



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 62 CUMBERLAND AVE CBL 013 L002001

Issued to Eco Capital Llc /Island Carpentry Inc. Date of Issue 08/24/2011

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 10-1199 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

3 Unit Apartment
Use Group R-2
Type 5B
IBC-2003

Limiting Conditions:

NONE

This certificate supersedes
certificate issued

Approved:

8/24/11
.....
(Date)

.....
Inspector

.....
Inspector of Buildings

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

Form 7 P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

BUILDING PERMIT

Permit Number NOV 198 2010

This is to certify that ECD CAPITAL LLC / Island County entry in
has permission to Build New 3-unit residential 1 per occ. rental
AT 62 CUMBERLAND AVE CE 2013-1002001
City of Portland

provided that the person or persons, firm or corporation 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 written permission procured before this building or part thereof is lath or other work set-in. 24 HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 11/18/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 10-1199	Issue Date:	CBL: 013 L002001
-----------------------	-------------	---------------------

Location of Construction: 62 CUMBERLAND AVE	Owner Name: ECO CAPITAL LLC	Owner Address: PO BOX 2412	Phone:
Business Name:	Contractor Name: Island Carpentry Inc.	Contractor Address: 258 Robinhood Road George Town	Phone: 2073712030
Lessee/Buyer's Name:	Phone:	Permit Type: Multi Family	Zone: R-6

Fast Use: Vacant Land	Proposed Use: Multi Family - Build New 3-unit residential 1 owner occ 2 rental	Permit Fee: \$5,095.00	Cost of Work: \$600,000.00	CEO District: 1	IN full
Proposed Project Description: Build New 3-unit residential 1 owner occ 2 rental		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group R-2 Type 5B IBC 2003		

Signature: <i>(KG)</i>	Signature: <i>(AMB 11/18/10)</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: Idobson	Date Applied For: 09/24/2010
-----------------------------	---------------------------------

- 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.

PERMIT ISSUED

NOV 18 2010

City of Portland

Zoning Approval		
Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i>	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone <i>landfill zone C</i>	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input checked="" type="checkbox"/> Subdivision <i>PB yes</i>	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan <i>PB</i>	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<i>#10-1190017</i>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
<i>Misc PB Minor [MM]</i>	Date:	Date:
<i>with conditions</i>	<i>3/12/10</i>	<i>(Signature)</i>

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
		DATE	PHONE

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

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

 X Re-Bar Schedule Inspection: Prior to pouring concrete

 X Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

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

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

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

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

9.27 to 10

Project: ECO Capital LLC
 Local: Leitchfield

Cost of Construction: \$ _____ Building Fee: _____

Permit Fee: \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Tax: 10000

Building (U) _____ Plumbing (U) _____ Electrical (U) _____ Site Plan (U) _____

Other: 13-L-2 024595

CRJ: _____

Crack #: 1024 Total Collected \$ 6,000

**Receipt is to be started until permit issued.
 Please keep original receipt for your records.**

Taken by: J.P.

NOTE - Applications Only
 LLOW - Other Copy
 IK - Permit Copy

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1199	Date Applied For: 09/24/2010	CDL: 013 1002001
-----------------------	---------------------------------	---------------------

Location of Construction: 62 CUMBERLAND AVE	Owner Name: ECO CAPITAL LLC	Owner Address: PO BOX 2412	Phone:
Business Name:	Contractor Name: Island Carpentry inc.	Contractor Address: 258 Robinhood Road George Town	Phone: (207) 371 2030
Lessor/Buyer's Name:	Phone:	Permit Type: Multi Family	

Proposed Use: Multi Family -Build New 3- unit residential 1 owner occ 2 rental	Proposed Project Description: Build New 3- unit residential 1 owner occ 2 rental
---	---

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 09/27/2010

Note: Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 11/11/2010

Note: Ok to Issue:

- 1) The compliance certificates for the lighting and mechanical shall be submitted when they become available.
- 2) These building new residential dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
- 3) Application approval based upon information provided by applicant including revisions as dated. Any deviation from approved plans requires separate review and approval prior to work.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 5) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC.
- 7) Structural loading specs of the roof top solar panels, piping and equipment and details of the anchoring and fastening shall be submitted to this office prior to installation of such.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 10/06/2010

Note: Ok to Issue:

- 1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
- 2) All construction shall comply with City Code Chapter 10.
- 3) A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
- 4) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.

Location of Construction: 62 CUMBERLAND AVE	Owner Name: ECO CAPITAL LLC	Owner Address: PO BOX 2412	Phone:
Business Name:	Contractor Name: Island Carpentry Inc.	Contractor Address: 258 Robinhood Road George Town	Phone: (207) 371-2030
Lessor/Boyer's Name	Phone:	Permit Type: Multi Family	

- 5) Fire department connection type and location shall be approved in writing by the prevention bureau.
- 6) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.
- 7) This permit is being approved on the basis of the plans submitted. Any deviations from the plans would require amendments and approval.
- 8) The sprinkler system shall be installed in accordance with NFPA 13.
- 9) Sprinkler protection shall be maintained.
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

Comments:

- 10/4/2010-jmb: I checked with the architect - this property intends to be owner occupied for one unit with 2 rental units (not condos).
- 10/27/2010-jmb: Spoke with Richard Lo @ KT, discussed items per the plan review checklist. He will submit details and revisions.
- 10/29/2010-jmb: Stamped plans submitted and an email stating compliance with some other items.
- 11/1/2010-jmb: Received email from Richard L. With comcheck, need print out of certificate. Outstanding items are the Geotech report, statement of special inspections, rear deck and railing details and stair details, and verification of the structural design of the upper roof (2x8). Received Geotech report from Mike W. Received envelope compliance from Richard L.
- 11/3/2010-jmb: Received statement of special inspections. Met with Marge 11/2 and today to review the possible increase in building height if 2x12 rafters are installed on the upper roof (currently 2x8). The numbers seem to work for the zoning formula for distance between buildings, advised Richard L. that we will need a revised plot plan and elevation showing this.
- 11/5/2010-jmb: Mike W. Submitted signed copy of the statement of special inspections. He will submit the deck framing early next week. Ok to start site work, but no excavation for the foundation until issued. Met with Marge and Richard Lo to clarify the change in building height due to using 2x12 rafters and the required setbacks to the abutting buildings to the rear. Marge will prepare a revised zoning sheet to reflect the changes.
- 11/15/2010-jmb: Mike W. Submitted the rear deck structural plans and the contractor statement of responsibility. He will submit a separate plan for the stair and rail details.
- 11/18/2010-jmb: Received rear deck stair/rail details from Mike W. Via email, ok to issue.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>62 CUMBERLAND AVE. PORTLAND, ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>6,565 SF</u>		Square Footage of Lot <u>5,171 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>MAP 13</u> Block# <u>BLOCK L</u> Lot# <u>LOT 2</u>	Applicant *must be owner, Lessee or Buyer* Name <u>ECO CAPITAL LLC</u> Address <u>19 IVIE ROAD</u> City, State & Zip <u>CAPE ELIZABETH ME 04107</u>	Telephone: <u>207.409.9569</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>ECO CAPITAL LLC</u> Address <u>P.O. BOX 2412</u> City, State & Zip	Cost Of Work: \$ <u>600,000.00</u> C of O Fee \$ _____ Total Fee: \$ <u>6,000.00</u>
Current legal use (i.e. single family) <u>VACANT</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>3-UNIT RESIDENTIAL</u> Is property part of a subdivision? <u>NO</u> If yes, please name: _____ Project description: <u>3- UNIT RESIDENTIAL BUILDING</u> <u>(1)X OWNER/OCCUPYER UNIT PLUS (2) RENTAL UNITS</u>		
Contractor's name: <u>ISLAND CARPENTRY INC.</u> Address: <u>259 ROBINHOOD ROAD</u> City, State & Zip <u>GEORGETOWN, ME 04548</u> Telephone: <u>207.371.2030</u> Who should we contact when the permit is ready: <u>MIKE WHITE</u> Telephone: <u>207.371.2030</u> Mailing address: <u>AS ABOVE</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8705.

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

Signature: Richard L. KTA FOR APPLICANT Date: SEPT. 23, 2010

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

RECEIVED

842-2889 X106

SEP 24 2010



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/ framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout. **DESIGN BUILD**
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review. **DESIGN BUILD**
- ALL** ← Insulation R-factors of walls, ceilings, floors & U factors of windows as per the IEBC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- N/A** ← Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC, & electrical installations

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant and the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Certificate of Design

Date:

9/23/10

From:

KAPLAN THOMPSON ARCHITECTS

These plans and / or specifications covering construction work on:

NEW 3-UNIT BUILDING: 62 LUMBERLAND AVE,
PORTLAND, ME

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



(SEAL)

Signature:

Philippe Kaplan

Title:

PRINCIPAL

Firm:

KAPLAN THOMPSON ARCHITECTS

Address:

424 FORE ST

PORTLAND ME 04101

Phone:

207-842-2888

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



Certificate of Design Application

From Designer: David A. Price, PE - Structural Design only
 Date: 8/18/10
 Job Name: New 3-Unit Building
 Address of Construction: 62 Cumberland Ave; Portland ME

2003 International Building Code

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

Building Code & Year 2003 Use Group Classification (s) Residential
 Type of Construction Wood Frame

Will the Structure have a Fire suppression system in Accordance with Section 903.5.1 of the 2003 IRC _____
 Is the Structure mixed use? _____ If yes, separated or non separated or non separated (section 902.3) _____
 Supervisory alarm System? _____ General/Inmate/Scale report required? (See Section 1602.2) _____

Structural Design Calculations

See Plans for Member Submittals for all structural members (108.1 - 108.11)

Design Loads on Construction Documents (1003)
 Uniformly Distributed Floor live loads (1603.1), 1607,
 Floor Area Use Loads Shown

Live Load (Private Rooms) 40 psf
Live Load (Private Decks) 16 psf
Live Load (Public Areas) 100 psf

Wind loads (1603.1.A, 1609)

Method 2 Design option utilized (1609.1, 1609.6)
100 Basic wind speed (1609.3)
Low Risk/1.0 Building category and wind importance Factor, I_w (1609.5)
B Wind exposure category (1609.4)
17-18 Internal pressure coefficient (ASCE 7)
26 psf Component and cladding pressure (1607.1, 1609.6.2.1)
16 psf Main force wind pressure (1603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1634-1635)

