

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0209	Issue Date: APR 25 2003	CBL: 425 A002001
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Location of Construction: 125 Presumpscot St	Owner Name: Roundhouse Realty Associates Llc	Owner Address: 225 Commercial CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 45 Bridgton Rd. Westbrook	Phone: 2077976066
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: <i>2077976066</i>
Past Use: Vacant	Proposed Use: Tenant fit-up of 7,000 s.f. for DMV: install interior partitions, finish office space. <i>changed use should be changed</i>	Permit Fee: \$1,773.00	Cost of Work: \$250,000.00
Proposed Project Description: Tenant fit-up of 7,000 s.f. for DMV: install interior partitions, finish office space.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>5B</i> <i>4/17/03</i>
		Signature: <i>[Signature]</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: kwd	Date Applied For: 03/18/2003	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>exemption?</i> <i>to Plan 3/25/03</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>ok with comments</i> Date: <i>3/25/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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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 _____

PERMIT ISSUED

APR 25 2003

CITY OF PORTLAND

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

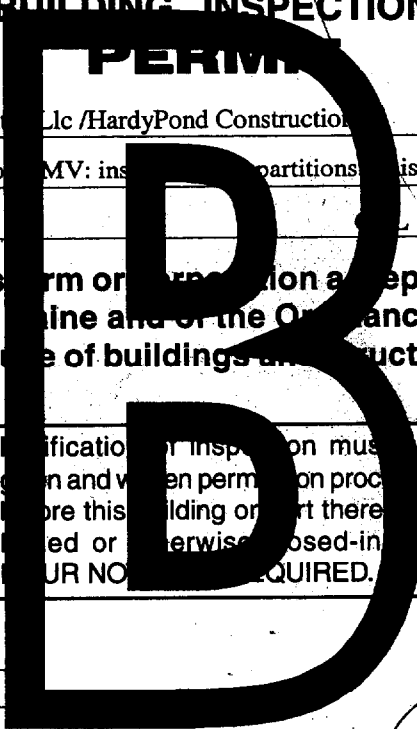
BUILDING INSPECTION

Permit Number: 030209

Please Read Application And Notes, If Any, Attached

This is to certify that Roundhouse Realty Association LLC /HardyPond Construction
has permission to Tenant fit-up of 7,000 s.f. for MV: ins partitions finish office space.
AT 125 Presumpscot St 425 A002001

provided that the person or persons who perform or supervise the work accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is started or otherwise closed-in. YOUR 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. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 4/17/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0209	Date Applied For: 03/18/2003	CBL: 425 A002001
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Location of Construction: 125 Presumpscot St	Owner Name: Roundhouse Realty Associates Llc	Owner Address: 225 Commercial St	Phone:
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 45 Bridgton Rd. Westbrook	Phone: (207) 797-6066
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Tenant fit-up of 7,000 s.f. for DMV: install interior partitions, finish office space.	Proposed Project Description: Tenant fit-up of 7,000 s.f. for DMV: install interior partitions, finish office space.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 03/25/2003
Note: 3/25/03 Site plan exemption form given to planning			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits shall be required for any new signage.			
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: Pending	Reviewer: Mike Nugent	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. McDougall	Approval Date: 03/25/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) the fire alarm system shall be tested in accordance with NFPA 72 standards and the results submitted to the Portland Fire Department			
2) the fire alarm system shall be installed in accordance with NFPA 72 standards			
3) the sprinkler system shall be maintained to NFPA 13 standards			

Comments: 04/01/2003-mjn: Requires either site plan review or exemption, need info about use group classification and type of construction. Have questions about stairs, guards, ramp details, second egress termination, abutting use groups and fire separation assemblies. Left message with designer
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CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No: 3-0209	Applicant: Roundhouse Realty Associates Llc
Project Name: Tenant fit-up of 7,000 s.f. for DMV	Location: 125 Presumpscot St
CBL: 425 A002001	Development Type:
Invoice Date: 04/28/2003	

Previous Balance	-	Payment Received	+	Current Fees	=	Total Due	Payment Due Date
\$1,773.00		\$1,773.00		\$75.00		\$75.00	On Receipt

First Billing

Previous Balance	\$1,773.00
Payment Received 3/18/2003 - Thank you	- \$1,773.00

<u>Fee Description</u>	<u>Qty</u>	<u>Fee Charge</u>
Certificate of Occupancy	1	\$75.00
		<u>\$75.00</u>
	Total Current Fees:	+ \$75.00
	Amount Due Now:	\$75.00

Detach and remit with payment

Bill to: Roundhouse Realty Associates Llc
 225 Commercial St
 Portland, ME 04101

CBL 425 A002001
Application No: 3-0209
Invoice Date: 04/28/2003
Invoice No: 9150
Total Amt Due: \$75.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Karen Dunfey, 3rd Floor, 389 Congress Street, Portland, ME 04101



State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

12996

Sprinkled
Sprinkler Supervised

PORTLAND MOTOR VEHICLE DIV. (REHAB.)

Located at: PRESUMPSCOT STREET

PORTLAND

Occupancy/Use: BUSINESS

Permission is hereby given to:

ROUNDHOUSE LLC

**44 ELM STREET
CAMDEN, ME 04843**

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. no departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provisions of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

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

This permit will expire at midnight on the 01 th of August 2003

Dated the 01 th day of February A.D. 2003

Commissioner

Copy-2 Architect

Comments:

JOHN H. LEASURE ARCHITECTS

SIX Q STREET

All Purpose 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: <u>CHAPMAN BLDG - PRESUMPSCO¹²⁵ ST.</u>		
Total Square Footage of Proposed Structure <u>7,000 SF ±</u>	Square Footage of Lot <u>4-7 ACRES</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>A25</u> Block# <u>A</u> Lot# <u>002</u>	Owner: <u>ROUNDHOUSE REALTY, LLC</u>	Telephone: <u>797-6066</u>
Lessee/Buyer's Name (If Applicable) <u>STATE OF MAINE</u>	Applicant name, address & telephone: <u>HARDYPOOND CONSTR. 797 6066</u>	Cost Of Work: \$ <u>250,000.</u> Fee: \$ <u>1,773.00</u>
Current use: <u>UNOCCUPIED</u>		
If the location is currently vacant, what was prior use: <u>R/R ROUNDHOUSE</u>		
Approximately how long has it been vacant: <u>6 mos ±</u>		
Proposed use: <u>BUREAU OF MOTOR VEHICLES</u>		
Project description: <u>TENANT FITUP!</u>		
Contractor's name, address & telephone: <u>HARDYPOOND CONSTR, INC. 796 6066</u>		
Who should we contact when the permit is ready: <u>PETER WHITMORE</u>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

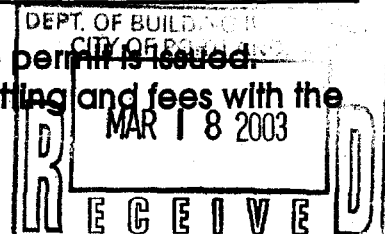
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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.

