws spaced 12 in. OC along the edges and in the field of the boards.
NATIONAL GYPSUM CO —Type FSW.
- Batts and Blankets*** — (Optional) — Mineral wool or glass fiber batts partially or completely filling stud cavity. Any mineral wool or glass fiber batt bearing the UL Classification Marking as to Fire Resistance. See Batt and Blankets (BZJZ) Category For Names Of Classified Companies.

- Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³.

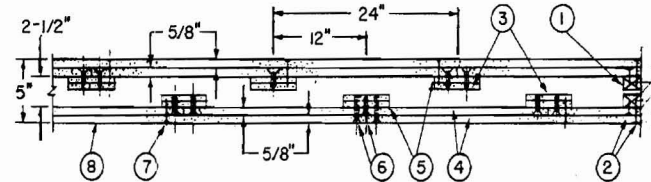
U S GREENFIBER L L C — Cocoon stabilized cellulose insulation.

- Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.

NU-WOOL CO INC —Cellulose Insulation

*Bearing the UL Classification Mark

Design No. U501
Nonbearing Wall Rating — 3 HR.



Horizontal Section

- Wood+ or Steel Runners** — Two 1- by 1 5/8-in. yellow pine, or 24 MSG galv steel channels, spaced 1/2 in. apart; used on sill, lintel and sides, fastened to concrete or masonry with 1/4-in. bolts 3 in. long and expansion shields or 3 1/2-in. masonry nails, spaced 16 to 20 in. OC.
- Nails or screws** — Used to secure inner layer of wallboard to wood or steel runners. Nails, 5d, 1 5/8 in. long, 1/4 in. heads, spaced 8 in. OC are used with wood runners. Sheet-metal screws, No. 10 or larger, spaced 12 in. OC are used with metal runners. 8d, 2 1/2 in. long, 1/4 in. diam head nails spaced 8 in. OC to secure outer layer of wallboard to wood runners, or No. 10 screws spaced 12 in. OC used with metal runners.
- Gypsum Board* Ribs** — Two layers of 1/2 in. thick wallboard glued together with casein type glue to form 6 in. wide ribs, 4 in. less in length than partition height. Located at vertical joints and spaced 24 in. OC, staggered 12 in. from ribs of opposite side. See Gypsum Board (CKNX) Category for names of manufacturers.
- Gypsum Board*** — 5/8 in. thick, inner layer, with vertical joints, attached to ribs with glue and screws and to runners with nails or sheet-metal screws. Outer layer, with horizontal joints, attached to inner layer with glue, nails, and screws.

AMERICAN GYPSUM CO —Types AG-C, AGX-5, AGX-8, AGX-10, AGX-C.

BEIJING NEW BUILDING MATERIALS CO LTD — Type DBX-1.

BPB AMERICA INC

—Type FRPC, SF3, EGRG, ProRoc Type C or ProRoc Type X.

G-P GYPSUM CORP, SUB OF

GEORGIA-PACIFIC CORP —Types 5, C, GPFS1.

LAFARGE NORTH AMERICA INC —Types LGFC3, LGFC-C, LGFC-C/A.

NATIONAL GYPSUM CO —Types FSK-C, FSK-G, FSW-C, FSW-G.

NORGIPS A/S — NORFIRE XA.

PABCO GYPSUM, DIV OF

PACIFIC COAST BUILDING PRODUCTS INC —Types C, PG-3, PG-4, PG-6, PG-C.

SIAM GYPSUM INDUSTRY CO LTD —Type EX-1.

STANDARD GYPSUM L L C —Type SG-C.

TEMPLE-INLAND FOREST PRODUCTS CORP —Type T, VPB-Type T or TG-C.

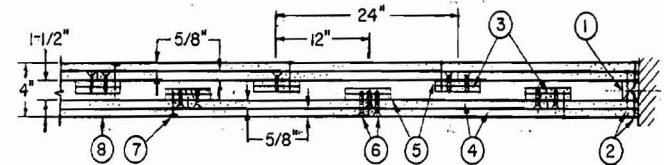
WESTROC INC — Type Fi-Rok or Abuse-Resistant.

- Adhesive** — Casein type, mixed 4 lbs of dry powder to 1.4 gal of water.
- Screws** — No. 8 Phillips head screws, 1-1/2 in. long attaching inner layer to ribs spaced vertically 20 in. OC, 2 in. long attaching outer layer to ribs spaced vertically and horizontally 24 in. OC along edges of boards at the joints.
- Nails** — 8d, 2-1/2 in. long finishing nails spaced vertically 8 in. OC and at 45 deg angle attaching outer layer through inner layer to ribs.
- Finishing System** — Exposed or covered with fiber tape and joint finisher. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.

+When wood runners are used the rating is combustible.

*Bearing the UL Classification Marking.

Design No. U502
Nonbearing Wall Rating — 2 HR.



Horizontal Section

- Wood+ or Steel Runner** — 1 1/2X1 5/8-in. yellow pine, or 24 MSG galv steel channels used on sill, lintel, and sides, fastened to concrete or masonry with 1/4-in. bolts and expansion shields or 3 1/2-in. masonry nails, spaced 16 to 20 in. OC.
- Nails or Screws** — Used to secure inner layer of wallboard to wood or steel runners. Nails, 5d, 1 5/8 in. long, 1/4 in. heads, spaced 8 in. OC are used with wood runners. Sheet metal screws, No. 10 or larger, spaced 12 in. OC are used with metal runners, 8d, 2 1/2 in. long, 1/4 in. diam head nails spaced 8 in. OC to secure outer layer of wallboard to wood runners, or No. 10 screws spaced 12 in. OC used with metal runners.
- Gypsum Board* Ribs** — 2 layers of 1/2 in. thick wallboard glued together with casein type glue to form 6 in. wide ribs, 4 in. less in length than partition height. Located at vertical joints and spaced 24 in. OC, staggered 12 in. from ribs of opposite side.

AMERICAN GYPSUM CO —Types AGX-5, AGX-8, AGX-10.

BPB AMERICA INC

—Type SF3, EGRG, ProRoc Type X, ProRoc Type C.

G-P GYPSUM CORP, SUB OF

GEORGIA-PACIFIC CORP —Types 5, GPFS1.

LAFARGE NORTH AMERICA INC —Types LGFC-C, LGFC-C/A.

NATIONAL GYPSUM CO —Types FSK-C, FSK-G, FSW-C, FSW-G.

PABCO GYPSUM, DIV OF

PACIFIC COAST BUILDING PRODUCTS INC —Type PG-3.—

STANDARD GYPSUM L L C —Type SG-C or SGC-G.

TEMPLE-INLAND FOREST PRODUCTS CORP —Type FRWRX-6, FRX-6, T, VPB-Type T or VPB-X-6 Exterior Gypsum Soffit Board.

- Gypsum Board*** — 5/8 in. thick, inner layer, with vertical joints, attached to ribs with glue and screws and to runners with nails or

2202 THROUGH-PENETRATION FIRESTOP SYSTEMS (XHEZ)

- A. **Steel Pipe** — Nom 2 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
- B. **Conduit** — Nom 2 in. diam (or smaller) steel electrical metallic tubing or steel conduit.
- C. **Copper Tubing** — Nom 2 in. diam (or smaller) Type L (or heavier) copper tubing.
- D. **Copper Pipe** — Nom 2 in. diam (or smaller) Regular (or heavier) copper pipe.
4. **Pipe Covering*** — Nom 1/2 in. thick hollow cylindrical heavy density (min 3.5 pcf) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product. A nom annular space of 1/8 in. is required within the firestop system. See **Pipe and Equipment Covering — Materials (BRGU)** category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
- 4A. **Tube Insulation — Plastics+** — Nom 3/4 in. thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. An annular space of min 1/8 in. to max 3/8 in. is required within the firestop system. See **Plastics+ (QMFZ2)** category in the Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL 94 Flammability Classification of 94-5VA may be used. (Note: L Ratings apply only when glass fiber insulation is used).
5. **Fill, Void or Cavity Material* — Sealant** — Min 3/4 in. thickness of fill material applied within the annulus, flush with top surface of floor. A generous bead of fill material also applied within the annulus of the top plate, flush with bottom surface of lower top plate.