IBC 2003 Design option utilized (1614.1)
I Seismic use group ("Category")
-33/-16 Spectral response coefficients, E_D & S_D (1615.1)
D Site class (1613.5)

Yes Live load reduction
N/A Roof live loads (1603.1.2, 1607.1)
35 psf Roof snow loads (1603.7.1, 1609)
50 psf Ground snow load, P_g (1603.2)
35 psf If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.0 Roof thermal factor, C_t (1609.6)
35 psf Sloped roof snow load, P_s (1603.4)
C Seismic design category (1616.3)
Wood shear wall Basic seismic force resisting system (1617.6.2)
6-5 Response modification coefficient, R and deflection amplification factor, C_d (1617.6.2)

Equiv. Lateral Force Analysis procedure (1616.4, 1617.2)
10300 lbs. Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

 Flood Hazard area (1612.3)

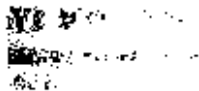
 Location of structure

Other loads

 Concentrated loads (1607.4)

 Partition loads (1607.5)

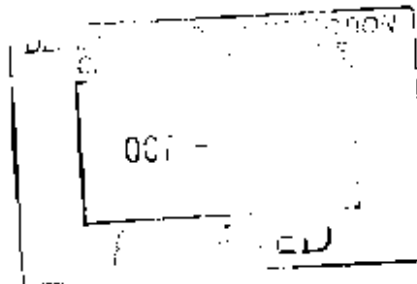
 Misc. loads (Table 1607A, 1607.A.1, 1607.2, 1607.12, 1607.13, 1610, 1611, 2003)



Strengthening a Remarkable City, Building a Community for the Future

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

Planning Division
Alexander Jaegerman, Director



SEPTEMBER 28, 2010

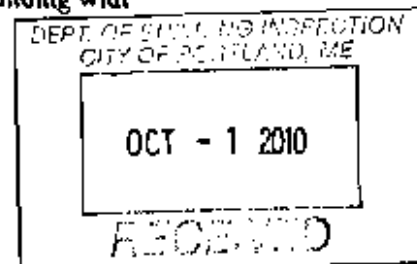
Eco Capital, LLC
C/O Paul Ledman
19 Ivie Road
Cape Elizabeth, ME 04107

Project Name: Cumberland Ave; 62; Development Of 3 Unit 3 Story Building with Parking

Project ID: 10-79900017

Project Address: 62 Cumberland Ave CBL: 013 - L-002-001

Planner: Shukria Wiaz



Dear Mr. Ledman:

On August 10, 2010, the Portland Planning Board approved the site plan and subdivision plan for the development of three (3) units, three (3) stories building with parking at 62 Cumberland Avenue. Planning Board reviewed the proposal for conformance with the standards of the Subdivision Ordinance and Site Plan Ordinance. The Planning Board voted unanimously 5-0 (Lewis and Silk absent) to approve the application with the following motions, waiver, and conditions as presented below.

WAIVERS

The Planning Board voted unanimously 5-0 (Lewis and Silk absent) to waive the Technical Standard, Section XV (H), submission requirements for photometric plans.

SITE PLAN REVIEW

The Planning Board voted unanimously 5-0 (Lewis and Silk absent) that the plan is in conformance with the site plan standards of the Land Use subject to the following conditions of approval:

- i. That the applicant shall submit a final site plans that displays the location of the bicycle racks and shall include a detail drawing of the proposed bicycle rack storage for review and approval by the Planning Authority prior to the issuance of a building permit; and
- ii. That the applicant shall submit a revised planting plan along Cumberland Avenue frontage, for review and approval by the Planning Authority and the City Arborist prior to the issuance of a building permit, to an additional street tree and to improve the foundation and planters planting to meet City Standards for adequate buffering; and
- iii. That the developer shall submit a schedule of proposed light fixtures for review and approval by the Planning Authority prior to issuance of a certificate of occupancy.

AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

9. Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Dept. prior to the issuance of a certificate of occupancy.
10. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
11. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
12. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Philip DiPietro, Development Review Coordinator, must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If you have any questions, please contact Shukria Wiar at (756-8083 or shukriaw@portlandmaine.gov)

Sincerely,


Bill Hall, Chair
Portland Planning Board

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Liachl, Director of Planning and Urban Development
Alexander Jaegermao, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPietro, Development Review Coordinator
Margo Schmuuckal, Zoning Administrator
Tammy Mansou, Inspections Division Director
Gayle Guertel, Inspections Division
Laurie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Kathi Farley, Public Services
Bill Clark, Public Services

David Margolis-Pinco, Deputy City Engineer
Greg Vining, Public Services
John Low, Public Services
Jane Ward, Public Services
Keith Gautreau, Fire
Jeff Tarding, City Arborist
Tom Errico, FY Lin
Dan Goyette, Warrant & Urban
Assessor's Office
Approval Letter File
Hard Copy: Project File

Comments
Submitted

City of Portland
Development Review Application
Planning Division Transmittal form

6/30/10

Application Number: 10-79900017 **Application Date:**
Project Name: DEVELOPMENT OF BLD
Address: 62 Cumberland Ave **CBL:** 013 - L-002-001
Project Description: Cumberland Ave; 62; Development Of 3 Unit 3 Story Bld With
Parking
Zoning: R-6

Other Reviews Required:

Review Type: MINOR SITE PLAN

Applicant:
ECOCAPTIAL, LLC
C/O PAUL LEDMAN
19 IVIE RD
Cape Elizabeth Me 04107



Distribution List:

<input type="checkbox"/> Planner	Shukna Wiar	<input type="checkbox"/> Parking	John Peverada
<input checked="" type="checkbox"/> Zoning Administrator	Marge Schruockal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic	Toan Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Stormwater	Dan Goyette	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Keith Gautreau	<input type="checkbox"/> Inspections	Tammy Munson
<input type="checkbox"/> City Arborist	Jeff Tarling	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis- Pineo	<input type="checkbox"/> Outside Agency	
		<input type="checkbox"/> DRC Coordinator	Phil DiPietro

Preliminary Comments needed by: July 7, 2010

Final Comments needed by: July 14, 2010

Comments emailed to Shukria.

#10-799 00017

read by 8/4

desig. - Cumberland Ave. T2; development of 3 units
SURVEYING ENGINEERING LAND PLANNING



Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

RECEIVED

July 29, 2010

JUL 30 2010

153 U.S. Route 1
Scarborough
Maine 041074

Ms. Shukria Wiar, Planner
City of Portland
389 Congress Street
Portland, ME 04101

Dept. of Building Inspections
City of Portland Maine
Dept. of Building Inspections
City of Portland Maine

**RE: Planning Board Review - 62 Cumberland Ave - Project ID 10-79900017
(ECO Capital, LLC)**

tel
207.883.1000
800.882.2227

Dear Shukria,

Please find attached 7 copies of the revised Site Plan and response letter for the above-mentioned project. Comments from staff and peer reviews have been addressed below with our responses to each comment in bold.

fax
207.883.1001

A. Planning Shukria Wiar

1. Submit financial and technical capacity letters. A technical capacity letter is included with this submittal. The financial capacity letter will be forwarded under separate cover.
2. How high is the proposed retaining wall? Please provide typical/detail of the retaining wall. The proposed walls are a maximum of 3.0' tall; a standard detail is shown on sheet 6 of the plan set.
3. Submit material samples and specs for all proposed material. The samples and specifications are to be forwarded by the Architect under separate cover.
4. Submit color renderings of the building and what is the scheme of colors for the building. The renderings and color scheme are to be forwarded by the Architect under separate cover.
5. The mobility of the parking spaces is questionable; please submit a turning template for this space. A detailed view of the standard turning radius is enclosed with this response. Vehicles will be required to back onto Cumberland Avenue, which is consistent with most other residential properties in this area.
6. Under the subdivision standards, all utilities to the site will need to be underground. A waiver is requested to Land Use Code Article IV Section 14-499.A which requires all utilities to be placed underground. The proposed building is within 20' of an existing utility pole, therefore the applicant proposes overhead utilities to the building.

7. Subdivision standards require two street trees per unit. The applicant is proposing one therefore the applicant would need to contribute to the City Tree Fund. The contribution is \$200 per tree, thus this project a contribution of \$1000 will need to go to the fund (5 *200= 1000, 5 is the number since one street tree is being proposed). The owner/developer understands there will be a \$1000 contribution to the City Tree Fund.

B. Zoning Administrator Marge Schmucka

1. This project is proposing to develop a vacant lot into three residential condominiums with the owner occupying one of the three. The property is located within the R-6 Zone and is opting to use the Small Residential Lot Development standards. The applicant must submit a little more information to verify that it will meet the definition for the Small Residential Lot Development. The lot is clearly vacant at this time. It must be shown that this lot has existed as of January 1, 2005 and has not been carved off an adjoining lot. Prior deeds dating back to before 2005 that indicate the parcel has been in existence prior to 2005 are included with this submission.
2. Based upon the hope that the above can be shown, I have reviewed the plans using the R-6 Small Residential Lot Development Standards. It is noted that a portion of the rear of the lot will be an out-sale to the adjoining property owner where the current single story building is sited partially on the land to be developed. This portion is shown to prove that space and bulk requirements will be met with or without this area included. There are no formal plans to sell the area at this time.
3. It appears that the development will meet the R-6 Small Residential Lot Development Standards. The setbacks to property lines are being met and the setbacks between existing buildings are being met. The project is under the maximum height requirements. The parking requirements are being met. 3 parking spaces are the minimum required where 4 parking spaces are being shown. There is one exterior deck shown for each of the dwelling units as required under the open space requirements. No comment.
4. Minor note: The scale on the cover/index/vicinity map is wrong. It states that it should be 1"=20'. It is actually 1"=30'. The plan scale has been revised accordingly.

C. Deputy City Engineer David Margolis-Pineo

1. The applicant is requested to install three sewer laterals, one to service each Town House. The plan now shows three separate laterals from the building.
2. Any drainage from the underground parking area shall be connected to the sanitary sewer system. No floor drains from the garage are proposed.
3. The applicant is commended for installing the proposed stormwater treatment units. Please be aware that this system must be inspected yearly and an annual report is required to the City on recommended maintenance requirements. The owner understands this requirement.
4. Please change CB #1 to show a 3' sump. (City standard) The catch basin detail has been revised.
5. MDOT Type "B" gravels may be used in lieu of Type "A" gravels with the City right of way. The gravel types on all details have been revised to indicate Type B gravels.
6. Plan details do not reflect current City standards for work within the street right of way. The following details are to be used. Cumberland Ave in this area is Local Street. Please see and use the following details. AB details have been revised to reflect the 2009 details included in the review letter.