JOHN H. LEASURE ARCHT INC 767.4600

Signature of applicant: <u>[Signature]</u>	Date: <u>3.13.03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 125 Presumpscot Street		Owner: Roundhouse Realty		Phone: 453-8700		Permit No: 001085	
Owner Address: 100 Silver Street Portland ME		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: SAA		Address:		Phone:		Permit Issued: SEP 27 2001	
Past Use: office		Proposed Use: classroom		COST OF WORK: \$ 0		PERMIT FEE: \$ 30.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: D Type: 3B	
Proposed Project Description: change of use from office to class room				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: O.K. <i>[Signature]</i>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland Section 14-24 S <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: K		Date Applied For: Sept 25 2000 K					

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

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: **Sept 25 2000** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT

Roundhouse Realty Associates, LLC
100 Silver Street Portland, ME 04101
207-775-2325

September 11, 2000

Ms. Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress St.
Portland, ME 04101

RE: Request for Zoning Determination
New Horizons Training Center at 125 Presumpscot St.

Dear Marge:

Roundhouse Realty Associates, LLC is requesting a Zoning determination with respect to the above referenced tenant and address.

The propose tenant, New Horizons Training Center (NHTC), is asking for permission to occupy the site as a Performance Based Use in the I.M. Zone as defined in the ordinance.

The business consists of training programs for all types of computer users. Those enrolled in the programs simply attend classes on the site. There is no opportunity for walk in business or registration at the site.

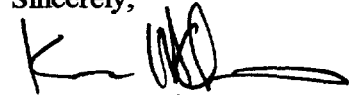
NHTC is more like the permitted uses than the prohibited uses in the Zone, especially the Indoor Amusement or Recreation Centers section and the Daycare Facility. NHTC is offering what would be analogous to a "Computer Camp" which would be a permitted use. This company exhibits many of the same characteristics of the permitted uses including no walk up retail, not an office, and similar traffic patterns as Recreational or Daycare uses. In addition the use provides no undue adverse environmental or safety impacts and in fact improves the safety of neighboring residents and the school. This use will likely inhibit the further development of the site as some of the more adverse (my opinion) permitted uses in the Zone such as a food/seafood processing plant, lumberyard or a bus terminal.

I-M Zone
OK per
WS 9/22/00
using Sec 14-24e
Conditions - Separate
permits required
for New Signage

Roundhouse Realty and New Horizons are looking for a determination as soon as possible. This business would be a wonderful business for us to have in the city of Portland, a great resource for all.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin McQuinn', with a long horizontal flourish extending to the right.

Kevin McQuinn

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0209	Date Applied For: 03/18/2003	CBL: 425 A002001
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Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 45 Bridgton Rd. Westbrook	Phone (207) 797-6066
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Tenant fit-up of 7,000 s.f. for DMV: install interior partitions, finish office space.	Proposed Project Description: Tenant fit-up of 7,000 s.f. for DMV: install interior partitions, finish office space.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/25/2003

Note: 3/25/03 Site plan exemption form given to planning

Ok to Issue:

- 1) Separate permits shall be required for any new signage.
- 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:** Mike Nugent **Approval Date:** 04/03/2003

Note: **Ok to Issue:**

- 1) The relocated stairway on the plan must be brought into COMPLETE conformity with the 1999 BOCA Code. The Designer was given this in writing on 4/3/02.
- 2) Front entry, stairs and ramp were omitted from the construction documents as they are not ready and thus not approved. These submission must be submitted and approved by us and Fire prior to commencement of that phase of this projects.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. McDougall **Approval Date:** 03/25/2003

Note: **Ok to Issue:**

- 1) the fire alarm system shall be tested in accordance with NFPA 72 standards and the results submitted to the Portland Fire Department
- 2) the fire alarm system shall be installed in accordance with NFPA 72 standards
- 3) the sprinkler system shall be maintained to NFPA 13 standards

Comments:

04/01/2003-mjn: Requires either site plan review or exemption, need info about use group classification and type of construction. Have questions about stairs, guards, ramp details, second egress termination, abutting use groups and fire separation assemblies. Left message with designer

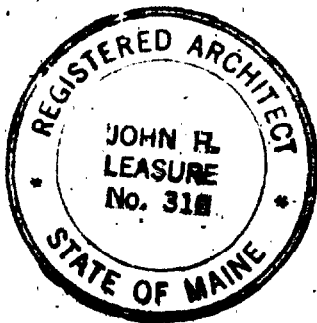


CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

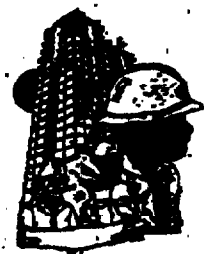
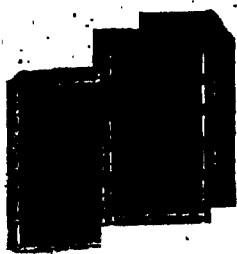
Designer: JOHN H. LEASURE ARCH'T INC
Address of Project: THE CHAPMAN BUNG - 125 PRESUMPSCOT ST.
Nature of Project: RETRO-FIT 7000 ± SF (FOR
LEASE TO BMY, AUGUSTA, ME.)
Date: 3 - 18 - 03

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.

(SEAL)



Signature: [Handwritten Signature]
Title: PRESIDENT,
Firm: JOHN H. LEASURE ARCH'T, INC.
Address: SIX Q ST.
SO. PORTLAND, ME.
Telephone: 767-4600



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**
389 Congress St., Rm 315
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

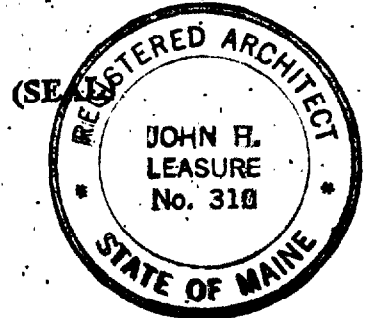
FROM: JOHN H. LEASURE ARCHT INC.

RE: Certificate of Design

DATE: 3-18-03

These plans and/or specifications covering construction work on:
7000 SF LEASOON SPACE (INTERIOR) FOR
BUREAU OF MOTOR VEHICLES

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition; and local amendments.



Signature John H. Leasure

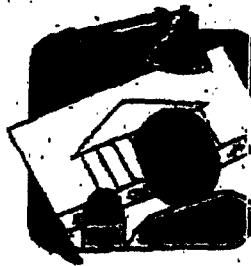
Title PRINCIPAL

Firm JOHN H. LEASURE

Address SIX Q ST, PO. PORT, ME

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: JOHN H. LEASURE ARCH'T INC.

SIX Q ST, SO. PORTLAND, ME.

DATE: 3-18-03

Job Name: LEASEE: BUREAU OF MOTOR VEHICLES.

Address of Construction: 125 PRESUMPTON ST, PORTLAND, ME.

