



March 2, 2015

City of Portland
Planning Department
389 Congress Street
Portland Maine, 04101

Re: Change of Use / Building Permit Application
Spurwink Services – 899 Riverside Street, Kaufman House

In support of Spurwink Services (Applicant) application for building permit and Change of Use Approval for Kaufman House, please accept this written description of the project and supplemental supporting analysis of the submission.

Spurwink Services proposes to convert the soon to be vacant office spaces within Kaufman House at 899 Riverside Street be converted to an Intermediate care facility. This Change of use would convert the entire (approximately) 9,400SF building to the new use. Renovations to the spaces included new walls, doors, bathrooms, lighting and mechanical upgrades. The building will also see various improvements to fire alarm and other life safety features.

The proposed change of use from Office / Business use to the proposed Intermediate care facility use is allowable under present zoning for the IM Industrial Zone. There are no proposed changes to the existing footprint of Kaufman House, nor are there any proposed volume expansions, but for necessary rooftop mechanical equipment. All bulk space, impervious, parking, storm water and building set back requirements are satisfied by the existing site conditions which will remain unchanged.

There are no existing or proposed easements or covenants, public or private rights of way or other burdens on the site

As demonstrated above and through the submission, the change of use is allowable and meets all applicable standards within the IM Zone.

Sincerely,

A handwritten signature in red ink, appearing to read "m.g. winch", is written over a light blue rectangular background.

Matthew G Winch
Principal



Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

Eric Mens CEO

Applicant Signature: _____

March 2, 2015

Date: _____

March 3, 2015

Date: _____

I have provided digital copies and sent them on: _____

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.



Level II – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level II: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

Level II: Site Plan Development includes:

- New construction of structures with a total floor area of less than 10,000 sq. ft. in all zones, except in Industrial Zones.
- New construction of structures with a total floor area of less than 20,000 sq. ft. in Industrial Zones.
- Any new temporary or permanent parking area, paving of an existing unpaved surface parking area in excess of 7,500 sq. ft. and serving less than 75 vehicles, or creation of other impervious surface area greater than 7,500 sq. ft.
- Building addition(s) with a total floor area of less than 10,000 sq. ft. (cumulatively within a 3 year period) in any zone, except in Industrial Zones.
- Building addition(s) with a total floor area of less than 20,000 sq. ft. in Industrial Zones.
- Park improvements: New structures or buildings with a total floor area of less than 10,000 sq. ft., facilities encompassing an area of greater than 7,500 sq. ft. and less than 20,000 sq. ft. (excludes rehabilitation or replacement of existing facilities).
- New construction of piers, docks, wharves, bridges, retaining walls, and other structures within the Shoreland Zone.
- Land disturbance between 1 and 3 acres that are stripped, graded, grubbed, filled or excavated.
- A change in the use of a total floor area between 10,000 and 20,000 sq. ft. in any existing building (cumulatively within a 3 year period).
- Lodging house, bed and breakfast facility, emergency shelter or special needs independent living unit.
- Signage subject to approval pursuant to Section 14-526 (d) 8.a. of the Land Use Code.
- Any new major or minor auto service station with less than 10,000 sq. ft. of building area in any permitted zone other than the B-2 or B-5 zones.
- The creation of day care or home babysitting facilities to serve more than 12 children in a residential zone (not permitted as a home occupation under section 14-410) in any principal structure that has not been used as a residence within the 5 years preceding the application.
- Any drive-through facility that is not otherwise reviewed as a conditional use under Article III.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

Planning Division

Fourth Floor, City Hall
389 Congress Street
(207) 874-8719

Office Hours

Monday thru Friday
8:00 a.m. – 4:30 p.m.

PROJECT NAME: Spurwink Services / Kaufman House

PROPOSED DEVELOPMENT ADDRESS:

899 Riverside Street

PROJECT DESCRIPTION:

Renovations to existing building interiors for conversion of office space (Business Use) to a 12 Intermediate care facility. Renovations include but not limited to new walls, bathrooms, and upgrades to existing life safety features.