D. Traffic Engineer Tom Errico

1. It is preferred that vehicles will not have to back onto Cumberland Avenue when exiting the site. The applicant should provide documentation that appropriate on-site circulation can be provided. Based on the size of the lot, the width of the building, there is not room to completely turn a vehicle on site.

Vehicles will be required to back onto Cumberland Avenue, which is consistent with most residential properties in this area.

E. Consulting Engineer, Stormwater Dan Goyette

1. The Stormwater Management Report indicates an increase in stormwater discharge from the site from the pre-development phase to post-construction. This flow will be directed to the existing combined sewer in Cumberland Avenue. The Applicant should verify with the City of Portland that there is adequate capacity in the existing system to handle the increase in stormwater flow. No utility capacity letters have been provided at this time. **Utility capacity letters for water and sewer are included with this submission. The stormwater increase is insignificant (<0.1 CFS) for the 2, 10 & 25-year design storms.**
2. A detail has not been provided for a Casco Trap for the catch basin. **A detail for the Casco Trap has been added to the plan.**
3. The sump depth for the catch basin should be 36". **The catch basin detail has been revised.**
4. The detail for vertical granite curb indicates a reveal of 6". The City of Portland standard is 7". **The curb detail has been revised.**
5. The precast concrete drain manhole detail indicates that the "La Baron Type A Mass. Standard Frame and Cover" are to be used. The City of Portland standard frame and cover should be used. **The frame and cover detail has been revised.**
6. The typical stormwater trench detail should indicate that 6" of crushed stone bedding be used under all pipes. **The trench detail has been revised.**
7. The plan indicates a Cape Cod berm at the transition between the brick driveway and the street grade. This is not consistent with the City of Portland standard for brick driveways. **The driveway detail has been revised and the Cape Cod berm detail removed from the drawing.**

F. Planning Division Director, Design Review Alex Jaegerman

The project will be reviewed against the R-6 Design Standards. The review is currently pending and any comments will be forwarded to you. **No comment.**

G. City Arborist Jeff Tarling

1. The applicant should meet the 2-trees per unit standard & or contribute to tree fund. **A contribution to the tree fund is planned.**
2. It appears we have room for an additional tree within the sidewalk area. **Would like to 'request' foundation or other residential landscape treatment for the building. The area along the frontage of the property only allows for placing one tree between the existing tree and the proposed driveway. The front retaining walls are proposed as planters and other landscaping will be completed as the terrain allows.**

H. Fire Prevention Captain Keith Gautreaux

Fire Department review is pending. **No comment.**

If you have any questions or comments regarding this submission, please feel free to contact me at anytime.
Thank you.

Sincerely,
Northeast Civil Solutions, Inc.



Lee Allon, P.E.
Vice President

Cc: Paul Ledman (ECO Capital), Richard Lo (Kaplan Thompson Architects)

GA120003200032054-Ledman12054-Review Response-07292010.doc



ENGINEERING SURVEYING LAND SURVEYING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

July 30, 2010

153 U.S. Route 1

Scarborough, ME

Maine 04074

Barbara Barhydt, Planner
City of Portland
389 Congress Street, Room 308
Portland, ME 04101

cd

207.883.1000

800.882.2227

RE: Technical Capacity for Eco Capital, LLC (Paul Ledman): Three-unit
Apartment Building, 62 Cumberland Avenue

for

207.883.1001

Dear Barbara:

This letter serves as evidence of the technical capacity of Paul Ledman (dba Eco Capital, LLC) to design and construct a proposed three-unit apartment building on a heretofore vacant lot at 62 Cumberland Avenue. NCS, Inc. has provided all surveying and civil engineering design; Price Structural Engineers, Inc. has provided structural engineering design and review, and Kaplan/Thompson Architects has designed the structure.

If you have any questions, please contact us at any time. Thank you.

Sincerely,
Northeast Civil Solutions, Inc.

Jim Fisher
President

Warranty Deed

MAINE REAL ESTATE TAX PAID

We, RICHARD J. HAYES AND PAULA A. HAYES whose mailing address is 41 Boston Road, Unit 185, North Beltonia, MA 01862 for consideration paid conveys to ECO Capital, LLC, a Maine Limited Liability Company with a mailing address of C/O Robert M. Raffice, Jr., PO Box 2412, South Portland, ME 04116 with Warranty Covenants, the land, with the improvements thereon, located in Portland, County of Cumberland, State of Maine, described as follows:

SEE EXHIBIT A/SCHEDULE A attached hereto and to be recorded herewith.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the premises conveyed herewith.

Dated this 23rd day of April, 2010

Richard J. Hayes
RICHARD J. HAYES

Paula A. Hayes
PAULA A. HAYES

STATE OF MAINE
COUNTY OF Cumberland

April 23, 2010

Personally appeared the above named RICHARD J. HAYES and PAULA A. HAYES and acknowledged the foregoing to be their free act and deed.

Thomas P. Russell
Notary Public/Attorney-at-Law

THOMAS P. RUSSELL
Notary Public, Maine
My Commission Expires September 23, 2013

Exhibit A/ Schedule A

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

Beginning at a point on the southerly side of Cumberland Avenue, said point being situated 88.49 feet easterly along said Cumberland Avenue from the intersection of the southerly sideline of said Cumberland Avenue with the easterly sideline of Sheridan Street. Thence, southwesterly by said Cumberland Avenue 52.96 feet to a point, which is also the northerly corner of a lot of land formerly of O'Hare. Thence, southeasterly by a line making an interior angle of $90^{\circ} 44'$ with the last described course, a distance of 90.71 feet to a point and to land formerly of James Kelly, the said land being the second of two parcels conveyed to the said Kelly by John J. Cunningham in a deed recorded in the Cumberland County Registry of Deeds in book 991, Page 82. Thence, ~~northwesterly~~ along the line of said Kelly land 16.75 feet, more or less, to a point, which point is at the intersection of the last described line with the northeasterly sideline of the first of two parcels of land conveyed by John J. Cunningham to James Kelly is a deed recorded in said Registry of Deeds in Book 991, Page 82, prolonged 8 feet northwesterly from the northeasterly corner of the said first parcel of land conveyed by John J. Cunningham to James Kelly in said deed recorded in said Registry in Book 991, Page 82. Thence, southeasterly 8 feet to a point constituting the northeasterly corner of said first parcel of land conveyed by John J. Cunningham to James Kelly in said Deed recorded in said Registry of Deeds in Book 991, Page 82. Thence, northeasterly along the line of land conveyed by James Augustine Healey to John F. Anderson January 11, 1883 by deed recorded in said Registry in Book 489, Page 424, 9 feet to a point which point is also the northerly corner of the said land conveyed by the said Healey to the said Anderson as above described. Thence, easterly by land formerly of Irving and along the line formerly the southerly end and base of a triangular piece of land conveyed by Dennis F. Griffin to Francis and Bridget Cunningham by deed recorded in said Registry in Book 839, Page 459, 29.22 feet to a point. Thence, northwesterly by a line making an interior angle of $79^{\circ} 39'$ with the last described course, a distance of 105.924 feet to said Cumberland Avenue and the point of beginning.

SEE VARIOUS
ERROR

Reference should be made to deed from Harold E. Richards to Richard I. Hayes and Paula A. Hayes recorded in the Cumberland County Registry of Deeds in Book 25142, Page 322.

13/4/2

WARRANTY DEED MAINE STATUTORY SHORT FORM

KNOW ALL MEN BY THESE PRESENTS, that I, HAROLD E. RICHARDS of Portland, County of Cumberland and State of Maine, for consideration paid, GRANT to RICHARD J. HAYES AND PAULA A. HAYES, of Burlington, County of Middlesex, Commonwealth of Massachusetts, whose mailing address is 5 Grandview Avenue, Burlington, MA 01803 with WARRANTY COVENANTS, as joint tenants and not as tenants in common, the real property in Portland, Cumberland County, State of Maine, as follows:

See Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said HAROLD E. RICHARDS has set his hand and seal this

29th day of May, 2007.

Witness:

R. B. Boismat

Harold E. Richards
Harold E. Richards

State of Maine
Cumberland, ss

May 29, 2007

Then personally appeared the above-named Harold E. Richards and acknowledged the foregoing instrument to be his free act and deed.