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year BOCA 1999 Use Group Classification(s) _____

Type of Construction _____ Bldg. Height Avg. 25' Bldg. Sq. Footage 7,000 SF (LEASE)

Seismic Zone ZONE 2/A_v = 0.10 Group Class ONE

Roof Snow Load Per Sq. Ft. 42 Dead Load Per Sq. Ft. 10

Basic Wind Speed (mph) 85 Effective Velocity Pressure Per Sq. Ft. 28 PSF

Floor Live Load Per Sq. Ft. 100


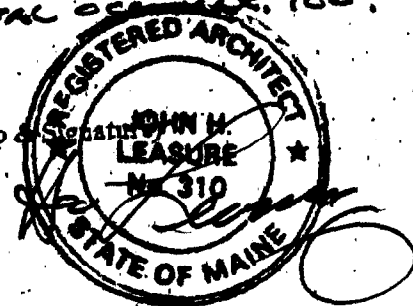
Structure has full sprinkler system? Yes No _____ Alarm System? Yes No _____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No

If mixed use, what subsection of 313 is being considered COMM-OFFICE

List Occupant loading for each room or space, designed into this Project. TOTAL OCC. MAX. 100

PSH 6/07/2K^{PS}

(Designer) Stamp & Signature



MAINE BUREAU OF MOTOR VEHICLES

February 26, 2003

SPECIFICATIONS

for

BMV - Roundhouse

Presumpscott Street, Portland, Maine

February 18, 2003

Division 1 - General Conditions

A good faith effort will be made to substantially complete construction of premises and parking lot by June 1, 2003

These specifications are intended to embellish the information put forth in the Request for Proposal (RFP) and will not supercede what has been provided in the RFP and subsequent lease. Should there be a conflict then the lease followed by the RFP shall preside, in that order. Architect has reviewed plans for acoustical properties. Hardypond Construction will provide the following item for general conditions:

- Permits
- Planning Board Approval Drawings
- Concrete Testing
- Compaction Testing
- Mobilization
- On-site Supervision
- Job Utilities
 - Office Trailer
 - Temporary Toilet
 - Trucking to Jobsite
 - Jobsite Cleanup
- Freight F.O.B. Jobsite, Portland, Maine
- Project Administration
- Builder's Risk Insurance
- Liability & Workmen's Compensation Insurance
- All Applicable Sales & Use Taxes
- Safety - all protection meets or exceeds OSHA requirements.
- Record drawings will be provided: Architectural @ 1/4" scale & Electrical / Mechanical @ 1/8" scale

Hardypond Construction specifically excludes the following items:

- Central Maine Power Excess Charges
- Performance and Payment Bonds
- Winter Conditions
- Any item not specifically mentioned in this specification

In addition to the above-mentioned items, Hardypond Construction excludes any costs associated with underground obstructions, ledge, deleterious soils, hazardous wastes or excessive ground water.

MAINE BUREAU OF MOTOR VEHICLES

February 26, 2003

At the completion of the project, the building will be broom cleaned with final cleaning provided by the Owner prior to occupancy.

Division 2 - Sitework

Earthwork:

- Cut trees, dispose of stumps off site
- Clearing, grubbing and erosion control
- Site cuts and fills
- Excavation and backfill for parking lot lights, flagpole; any area disturbed shall be graded, loamed and seeded
- Structural gravel fill
- Fine grade and compaction for floor subgrade
- Water service
- Sprinkler entrance
- Sanitary piping with one clean out
- Excavate/backfill for underground electric
- Storm drainage system; adequate to handle run-off from roof and parking lot
- Gravel preparation for pavement per Deluca Hoffman site drawings
- Machine place loam and seed in all disturbed areas
- Granite curb at entrance and bituminous curb at locations indicated on site plans.

Landscaping:

- Furnish and install all plants as shown on plans
- Mulch all trees, shrubs and beds
- Guarantee of plant survival for one year

Paving:

- Regular duty paving as shown on plans shall be 2" base course with 1" surface
- Sidewalk paving shall be 1" base course with 1" surface unless specified as concrete
- Pavement striping and marking as depicted on site drawings

Misc. Site Appurtenances:

- Provide transformer pad (if required)
- Provide light pole bases and lighting
- Install concrete dumpster pad
- Install concrete pads for HVAC equipment (if required)

MAINE BUREAU OF MOTOR VEHICLES

February 26, 2003

Division 3 - Concrete

General:

The concrete foundations will be designed using spread footings designed for an assumed soil bearing capacity of 3,000 psf. The design will utilize 3,000 PSI concrete, grade 60 rebar and will be stamped by a professional engineer registered in the State of Maine

In the event the soil conditions do not afford 3,000 psf bearing capacity, the Contractor shall adjust the location design or alter the soil bearing by means of material changes to accommodate the building loads. Such work will be considered as an extra cost to the contract and will be paid to the Contractor as a change order.

Concrete floor pit to be provided and BMV furnished safe will be installed

Foundations:

The concrete walls on the at-grade wall will be a minimum of 8" thick and 4' high. The walls below grade shall have rigid insulation (2" thick polystyrene) for the equivalence of 4' frost protection. All walls rest on a continuous strip footing.

Slabs:

The floor slab is 4" thick, 4,000 PSI concrete, reinforced with #10/#10 welded wire mesh. Slabs will have a steel trowelled finish. After placement, the slabs will be saw-cut into panels no greater than 250 square feet to reduce shrinkage cracks and then treated with one-coat application of a liquid curing and sealing compound.

The exterior concrete pad for the entries will be 6" thick and wire reinforced.

Division 4 - Masonry

N.I.C. (Not in Contract)

Division 5 - Metals

Light Gage Framing:

There are two major wall types in this project. Demising walls (full height) will be 6" metal studs @ 16" on center of 20-gauge thickness. All other walls will be 10" high and be 3 5/8" metal studs @ 16" on center of 20-gauge thickness. Noted exceptions: The rear side walls of rooms 107 & 129 will be 16ft. high to accommodate a higher ceiling which does not cover the front wall windows. Walls in excess of 12 ft. high will receive lateral bracing.

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Miscellaneous Steel:

Items such as lintels, plates, etc. will be A-36 steel sized by an engineer and installed per designer's instructions. All miscellaneous metals will be prime-painted before being installed. A steel angle will be used above the main entrance door to support the brick wall.

Division 6 - Carpentry

This section includes blocking, rough carpentry and millwork. Blocking will be provided for: doors, windows, bathroom accessories, handrails, counters and cabinets. Rough carpentry will consist of 3/4" plywood mounting boards for the electrical sub panels and telephone/communication equipment. Platform, including removable in-floor entrance grate and mating, stairs and ramp at the front entry are also included in the carpentry.