B & F FORMULIER-UND ABFULL GMBH — Bifa Intumescent Acrylic Sealant—Fire Line 250°

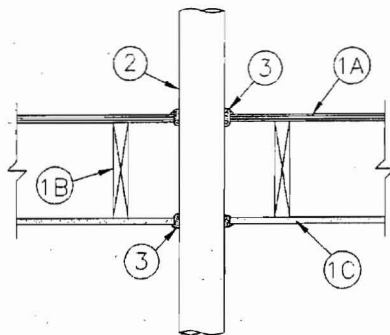
*Bearing the UL Classification Mark

System No. F-C-7001

(Formerly System No. 169)

F Rating — 1 Hr

T Rating — 1/2 Hr



1. **Floor-Ceiling Assembly** — The 1 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory, as summarized below:
- A. **Flooring System** — Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Max diam of opening is 11 in.
- B. **Wood Joists** — Nom 2 by 10 in. lumber joists spaced 16 in. OC with nom 1 by 3 in. lumber bridging and with ends firestopped.
- C. **Gypsum Board*** — Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. Max diam of opening is 11 in.
- 1.1 **Chase Wall** — (Optional, not shown) — The through penetrants (Item No. 2) shall be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
- A. **Studs** — Nom 2 by 6 in. or double nom 2 by 4 in. lumber studs.
- B. **Sole Plate** — Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly butted.
- C. **Top Plate** — The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly butted. Max diam of opening is 5 in.
- D. **Gypsum Board*** — Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.
2. **Steel Vent Duct** — Nom 4 in. diam (or smaller) No. 30 gauge (or

THROUGH-PENETRATION FIRESTOP SYSTEMS (XHEZ)

- heavier) galv steel vent duct or nom 10 in. diam (or smaller) No. 28 gauge (or Heavier) galv steel vent duct. Diam of openings to be max 1 in. larger than outside diam of duct. Duct to be installed approx midway between wood joists and installed either concentrically or eccentrically in opening. The annular space between the duct and the periphery of opening shall be min 0 in. (point contact) to max 1 in. Duct to be rigidly supported on both sides of floor-ceiling assembly.
3. **Fill, Void or Cavity Materials* — Caulk** — Min 3/4 in. thickness of fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. thickness of fill material applied within the annulus, flush with bottom surface of ceiling or top plate. An additional min 1/4 in. crown of fill material applied to perimeter of duct at its egress from the top of flooring and underside of ceiling or from top of sole plate and underside of top plate.

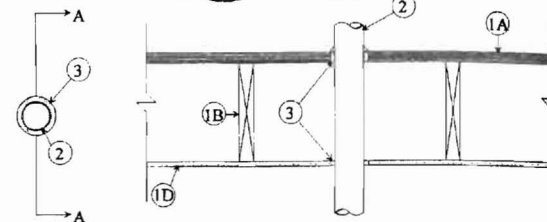
MINNESOTA MINING & MFG CO — CP 25WB+

*Bearing the UL Classification Mark

System No. F-C-7002

F Rating — 1 Hr

T Rating — 3/4 Hr



SECTION A-A

1. **Floor-Ceiling Assembly** — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory, as summarized below:
- A. **Flooring System** — Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 5 in.
- B. **Wood Joists** — Nom 2 by 10 in. lumber joists spaced 16 in. OC with nom 1 by 3 in. lumber bridging and with ends firestopped. As an alternate to lumber joists, nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required with ends firestopped.
- C. **Furring Channels** — (Not Shown) — Resilient galv steel furring installed perpendicular to wood joists (Item 1B) between wallboard (Item 1D) and wood joists or furring channels as required in the individual Floor-Ceiling Design.
- D. **Gypsum Board*** — Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. Wallboard secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Max diam of ceiling opening is 5 in.
- 1.1 **Chase Wall** — (Not Shown, optional) The through penetrant (Item 2) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
- A. **Studs** — Nom 2 by 6 in. or double nom 2 by 4 in. lumber studs.
- B. **Sole Plate** — Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly butted.
- C. **Top Plate** — The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly butted. Max diam of opening is 5 in.
- D. **Gypsum Board*** — Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.
2. **Steel Duct** — Nom 4 in. diam (or smaller) No. 30 gauge (or heavier) steel duct. One duct to be centered within the firestop system. Diam of openings hole-sawed through flooring system and through gypsum wallboard ceiling to the nom 1/2 in. larger than the outside diam of through-penetrant. Steel duct to be rigidly supported on both sides of floor-ceiling assembly.
3. **Fill, Void or Cavity Material* — Sealant** — Min 3/4 in. thickness of fill material applied within annulus on top surface of floor. Min 5/8 in. thickness of fill material applied within annulus on bottom surface of ceiling or lower top plate of chase wall assembly. Additional fill material to be installed such that a min 1/8 in. crown is formed around the penetrating item on bottom surface of ceiling or lower top plate of chase wall assembly.
- SPECIFIED TECHNOLOGIES INC** — SpecSeal 100, 101, 102 or 105 Sealant

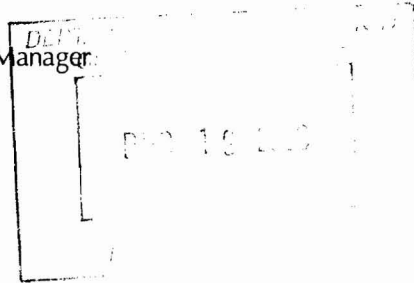


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December 5, 2008

Barbara Barhydt
Development Review Services Manager
389 Congress Street
Portland, ME 04101



Marge,
This is what I
have - For the
site plan (2nd 11x17
sheet) want you
to see?
Thanks
SB

Dear Ms. Barhydt:

On behalf of my client, Spurwink Services Inc., I am submitting the attached Application for Exemption from Site Plan Review for 17 Bishop Street.

Spurwink Services is requesting an exemption from site plan review for their proposed renovation of the second floor of 17 Bishop Street from office space to residential space. The property at 17 Bishop Street is approximately 15,581 square feet, and includes an existing two-story building with 7,016 sf on the first floor and 5,923 sf on the second floor. There are two marked parking spaces on the property, and an additional 25 parking spaces on a parcel that Spurwink owns directly across the street. The bulk of the property is paved, with a fenced yard area off the northwest corner of the building. The zoning designation for the property is B2.

There are several outpatient mental health services provided within the existing building. The first floor houses a clinic for evaluation and treatment of abused children, and an adult day services program. On the second floor are located offices for a public school counseling program and a clinic for evaluation and treatment of autistic children.

Spurwink will be moving the programs on the second floor to another location to make room for a program of housing and supportive services for approximately 10 children ranging in age from 6 to 18 years. This program is intended to provide a transition from inpatient hospitalization to community living options. The program would include living quarters for the clients, and a full-time staff that would be on site 24 hours a day. For zoning purposes we are classifying this space as 2 handicapped family units.

As part of the application we have included floor plans showing the existing first and second floors and the proposed second floor, a vicinity map showing surrounding parcels, and a sketch site plan of the property.

We believe this project meets the following criteria for exemption from site plan review:

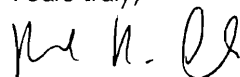
MICHAEL R. CHAREK
PRINCIPAL
Member
The American
Institute
Of Architects

- a. *The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section:*
There will be no additions to the building footprint.
- b. *Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet:*
There will be no additions to the building footprint.
- c. *The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided:*
Correct.
- d. *The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act:*
We believe this to be true.
- e. *The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation*
Correct. In all likelihood, traffic and parking demand will decrease.
- f. *There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site:*
Correct.
- g. *There are no evident deficiencies in existing screening from adjoining properties:*
Correct.
- h. *Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.*
Correct.

I am available to answer any questions you may have about this application, and look forward to seeing it through the process.

Thank you for your assistance.

Yours truly,



Michael R. Charek
Encl.

DEC 19 2008



Application for Exemption from Site Plan Review Portland, Maine

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

1. Applicant Information
Spurwink Services, Inc.

 Applicant/Owner
 899 Riverside Street
 Portland, ME 04103

 Mailing Address
 Michael Charek, Architect

 Consultant/Agent
 761-0556 / 761-7260 / 232-6718

 Phone Fax Cell

2. Project Information
 December 5, 2008

 Application Date
 Spurwink Bishop Street

 Project Name/Description
 17 Bishop Street

 Address of Proposed Site
 293-A-16

 Assessor's Reference (Chart-Block-Lot)

Description of Proposed Development:

Renovation of second floor office space into two handicapped family units housing up to a total of 10 children (up to 5 in each unit).
See attached plans and letter describing project.

(Please Attach Sketch/Plan of Proposal/Development)

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures: No New Buildings, Demolitions or Additions	Yes	_____
b) Footprint Increase Less Than 500 sq. ft.	Yes	_____
c) No New Curb Cuts, Driveways, Parking Areas	Yes	_____
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	Yes	_____
e) No Additional Parking/No Traffic Increase	Yes	_____
f) No Known Stormwater Problems	Yes	_____
g) Sufficient Property Screening Exists	Yes	_____
h) Adequate Utilities	Yes	_____

Planning Division Use Only

Exemption Granted _____ Partial Exemption _____ Exemption Denied _____

DEC 19 2008

Planner's Signature _____ Date _____



Application for Exemption from Site Plan Review Portland, Maine

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

1. Applicant Information
Spurwink Services, Inc.

 Applicant/Owner
 899 Riverside Street
 Portland, ME 04103

 Mailing Address
 Michael Charek, Architect

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 761-0556 / 761-7260 / 232-6718

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See attached plans and letter describing project.