CHART/BLOCK/LOT: 326-B004

PRELIMINARY PLAN _____ (date)

FINAL PLAN March 02, 2015 (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Spurwink Services (c/o Eric Meyer) Business Name, if applicable: Address: 899 Riverside Street City/State : Portland, Maine Zip Code: 04103	Applicant Contact Information E-mail: emeyer@spurwink.org Home #: Work #: (207) 871-1200 Cell #: Fax#:
Owner – (if different from Applicant) Name: Address: City/State : Zip Code:	Owner Contact Information E-mail: Home #: Work #: Cell #: Fax#:
Agent/ Representative Name: Garrison Consulting (c/o Matthew Winch) Address: 41 Edgewood Ave City/State : Portland, Maine Zip Code: 04103	Agent/Representative Contact information E-mail: matthewwinch@earthlink.net Home #: Work #: (207) 450-0750 Cell #: Fax#:
Billing Information Name: Spurwink Services (c/o Daniel Bonner) Address: 899 Riverside Street City/State : Portland, Maine Zip Code: 04103	Billing Information E-mail: dbonner@spurwink.org Home #: Work #: (207) 871-1200 Cell #: Fax#:

Engineer Name: Address: City/State : Zip Code:	Engineer Contact Information E-mail: Home #: Work #: Cell #: Fax#:
Surveyor Name: Stephen J Martin, PLS Address: 36 Straw Road City/State : Gorham, Maine Zip Code: 04038	Surveyor Contact Information E-mail: smartin7@maine.rr.com Home #: Work #: (207) 839-8131 Cell #: Fax#:
Architect Name: Matthew Winch, Architect Address: 41 Edgewood Ave City/State : Portland, Maine Zip Code: 04103	Architect Contact Information E-mail: matthewwinch@earthlink.net Home #: Work #: (207) 450-0750 Cell #: Fax#:
Attorney Name: Address: City/State : Zip Code:	Attorney Contact Information E-mail: Home #: Work #: Cell #: Fax#:

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

Level II Development (check applicable reviews) <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400) <input type="checkbox"/> After-the-fact Review (\$1,000 plus applicable application fee) <hr/> The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.	Other Reviews (check applicable reviews) <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = _____ <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation
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APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file which can be found on the **Electronic Plan and Document Submittal** page of the City’s website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal>

2. **In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.**

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:


1. **One (1) full size site plans that must be folded.**
2. One (1) copy of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-527 (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

APPLICANT SIGNATURE:

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

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: March 2, 2015
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PROJECT DATA

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

Total Area of Site	145,997 sq. ft.
Proposed Total Disturbed Area of the Site	0 sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland	
Impervious Surface Area	
Impervious Area (Total Existing)	32,181 sq. ft.
Impervious Area (Total Proposed)	Unchanged, 32,181sq. ft.
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	4,341 sq. ft.
Building Footprint (Total Proposed)	Unchanged 4,341 sq. ft.
Building Floor Area (Total Existing)	9,400 sq. ft.
Building Floor Area (Total Proposed)	Unchanged 9,400 sq. ft.
Zoning	
Existing	IM
Proposed, if applicable	
Land Use	
Existing	Office Use (Kaufman House), Office Use (Smith House) Residential (Sue Wright House - Existing non-conforming)
Proposed	Intermediate care facility (Kaufman House), Office Use (Smith House) Residential (Sue Wright House - Existing non-conforming)
Residential, If applicable	
# of Residential Units (Total Existing)	
# of Residential Units (Total Proposed)	
# of Lots (Total Proposed)	
# of Affordable Housing Units (Total Proposed)	
Proposed Bedroom Mix	
# of Efficiency Units (Total Proposed)	
# of One-Bedroom Units (Total Proposed)	
# of Two-Bedroom Units (Total Proposed)	
# of Three-Bedroom Units (Total Proposed)	
Parking Spaces	
# of Parking Spaces (Total Existing)	66
# of Parking Spaces (Total Proposed)	Unchanged 66
# of Handicapped Spaces (Total Proposed)	3, unchanged
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	0
# of Bicycle Spaces (Total Proposed)	0
Estimated Cost of Project	\$325,000

PRELIMINARY PLAN (Optional) - Level II Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST
X		1	Completed Application form
X		1	Application fees
X		1	Written description of project
X		1	Evidence of right, title and interest
N/A		1	Evidence of state and/or federal approvals, if applicable
X		1	Written assessment of proposed project's compliance with applicable zoning requirements
X		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
N/A		1	Written requests for waivers from site plan or technical standards, if applicable.
X		1	Evidence of financial and technical capacity
N/A		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST
X		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
N/A		1	Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)
N/A			Proposed grading and contours;
X			Existing structures with distances from property line;
X			Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;
N/A			Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);
N/A			Preliminary infrastructure improvements;
N/A			Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;
X			Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);
N/A			Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);
X			Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed;
N/A			Exterior building elevations.