Millwork will include oak faced cabinets (with melamine interiors and laminate countertops as shown in room 107. Countertops furnished and installed in rooms 109 and 110. There will be countertops in rooms 127, 128 & 129 supported by metal brackets. All other countertops, shelving, etc. will be supplied and installed by BMV, including the associated blocking. Window aprons and wall cap along front wall will be birch grained plastic laminate. (36" countertop height, 18" space and 30" high wall cabinets above)

Division 7 - Thermal and Moisture Protection

Interior Insulation:

All interior walls, not backed up by masonry walls, will receive full thickness sound insulation to a height that exceeds the height of the adjacent ceilings. The above-ceiling insulation on this project will conform to the RFP requirements.

No additional insulation to be added to exterior walls and roof.

Caulking and weather stripping will be provided as required to ensure a weather tight facility.

Division 8 - Doors and Windows

Exterior Doors:

The front entry (door #1) will be a storefront type insulated aluminum door with a sidelight as shown. The rear entry (door #23) will be an insulated steel door and frame.

MAINE BUREAU OF MOTOR VEHICLES
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Interior Doors:

All interior doors will have hollow metal frames with rotary-cut, solid core, pre-finished birch and hardware as follows:

- Corbin CL3900 series lever sets
- Corbin ED5200 series exit devices
- Norton 8501 closers.

Frames: Welded type 16 gauge thickness (refer to door schedule on drawing for placement, type and hardware.) All interior glazing to be 1/4" safety glass.

Borrowed Light Frames

- There will be eight (8) welded borrowed light frames as follows:
- 2 @ 5' 0" x 3' 6" with one-way glass
 - 2 @ 3' 6" x 3' 6" with standard glass

Division 9 - Finishes

Gypsum Drywall:

All drywall is 5/8" thick. Interior of all restrooms will receive moisture-resistant green board.

Acoustical Ceiling:

All acoustical ceilings will be Armstrong #769 non-direct tiles in 2' x 4' squares. The grid system will be Chicago Metallic 1 1/2" double webbed with baked white enamel finish. Rooms 101, 107 and 129 will have acoustical ceilings at 15 feet AFF. Public area #103 and service rep. area #104 do not get ACT ceiling treatment. All other areas will have ceilings at 9' 0" AFF.

Flooring:

Restrooms, hall 119, rooms 121 & 122, service counter, photo area and janitors' closet receive VCT flooring at 12" x 12" x 1/8". All other areas will receive solution-dyed, 28-ounce graphic, nylon loop pile carpet per lease specifications.

Painting:

All drywall will receive one coat of primer and two finish coats of Sherwin Williams Promar 200 or equivalent. All hollow metal door and window frames will receive two coats of DTM acrylic finish. The exposed wood beams and ceiling will be power washed and painted with Sherwin Williams white, waterborne, acrylic, dryfall paint, or equivalent. Any exposed wood surfaces, not painted, will receive two coats of polyurethane.

MAINE BUREAU OF MOTOR VEHICLES

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Division 10 - Specialties

Flagpole:

One illuminated 30-foot aluminum flagpole with internal halyard.

Toilet Accessories:

- 4 - 36" grab bars, Bobrick #B-5806 or equivalent
- 4 - 42" bars, Bobrick #B-5806 or equivalent
- 4 - HC tilt mirrors, Bobrick #B-294 or equivalent
- 4 - Paper towel dispensers, Bobrick #B-262 or equivalent
- 4 - Liquid soap dispensers, Bobrick #B-2112 or equivalent
- 2 - Sanitary napkin disposal containers, Bobrick #B-270 or equivalent
- 4 - Toilet paper dispensers, Bobrick #B-6857 or equivalent

Signage:

Design and location to be furnished by BMV; purchase and placement by landlord using the allowance
Cost of adding BMV to pylon sign will be part of the allowance
Cost of adding BMV to rear common sign to be landlord expense

Division 11 - Kitchen Equipment

Frost free 21.0 cubic foot refrigerator, 1.2 cubic foot 1,000 watt microwave, and a commercial grade garbage disposal.

Division 12 - Furnishings

All exterior windows will be equipped with 4" vinyl non-cling vertical blinds. Venetian blinds to be installed in supervisor's offices side glass areas.
Modular partitions, furniture to be provided by the BMV telephone, paging systems, CCTV
An allowance of \$7,500.00 for interior and exterior building signage has been included.

Division 13 - Special Construction

N.I.C

Division 14 - Conveying

N.I.C

MAINE BUREAU OF MOTOR VEHICLES
February 26, 2003

Division 15 - Mechanical

Plumbing:

Furnish and install plumbing fixtures and refrigerated water cooler as shown on architectural plans and/or RFP. Provide pipe fittings and all other necessary appurtances for a complete working system.

Toilets will be floor outlet flushometer style. In general, fixtures will be white with chrome faucets and trim. One single bowl stainless steel kitchen sink with commercial grade disposal.

All work will be performed by licensed plumbers and installed in accordance to the Maine State Plumbing Code.

The installation shall meet the requirements of the leased building energy code.

HVAC:

The system will be designed by a registered, professional engineer. The installation shall meet the requirements of the leased building energy code.

Indoor design temperatures will be 72F in during winter and 76F during summer +/-2F.

The HVAC system will consist of 2 roof-mounted, packaged units; gas heat, electric cool. One unit will be equipped with a bypass VAV system.

Zone ID	RTU1-1	102, 103, 104, 126 Public Areas
	RTU1-1	107, 112, Lounge, Bathrooms
	RTU2-2	113 Conference
	RTU2-3	114 Manager
	RTU2-4	117, 119, 121 Plate Storage Hall, Storage
	RTU2-5	116 Section Manager
	RTU2-6	120 Investigation
	RTU2-7	123 Hearing I
	RTU2-8	124 Hearing II
	RTU2-9	125, 127, 128 Consultation, Quiet & Exam Super
	RTU2-10	129 Exam

New ductwork shall be galvanized sheet metal. Final connections to defusers may be flex duct. Five dampers will be provided where required to maintain wall or floor rating. Ductwork shall be fabricated, designed and installed to SMACNA standards.

Where exposed (in public areas) Spiral ductwork shall be used.

An exhaust system will be provided for the toilet rooms, lounge and copy rooms.

Electric baseboard heaters (on landlord 's electric meter) will be used to provide supplemental heat in rooms 101, 102 & 119.

MAINE BUREAU OF MOTOR VEHICLES

February 26, 2003

At the completion of the project, all equipment will be started and tested by trained mechanics. A certified air balance will be performed and a written report provided.

The above description is intended to give a general idea of the systems to be provided. The specifications are subject to minor revisions during design development. We look forward to working with you on this project. Should you need anything further, please do not hesitate to contact me.

Division 16 - Electrical

Section Includes:

Telephone, paging systems, CCTV, and video systems to be provided by the BMV TELCO room to be in conformance with TELCO specification provided with RFP, this includes the 85-degree requirement.

Furnish all materials, labor, tools, transportation, incidentals and appurtenances to complete in every detail and leave in working order all items of work called for herein or shown on the accompanying drawings.

Illumination of common pylon sign and flagpole will be on landlord 's electric meter

Include any minor items of work necessary to provide a complete and fully operative electrical system.