(Please Attach Sketch/Plan of Proposal/Development)

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures: No New Buildings, Demolitions or Additions	Yes _____	_____ _____
b) Footprint Increase Less Than 500 sq. ft.	Yes _____	_____ _____
c) No New Curb Cuts, Driveways, Parking Areas	Yes _____	_____ _____
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	Yes _____	_____ _____
e) No Additional Parking/No Traffic Increase	Yes _____	_____ _____
f) No Known Stormwater Problems	Yes _____	_____ _____
g) Sufficient Property Screening Exists	Yes _____	_____ _____
h) Adequate Utilities	Yes _____	_____ _____

Planning Division Use Only

Exemption Granted _____ Partial Exemption _____ Exemption Denied _____

Planner's Signature _____ Date _____

11/15/07

Mike Charek
Dan Bonner ^{Spunk} _{Server}
BARBARA
Mirefe

2nd floor rehab
Spring Harbor
children - important care
Living & mental health care
up to a year -

[17 Bishop]

24 hour staff

2nd floor 5,000\$ -

Age range 12 to 18
mostly girls

Shared kitchen - 1/2 of server - 6/10
Sheltered care group home? by 1/2
lodging house
Handicap family unit
minor site plan for lodging house

→ 877 Stevens Ave - 300' away

Parking lot - needs to be paved

Marge
BARBARA

Bishop St
1st floor is Arkhild Abuse Clinic (existing)
2nd floor
2/29/08

shared group -
5 on each side
5 staff on both sides
children 5-18 in.t.
m; F

From: Marge Schmuckal
To: Dan Bonner; mcharek1@maine.rr.com
Date: 2/15/2008 12:39:32 PM
Subject: RE: Meeting

Spring Harbor

OK - Let's firm up Friday the 29th at 9:00 am - in Inspection Services - see you then.
Marge

m I - m

>>> "Dan Bonner" <dbonner@spurwink.org> 2/15/2008 12:29:35 PM >>>
Michael, Marge, and Barbara, thank you, Friday the 29th at 9.00am works.

Keeps kids for usually
A MAX of 1 year - then
into Foster Home S

Daniel M Bonner. LMSW.
Vice President of Operations.

Wouldn't exceed 10 kids

20 pkg spaces

spurwink services.
Going the distance, Changing lives
899 Riverside Street.
Portland, Me 04103
207-871-1200
www.spurwink.org

Zone change - I-m to B-2
learning toward 2 handicap family units
maybe 1 unit

They need to figure out which way they want to go -

-----Original Message-----

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Friday, February 15, 2008 12:03 PM
To: mcharek1@maine.rr.com
Cc: Dan Bonner
Subject: Re: Meeting

Barbara described the process for a Zone change

Michael,
Barbara & I both have Wednesday afternoon the 27th available and Friday before noon open. Let me know which one works better for the two of you.
Thanks,
Marge

floor area 6,000 sq each - minor site plan

>>> Michael Charek <mcharek1@maine.rr.com> 2/14/2008 10:55:25 AM >>>
Marge,

Subdivision? Barbara will check

Spurwink Services has refined their thinking about a potential new use of a portion of their property at 17 Bishop Street that would benefit from changing the zoning designation of the parcel. We met in

your office last November with you and Barbara Barhydt to discuss this project, and Dan Bonner would like to meet again to discuss the current thinking and to help us understand what steps are needed to move the project along.

Adult day services
Schooling - in the rear
24x44 = 1056 sq

Do you have some time to meet with us in your office on one of the following days:

Tuesday February 19 in the morning
Thursday February 21 any time
Monday February 25 any time

+ Rigger's minor A minor review

**Zoning Amendment Application
For
Zoning Map Amendment**

5/24/08

Location: 17 Bishop Street
Applicant: Spurwink Services, Inc.

Contents: Cover Letter
Application Form
Deed
Vicinity Map
Sketch Plan
Zoning Map Sketch
Aerial Photograph





Michael Charek Architects

25 Hartley Street
Portland, ME 04103
Phone 207 761 0556
Fax 207 761 7260
www.charekarchitects.com

May 9, 2008

City of Portland Planning Board
c/o Barbara Barhydt
Development Review Services Manager
389 Congress Street
Portland, ME 04101

Dear Ms. Barhydt:

On behalf of my client, Spurwink Services Inc., I am pleased to submit the attached Zoning Amendment Application for 17 Bishop Street.

Spurwink Services is requesting a Zoning Map Amendment for their property at 17 Bishop Street to change the zoning designation from IM to B2. The property is approximately 15,581 square feet, and includes an existing two-story building. There are two marked parking spaces on the property, and an additional 25 parking spaces on a parcel that Spurwink owns directly across the street. The bulk of the property is paved, with a fenced yard area off the northeast corner of the building.

There are several outpatient mental health services provided within the existing building. The first floor houses a clinic for evaluation and treatment of abused children, and an adult day services program. On the second floor are located offices for a public school counseling program and a clinic for evaluation and treatment of autistic children.

Spurwink would like to move the programs on the second floor to another location to make room for a program of housing and supportive services for approximately 10 children ranging in age from 6 to 18 years. This program is intended to provide a transition from inpatient hospitalization to community living options. The program would include living quarters for the clients, and a full-time staff that would be on site 24 hours a day.

The current IM zoning designation does not allow any residential use, so Spurwink Services would like to rezone their property to B2, effectively extending the adjacent B2 zone to include their parcel. We believe a B2 zoning designation is in keeping with the adjacent uses to the east and south of this parcel, and is a logical extension of the adjacent business zoning across Bishop Street. We believe the B2 designation is in keeping with the City of Portland Comprehensive Plan for the B2 zone along Forest Avenue.

As part of the application we have included a Vicinity Map, a Sketch Plan of the property, a Zoning Map Sketch showing the surrounding zoning designations, and

MICHAEL R. CHAREK
PRINCIPAL
Member
The American
Institute
Of Architects

Barbara Barhydt
5/9/08

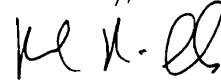
Page 2

an aerial photograph of the property and its surroundings. A copy of the deed is also attached, showing Spurwink Services' (formerly known as The Spurwink School) right and title to the property. A check in the amount of \$2,200 is attached to cover the application fee and fee for service deposit.

I am available to answer any questions you may have about this application, and look forward to seeing it through the process.

Thank you for your assistance.

Yours truly,



Michael R. Charek
Encl.



Zoning Amendment Application
Department of Planning and Development
Planning Division and Planning Board

-
1. **Applicant Information**
- Spurwink Services, Inc.
Name
- 899 Riverside Street
Address
- Portland, ME 04103
- 207-871-1200 207-871-1232
Phone Fax
2. **Subject Property**
- 17 Bishop Street
Address
- 293-A-16
Assessor's Reference (Chart-Block-Lot)
3. **Property Owner:** Applicant Other
- Spurwink Services, Inc.
Name
- 899 Riverside Street
Address
- Portland, ME 04103
- 207-871-1200 207-871-1232
Phone Fax
4. **Billing Address:**
- Spurwink Services, Inc.
Name
- 899 Riverside Street
Address
- Portland, ME 04103
4. **Right, Title, or Interest:** Please identify the status of the applicant's right, title, or interest in the subject property:
- Applicant is owner of property. Refer to attached copy of deed.
- Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)
5. **Vicinity Map:** Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)
6. **Existing Use:**
- Describe the existing use of the subject property:
- Property is currently used as offices for a variety of mental
health services for children and adults.

7. **Current Zoning Designation(s):**

IM

8. **Proposed Use of Property:** Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

The proposed use of the property is to retain the existing
children's clinic and adult day program on the first floor and
convert the second floor into one or two handicapped family
units for a total of 10 children with approximately 6 non-
resident staff. The change to B2 zoning makes the conversion to
residential use possible.

9. **Sketch Plan:** On a separate sheet, please provide a sketch plan of the property showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1" = 10' to 1" = 100'.)

10. **Proposed Zoning:** Please check all that apply:

A. Zoning Map Amendment, from IM to B2

B. Zoning Text Amendment to Section 14-_____

For Zoning Text amendment, attached on a separate sheet, the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (~~example~~), and language to be added is depicted with underline (example).

C. Conditional or Contract Zone

A conditional or contract rezoning map be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. **Application Fee:** An Application Fee must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below.) The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

Fee for Service Deposit \$200.00

(This fee is required for all applications in addition to the application fee listed below)

Zoning Map Amendment \$2,000.00

Zoning Text Amendment \$2,000.00

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, that **COMMUNITY HOUSING INVESTMENT CORPORATION**, a Maine corporation with a place of business in Portland, in the County of Cumberland and State of Maine, for consideration paid, **GRANTS** with **WARRANTY COVENANTS TO:**

THE SPURWINK SCHOOL, a not-for-profit corporation with a place of business in Portland, County of Cumberland, State of Maine, whose mailing address is 899 Riverside Street, Portland, Maine,

Parcel One - U.S. Route 1, Brunswick: Two (2) certain lots or parcels with the buildings thereon, situated on the southerly sideline of U.S. Route 1, in the City of Brunswick, County of Cumberland and State of Maine, being more particularly bounded and described on Exhibit A annexed hereto and made a part hereof.

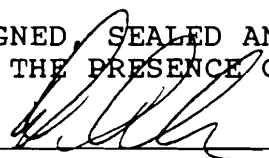
Being a portion of the premises conveyed to Community Housing Investment Corporation by warranty deed of Hyman M. Gulak dated July 1, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8368, Page 77.

Parcel Two - Bishop Street, Portland: Two (2) certain lots or parcels of land with the buildings thereon, situated on the northerly and southerly sides of Bishop Street, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described on Exhibit B annexed hereto and made a part hereof.

Being the same premises conveyed to Community Housing Investment Corporation by warranty deed of Dirigo Management Co., Inc. dated August 9, 1988 and recorded in said Registry of Deeds in Book 8425, Page 310.