FINAL PLAN - Level II Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
X		1	* Completed Application form
X		1	* Application fees
X		1	* Written description of project
X		1	* Evidence of right, title and interest
N/A		1	* Evidence of state and/or federal permits
X		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
X		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
X		1	* Evidence of financial and technical capacity
N/A		1	Construction Management Plan
N/A		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
N/A		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
N/A		1	Stormwater management plan and stormwater calculations, including description of project, hydrology and impervious area.
		1	Written summary of project's consistency with related city master plans
X		1	Evidence of utility capacity to serve
		1	Written summary of solid waste generation and proposed management of solid waste
X		1	A code summary referencing NFPA 1 and all Fire Department technical standards
N/A		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
Z		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	Final Site Plans including the following:
X			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
N/A			Existing and proposed structures on parcels abutting site;
N/A			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
X Existing			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
N/A			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
N/A			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
N/A			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
N/A			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
N/A			Location of all snow storage areas and/or a snow removal plan;
N/A			A traffic control plan as detailed in Section 1 of the Technical Manual;
N/A			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
N/A			Location and proposed alteration to any watercourse;
N/A - none			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
N/A			Proposed buffers and preservation measures for wetlands;
N/A			Existing soil conditions and location of test pits and test borings;
N/A			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
N/A			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
N/A			Grading plan;
N/A			Ground water protection measures;
X Existing			Existing and proposed sewer mains and connections;
N/A			Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
X Existing			Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;

- Continued on next page -

X		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
X Existing		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
X		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
N/A		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
N/A		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
N/A		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
N/A		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
N/A		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
N/A		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.

EDGEFIELD LODGE, CASCO
10 CANDLEWYCK ROAD, PORTLAND
98 RACKLEFF STREET, PORTLAND
899 RIVERSIDE STREET, PORTLAND
18 SONNET LANE, PORTLAND
342 WOODFORDS STREET, PORTLAND

WARRANTY DEED
Maine Statutory Short Form

No 82135 Bk 11161 Pg 333

82/35 B

KNOW ALL PERSONS BY THESE PRESENTS, that **SPURWINK ASSOCIATES LIMITED PARTNERSHIP (f/k/a SPURWINK ASSOCIATES)**, a Maine limited partnership 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 - Edgefield Lodge, Casco: Two (2) certain lots or parcels of land with the buildings thereon, situated on the easterly side of the highway leading through Casco Village to Spurr's Corner, so-called, in the Town of Casco, 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 Spurwink Associates by warranty deed of Richard M. Smith and Harvey J. Berman dated December 5, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6342, Page 331.

Parcel Two - 10 Candlewyck Road, Portland: A certain lot or parcel of land with the buildings thereon, situated on Candlewyck Road, 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 a portion of the premises conveyed to Spurwink Associates by warranty deed of Harvey J. Berman, et al. dated December 5, 1983 and recorded in said Registry of Deeds in Book 6342, Page 329.

Parcel Three - 98 Rackleff Street, Portland: A certain lot or parcel of land with the buildings thereon, situated on the southerly side of Rackleff Street, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described on Exhibit C annexed hereto and made a part hereof.

Being a portion of the premises conveyed to Spurwink Associates by warranty deed of Harvey J. Berman, et al. dated December 5, 1983 and recorded in said Registry of Deeds in Book 6342, Page 329.

Parcel Four - 899 Riverside Street, Portland: Two (2) certain lots or parcels of land with the buildings thereon, situated on the southeasterly side of Riverside Street, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described on Exhibit D annexed hereto and made a part hereof.

MAINE REAL ESTATE TAX PAID

Being a portion of the premises conveyed to Spurwink Associates by warranty deed of The Spurwink Riverside Corporation dated December 5, 1983 and recorded in said Registry of Deeds in Book 6342, Page 336.

Parcel Five - 18 Sonnet Lane, Portland: A certain lot or parcel of land with the buildings thereon, situated on the southerly side of Sonnet Lane, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described on Exhibit E annexed hereto and made a part hereof.

Being the same premises conveyed to Spurwink Associates by warranty deed of Janice M. Hawkins-Donovan dated February 20, 1990 and recorded in said Registry of Deeds in Book 9092, Page 15.