General Requirements:

System layout is schematic and exact locations shall be determined by structural and other conditions. This shall not be construed to mean that the design of the system may be arbitrarily changed. The equipment layout is to fit into the building as constructed and to coordinate with equipment included under other divisions of work.

Contractor shall contact the Owner's Representative immediately if he notices any discrepancies or omissions in either the drawings or the specifications, or if there are any questions regarding the meaning of intent thereof.

Submit all changes, other than minor adjustments, to the Developer for approval before proceeding with the work.

Regulatory Requirements:

Complete installation shall conform to all applicable Federal, State and Local laws, Codes and Ordinances, including but not limited to, latest approved editions of the following:

1. State Building Codes
2. Specific Construction Safety Requirements, State Industrial Commission
3. National Electric Code (NFPA 70)
4. Life Safety Code (NFPA 101)
5. Occupational Safety and Health Act (OSHA of 1971)
6. Local Building Code(s)

MAINE BUREAU OF MOTOR VEHICLES

February 26, 2003

Nothing contained in the drawings and specifications shall be construed to conflict with these laws, codes and ordinances, and they are thereby included in these specifications.

Contractor shall visit the site to become familiar with all existing conditions affecting this work. No claim will be recognized for extra compensation due to failure of contractor to familiarize himself/herself with the conditions and extent of proposed work.

Obtain permits and request inspections from authority having jurisdiction.

Record Drawings:

Record any changes in location of concealed boxes, service runs and similar construction on a set of prints and deliver them to the Owner's Representative upon completion of the work.

Record location and depth of exterior work carefully for future reference.

Scope of Work:

1. Install 200 amp, 3 phase, 42 circuit panel with 75 Kva transformer to be located in the telecommunications room.
2. Install a total of sixteen (16) 175 watt metal halide high bay fixtures with glass lenses for open space.
3. Install 2 x 4 parabolic fixtures with electronic ballasts and T-8 lamps in acoustical ceilings.
4. Install switches for lighting in each office.
5. Install a total of ninety (90) duplex receptacles.
6. Install power for HVAC equipment.
7. Install ten (10) dedicated 20-amp receptacles.
8. Install 50-amp range receptacle.
9. Install a total of four (4) GFI receptacle in restrooms.
10. Install a total of four (4) 100 cfm exhaust fans in restrooms.
11. Install complete fire alarm system with smoke detectors, heat detectors, pull stations and signaling devises to meet City of Portland requirements.
12. Provide a total of twenty (20) tel/data boxes with 3/4" conduit and pull string.
13. Install power to sign with time clock and photo eye control.
14. Install a total of two (2) exterior light fixtures over front and rear entrances.

NOTE: Exact quantity of duplex receptacles and tel/data boxes may vary according to final layouts.

There will be key-less entry at four doors as called out on door schedule

March 11, 2003

Roundhouse Reality Associates, LLC
225 Commercial Street
Portland, Maine 04101

Gentlemen,

Roundhouse Reality Associates, LLC grants permission for Hardypond Construction to renovate 7,300 square feet (+/-) of space to accommodate State of Maine Bureau of Motor Vehicle at 125 Presumpscott Street in Portland, Maine.

Sincerely Yours,



Matthew Orne, President/Manager
Roundhouse Reality Assoc., LLC

0059883

BK15784P6214


**QUIT-CLAIM DEED
WITH COVENANT**
Maine Statutory Short Form


JBB 125 Presumpscot, LLC, a Maine limited liability company with a place of business at Cape Elizabeth, County of Cumberland, State of Maine, for consideration paid, grants to ROUNDHOUSE REALTY ASSOCIATES, LLC, a Maine limited liability company with a place of business at 225 Commercial Street, Portland, Maine 04101 with QUITCLAIM COVENANTS, the land, together with any buildings thereon, situated in Portland, County of Cumberland, State of Maine and being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said JBB 125 Presumpscot, LLC has caused this instrument to be signed and sealed this 13th day of October, 2000.

WITNESS:

JBB 125 Presumpscot, LLC



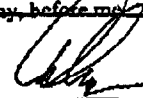

Joy Bishop Blood
Sole Member

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
COUNTY OF CUMBERLAND

October 13, 2000

Then personally appeared the above named Joy Bishop Blood, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed, and the free act and deed of said limited liability company, before me



Attorney at Law/Notary Public
Wesley A. Anderson
Printed Name

BK 5784 PG 215

**EXHIBIT A
TO
QUITCLAIM DEED
WITH COVENANT**

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Presumpscot Street, in the City of Portland, County of Cumberland and State of Maine, and being the historical description, which is further bounded and described as follows:

Beginning at an iron set in the ground on the easterly side line of Presumpscot Street, said iron being located North 22° 12' East (as measured along the easterly side line of said Presumpscot Street) four hundred seventy-five and seventy-nine hundredths (475.79) feet from the intersection of the easterly side line of said Presumpscot Street with the northerly side line of Sherwood Street, said point of beginning also being the westerly terminus of the division line between land now or formerly of Arnold Machinery Co. and the land of the City of Portland as described in the deed from said Arnold Machinery Co. herein under its former name of Houghton-Arnold Machinery Co. to the City of Portland by deed dated September 15, 1961 and recorded in the Cumberland County Registry of Deeds in Book 2638, Page 208; from said point of beginning thence running northerly by said Presumpscot Street six hundred twenty-five (625) feet, more or less, to an iron pipe driven into the ground at the southwesterly corner of land conveyed by Houghton-Arnold Machinery Co. to Portland Scrap Iron & Metal Co., Inc. by deed dated November 30, 1961 and recorded in said Registry of Deeds in Book 2650, Page 458; thence running in a general easterly direction, on a course making an included angle of 91° 20' with the preceding course and by the southerly line of said Portland Scrap Iron & Metal Co., Inc. land two hundred fifty-two and eighty-nine hundredths (252.89) feet to a point marked by an iron pipe driven in the ground on land now or formerly of Canadian National Railway Company, said last mentioned point and iron being distant twenty-one and seventy-eight hundredths (21.78) feet generally westerly from the center line (measured at right angles to said center line) of a side track of Canadian National Railway Company; thence southeasterly by said Canadian National Railway Company land following a 3° curve to the left to the intersection of another curve in the line of said Canadian National Railway Company land; thence continuing in a southeasterly direction by land now or formerly of said Canadian National Railway Company following said other curve, being 5° 30', having a chord of two hundred sixty-four (264) feet, a distance measured along the arc of two hundred sixty-four and sixty-nine hundredths (264.69) feet to a point; thence continuing in a southeasterly direction in a straight line by land now or

BK 5784 PG 276

formerly of the Canadian National Railway Company, a distance of three hundred ninety-eight (398) feet to an iron pipe set in the ground at the northeasterly projection of the northwesterly boundary of an old cemetery; thence southwesterly following the northeasterly projection of the northwesterly boundary of said cemetery to the most northerly corner of said cemetery and the easterly terminus of the division line described in the aforesaid deed to the City of Portland; thence running North $69^{\circ} 42'$ East by said City of Portland land six hundred four and fifty-one hundredths (604.51) feet to said iron set in the easterly line of Presumpscot Street and the point of beginning.