IN WITNESS WHEREOF, the said **COMMUNITY HOUSING INVESTMENT CORPORATION** has caused this instrument to be signed this 13th day of December, 1993.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF



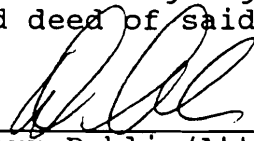
COMMUNITY HOUSING INVESTMENT CORPORATION

By David Lakari
Its President

STATE OF MAINE
COUNTY OF CUMBERLAND

Dec 13, 1993

Personally appeared the above-named David Lakari, in his said capacity, and acknowledged the foregoing to be his free act and deed, and the free act and deed of said corporation, before me.



Notary Public/Attorney at Law

Drew A. Andra
Printed Name

MAINE REAL ESTATE TAX PAID

82-107
B

EXHIBIT ARoute 1, Brunswick, Maine

Two certain lots or parcels of land situated in Brunswick, County of Cumberland and State of Maine, bounded and described as follows:

Parcel 1:


Beginning at an iron pin set in the ground on the southerly sideline of U.S. Route 1, the Old Portland Road, so-called, by land now of Bertha Lemieux; THENCE, running in a general southeasterly direction along land of said Lemieux a distance of 520 feet to an iron pin set in the ground; THENCE, running in a general southwesterly direction on a line perpendicular to the first described bound along land now of David E. Giles et ano. a distance of 415 feet to an iron pin set in the ground; THENCE, running in a general northwesterly direction on a line parallel with the first described bound along land of David E. Giles et ano. a distance of 315 feet to an iron pin set in the ground; THENCE, running in a general northerly direction along land of said Giles et ano. a distance of 420 feet to an iron pin set in the ground on the southerly sideline of U.S. Route 1, the Old Portland Road; THENCE, running in a general easterly direction along the southerly sideline of U.S. Route 1, the Old Portland Road, a distance of 200 feet to the point and place of beginning.

Parcel 2:

Beginning at an iron pin located at the southeast corner of the above-described parcel, said pin being on the boundary line separating property of the Community Housing and Investment Corporation and Hyman N. Gulak, now of Community Housing Investment Corporation from land of one Lemieux at a distance of 520 feet, more or less, along said boundary line from the southerly side of Route 1; THENCE, in a southerly direction, said direction being the same and thus a continuance of the easterly boundary of land described above, a distance of 315 feet to a point; THENCE, in a southwesterly direction at right angles to the first described bound 415 feet to a point; THENCE, in a northwesterly direction along land now or formerly of Dale Cheney McLennan, et al., and parallel to the first described bound 315 feet to a pin marking the southwest corner of the above-described parcel; THENCE, at right angles and in a northeasterly direction 415 feet along the above-described parcel to the point of beginning.

Excepting that certain lot or parcel of land conveyed to Old Freeport Road Associates by deed dated August 18, 1989, and recorded in Book 8874, Page 302. See Corrective Deed dated October 2, 1990, and recorded in Book 9344, Page 232, and further Corrective Deed to be recorded. Said excepted parcel is bounded and described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated in said Brunswick and being Lots 2 and 3 as shown



on the "Standard Boundary Survey made for Richmond Corporation, said Plan being made by Titcomb Associates, Inc., dated December 18, 1989, and recorded in said Registry on October 12, 1990, in Plan Book 187, Page 54.

EXHIBIT B17 and 12-26 Bishop Street, Portland, Maine

A certain lot or parcel of land with the building thereon situated on the northerly side of Bishop Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the northerly sideline of Bishop Street at the southwesterly corner of the first parcel of land described in the conveyance by The Plasmine Corporation to Fred M. Forsley by deed recorded in the Cumberland County Registry of Deeds in Book 6543, Page 114, said point being distance 137.62 feet as measured along said sideline of Bishop Street from a drill hole in the sidewalk on the westerly sideline of Forest Avenue; THENCE, North 9° 21' 00" East along said land conveyed to Forsley by a line passing two feet West of the westerly side of the brick building located on said Forsley land, 98.10 feet to an iron rod found on the southerly side of the Portland Terminal Company right-of-way; THENCE, westerly by a curve to the left (radius 1,223.5 feet) along said right-of-way 77.28 feet to an iron rod found at the easterly corner of other land now or formerly owned by The Plasmine Corporation; THENCE, South 87° 40' 28" West across land conveyed to The Plasmine Corporation by Maine Turnpike Authority by deed recorded in Book 6361, Page 129, 87.30 feet to a point; THENCE, South 9° 25' 28" West across land conveyed in Book 6361, Page 129, 83.10 feet to a point on the northerly sideline of said Bishop Street as is shown on a plan for the Maine Turnpike Authority by Daniel Harriman dated November 1983, and recorded in said Registry in Plan Book 140, Page 42; THENCE, South 80° 35' 22" East along said sideline of Bishop Street 162.82 feet to the point of beginning; containing 15,581 square feet.

Also, another lot or parcel of land, with any improvements thereon, located on the southerly side of Bishop Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the southerly sideline of Bishop Street located on the southerly extension of the easterly boundary of the parcel described above, said point also being the northwesterly corner of the second parcel of land described in a deed from The Plasmine Corporation to Fred M. Forsley dated August 23, 1984, and recorded in Book 6543, Page 114; THENCE, South 9° 21' 00" West along said extension and by land conveyed to said Fred M. Forsley 63.85 feet to a drill hole found in the northerly boundary of land now or formerly owned by Casco Bank & Trust Company; THENCE, North 71° 39' 46" West along said Bank land 186.59 feet to an iron rod found; THENCE, North 12° 14' 14" East along said Bank land 34.93 feet to an iron rod found on the southerly sideline of Bishop Street; THENCE, South 80° 35' 22" East along said sideline of Bishop Street 182.51 feet to the point of beginning; containing 9,067 square feet, and being shown on a plan entitled Plan of Land in Portland, Maine, Bishop Street, for The Plasmine Corporation, dated August 18, 1986, by Owen Haskell, Inc.

Recorded
Cumberland County
Registry of Deeds
12/14/93 01:16:27PM
John B. O'Brien
Registrar



Application for Exemption from Site Plan Review Portland, Maine

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

ID# 20080103

1. Applicant Information
Spurwink Services, Inc.

 Applicant/Owner
 899 Riverside Street
 Portland, ME 04103

 Mailing Address
 Michael Charek, Architect

 Consultant/Agent
 761-0556 / 761-7260 / 232-6718

 Phone Fax Cell

2. Project Information
December 5, 2008

 Application Date
 Spurwink Bishop Street

 Project Name/Description
 17 Bishop Street

 Address of Proposed Site
 293-A-16

 Assessor's Reference (Chart-Block-Lot)

Description of Proposed Development:

Renovation of ^{Foot}~~second~~ floor office space into two handicapped family units housing up to a total of 10 children (up to 5 in each unit).
 See attached plans and letter describing project.

(Please Attach Sketch/Plan of Proposal/Development)

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures: No New Buildings, Demolitions or Additions	Yes	ok
b) Footprint Increase Less Than 500 sq. ft.	Yes	ok
c) No New Curb Cuts, Driveways, Parking Areas	Yes	ok
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	Yes	ok
e) No Additional Parking/No Traffic Increase	Yes	ok
f) No Known Stormwater Problems	Yes	ok
g) Sufficient Property Screening Exists	Yes	ok
h) Adequate Utilities	Yes	ok

Planning Division Use Only

Exemption Granted Partial Exemption Exemption Denied

Planner's Signature

Barbara Barbydt

Date

12/19/08



Michael Charek Architects

25 Hartley Street
Portland, ME 04103
Phone 207 761 0556
Fax 207 761 7260
www.charekarchitects.com

December 5, 2008

Barbara Barhydt
Development Review Services Manager
389 Congress Street
Portland, ME 04101

Dear Ms. Barhydt:

On behalf of my client, Spurwink Services Inc., I am submitting the attached Application for Exemption from Site Plan Review for 17 Bishop Street.

Spurwink Services is requesting an exemption from site plan review for their proposed renovation of the second floor of 17 Bishop Street from office space to residential space. The property at 17 Bishop Street is approximately 15,581 square feet, and includes an existing two-story building with 7,016 sf on the first floor and 5,923 sf on the second floor. There are two marked parking spaces on the property, and an additional 25 parking spaces on a parcel that Spurwink owns directly across the street. The bulk of the property is paved, with a fenced yard area off the northwest corner of the building. The zoning designation for the property is B2.

There are several outpatient mental health services provided within the existing building. The first floor houses a clinic for evaluation and treatment of abused children, and an adult day services program. On the second floor are located offices for a public school counseling program and a clinic for evaluation and treatment of autistic children.

Spurwink will be moving the programs on the second floor to another location to make room for a program of housing and supportive services for approximately 10 children ranging in age from 6 to 18 years. This program is intended to provide a transition from inpatient hospitalization to community living options. The program would include living quarters for the clients, and a full-time staff that would be on site 24 hours a day. For zoning purposes we are classifying this space as 2 handicapped family units.

As part of the application we have included floor plans showing the existing first and second floors and the proposed second floor, a vicinity map showing surrounding parcels, and a sketch site plan of the property.