Before me,
R. B. Boismat
Notary Public/Attorney at Law

R. B. Boismat, Esq.
(Print Name)

MAINE REAL ESTATE TAX/PAD

EXHIBIT A

A CERTAIN LOT OR PARCEL OF LAND SITUATED IN SAID PORTLAND, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF CUMBERLAND AVENUE, SAID POINT BEING SITUATED EIGHTY-EIGHT AND FORTY-NINE HUNDREDTHS (88.49) FEET EASTERLY ALONG SAID CUMBERLAND AVENUE FROM THE INTERSECTION OF THE SOUTHERLY SIDELINE OF SAID CUMBERLAND AVENUE WITH THE EASTERLY SIDELINE OF SHERIDAN STREET; THENCE SOUTHWESTERLY BY SAID CUMBERLAND AVENUE FIFTY-TWO AND NINETY-SIX HUNDREDTHS (52.96) FEET TO A POINT, WHICH IS ALSO THE NORTHERLY CORNER OF A LOT OF LAND FORMERLY OF O'HARE; THENCE SOUTHEASTERLY BY A LINE MAKING AN INTERIOR ANGLE OF NINETY (90) DEGREES FORTY-FOUR (44) MINUTES WITH THE LAST DESCRIBED COURSE, A DISTANCE OF NINETY AND SEVENTY-ONE HUNDREDTHS (90.71) FEET TO A POINT AND TO LAND FORMERLY OF JAMES KELLY, THE SAID LAND BEING THE SECOND OF TWO PARCELS CONVEYED TO THE SAID KELLY BY JOHN J. CUNNINGHAM IN A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 991, PAGE 82; THENCE NORTHWESTERLY ALONG THE LINE OF SAID KELLY LAND SIXTEEN AND SEVENTY-FIVE HUNDREDTHS (16.75) FEET MORE OR LESS TO A POINT, WHICH POINT IS AT THE INTERSECTION OF THE LAST-DESCRIBED LINE WITH THE NORTHEASTERLY SIDELINE OF THE FIRST OF TWO PARCELS OF LAND CONVEYED BY JOHN J. CUNNINGHAM TO JAMES KELLY IN A DEED RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 991, PAGE 82, PROLONGED EIGHT (8) FEET NORTHWESTERLY FROM THE NORTHEASTERLY CORNER OF THE SAID FIRST PARCEL OF LAND CONVEYED BY JOHN J. CUNNINGHAM TO JAMES KELLY IN SAID DEED RECORDED IN SAID REGISTRY IN BOOK 91, PAGE 82; THENCE SOUTHEASTERLY EIGHT (8) FEET TO A POINT CONSTITUTING THE NORTHEASTERLY CORNER OF SAID FIRST PARCEL OF LAND CONVEYED BY JOHN J. CUNNINGHAM TO JAMES KELLY IN SAID DEED RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 991, PAGE 82; THENCE NORTHEASTERLY ALONG THE LINE OF LAND CONVEYED BY JAMES AUGUSTINE HEALEY TO JOHN F. ANDERSON JANUARY 11, 1883 BY DEED RECORDED IN SAID REGISTRY IN BOOK 489, PAGE 424, NINE (9) FEET TO A POINT WHICH POINT IS ALSO THE NORTHERLY CORNER OF THE SAID LAND CONVEYED BY THE SAID HEALEY TO THE SAID ANDERSON AS ABOVE-DESCRIBED; THENCE EASTERLY BY LAND FORMERLY OF IRVING AND ALONG THE LINE FORMERLY THE SOUTHERLY END AND BASE OF A TRIANGULAR PIECE OF LAND CONVEYED BY DENNIS F. GRIFFIN TO FRANCIS AND BRIDGET CUNNINGHAM BY DEED RECORDED IN SAID REGISTRY IN BOOK 839, PAGE 459, TWENTY-NINE AND TWENTY-TWO HUNDREDTHS (29.22) FEET TO A POINT; THENCE NORTHWESTERLY BY A LINE MAKING AN INTERIOR ANGLE OF SEVENTY-NINE (79) DEGREES THIRTY-NINE (39) FEET WITH THE LAST DESCRIBED COURSE, A DISTANCE OF ONE HUNDRED FIVE AND NINE HUNDRED TWENTY-

FOUR THOUSANDTHS (105.924) FEET TO SAID CUMBERLAND AVENUE AND THE POINT OF BEGINNING.

BEING THE SAME PREMISES CONVEYED TO HAROLD E. RICHARDS BY QUITCLAIM DEED FROM THE CITY OF PORTLAND, DATED SEPTEMBER 19, 1985, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6914, PAGE 311.

41115 Know all Men by these Presents,

That The City of Portland, a body politic and corporate, and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable consideration paid by

Harold E. Richards

of Portland, in the County of Cumberland and State of Maine, do hereby acknowledge, give hereby renounce, release, forgive, sell and convey, and forever quit-claim unto the said

Harold E. Richards and his

Heirs and Assigns forever, all his right, title and interest in and to the following described and more stated in Portland in the County of Cumberland and State of Maine and more particularly described as, viz: Real Estate, Portland, Maine Assessor's Plans on File in Assessor's Office, City Hall
Plan 13-1-2 Cumberland Ave. 62-64 5206SF

Meeting and Assembly to convey the same land and building which the said grantor acquired by Tax Lien, Dated Feb. 10, 1947, Recorded in Book 4919, Page 221. Tax Lien, Dated July 7, 1950, Recorded in Book 4950, Page 187. Tax Lien, Dated July 1, 1953

The instrument above referred to is recorded in the Cumberland County Registry of Deeds in Book 6270

Page 130

The ~~Witness~~ ~~Whereof~~, do said City of Portland has caused this instrument to be executed and to be signed and attested by Richard J. Bonagios, Jr. Director of Finance, this 19th day of September, A.D. 1955.

Signed, Sealed and Delivered
in presence of

James J. [Signature]

City of Portland

Richard J. Bonagios, Jr.
Director of Finance

SEAL

Richard J. Bonagios, Jr.

September 19, 1955

State of Maine,

Cumberland,

we.

That personally appeared the above named Richard J. Bonagios, Jr. and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed in of said City of Portland.

Before me,

James J. [Signature]
James J. [Signature]
Notary Public,
BY COMMISSION EXPIRES [Date]

The said City of Portland hereby makes no representations or warranties of any kind as to the acceptance or improvement of any unaccepted or unimproved street or any abutting the property herein described.

SEAL

RECEIVED
250 SEP 30 PM 1 48
RECORDED REGISTRY OF DEEDS
CUMBERLAND COUNTY

James J. [Signature]

6210/130

130

21965
STATE OF MAINE

TAX LIEN CERTIFICATE

I, Richard J. Keanaghan, Jr., Director of Finance of the City of Portland in the County of Cumberland, 1983 taxes having been duly and legally assessed on the 1ST day of APRIL 1982 and having been duly and legally certified to me for collection by the Tax Assessor of said City of Portland on the 23rd day of APRIL 1982, hereby certify that a TAX of \$ 130.36 duly and legally assessed on real estate in said City of Portland and assessed against HANOVERVILLE SHEILA D. as owner, with said estate being described as follows:

HANOVERVILLE SHEILA D. RI 3620
13-L-2
CUMBERLAND AVE 69-64
B2005F

together with interest of \$ 17.81, which has been added to and becomes a part of said tax, making a total of \$ 147.97 remains unpaid; that a lien is claimed on said real estate above described to secure the payment of said TAX. I have been made of the said HANOVERVILLE SHEILA D. by me by my attending certified agent to his last known place of abode at * SEE BELOW on the 27TH day of MAY 1983, a notice in writing signed by me stating the amount of said tax, describing the real estate on which said tax is assessed, alleging that a lien is claimed on said real estate to secure the payment of said tax, and demanding payment of said tax within sixty (60) days after mailing of said notice.

Additional Cost

Filing, Recording and
charging Lien 20.00

[Signature]
Director of Finance
City of Portland

Certified total, over
costs 3.10

Total 171.07 FOR 1982 - 1983 TAXES

STATE OF MAINE

Cumberland, SS

They personally appeared the above subscribed Richard J. Keanaghan, Jr., Director of Finance and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

HANOVERVILLE SHEILA D.
64 CUMBERLAND AVE
PORTLAND MAINE

Before me,
[Signature]
Justice of the Peace
Notary Public

RAYMOND C. PELLEY
NOTARY PUBLIC
BY COMMISSION EXPIRES FEB 28, 1984

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Transcribed at 11:55 AM, and recorded in

BOOK 6210 PAGE 130 *James J. Walsh* Registrar

1
Chuck Wadell → Engineering Office



-19365-

25-29287.1 - Holmes B.S.
18-27961 - Cook, Condo Conversion

**ZONING ADMINISTRATOR
MARGE SCHMUCKAL**

July 12, 2010

This project is proposing to develop a vacant lot into three residential condominiums with the owner occupying one of the three. The property is located within the R-6 Zone and is opting to use the Small Residential Lot Development standards. The applicant must submit a little more information to verify that it will meet the definition for the Small Residential Lot Development. The lot is clearly vacant at this time. It must be shown that this lot has existed as of January 1, 2005 and has not been carved off an adjoining lot.

Based upon the hope that the above can be shown, I have reviewed the plans using the R-6 Small Residential Lot Development Standards. It is noted that a portion of the rear of the lot will be an out-sale to the adjoining property owner where the current single story building is sited partially on the land to be developed.

It appears that the development will meet the R-6 Small Residential Lot Development Standards. The setbacks to property lines are being met and the setbacks between existing buildings are being met. The project is under the maximum height requirements. The parking requirements are being met. 3 parking spaces are the minimum required where 4 parking spaces are being shown. There is one exterior deck shown for each of the dwelling units as required under the open space requirements.

Minor note: The scale on the cover/index/vicinity map is wrong. It states that it should be 1"=20'. It is actually 1"=30'.

ZONING SPECIALIST

ANN MACHADO

August 3, 2010

The applicant submitted deeds which trace the ownership of the property back to September 30, 1985 showing that the property has been a separate lot since January 1, 2005 and not carved off from an adjoining lot. This verifies that the lot meets the definition for Small Residential Lot Development.

The plans show that the R-6 Small Residential Lot Development Standards are met whether the proposed outsale of the rear portion of the property happens or not.

The scale on the cover/index/vicinity map is now correct. It states that the scale is 1" = 10'.

Marge Schmuckal - Re: 62 Cumberland Ave

From: Marge Schmuckal
To: Lee Allen
Date: 6/29/2010 3:27 PM
Subject: Re: 62 Cumberland Ave
CC: Barbara Barhydt

Thank you Lee,

When I get the distribution of the permit application, I will put that information with it. As of now your application has not been distributed.

Marge

>>> "Lee Allen" <lee.allen@northeastcivilsolutions.com> 6/29/2010 2:06 PM >>>

Marge,

The following is intended to clarify the setbacks between the proposed buildings and building to the rear of the proposed development at 62 Cumberland Ave. Attached please find revised .pdf's that indicate building heights of abutting buildings.

The architect chose to set the basement elevation at 100'-0" on an assumed datum (add 23'-0" to all architectural elevations to equal Civil Drawings). The grading plans are prepared on an NVGD 29 datum which equates to a basement elevation of 123'-0". From basement elevation to roof peak (roof peak elev = 160'-0") the distance is 37'-0". However, the existing average grade around the building is 126.14' (The site/subdivision plan shows the math for calculating average grade around the proposed building in Note 10.), therefore the proposed building height is 33.86'.

Also Note 6 on the site/subdivision plan, shows the calculation of the rear building setback, which has been revised from 13.2' to 13.3' because actual surveyed average building elevation of abutters residence is 32.6'. Please feel free to contact me with any questions.

Lee Allen, P.E., Vice President

Northeast Civil Solutions, Inc.
153 US Route 1
Scarborough, ME 04074

Phone: (207) 883-1000
Fax: (207) 883-1001
Toll Free: (800) 882-2227



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

June 28, 2010

Ms. Barbara Barhydt
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

153 U.S. Route 1

Scarborough

Maine 04074

**RE: Site Plan and Subdivision Review, 62 Cumberland Avenue (Eco
Capital, LLC /Paul Ledman)**

tel

207.843.1000

800.862.2227

Dear Barbara:

fax

207.843.1000

On behalf of Eco Capital, LLC and Paul Ledman, we are pleased to submit the attached application and plan sets for Planning Board consideration of site plan and subdivision review of property at 62 Cumberland Avenue. We would like to meet with the Board on July 13 to present this project and to address any comments or answer questions that they may have.