Also hereby conveying all of the Grantor's right, title and interest in and to all streets and ways shown on all plans herein referred to; and also conveying any and all real estate and interests therein lying between Presumpscot Street on the West and Canadian National Railway on the East in said City of Portland to which the Grantor has any right, title or interest and which has not been specifically hereinabove described.

The Grantor further conveys all right, title and interest in and to the following description, which description is based upon a boundary survey prepared in 1997 in connection with that certain Boundary Line Agreement between the City of Portland and Chapman Corporation, dated January 16, 1998 and recorded in said Registry of Deeds in Book 13556, Page 307:

Commencing at a steel rebar on the easterly sideline of Presumpscot Street, City of Portland, County of Cumberland and State of Maine, at the northwesterly corner of land conveyed by Houghton Arnold Machinery Co. to the City of Portland, with the southwesterly corner of the within-described premises, said point being the POINT OF BEGINNING and being four hundred seventy five and $79/100$ ($475.79'$) feet northerly of Sherwood Street as measured along said sideline; thence North $22^{\circ} 33' 10''$ East along Presumpscot Street a distance of six hundred twenty-five ($625.00'$) feet to a steel rebar set and land of unclear ownership; thence South $68^{\circ} 46' 50''$ East a distance of two hundred fifty-two and $89/100$ ($252.89'$) feet to land of the St. Lawrence and Atlantic Railway and the point of curvature of a non-tangent 3° curve, concave to the East, having a radius of one thousand nine hundred nine and $86/100$ ($1,909.86'$) feet, a central angle of $0^{\circ} 17' 11''$, and a chord of nine and $55/100$ ($9.55'$) feet bearing South $0^{\circ} 54' 12''$ East; thence Southerly along said Railway and 3° curve, a distance of nine and $55/100$ ($9.55'$) feet to the point of curvature of a compound curvature with a $5^{\circ} 30'$ curve, concave to the East, having a radius of one thousand forty-one and $74/100$ ($1,041.74'$) feet, a central angle of $14^{\circ} 33' 30''$, and a chord of two hundred sixty-three and $99/100$ ($263.99'$) feet bearing South $8^{\circ} 17' 13''$ East; thence Southerly along said Railway and $5^{\circ} 30'$ curve, a distance of two hundred sixty-four and $70/100$ ($264.70'$) feet to a point of tangency; thence South $15^{\circ} 33' 58''$ East along said Railway a distance of three hundred ninety-eight ($398.00'$) feet to a steel rebar set; thence South $50^{\circ} 47' 17''$ West along said Railway land, a distance of seventy and $72/100$ ($70.72'$) feet to a steel rebar set at the most northerly

BK 5784 PG 217

corner of an ancient cemetery at land conveyed by Houghton Arnold Machinery Co. to the City of Portland (Presumpscot School lot): thence North 69° 20' 50" West along said school lot a distance of six hundred four and 51/100 (604.51') feet to the POINT OF BEGINNING; said described tract containing 6.42 acres (279,442 square feet), more or less.

Meaning and intending to convey and hereby conveying the same premises conveyed to Houghton-Arnold Machinery Co., n/k/a Arnold Machinery Co. by deeds of Canadian National Railway Company dated September 7, 1956 and December 31, 1957 and recorded respectively in Cumberland County Registry of Deeds, Book 2317, Page 183 and Book 2432, Page 210, and deed of the City of Portland dated March 25, 1957 and recorded in said Registry of Deeds, Book 2342, Page 56, excepting and reserving, however, those portions of the premises conveyed by the aforementioned deeds which were conveyed by Arnold Machinery Co., n/k/a Houghton-Arnold Machinery Co. to Portland Scrap Iron & Metal Co. by deed dated November 30, 1961 and recorded in said Registry of Deeds, Book 2650, Page 458 and by deed dated February 13, 1962 and recorded in said Registry of Deeds, Book 2658, Page 49, and by deed of Houghton-Arnold Machinery Co., n/k/a Arnold Machinery Co., to the City of Portland dated September 18, 1961 and recorded in said Registry of Deeds, Book 2638, Page 208. The warranty of the Grantor herein against the lawful claims and demands of all persons claiming by, through or under it, shall extend only to the premises described in the aforementioned deeds, excepting and reserving therefrom the premises referred to in the foregoing exceptions and reservations.

This conveyance is subject to the following matters, as and if applicable:

1. Rights in minerals, together with right to enter to remove the same, making just compensation for any damage or injury occasioned thereby, which rights were reserved to Canadian National Railway Company in two deeds to Houghton-Arnold Machinery Co. dated September 7, 1956 and December 31, 1957 and recorded respectively in said Registry of Deeds in Book 2317, Page 183 and Book 2432, Page 210.
2. Right to use sewer pipes, which right was reserved to Canadian National Railway Company in its deed to Houghton-Arnold Machinery Co. dated December 31, 1957 and recorded in said Registry of Deeds in Book 2432, Page 210.
3. Any and all easements or rights of way existing on the premises as indicated in general language in two deeds from Canadian National Railway Company to Houghton-Arnold Machinery Co. dated September 7, 1956 and December 31, 1957 and recorded, respectively, in said Registry of Deeds in Book 2317, Page 183 and Book 2432, Page 210.
4. Easement granted by Arnold Machinery Co. to Portland Water District by

BK 5786 270

Instrument dated November 4, 1976 and recorded in said Registry of Deeds in Book 3939, Page 146.

5. Applicable zoning regulations of the City of Portland.

6. Boundary Line Agreement between the City of Portland and Chapman Corporation, dated January 16, 1998 and recorded in said Registry of Deeds in Book 13556, Page 307.

Meaning and intending to convey and hereby conveying the same premises conveyed by Roundhouse, Inc., d/k/a Chapman Corporation to JBB 125 Presumpscot, LLC, dated April 1, 1999 and recorded in said Registry of Deeds in Book 14663, Page 43.