We believe this project meets the following criteria for exemption from site plan review:

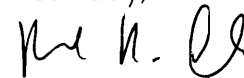
MICHAEL R. CHAREK
PRINCIPAL
Member
The American
Institute
Of Architects

- a. *The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section:*
There will be no additions to the building footprint.
- b. *Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet:*
There will be no additions to the building footprint.
- c. *The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided:*
Correct.
- d. *The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act:*
We believe this to be true.
- e. *The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation*
Correct. In all likelihood, traffic and parking demand will decrease.
- f. *There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site:*
Correct.
- g. *There are no evident deficiencies in existing screening from adjoining properties:*
Correct.
- h. *Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way:*
Correct.

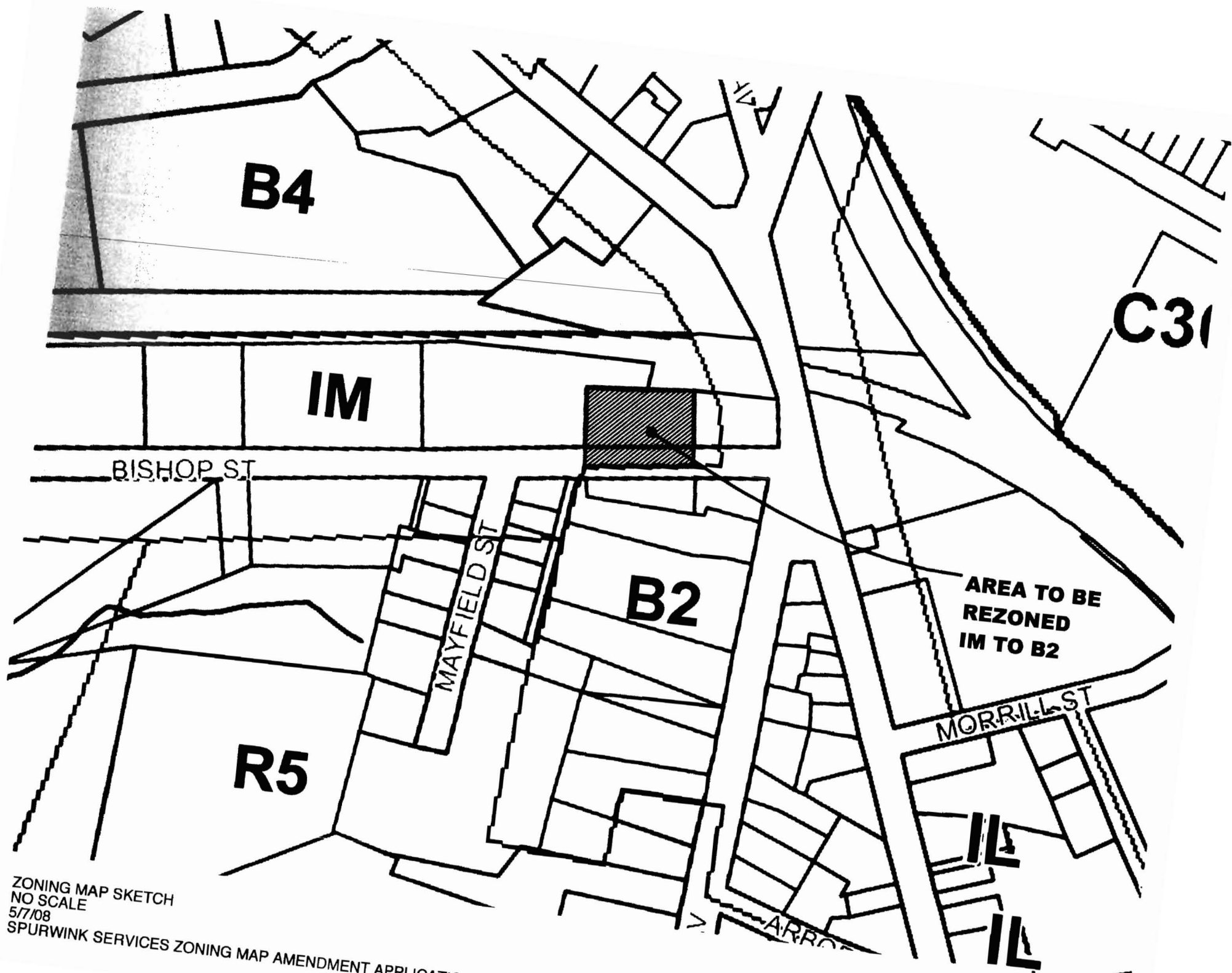
I am available to answer any questions you may have about this application, and look forward to seeing it through the process.

Thank you for your assistance.

Yours truly,

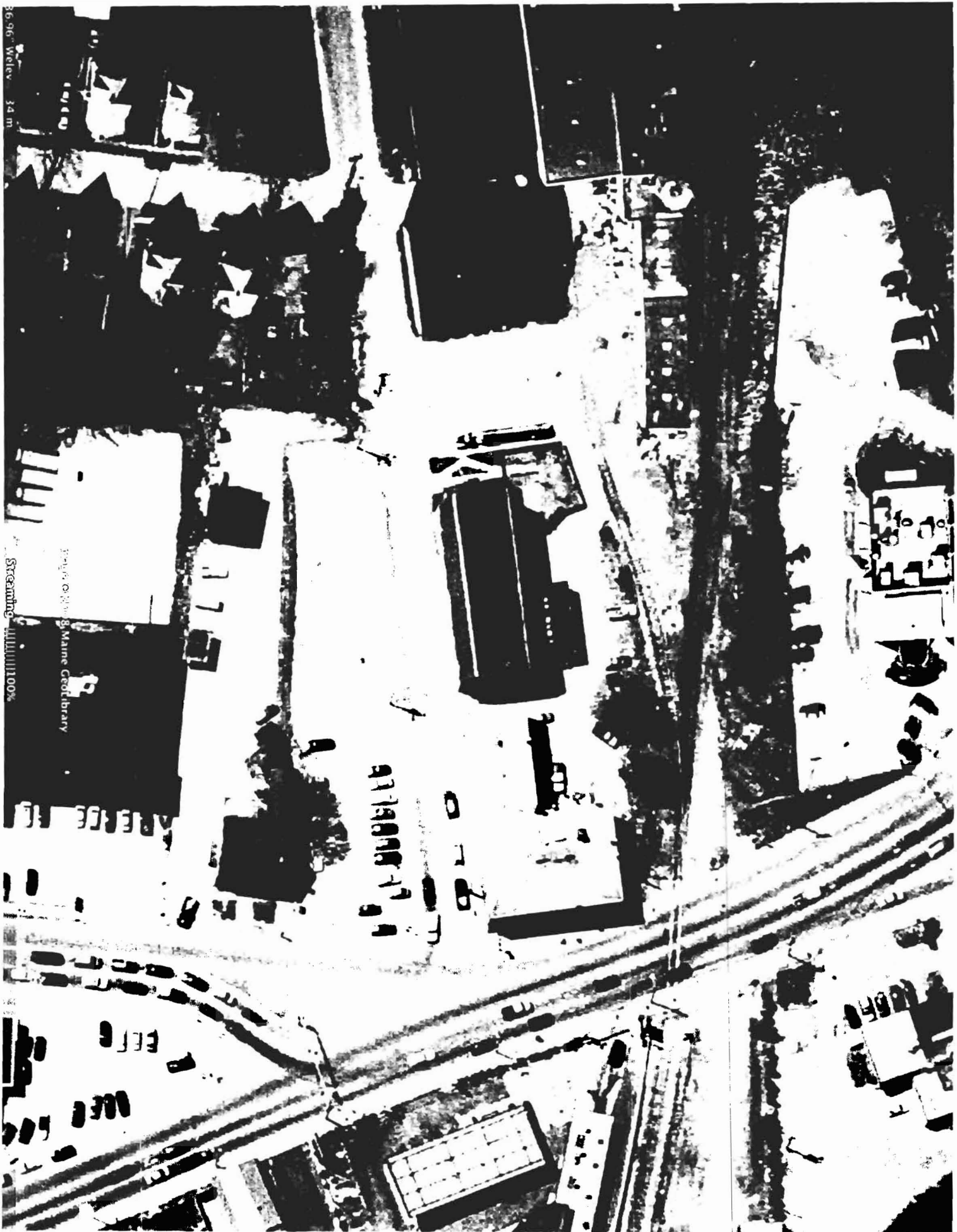


Michael R. Charek
Encl.