Parcel Six - 342 Woodfords Street, Portland: A certain lot or parcel of land with the buildings thereon, situated on Woodfords Street, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described on Exhibit F annexed hereto and made a part hereof.

Being a portion of the premises conveyed to Spurwink Associates by warranty deed of Harvey J. Berman, et al. dated December 5, 1983 and recorded in said Registry of Deeds in Book 6342, Page 329.

IN WITNESS WHEREOF, the said SPURWINK ASSOCIATES LIMITED PARTNERSHIP has caused this instrument to be signed this 13th day of December, 1993.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]

SPURWINK ASSOCIATES LIMITED
PARTNERSHIP

By [Signature]
Its [Signature]

STATE OF MAINE
COUNTY OF CUMBERLAND

December 13, 1993

Personally appeared the above-named David Lakavi, 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.

[Signature]
Notary Public/Attorney at Law

Draw A. Anderson
Printed Name

EXHIBIT D899 Riverside Street, Portland, Maine

A certain lot or parcel of land located in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a stone monument in the southeasterly side of Riverside Street, which monument marks the southwesterly corner of land conveyed by Jefferson H. Hodges, et al. to Richard M. Smith by deed dated July 12, 1960, and recorded in the Cumberland County Registry of Deeds, Book 2553, Page 229; THENCE, southeasterly along line of land formerly of said Smith and now of Spurwink Associates 417.8 feet to the southeasterly corner thereof; THENCE, continuing southeasterly along line of land conveyed by Jefferson H. Hodges, et al. to Riverside Industrial Park, Inc. by deed dated February 24, 1964 and recorded in said Registry in Book 2806, Page 441, 138.06 feet, more or less, to a fence which marked the line of land formerly of Lydia J. Stevens; THENCE, southwesterly 404.13 feet to an angle in said fence; THENCE, northwesterly 551.63 feet by line of said fence and over a stone monument to the southeasterly side of Riverside Street; THENCE, northeasterly by said Riverside Street 408.84 feet, more or less, to the stone monument at the point of beginning. Containing 5.16 acres, more or less.

Also, a certain lot or parcel of land with the buildings thereon situated on the southeasterly side of Riverside Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

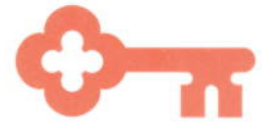
Beginning at a stone monument in the southeasterly side of Riverside Street, said stone monument being distant 408.84 feet, northeasterly from the northwesterly corner of the land conveyed to Jefferson H. Hodges and Edith G. Hodges by Arthur H. Jones by deed dated January 22, 1942, and recorded in Book 1667, Page 123; THENCE, North 36° 23' East along the southeasterly sideline of Riverside Street, a distance of 414.43 feet, to an iron; THENCE, South 42° 32' East, a distance of 425.4 feet to a point; THENCE, South 36° 18' West a distance of 353.3 feet to a point; THENCE, North 51° 03' West a distance of 417.8 feet, more or less, to the monument in the southeasterly sideline of Riverside Street and the point of beginning.

Together with the benefit of the rights reserved as set forth in the deed to Corley Family Realty Limited Partnership dated September 30, 1988, and recorded in Book 8467, Page 86, that no building or paving shall be constructed or placed within 30 feet of the southwesterly sideline of Spurwink Associates' remaining land and landscaping shall substantially adhere to the plans of Corley Family Realty Limited Partnership, approved by Spurwink Associates. This condition shall run with the land and shall bind Spurwink Associates and Corley Family Realty Limited Partnership herein, their respective successors and assigns, and all parties claiming by, through, or under them, so long as Spurwink Associates maintains the same buffer in which no building or paving shall be constructed or placed within 30 feet of Corley Family Realty Limited Partnership's northeasterly sideline.

excepting that certain lot or parcel of land conveyed to Corley Realty Limited Partnership by deed dated September 30, 1988, recorded in Book 8497, Page 86, and bounded and described as follows:

A certain lot or parcel of land situated on the southeast side of Riverside Street, in the City of Portland, County of Cumberland and State of Maine:

Beginning at a point on the southeast sideline of Riverside Street marking the westerly corner of land herein described and the northerly corner of land now or formerly of Eve Mitchell, said point being North $50^{\circ} 22' 1.2''$ West 11.47 feet from a granite monument; THENCE, North $38^{\circ} 26' 30''$ East along the southeasterly side of said Riverside Street 408.84 feet to an angle point; THENCE, North $36^{\circ} 47' 33.6''$ East along the southeasterly side of said Riverside Street 14.12 feet to a point marking the northerly corner of land herein described and land of Spurwink Associates; THENCE, South $51^{\circ} 33' 30''$ East 421 feet along land of Spurwink Associates to a point marking and easterly corner of land herein described and land now or formerly of the City of Portland; THENCE, South $36^{\circ} 18'$ West 29.17 feet along land now or formerly of the City of Portland to an iron pipe marking a corner of land herein described; THENCE, South $51^{\circ} 03'$ East 138.06 feet along land of the City of Portland to an iron pipe marking the easterly corner of land herein described and land now or formerly of Riverside Industrial Park; THENCE, South $39^{\circ} 36' 30''$ West 404.13 feet along land of Riverside Industrial Park to an iron pipe marking the southerly corner of land herein described and land now or formerly of Mount Holyoke College; THENCE, North $50^{\circ} 22' 1.2''$ West 540.16 feet along land now or formerly of Mount Holyoke College and Eve Mitchell to a granite monument; THENCE, North $50^{\circ} 22' 1.2''$ West 11.47 feet along land now or formerly of Eve Mitchell to the southeast sideline of Riverside Street and the point of beginning, containing 5.377 acres.



March 3, 2015

City of Portland, Maine

Project: Renovations at 899 Riverside Street, Portland, Maine

To whom it may concern:

I have been asked by my client, Spurwink Services, to provide a letter to you in regards to the 899 Riverside Street renovation project in Portland, ME. In our opinion, Spurwink Services has adequate financial resources to complete this phase of the project maintaining a low seven figure in cash balances, as well as access to a low seven figure line of credit.

Please let me know if you need further information. I can be reached at 207-874-7049.

Sincerely,

A handwritten signature in blue ink, appearing to read "John C. Everett", located below the word "Sincerely,".

John C. Everett
Vice President



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



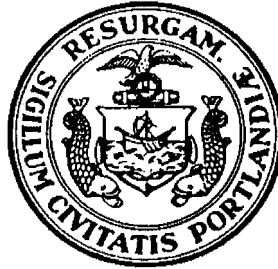
A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations
8. Water main[s] size and location
9. Access to all structures [min. 2 sides]
10. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



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

Date: March 2, 2014

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: Spurwink Services, Kaufman House, 899 Riverside Street, Portland, Maine
Chart Block Lot Number: 326 B004

Proposed Use: 12-bed Intermediate care facility (hospital, psychiatric)

Previous Use: 30 person office building

Existing Sanitary Flows: .847 HCF / 634 GPD

Existing Process Flows: 0 GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

Existing lateral from building to Riverside Street

Site Category

Commercial (see part 4 below)	<input type="checkbox"/>
Industrial (complete part 5 below)	<input type="checkbox"/>
Governmental	<input type="checkbox"/>
Residential	<input type="checkbox"/>
Other (specify)	<input checked="" type="checkbox"/>

(Clearly, indicate the proposed connections, on the submitted plans)

2. Please, Submit Contact Information.

City Planner's Name: Shukria Wiar Phone: _____
Owner/Developer Name: Spurwink Services
Owner/Developer Address: 899 Riverside Street, Portland, ME
Phone: 207 871-1200 Fax: _____ E-mail: dbonner@spurwink.org
Engineering Consultant Name: _____
Engineering Consultant Address: _____
Phone: _____ Fax: _____ E-mail: _____

(Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review)

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 1,200 GPD

Peaking Factor/ Peak Times: 6:00AM to 8:00AM and 7:00PM to 9:30PM

Specify the source of design guidelines: (i.e. X "Handbook of Subsurface Wastewater Disposal in Maine,"
Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)

(Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet)

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: _____
Size of External Grease Interceptor: _____
Retention Time: _____
Peaking Factor/ Peak Times: _____

(Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet)

5. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: 0 _____ GPD
Do you currently hold Federal or State discharge permits? Yes _____ No _____
Is the process wastewater termed categorical under CFR 40? Yes _____ No _____
OSHA Standard Industrial Code (SIC): <http://www.osha.gov/oshstats/sicser.html>
Peaking Factor/Peak Process Times: _____

(Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps)

(Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided below, or attached, as a separate sheet)

Notes, Comments or Calculation