\\C:\cub001\Deal to Roundhouse Associates.doc

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 OCT 13 PM 3:42

CUMBERLAND COUNTY

John B. O'Brien

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

20000166

I. D. Number

City of Portland Public Works

Applicant
55 Portland Street, Portland, ME 04101
Applicant's Mailing Address
William Bray Anthony Lombardo
Consultant/Agent
874-3800 874-8852
Applicant or Agent Daytime Telephone, Fax

8/18/00

Application Date
Presumpscot Street
Project Name/Description

125 Presumpscot St, Portland Maine
Address of Proposed Site
425-A-014
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Building Addition Change Of Use Residential
 Warehouse/Distribution Parking Lot Other (specify) **2 dome Salt buildings**
 Proposed Building square Feet or # of Units **6.42 AC** Acreage of Site **IM** Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____
 Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date: **8/18/00**

Inspections Approval Status:

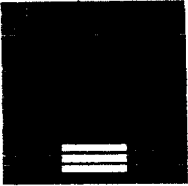
Approved Approved w/Conditions see attached Denied Reviewer _____
 Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance signature _____ date _____

Performance Guarantee Required* Not Required

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

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

Presumpscot St - 125



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

April 10, 2003

Mr. Jay Reynolds
City of Portland Planning Department
389 Congress Street
Portland, Maine 04101

**Subject: 125 Presumpscot Street
Minor Site Plan Review**

*File in
Site Plan
holding
425-A-002*

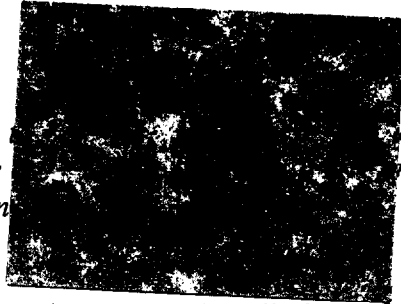
Dear Jay:

We have received your comments via email for the parking lot at 125 Presumpscot Street and offer the following responses:

I. Planning

Comment a.:

Existing Conditions: The existing conditions on the site are unclear. Please provide a more detailed existing conditions plan to define the impacts of the proposed parking lot improvements.



Response:

We have updated the existing conditions plan to reflect the installation of several underground LP gas tanks and other site features. The printing of the plan has also been improved to provide clarity. We apologize for the poor print quality associated with the original submission.

Comment b.:

Landscaping is a requirement for minor site plan. Because the site is adjacent to a residential zone, landscaping will be of importance.

Response:

In response to this comment we have added multiple plantings to the lawn area between the parking lots. We trust that these plantings, along with those originally proposed and the existing plantings, will provide suitable landscaping enhancement to the area.

Comment c.:

As stated in the submittal, a photometric plan will be needed to ensure lighting compliance.

Mr. Jay Reynolds
April 10, 2003
Page 2

Response:

A Photometric Plan has been prepared by RUUD Lighting in accordance with the City's Technical Standards. A copy of the photometric is attached to this letter. The proposed lighting consists of seven (7) twenty foot tall light fixtures with shielded lights.

II. Public Works

Comment a:

The plans need to identify the proposed limits of excavation within Presumpscot Street, resulting from the installation of new curbing and the proposed driveway entrance.

Response:

A sawcut line indicating the limits of pavement removal associated with the curbing installation and driveway construction has been added to the site layout drawing. Work within the right of way will be limited to the extent practicable.

Comment b:

The plans need to specify the construction of sidewalk ramps on both approaches to the northerly proposed driveway entrance.

Response:

The original layout did not include sidewalk ramps since there will be two ramps in the vicinity of the new building entrance. Recognizing the need for pedestrian access within the right-of-way, we have now added ramps on each side of the exit drive.

Comment c:

A note must be added to plans that specifies all street curbing removed, as a result of the site development, shall remain the property of the City and will be deposited at the City's Outer Congress Street stockyard.

Response:

A note has been added outlining these requirements.

Comment d:

Public Works is requesting the applicant be required to reset approximately 7 to 10 pieces of granite curb, along the frontage of this site, which has tipped or settled significantly.

Response:

The approximate locations of these curb pieces have been identified on the Site Plan and will be made part of the work. We request that the DRC/Public Works staff be available to the contractor during the work to specifically identify those curb pieces that should be realigned.

Mr. Jay Reynolds
April 10, 2003
Page 3

Comment e:

The applicant is advised to contact Carol Merritt at Public Works regarding the permits and fees associated with the development of this property.

Response:

The applicant has been advised and will complete this notification and street opening permit requirement.

Comment f:

Upon of Planning Board/Planning Department approval, the applicant is required to submit to Jon Giles, GIS Coordinator at Public Works, a CADD file representing the "final" and approved Site Plan.

Response:

A CADD drawing in .dxf format will be forwarded to Jon Giles upon approval.

Comment g:

The applicant is required to contact Frank Brancely, at Public Works, regarding the development's available sewer capacity.

Response:

A letter outlining the Public Works Department's ability to provide service is attached to this letter.

III. Traffic

Comment:

[The Traffic Department] has a concern with the proposed 20 ft spacing between the parking stalls in the parking lot which for 90 degree parking is supposed to be 24 ft. Also, I wonder if snow removal or storage is being considered with the parking lot layout? I do not have issues with Presumpscot Street.

Response:

To address this comment, the alignment of the parking stalls has been changed to 70° angled spaces rather than 90° spaces. The Urban Land Institute's "The Dimensions of Parking" Third Edition, Figure 11-4 attached shows that the proposed angled parking can be accommodated by the 58'-0" module width. Snow will be plowed to the far south end of the parking lot or removed from the site as necessary.

Mr. Jay Reynolds
April 10, 2003
Page 4

IV. Engineering

Comment:

Please see attached memo from Sebago Technics, Inc.

Response:

Comments from Sebago Technics, Inc. are answered in following sections of this letter.

V. Fire

Comment:

Application requires State Fire Marshal approval.

Response:

The applicant will obtain State Fire Marshal approval as part of the building permit application process.

VI. Stormwater Management

Comment:

The applicant is requesting a waiver for the stormwater quantity control standard. The existing property currently drains to a tidally influenced portion of the Presumpscot River via a stormdrain system. The existing "DMH" structure shown on plans between the existing and proposed drive entrances appeared to have a "sewer" rather than a "drain" cover, but plans and narrative imply that this is a separated stormdrain system. A pipe sizing analysis was performed by the applicants' engineer, which demonstrated that the existing 15" stormdrain system in Presumpscot Street was of sufficient size to accommodate the anticipated increase in runoff. Due to the proposed 58 parking spaces the applicant is providing stormwater quality control via a water quality treatment unit.

Response:

We concur with this comment:

VII. Road Access/Circulation

Comment:

Will drivers leaving the parking lot making a left turn maneuver be able to see the mast mounted flashing school zone signal or will additional signage be required?

Response:

We have added a school advance sign on the north side of Presumpscot Street opposite the exit driveway to aid in forewarning exiting traffic of the nearby school conditions.

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VIII. Grading/Erosion Control

Comment a:

During the time of our site visit runoff from snow melt was ponding at the pavement/lawn interface near the existing light pole to be relocated near Sta. 2+50 and sheet flowing across the existing driveway to the sole existing catch basin. Freezing temperature would result in a hazardous condition and a poorly drained pavement section. We would recommend the installation of a catch basin in this area at the proposed curb line or at a minimum the addition of proposed spot grades along the new proposed curb line to encourage surface drainage to Presumpscot Street from this area.

Response:

Additional spot grades have been added to the plan to assist the paving contractor in completing the work to promote positive drainage across the paved areas.