Title: ZONING MAP SKETCH
Scale: NO SCALE
Date: 5/7/08
Project: SPURWINK SERVICES ZONING MAP AMENDMENT APPLICATION

Michael Charek Architects
25 Hartley Street
Portland, Maine 04103
(207) 761-0556



36.96° West 34 m

Streaming 100%

League of Women Voters Maine Credit Library

LOCATION

(EXEMPT)

OWNER: PORTLAND TERMINAL CO.
USE: TRANSPORTATION (RAILROAD)

OWNER: PLASMINE TECHNOLOGIES, INC.
USE: MANUFACTURING & CONSTRUCTION

OWNER: SPURWINK SERVICES
USE: BENEVOLENT & CHARITABLE

OWNER: JAMES BURGESS
USE: RETAIL & PERSONAL SERVICES

AREA TO BE REZONED
IM TO B2

STREET

STREET

9
54298

4
41,475

55356

1
4573

2
3859

3
4500

4
4320

OWNER: SPURWINK SERVICES
USE: PARKING LOTS

OWNER: JAMES BURGESS
USE: PARKING LOTS

OWNER: SCOTT MCLEOD
USE: OFFICE & BUSINESS SERVICES

14
22199

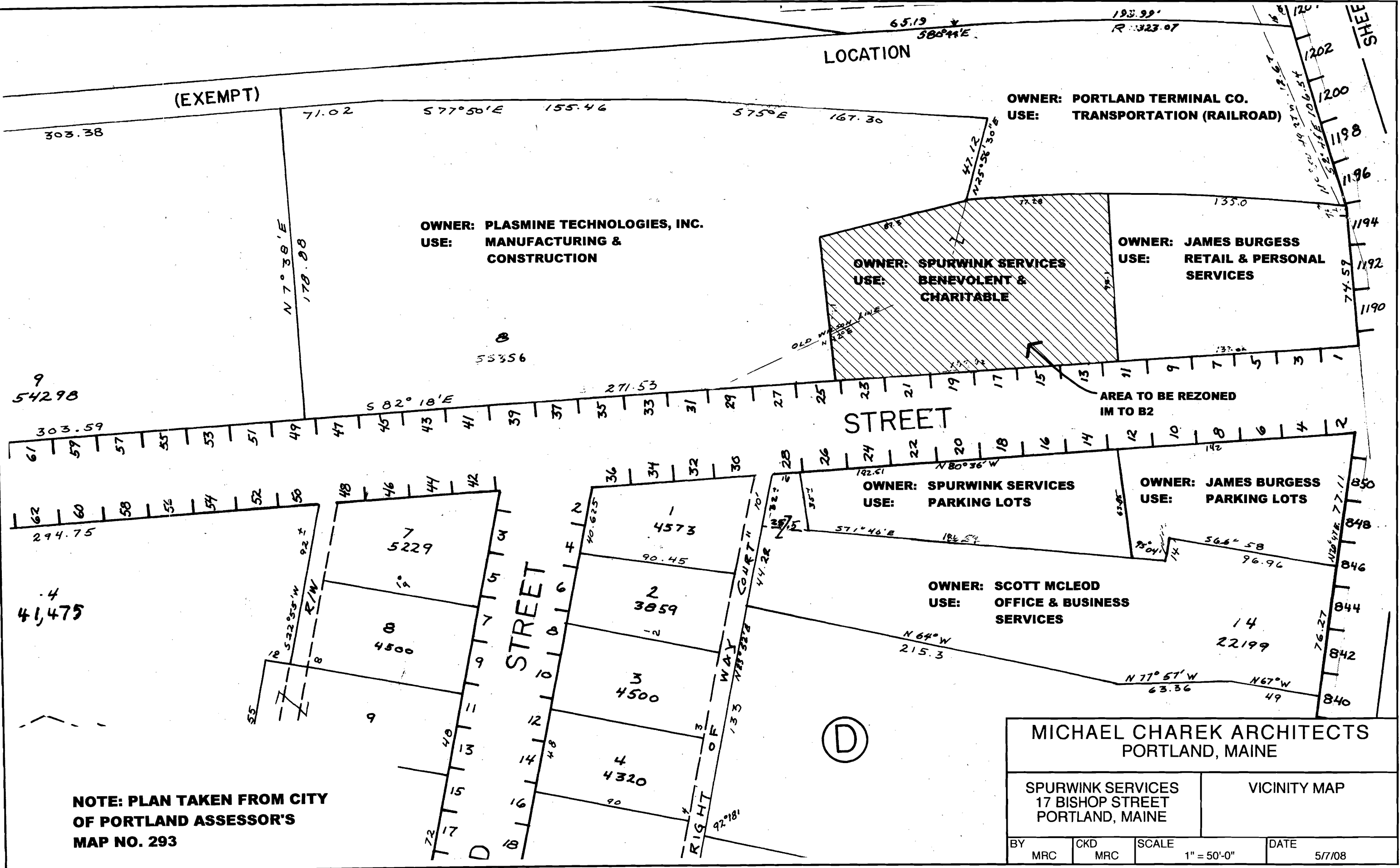
NOTE: PLAN TAKEN FROM CITY
OF PORTLAND ASSESSOR'S
MAP NO. 293

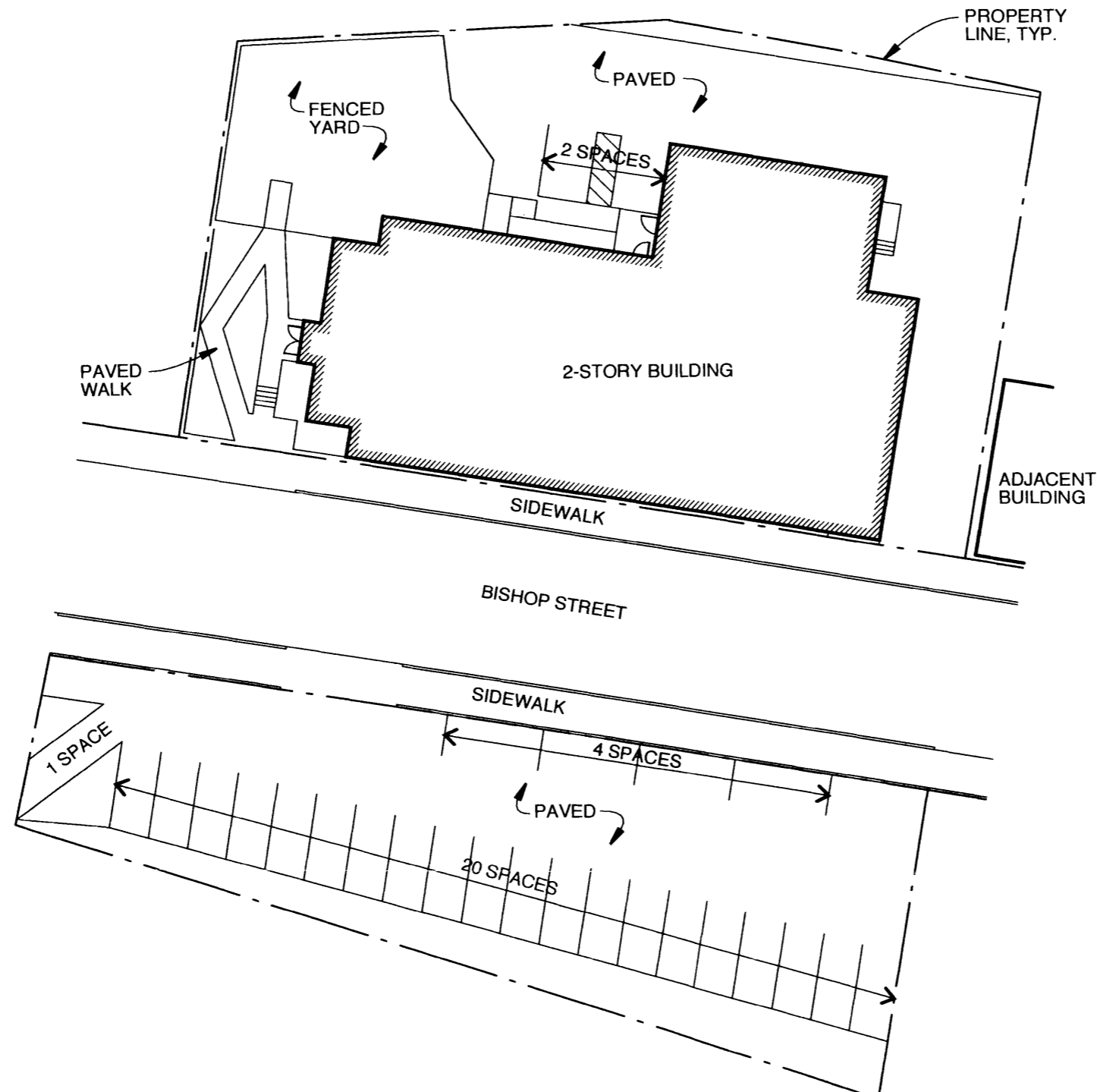
MICHAEL CHAREK ARCHITECTS
PORTLAND, MAINE

SPURWINK SERVICES
17 BISHOP STREET
PORTLAND, MAINE

VICINITY MAP

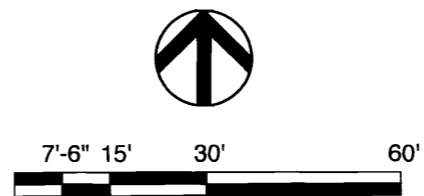
BY MRC	CKD MRC	SCALE 1" = 50'-0"	DATE 5/7/08
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NOTES:

1. PLAN BASED ON DEED DESCRIPTION.
2. ALL CONDITIONS SHOWN ARE EXISTING TO REMAIN.



MICHAEL CHAREK ARCHITECTS
PORTLAND, MAINE

SPURWINK SERVICES
17 BISHOP STREET
PORTLAND, MAINE

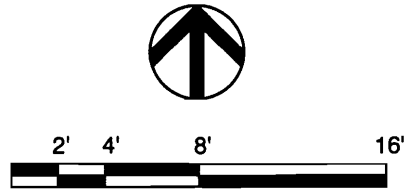
SKETCH PLAN
OF SPURWINK
PROPERTY

BY MRC	CKD MRC	SCALE 1" = 30'-0"	DATE 5/7/08
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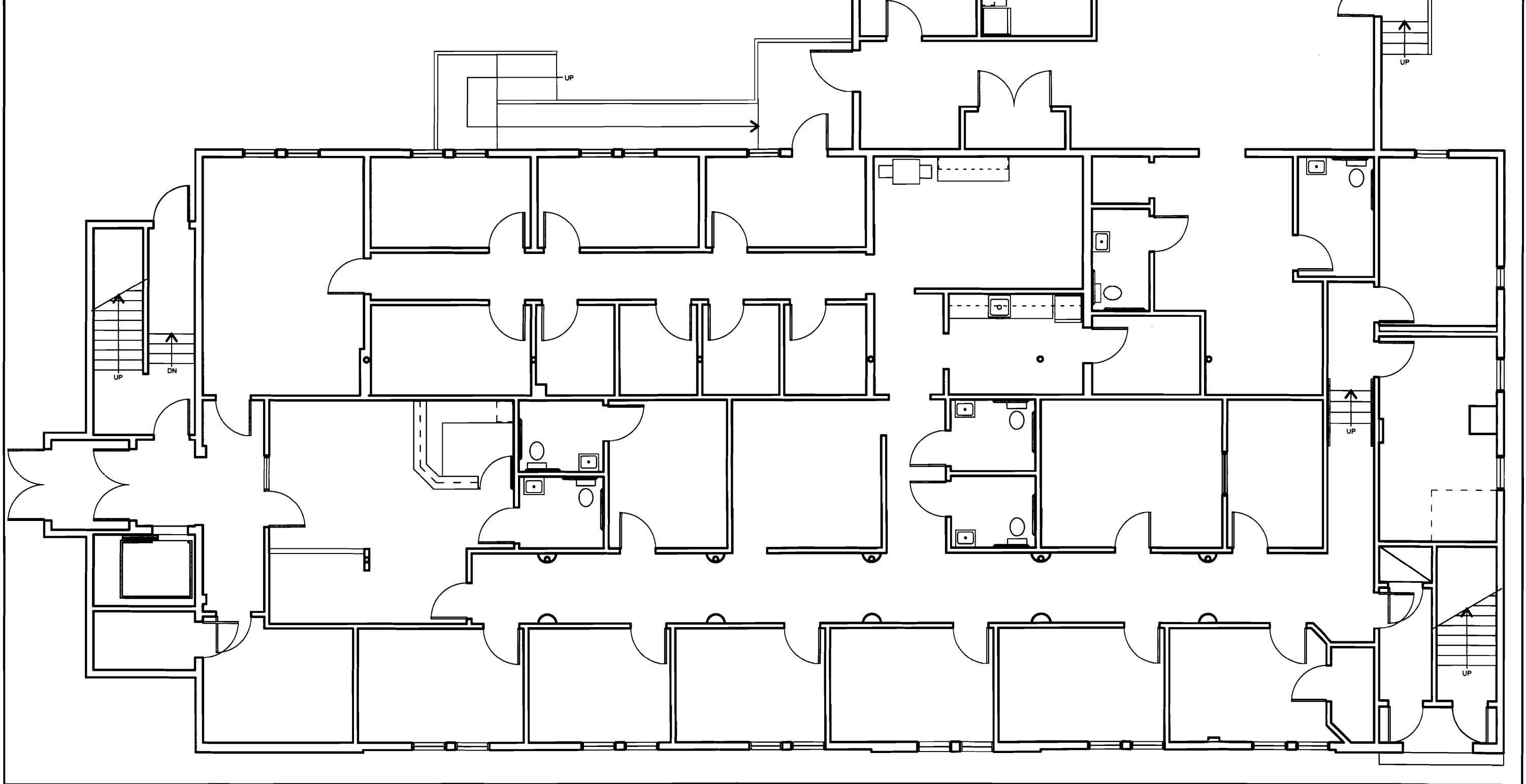
MICHAEL CHAREK ARCHITECTS
PORTLAND, MAINE

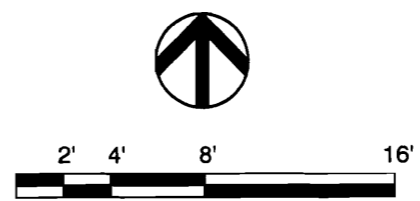
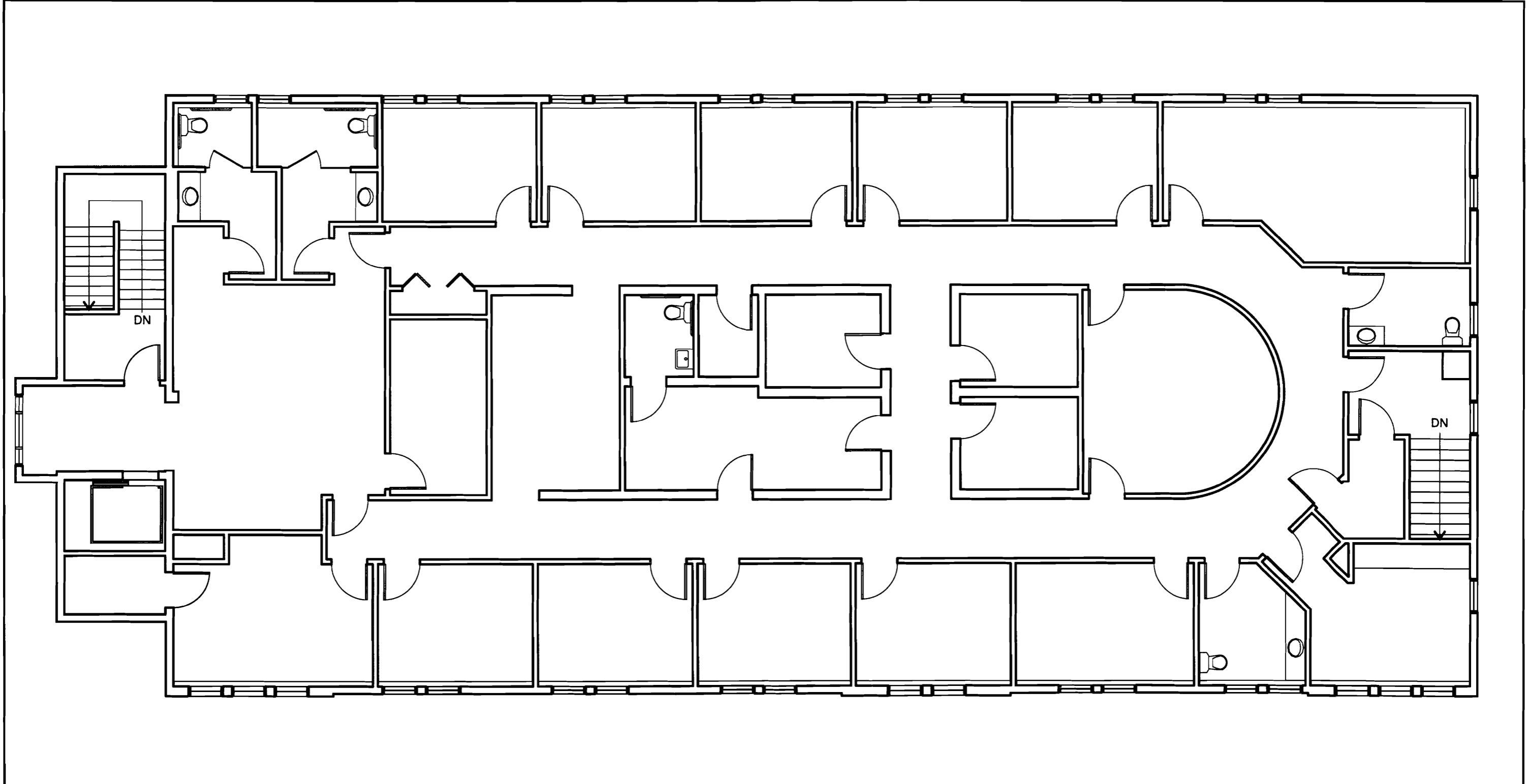
SPURWINK SERVICES
17 BISHOP STREET
PORTLAND, MAINE