The property identified as Map 13, Block L Lot 2; is in the R-6 zone; is not in the Shoreland or Resource Protection zones; has no wetlands on or near the site; and is served by public water and sewer. The proposal is to construct a three-unit, three story owner-occupied condominium on this currently vacant lot. All surveying, engineering, and architectural design has been completed, with particular emphasis on "green design" of both the structure and the lot. Parking will be on-site (3 car garage under the building and one outside parking space), the lot already has a curb cut (which will be revised) and curbing and a sidewalk in the right-of-way are already in place.

The total land area of the lot is 5,171 sf, the footprint of the structure is 1,826 sf square feet, and the overall floor area is 3,974 square feet spread over three floors. The property is not currently burdened by any easements, nor are any proposed at this time. However, there does appear to be an encroachment by an abutters residence. An outsale is proposed to rectify this encroachment as shown on the boundary plan. Solid waste during construction will be taken off site by the contractor as necessary; typical household waste will be disposed of utilizing municipal waste services. Water, sewer, and other utility services will be connected into the each applicable existing main in Cumberland Avenue. A letter of capacity for water and sewer is forthcoming.

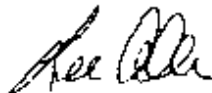
Stormwater management is reflected on the designated plan in the plan set. Existing runoff flows into the combined City system. Proposed runoff will be captured and treated through a series of StormTech Chambers and underdrain to treat the water before being discharged into the City system.

Construction will commence immediately upon approval of the project by the City, and is anticipated to be completed within eight months thereafter. No outside agency permits are required for this project to be approved by the Planning Board.

Paul Ledman (dba Eco Capital, LLC) owns clear title to the property, and he will arrange for proof of financial capacity directly with the City under separate cover. Technical capacity is provided by Northeast Civil Solutions, Inc. (Engineering and Surveying), and by Kaplan-Thompson Architects (Architecture).

There are no unusual or unique natural or terrain features on this small, in-town lot. Eco Capital is seeking to improve a currently vacant lot with a green-designed building that will increase the availability of housing on Munje Hill. We look forward to presenting this small but exciting project to the Board and addressing any comments they may have. If you have any questions in the interim, please contact me at our office at any time. Thank you.

Sincerely,
Northeast Civil Solutions, Inc.



Lee Allen, P.E.
Vice President

Cc: Paul Ledman, Eco Capital
Phil Kaplan, AIA, Kaplan Thompson Architects



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

PROJECT NAME: ECO CAPITAL LLC 3 UNIT MULTIFAMILY RESIDENTIAL

PROPOSED DEVELOPMENT ADDRESS:

62 CUMBERLAND AVENUE

PROJECT DESCRIPTION:

DEVELOPMENT OF 3 UNIT - 3 STORY BUILDING W/
PARKING UNITS ON PREVIOUS VACANT LOT

CHART/BLOCK/LOT: 13-L-2

CONTACT INFORMATION:

APPLICANT

Name: ECO CAPITAL LLC 40 PAUL
LEONARD

Address: 19 WIE RD
CAPE ELIZABETH

Zip Code: 04107

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: CAPE1863@YAHOO.COM

PROPERTY OWNER

Name: ECO CAPITAL LLC

Address: 19 WIE RD
CAPE ELIZABETH

Zip Code: 04107

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: CAPE1863@YAHOO.COM

BILLING ADDRESS

Name: _____

Address: - SAME -

Zip: _____

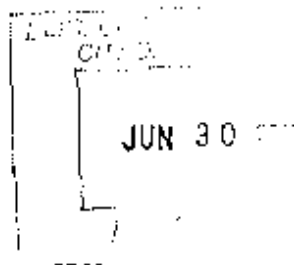
Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____



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

AGENT/REPRESENTATIVE

Name: _____
 Address: _____

 Zip Code: _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home: _____
 E-mail: _____

ENGINEER

Name: NORTHEAST CIVIL SOLUTIONS
 Address: 153 US ROUTE 1
SCARBOROUGH, ME
 Zip Code: 04074
 Work #: 883-1000
 Cell #: _____
 Fax #: 883-1001
 Home: _____
 E-mail: lee.allan@northeastcivilsolutions.com

ARCHITECT

Name: KARLAN THOMPSON
 Address: 224 FORE ST
PORTLAND, ME
 Zip Code: 04101
 Work #: 842-2555
 Cell #: _____
 Fax #: 842-2828
 Home: _____
 E-mail: phil@karlanthompson.com

CONSULTANT

Name: _____
 Address: _____

 Zip Code: _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home: _____
 E-mail: _____

SURVEYOR

Name: _____
 Address: _____

 Zip Code: _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home: _____
 E-mail: _____

ATTORNEY

Name: _____
 Address: _____

 Zip Code: _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home: _____
 E-mail: _____

PROJECT DATA

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

Total Site Area 5171 sq. ft.
 Proposed Total Disturbed Area of the Site 5,171 sq. ft.
 (If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)

IMPERVIOUS SURFACE AREA

Proposed Total Paved Area 1,400 sq. ft.
 Existing Total Impervious Area 0 sq. ft.
 Proposed Total Impervious Area 3,400 sq. ft.
 Proposed Impervious Net Change 3,400 sq. ft.

BUILDING AREA

Existing Building Footprint 0 sq. ft.
 Proposed Building Footprint 1,826 sq. ft.
 Proposed Building Footprint Net change 1,826 sq. ft.
 Existing Total Building Floor Area 0 sq. ft.
 Proposed Total Building Floor Area 3,974 sq. ft.
 Proposed Building Floor Area Net Change 3,974 sq. ft.
 New Building YES (yes or no)

ZONING

Existing R-6
 Proposed, if applicable R-6 SMALL RESIDENTIAL (INFIL)

LAND USE

Existing VACANT
 Proposed MULTI-FAMILY

RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units 0
 Proposed Number of Residential Units to be Demolished 0
 Existing Number of Residential Units 0
 Proposed Number of Residential Units 3
 Subdivision, Proposed Number of Lots 3

PARKING SPACES

Existing Number of Parking Spaces 0
 Proposed Number of Parking Spaces 4
 Number of Handicapped Parking Spaces 0
 Proposed Total Parking Spaces 4

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces 0
 Proposed Number of Bicycle Parking Spaces 0
 Total Bicycle Parking Spaces 0

ESTIMATED COST OF PROJECT

Please answer the following with a Yes/No response on all that apply to the proposed development

Institutional	<u>NO</u>	Change of Use	<u>NO</u>
Parking Lot	<u>NO</u>	Design Review	<u>YES</u>
Manufacturing	<u>NO</u>	Flood Plain Review	<u>NO</u>
Office	<u>NO</u>	Historic Preservation	<u>NO</u>
Residential	<u>YES</u>	Housing Replacement	<u>NO</u>
Retail/Business	<u>NO</u>	14-403 Street Review	<u>NO</u>
Warehouse	<u>NO</u>	Shoeland	<u>NO</u>
Single Family Dwelling	<u>NO</u>	Site Location	<u>NO</u>
2 Family Dwelling	<u>NO</u>	Stormwater Quality	<u>YES</u>
Multi-Family Dwelling	<u>YES</u>	Traffic Movement	<u>NO</u>
B-3 Ped Activity Review	<u>NO</u>	Zoning Variance	<u>NO</u> (or date)
Change of Use	<u>NO</u>	Historic Dim./Landmark	<u>NO</u>
		Off Site Parking	<u>NO</u>

APPLICATION FEE:

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

<p>Major Development (more than 10,000 sq. ft.)</p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After the fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Plan Amendments</p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> <p>Subdivision</p> <p><input checked="" type="checkbox"/> Subdivision (\$500.00) + amount of lots <u>3</u> (\$25.00 per lot) \$ <u>75</u> + (applicable Major site plan fee)</p>
<p>Minor Site Plan Review</p> <p><input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Other Reviews</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00)</p> <p><input checked="" type="checkbox"/> Storm water Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p>

DEVELOPMENT REVIEW APPLICATION SUBMISSION

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

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

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

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

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

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

<p>Signature of Applicant: </p>	<p>Date: 6-28-2010</p>
--	------------------------



ENGINEERING SURVEYING AND DESIGN
Northeast Civil Solutions
INCORPORATED

www.northeastcivilsolutions.com

153 U.S. Route 1
Scarborough
Maine 04074


April 26, 2010

To Whom It May Concern:

tel
207.883.1000
800.882.2227

I, Paul Ledman, authorize Northeast Civil Solutions, Inc. to sign any and all applications, permit requests, and other paperwork in conjunction with obtaining final municipal and state approvals a multi-unit subdivision on Cumberland Avenue in Portland

fax
207.883.1001


Paul Ledman

4-26-2010
Date

JUN 30 2010

Site Plan Checklist

Portland, Maine

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

Eco CAPITAL, LLC, 67 CUMBERLAND AVE

Project Name, Address of Project

Application Number

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

Check Submitted		Required Information	Section 14-525 (b,c)
Applicant	Staff		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Name and address of applicant and name of proposed development	a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Scale and north points	b
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Boundaries of the site	c
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Total land area of site	d
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Topography - existing and proposed (2 feet intervals or less)	e
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plans based on the boundary survey including:	2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Labeling soil conditions	a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location, general floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 11 of packet)	d
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location of on-site waste receptacles	e
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Public utilities	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Water and sewer mains	e
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Culverts, drains, existing and proposed, showing size and directions of flow	e
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location and dimensions, and ownership of easements, public or private right-of-way, both existing and proposed	f
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location and dimensions of on-site pedestrian and vehicular access ways	z
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Parking areas	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Loading facilities	B
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Design of ingress and egress of vehicles to and from the site onto public streets	B
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Curb and sidewalks	Z
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape plan showing:	h
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location of existing vegetation and proposed vegetation	h
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Type of vegetation	h
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Quantity of plantings	b
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Size of proposed landscaping	h
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Existing areas to be preserved	h
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Preservation measures to be employed	h
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Details of planting and preservation specifications	h
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location and dimensions of all fencing and screening	i
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location and intensity of outdoor lighting system	j
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of fire hydrants, existing and proposed (refer to Fire Department checklist - page 11)	k
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Written statements to include:	c
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Description of proposed uses to be located on site	d
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Quantity and type of residential, if any	d1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Total land area of the site	e1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Total floor area, total disturbed area and ground coverage of each proposed building and structure	e2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* General summary of existing and proposed easements or other burdens	e3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Type, quantity and method of handling solid waste disposal	e4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Applicant's evaluation or evidence of availability of off-site public facilities, including sewers, water and streets (refer to the wastewater capacity application - page 17)	e5
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Description of existing (surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	e6

✓	_____	* An estimate of the time period required for completion of the development	7
✓	_____	* A list of all state and federal regulatory approvals to which the development may be subject to, the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-judication.	8
✓	_____	* Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	
✓	_____	* Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.	
N/A	_____	* A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.	
_____	_____	A jpeg or pdf of the proposed site plan, if available.	
_____	_____	Final set of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.	