Comment b:

The proposed grading plan proposes to drain additional paved areas into Presumpscot Street and past a curb cut/handicap ramp. Runoff from private development is typically required to be intercepted by a private storm drain system prior to its entering a public street.

Response:

We have attempted to minimize the amount of runoff directed to the street. The contributing area is relatively small; therefore the impact of this runoff to the system is considered reasonable and should not negatively impact the capacity of the catch basins in the street.

IX. Utility Installation/Location

Comment a:

Existing project is served by a 2-inch water line (presumably meeting domestic needs) according to the application package. Will the proposed renovation include a fire protection line to serve the building?

Response:

The existing building is served by a fire sprinkler system. A 6" fire service enters the building in the vicinity of the new entrance. Renovated areas within the building will contain a sprinkler system.

Comment b:

The existing condition plan does not show the terminal utility pole, "CMP Co. 2" with transformer located near Sta. 11+80+/- in the vicinity of the existing SMH. This utility pole may need to be relocated per the proposed driveway/parking layout.

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Response:

The applicant has coordinated with Central Maine Power to remove this pole and the overhead services. The service will be moved back to the pole off the street and brought underground into the building.

Comment c:

Our site visit revealed that an underground propane tank was recently installed left of Sta. 12+00 near the building. Six 6" x 6" wooden posts and a valve access cover are visible. This may conflict with the proposed sidewalk. With label R45'.

Response:

The LP gas tank has been added to the plan and does not interfere with the proposed pavement layout.

Comment d:

Have the depths of the existing 6-inch sanitary and 12-inch storm sewer lines been coordinated with the proposed drive aisle and parking lot grades for adequate ground cover?

Response:

The utilities have each been reviewed for cover. A note has been added to the Utility Plan requiring 2" of rigid insulation over the sewer pipe where there is less than 4' of cover.

X. General

Comment a:

Coordinate the installation/location of the proposed 30-foot high aluminum flag pole with existing/new location of existing utility pole (CMP Co 2) not shown on plans.

Response:

The new flagpole location will not conflict with the electrical service.

Comment b:

Plans do not show recent addition of building structure connecting Roundhouse structure and rectangular structure to south. If structure is shown, then it is not obvious and not "hatched" as existing building structure per legend.

Response:

Hatching has been added to clarify the extent of the existing building.

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XI. Details

Comment:

Provide a trench section detail for parking lot lighting pole.

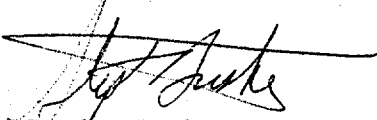
Response:

A typical parking lot light pole foundation detail has been added to the Detail sheets. A revised detail sheet accompanies this letter.

We look forward to your final review of the latest plans and our responses to staff comments. Thanks for your consideration.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Stephen Bushey, PE
Senior Engineer

SRB/sq/JN2329/Reynolds4-10-03

Attachments

c: Peter Whitmore, Hardypond Construction

Parking Design Standards

Figure 11-4 shows recommended parking design standards for large and small cars. This exhibit has been adapted from the National Parking Association's 1989 *Recommended Guidelines for Parking Geometrics*, but

it generally agrees with the dimensions established by the Institute of Transportation Engineers in its 1990 guidelines.¹ The primary differences are that the ITE

1. See References 4 and 2, respectively, at the end of this chapter.

11-4 Typical Parking Dimensions

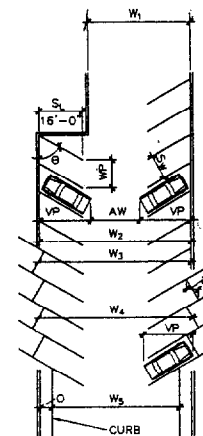
Small Cars

Angle	Interlock Reduction i	Overhang o	Vehicle Projection VP	Aisle Width AW	Module Widths				
					W ₁	W ₂	W ₃	W ₄	W ₅
45°	2'-0"	1'-5"	15'-3"	11'-6"	26'-9"	42'-0"	40'-0"	38'-0"	39'-2"
50°	1'-10"	1'-6"	15'-9"	12'-0"	27'-9"	43'-6"	41'-8"	39'-10"	40'-6"
55°	1'-8"	1'-8"	16'-1"	12'-10"	28'-11"	45'-0"	43'-4"	41'-8"	41'-8"
60°	1'-5"	1'-9"	16'-4"	13'-4"	29'-8"	46'-0"	44'-7"	43'-2"	42'-6"
65°	1'-2"	1'-10"	16'-6"	14'-0"	30'-6"	47'-0"	45'-10"	44'-8"	43'-4"
70°	1'-0"	1'-11"	16'-7"	14'-10"	31'-5"	48'-0"	47'-0"	46'-0"	44'-2"
75°	0'-9"	1'-11"	16'-6"	16'-0"	32'-6"	49'-0"	48'-3"	47'-6"	45'-2"
90°	0'-0"	2'-0"	15'-6"	20'-0"	35'-6"	51'-0"	51'-0"	51'-0"	47'-2"

Large Cars

Angle	Interlock Reduction i	Overhang o	Vehicle Projection VP	Aisle Width AW	Module Widths				
					W ₁	W ₂	W ₃	W ₄	W ₅
45°	2'-4"	2'-1"	18'-0"	13'-0"	31'-0"	49'-0"	46'-8"	44'-4"	44'-10"
50°	2'-1"	2'-4"	18'-8"	13'-8"	32'-4"	51'-0"	48'-11"	46'-10"	46'-4"
55°	1'-10"	2'-5"	19'-2"	14'-8"	23'-10"	53'-0"	51'-2"	49'-4"	48'-2"
60°	1'-8"	2'-7"	19'-6"	16'-0"	35'-6"	55'-0"	53'-4"	51'-8"	49'-10"
65°	1'-4"	2'-9"	19'-9"	17'-0"	36'-9"	56'-6"	55'-2"	53'-10"	51'-0"
70°	1'-1"	2'-10"	19'-10"	18'-4"	38'-2"	58'-0"	56'-11"	55'-10"	52'-4"
75°	0'-10"	2'-11"	19'-9"	20'-0"	39'-9"	59'-6"	58'-8"	57'-10"	53'-8"
90°	0'-0"	3'-0"	18'-8"	24'-8"	43'-4"	62'-0"	62'-0"	62'-0"	56'-0"

- θ Parking angle
- W₁ Parking module width (wall to wall), single-loaded aisle
- W₂ Parking module width (wall to wall), double-loaded aisle
- W₃ Parking module width (wall to interlock), double-loaded aisle
- W₄ Parking module width (interlock to interlock), double-loaded aisle
- W₅ Parking module width (curb to curb), double-loaded aisle
- AW Aisle width
- VP Stall width parallel to aisle
- VP Projected vehicle length, measured perpendicular to aisle
- S_l Stall length
- S_w Stall width
- o Overhang clearance
- i Interlock reduction



Source: Parking Consultants Council, National Parking Association, *Recommended Guidelines for Parking Geometrics* (Washington, D.C.: NPA, 1989).