FIRST FLOOR
EXISTING PLAN

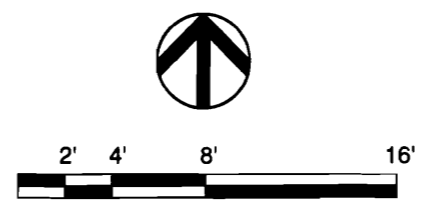
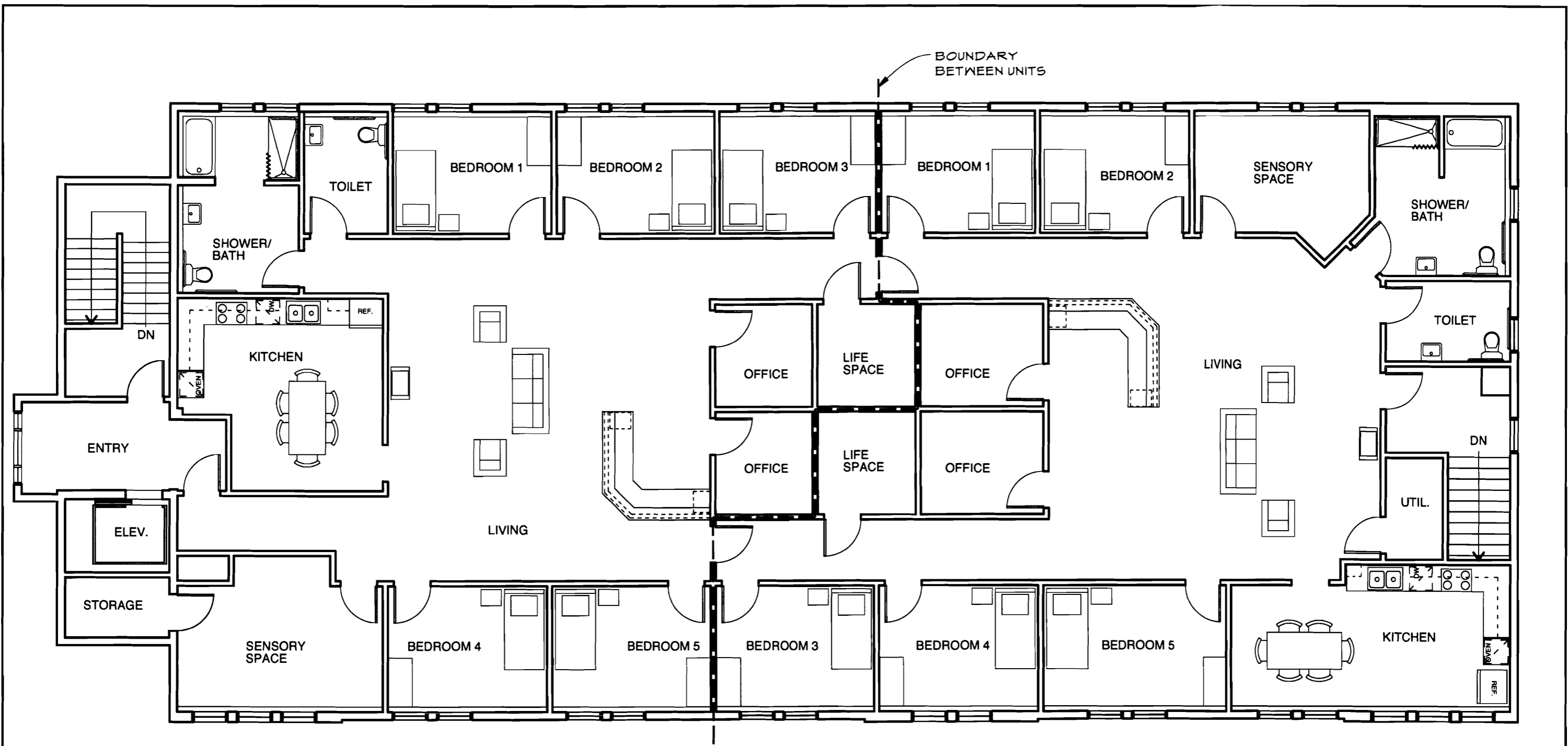


BY	CKD	SCALE	DATE
MRC	MRC	1/8" = 1'-0"	12/5/08

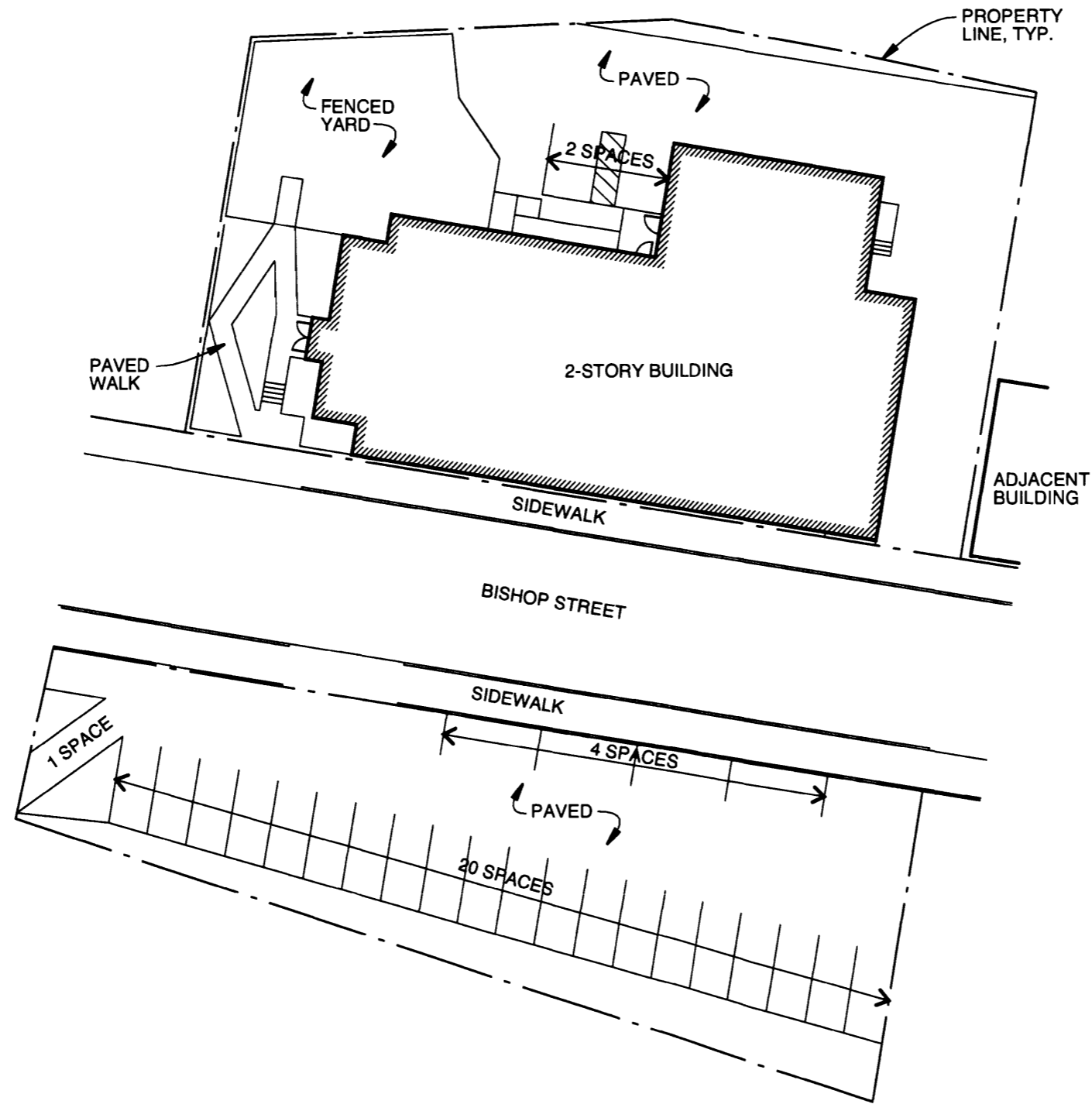




MICHAEL CHAREK ARCHITECTS PORTLAND, MAINE			
SPURWINK SERVICES 17 BISHOP STREET PORTLAND, MAINE		SECOND FLOOR EXISTING PLAN	
BY	CKD	SCALE	DATE
MRC	MRC	1/8" = 1'-0"	12/5/08



MICHAEL CHAREK ARCHITECTS PORTLAND, MAINE			
SPURWINK SERVICES 17 BISHOP STREET PORTLAND, MAINE		SECOND FLOOR SKETCH PLAN	
BY	CKD	SCALE	DATE
MRC	MRC	1/8" = 1'-0"	12/5/08

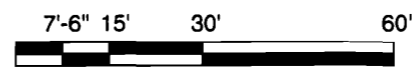


NOTES:

1. PLAN BASED ON DEED DESCRIPTION AND FIELD MEASUREMENTS.
2. ALL CONDITIONS SHOWN ARE EXISTING TO REMAIN.

PARKING

RESIDENTIAL: 2 UNITS	2
OFFICE & PROFESSIONAL:	21
TOTAL REQUIRED:	23
TOTAL EXISTING:	27



MICHAEL CHAREK ARCHITECTS PORTLAND, MAINE			
SPURWINK SERVICES 17 BISHOP STREET PORTLAND, MAINE		SKETCH PLAN OF SPURWINK PROPERTY	
BY MRC	CKD MRC	SCALE 1" = 30'-0"	DATE 12/5/08

LOCATION

(EXEMPT)

OWNER: PORTLAND TERMINAL CO.
USE: TRANSPORTATION (RAILROAD)

OWNER: PLASMINE TECHNOLOGIES, INC.
USE: MANUFACTURING & CONSTRUCTION

OWNER: SPURWINK SERVICES
USE: BENEVOLENT & CHARITABLE

OWNER: JAMES BURGESS
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OWNER: SPURWINK SERVICES
USE: PARKING LOTS

OWNER: JAMES BURGESS
USE: PARKING LOTS

OWNER: SCOTT MCLEOD
USE: OFFICE & BUSINESS SERVICES

9
54298

294.75

4
41,475

NOTE: PLAN TAKEN FROM CITY
OF PORTLAND ASSESSOR'S
MAP NO. 293

MICHAEL CHAREK ARCHITECTS
PORTLAND, MAINE

SPURWINK SERVICES 17 BISHOP STREET PORTLAND, MAINE		VICINITY MAP	
BY MRC	CKD MRC	SCALE 1" = 50'-0"	DATE 12/5/08