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

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

Warranty Deed

MAINE REAL ESTATE TAX PAID

We, RICHARD J. HAYES AND PAULA A. HAYES whose mailing address is 41 Berton Road, Unit 185, North Berenice, MA 01862 for consideration paid convey to ECO Capital, LLC, a Maine Limited Liability Company with a mailing address of C/O Robert M. Raffice, Jr., PO Box 2412, South Portland, ME 04116 with Warranty Covenants, the land, with the improvements thereon, located in Portland, County of Cumberland, State of Maine, described as follows:

SEE EXHIBIT A SCHEDULE A attached hereto and to be recorded herewith.

Also hereby conveying all rights, easements, privileges, and appurtenances belonging to the premises conveyed herewith.

Dated this 30th day of April, 2010

Richard J. Hayes
RICHARD J. HAYES

Paula A. Hayes
PAULA A. HAYES

STATE OF MAINE
COUNTY OF Cumberland

April 23, 2010

Personally appeared the above named RICHARD J. HAYES and PAULA A. HAYES and acknowledged the foregoing to be their free act and deed.

Donald P. Russell
Notary Public/Attorney at Law

MAY 30 2010

DONALD P. RUSSELL
Notary Public, Maine
My Commission Expires September 29, 2013

Exhibit A Schedule A

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

Beginning at a point on the southerly side of Cumberland Avenue, said point being situated 88.49 feet easterly along said Cumberland Avenue from the intersection of the southerly sideline of said Cumberland Avenue with the easterly sideline of Sheridan Street. Thence, southwesterly by said Cumberland Avenue 52.96 feet to a point, which is also the northerly corner of a lot of land formerly of O'Hara. Thence, southeasterly by a line making an interior angle of $90^{\circ} 44'$ with the last described course, a distance of 90.71 feet to a point and to land formerly of James Kelly, the said land being the second of two parcels conveyed to the said Kelly by John J. Cunningham in a deed recorded in the Cumberland County Registry of Deeds in book 991, Page 82. Thence, northwesterly along the line of said Kelly land 18.75 feet, more or less, to a point, which point is at the intersection of the last described line with the northeasterly sideline of the first of two parcels of land conveyed by John J. Cunningham to James Kelly in a deed recorded in said Registry of Deeds in Book 991, Page 82, prolonged 8 feet northwesterly from the northeasterly corner of the said first parcel of land conveyed by John J. Cunningham to James Kelly in said deed recorded in said Registry in Book 991, Page 82. Thence, southeasterly 8 feet to a point constituting the northeasterly corner of said first parcel of land conveyed by John J. Cunningham to James Kelly in said Deed recorded in said Registry of Deeds in Book 991, Page 82. Thence, northeasterly along the line of land conveyed by James Augustine Healey to John F. Anderson January 11, 1883 by deed recorded in said Registry in Book 489, Page 424, 9 feet to a point which point is also the northerly corner of the said land conveyed by the said Healey to the said Anderson as above described. Thence, easterly by land formerly of Irving and along the line formerly the southerly end and base of a triangular piece of land conveyed by Dennis F. Griffin to Francis and Bridget Cunningham by deed recorded in said Registry in Book 839, Page 459, 29.22 feet to a point. Thence, northwesterly by a line making an interior angle of $79^{\circ} 39'$ with the last described course, a distance of 105.924 feet to said Cumberland Avenue and the point of beginning.

SEARCHED
SERIAL

Reference should be made to deed from Harold E. Richards to Richard J. Hayes and Paula A. Hayes recorded in the Cumberland County Registry of Deeds in Book 25142, Page 322.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Henry St. Louis Littell, Director of Planning and Development
Margie Schmuckal, Zoning Administrator

Meeting Information

DATE: 6/3/10 ZONE: R-6

LOCATION: 62 Cumberland AVE - VACANT lot

PEOPLE PRESENT: Lee Allen @ Northeast C.S. - Phil Kaplan

Embrana - Margie - David M-P. ↑
Arl.

DISCUSSION:

ALL MAY use small lot-in-fill NOW proposing 3 D.U.,
R-6 zones lots 10,000\$ or less - lot is 5,200\$ in size per
ASSESSOR

3 unit goes to PB for subdivisions; site plan
must declare whether using R-6 ^{traditional} @ R-6 in-fill

Design Guidelines apply to each - No different

Discussed parking possibilities

Rentals unit

Storm water - chapter 500 - tree box filters

Montarum Street?

2 trees per unit

Confirm that the Street IS Not Montarum

20' curb cut is max.

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov

6/24/10 → Rick Bacon of NE Grid Solutions Called - Small lot in-fill question

62 Cumberland AVE

MAP.

PROPOSED 4 UNIT APARTMENT BUILDING 62 CUMBERLAND AVE

PROJECT SITE

6" x 6"
STONE MONUMENT
FOUND
(HELD)

Now
3 units
Dem
- Now perhaps
m-fill

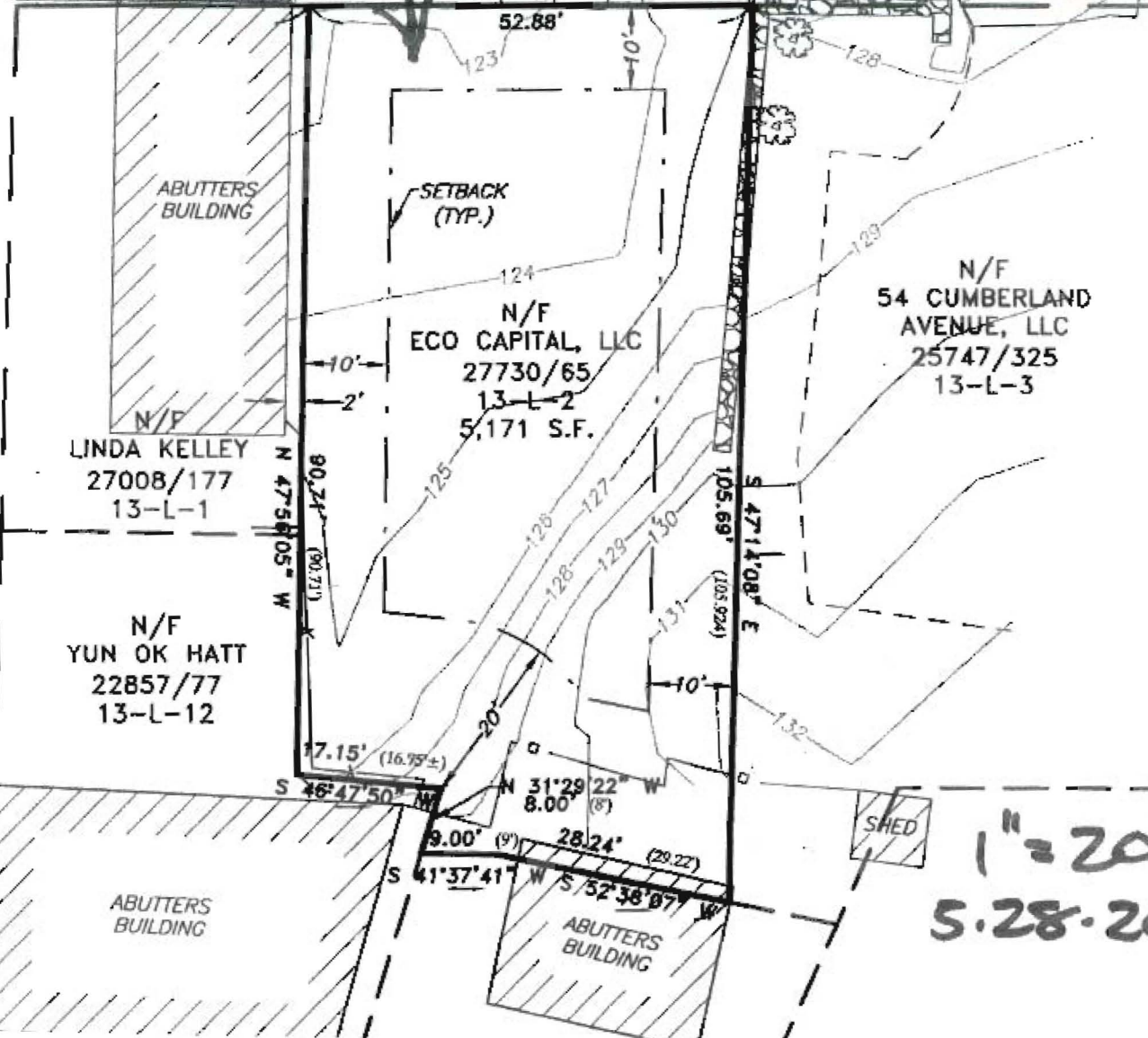
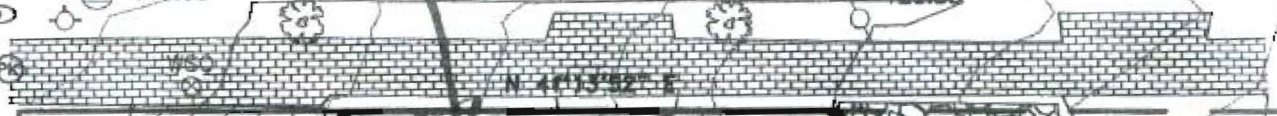
RIM = 118.92
1.42

RIM = 117.99

TBM = 125.83

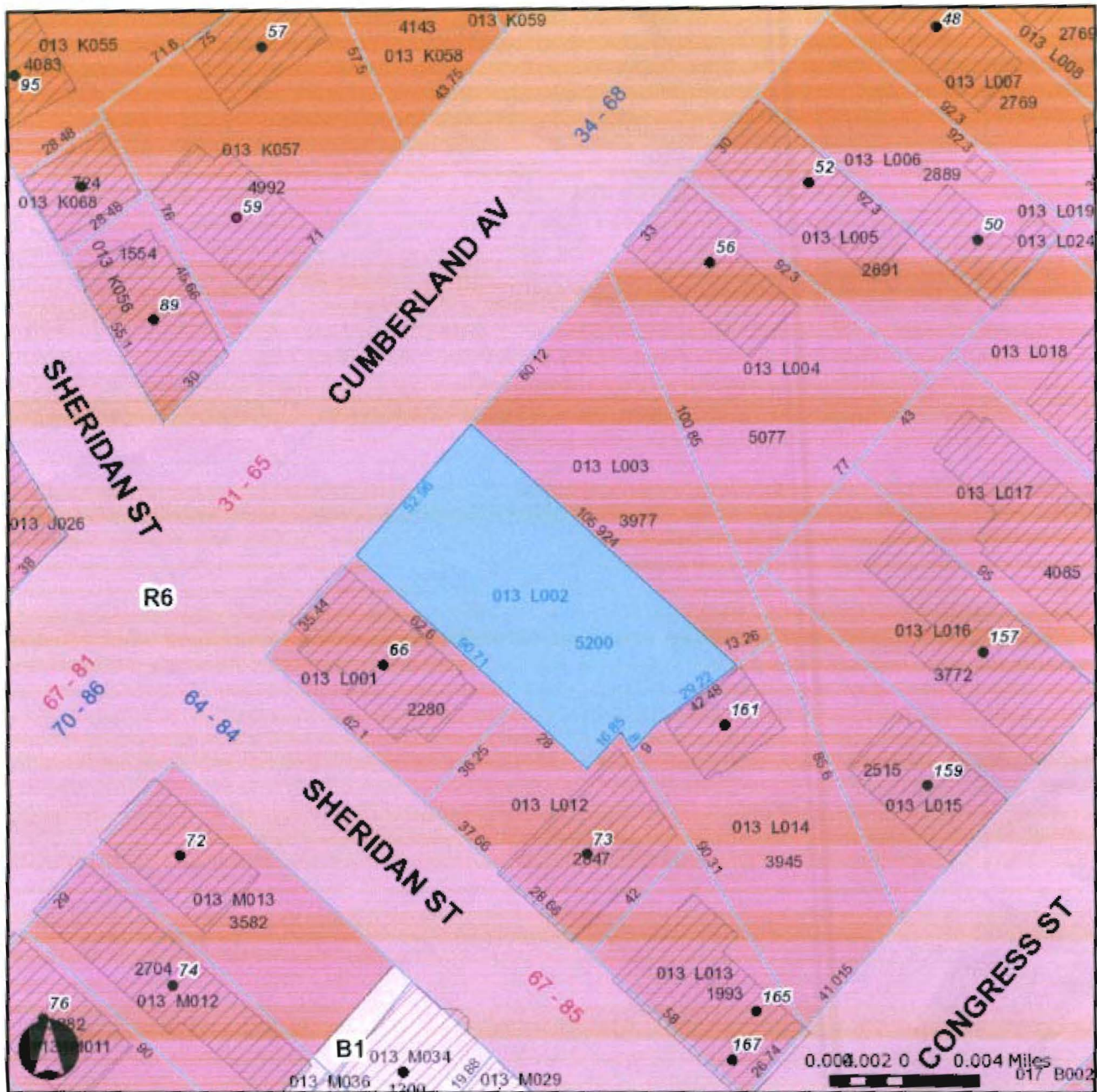
CUMBERLAND AVENUE

SHERIDAN ST.



1" = 20'
5.28.2016

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Parcels	Stream_protection	R2 Residential	C25
Interstate	Island Zoning	R3 Residential	C26
Streets	C43	R4 Residential	C27
Buildings	I-B	R5 Residential	C28
Building	I-TS	R6 Residential	C29
Out Building	I-R1	ROS Recreation Open	C30
	I-R2	Space	C31

Assessor's Office 189 Commercial Street Portland, Maine 04101 Room 215 Tel: 874-8446

City Home Departments City Council E-Services Calendar Tools

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

R-6

CBL 013 L002001
Land Use Type VACANT LAND
Property Location 62 CUMBERLAND AVE
Owner Information HAYES RICHARD J & PAULA A HAYES JTS
 41 BOSTON RD # 185
 NORTH BILLERICA MA 01862
Book and Page 25142/332
Legal Description 13-L-2
 CUMBERLAND AVE 62-64
 5200 SF
Acres 0.119

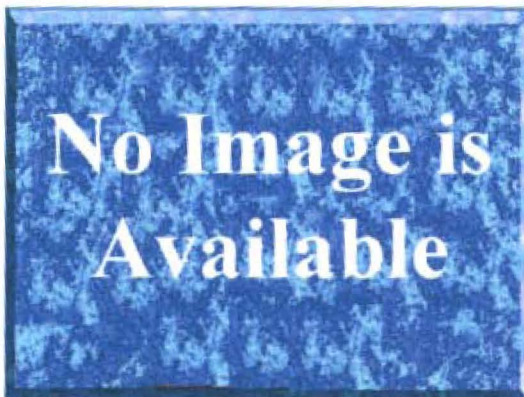
Current Assessed Valuation:

TAX ACCT NO.	1610	OWNER OF RECORD AS OF APRIL 2009
		HAYES RICHARD J & PAULA A HAYES JTS
LAND VALUE	\$63,800.00	5 GRANDVIEW AVE
BUILDING VALUE	\$0.00	BURLINGTON MA 01803
NET TAXABLE - REAL ESTATE	\$63,800.00	
TAX AMOUNT	\$1,131.82	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer



Sales Information:

Sale Date	Type	Price	Book/Page
5/30/2007	LAND	\$140,000.00	25142/322

[New Search!](#)



EASTERN FIRE PROTECTION

FIRE SPRINKLER CONTRACTORS AND DESIGNERS

July 29, 2010

Re: 62 Cumberland Avenue-Portland, ME

Mike White
Island Carpentry, Inc.
258 Robinhood Road
Georgetown, ME 04548
E-mail: islandcarpentry@yahoo.com

Mike,

We are pleased to provide pricing for your building located at 62 Cumberland Avenue in Portland, ME. This proposal is based construction documents dated June 25, 2010.

We propose to start our work at a 2" ford fitting in the Utility Room in the garage area. From there, we will install an NFPA 13R Wet Sprinkler System complete with control valves, backflow preventer, system riser and all sprinkler piping and components throughout the building. Sprinkler main piping will be black schedule 10 joined by grooved fittings and welded outlets. Line piping will be black schedule 40 steel pipe joined by ductile iron fittings. Piping run in the garage area will be filled with an anti-freeze solution of 50% water and 50% propylene glycol which equals a freeze point temperature of -25F to protect the pipe and components from freezing. Sprinkler heads will be white quick response pendant type in the garage area and white residential recessed pendant type in the apartment units. A heated/insulated chase will need to be provided for the riser from the garage to the apartment unit above. The utility room will also need to be heated (minimum 40F) to protect the sprinkler piping and components from freezing.

RECEIVED

SEP 29 2010

Dept. of Building Inspections
City of Portland Maine

207-784-1507 Fax: 207.782.0566
P.O. Box 1390 Auburn, Maine 04211-1390

We do not include the following:

- 1) Underground sprinkler service
- 2) Electrical wiring of flow switches, tamper switches or other electrical devices

Quotation: \$14,268.00 (This proposal is valid for 30 days due to escalating material costs.)

Alternate Deduct: \$1,614.00 (If a 4" DfCL supply is installed in place of the 2" CTS plastic)

A complete set of design drawings and hydraulic calculations will be sent to State and Portland Code Enforcement offices for approval. We also include the cost of the City of Portland and State of Maine Fire Marshal's permit.

Sincerely,



Frank P. Welch, Jr.
Sales Estimator

Richard Co 842-2888 #106

BUILDING EVALUATION SUMMARY (Table 3410.7)

Existing occupancy _____ Proposed occupancy _____ Height in feet _____
 Year building was constructed _____
 Type of construction _____
 Percentage of frontage _____ %
 Completely suppressed: Yes _____ No _____
 Compartmentation: Yes _____ No _____
 Fire resistance rating of vertical opening enclosures _____
 Type of HVAC system _____
 Automatic fire detection: Yes _____ No _____
 Fire alarm system: Yes _____ No _____
 Smoke control: Yes _____ No _____
 Adequate exit routes: Yes _____ No _____
 Maximum exit access travel distance _____
 Means of egress emergency lighting: Yes _____ No _____

Fire safety (FS) _____
 Means of egress (ME) _____
 General safety (GS) _____

3410.6.1 Building height	.....
3410.6.2 Building area	.....
3410.6.3 Compartmentation	.....
3410.6.4 Tenant and dwelling unit separations	.....
3410.6.5 Corridor walls	.....
3410.6.6 Vertical openings	.....
3410.6.7 HVAC systems	.....
3410.6.8 Automatic fire detection	.....
3410.6.9 Fire alarm system	.....
3410.6.10 Smoke control	.....
3410.6.11 Means of egress	.....
3410.6.12 Dead ends	.....
3410.6.13 Max. exit access travel distance	.....
3410.6.14 Elevator control	.....
3410.6.15 Means of egress emergency lighting	.....
3410.6.16 Mixed occupancies	.....
3410.6.17 Automatic sprinklers	.....
3410.6.18 Incidental use area protection	.....
Building score — total value	+ 2 =

..... No applicable value to be inserted.

BUILDING SAFETY EVALUATION SCORE (Table 3410.9)

Formula	Table 3410.7	Table 3410.8	Score	Pass	Fall
FS-MFS ≥ 0	_____	(FS)	_____	_____	_____
ME-MME ≥ 0	_____	(ME)	_____	_____	_____
GS-MGS ≥ 0	_____	(GS)	_____	_____	_____

FS = Fire Safety
 ME = Means of Egress
 GS = General Safety

MFS = Mandatory Fire Safety
 MME = Mandatory Means of Egress
 MGS = Mandatory General Safety

APPENDICES A - J

Appendices adopted (101.2.1) _____ Compliance verified

CORRECTION LIST

No.	DESCRIPTION	Code Section
1-	Gretech Report	11/1/10 ✓
2-	Statement of SF	11/5/10 ✓
3-	Stamped Plans	1/9/29 ✓
4-	# Rail w/ 3rd Unit continuous?	Per Richard OK 1/29 ✓
5-	Guard 36" @ decks	42" OK 1/29 ✓
6-	Common Stair detail / Res Stair detail	OK 1/29 ✓
7-	Rear Ext deck details / stairs	1/15/10 ✓
8-	Plan S-4.2 refers Sec C-10/S-5.0 Sloped pattern	NOT IN STAMP ✓
9-	Upper Roof Rafter detail (2x8) changed to 2x12	✓
10-	Subm panel connections - Hot water pipes	Compton ✓

Com check costs =

Compton not for lightning



INTERNATIONAL CODE COUNCIL, INC.
 PHONE 1-800-786-1452 • WWW.ICCSAFE.ORG

INTERIOR ENVIRONMENT (Chapter 12)

Ventilation openings (1203)	<u>SD STZ</u>	Sound transmission (1207)
Temperature control (1204)		Interior space dimensions (1209)
Lighting (1205)	<u>N/A</u>	Access to unoccupied spaces (1209)
Yards or courts (1206)		Surrounding materials (1210, 2509)

BUILDING ENVELOPE (Chapters 13, 14, 15)

*See Energy Conservation Code Plan Review Record

EXTERIOR WALLS (Chapter 14)

Performance requirements (1403)	<u>R-44</u>	Exterior wall coverings/MCM's (1405, 1407)
Materials (1404)	<u>N/A</u>	Combustible material restrictions (1406)

ROOF ASSEMBLIES AND ROOFTOP STRUCTURES (Chapter 15)

Weather protection (1503)		Materials (1506)
Flashing (1503.2, 1507.2.9, 1507.3.9, 1507.5.6, 1507.7.6, 1507.8.7, 1507.9.8)	<u>R-60+</u>	Roof coverings (1507)
Performance requirements (1504)	<u>deck solar panels</u>	Roof insulation (1508)
Fire classification (1505)		Rooftop structures (1509)
		Reroofing (1510)

STRUCTURAL SYSTEMS (Chapters 18, 17, 18)

STRUCTURAL DESIGN (Chapter 18)

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (106.1, 106.1.1)

Live load reduction (1803.1.1, 1807.9, 1807.10)
Roof live loads (1803.1.2, 1807.11)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1803)

Roof snow loads (1803.1.3, 1808)

Uniformly distributed floor live loads (1803.1.1, 1807)

Floor Area Use Loads Shown

Ground snow load, P_g (1808.2)
If $P_g > 10$ psf, flat-roof snow load, P_f (1808.3)
If $P_g > 10$ psf, snow exposure factor, C_e (Table 1808.3.1)
If $P_g > 10$ psf, snow load importance factor, I_s (Table 1804.5)
Roof thermal factor, C_t (Table 1808.3.2)
Sloped roof snowload, P_s (1808.4)

See Design out APP

NOTES: N.A. — Not required
N.A. — Not applicable

ADMINISTRATION (Chapter 1)

Complete construction documents (106.1, 106.2) _____
Signed/sealed construction documents (106.1, State laws vary) _____

BUILDING PLANNING (Chapters 3, 4, 5, 6)

OCCUPANCY CLASSIFICATION (302.0-312.0)

R Single Occupancy (302.1) _____ Incidental use areas (302.1.1) _____
Mixed Occupancy (302.3) _____ Accessory use areas (302.2) _____

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single occupancy or nonseparated mixed occupancies. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed occupancies.

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area, A_t (Table 503) 100%
% Increase for frontage, I_f (506.2) +10.128%
% Increase for automatic sprinklers, I_s (506.3) ± 0%
Total percentage factor 1.10128
Conversion factor 1.10128
Total percentage factor + 100%

Frontage (506.2)	<u>29'</u>	<u>0</u>	<u>0</u>	<u>0</u>
	North	East	South	West
Total Frontage (F)	<u>29'</u> ft.			
Perimeter (P)	<u>195</u> ft.			
Width of open space (W)	<u>40'</u>			
% Frontage increase (If)	<u>10.128</u>			
(506.2)	$100 \left[\frac{29}{195} - 0.25 \right]$			
	$I_f = 100 \left[\frac{F}{P} - 0.25 \right] \frac{W}{30}$			

CASE 1 — SINGLE OCCUPANCY OR NONSEPARATED USES (302.3.1)

Using Table 503, identify the allowable height and area of the single occupancy or the most restrictive of the nonseparated mixed occupancies. Construction types that provide an allowable tabular area equal to or greater than the adjusted building area and allowable heights (as modified by Section 504) equal to or greater than the actual building height are permitted.

DETERMINE CONSTRUCTION TYPE

Actual building area 1,820 ft²
Adjusted building area 1,652.62 ft²
actual building area + conversion factor
Actual building height 32' feet (3) stories
Allowable building height 40' feet 2 stories
Permitted types of construction 1-5
Type of construction assumed for review (302.1.1) 5B

CHECK ALLOWABLE AREA (506.4)

Allowable area per floor (A_a) 1.10128 × 7000 = 7,708.96 ft²
conversion factor tabular area (Table 503)
Total floor area (all stories) 6,565 ft²
Allowable floor area (all stories) 7,708 × 3 = 23,124 ft²
Allowable area per floor (A) number of stories (maximum 5)
Compliance verified (Single Occ. or Nonsep.) 5

Sec. 504.2 increases height to 60' - stories to (3)

From: Richard Lo <richard@kaplanthompson.com>
Subject: **62 Cumberland Avenue - Permit items**
Date: October 27, 2010 5:47:33 PM EDT
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: Keith Gautreau <kng@portlandmaine.gov>, Paul Ledman <cape1863@yahoo.com>, Mike White <islandcarpentry@yahoo.com>, Phil Kaplan <phil@kaplanthompson.com>

Hi Jeannie,

Thank you for your comments earlier today. As part of the permit application for the proposed 3-unit residential building at 62 Cumberland Avenue, for Eco Capital Ltd please note our confirmation of the following items:

1. The stair within Unit 3 will comply with IBC 2003, section 1009.11.4, with a continuous handrail on at least one side for the full run of the stair.
2. The profile of the Common stairs & the Unit 3 stair will comply with IBC 2003, section 1009.3.2, including solid vertical risers, or sloped rises **not** more than 30 degrees from vertical. Nosings will have a radius of 1/2" max. & shall not project more than 1 1/4" beyond the tread below.
3. The guard height at all exterior decks, & at exterior doors E5 & E8 will comply with IBC 2003, section 1012.2. with a minimum height of 42" above the adjacent deck or floor.
4. Smoke detectors will be provided per NFPA 101 Life Safety 2009, & shall be located in each sleeping room, as well as outside all sleeping areas.

Please also note that we expect to follow with the following items tomorrow:

5. A set of stamped & signed architectural drawings.
6. Confirmation of energy code compliance, using the COMcheck program.

Regards,
Richard

RICHARD LO ARCHITECTURAL DESIGNER
KAPLAN THOMPSON ARCHITECTS
424 FORE STREET
PORTLAND, ME 04101

207-842-2888 x 106

RICHARD@KAPLANTHOMPSON.COM
WWW.KAPLANTHOMPSON.COM

RECEIVED

OCT 28 2010

Dept. of Building Inspections
City of Portland Maine

Statement of Structural Special Inspections

Project: *New 3-Unit Building*
Location: *62 Cumberland Street; Portland Maine*
Owner: *Eco Capital LLC*
Structural Design Professional in
Responsible Charge: *David A. Price, PE*

This Statement of Structural Special Inspections is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Structural Special Inspection services applicable to this project as well as the name of the Structural Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This Statement of Structural Special Inspections encompasses the following disciplines:

Structural Mechanical/Electrical/Plumbing
 Architectural Other: _____

The Structural Special Inspection Coordinator shall keep records of inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Structural Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Structural Design Professional in Responsible Charge.

A Final Report of Structural Special Inspections documenting completion of required inspections, testing and correction of discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: *As requested by building official* or per attached schedule

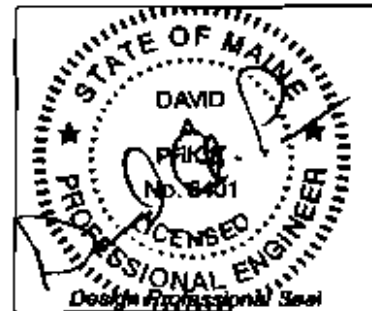
Prepared by:

David A. Price, PE

(type or print name)

D.A.P.
Signature

November 2, 2010
Date



Owner's Authorization:

[Signature]
Signature

11-4-10
Date

Building Official's Acceptance:

[Signature]
Signature

11/5/10
Date

RECEIVED
NOV - 5 2010
Dept. of Building Inspections
City of Portland Maine

*w/contractors statement
of responsibility to be
submitted for QA seismic
of wind jumb*

Schedule of Structural Inspection and Testing Agencies

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Soils and Foundations
<input checked="" type="checkbox"/> Cast-in-Place Concrete
<input type="checkbox"/> Precast Concrete
<input type="checkbox"/> Masonry
<input checked="" type="checkbox"/> Structural Steel
<input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Spray Fire Resistant Material
<input checked="" type="checkbox"/> Wood Construction
<input type="checkbox"/> Exterior Insulation and Finish System
<input type="checkbox"/> Mechanical & Electrical Systems
<input type="checkbox"/> Architectural Systems
<input type="checkbox"/> Special Cases |
|--|---|

Special Inspection Agency #	Firm	Address, Telephone, e-mail
1. Structural Special Inspector	<i>Price Structural Engineers, Inc. David Price, PE</i>	<i>75 Farms Edge Road North Yarmouth, ME 04097 Tel: (207) 846-0099 Cell: (207) 232-3854 Email: priog@pricestructural@maine.rr.com</i>
2. Soils Inspection / Testing	<i>Stephen A. Down, PE</i>	<i>P.O. Box 132, 46 Giles Road Readfield, ME 04355 Tel: (207) 685-3637 Email: stevedown123@gmail.com</i>
3. Concrete Inspection / Testing	<i>Summit Environmental Bill Walsh, PE</i>	<i>1 Industrial Way Portland, ME 04103 Tel: (207) 221-6160 Cell: (207) 576-5021 Email: mw@summitenv.com</i>
4. Steel Inspection / Testing	<i>Quality Assurance Labs Inc. Art Gallant, CWI</i>	<i>80 Pleasant Ave. South Portland, ME 04106 Tel: (207) 799-8911 Cell: (207) 329-2603 Email: agallant2@maine.rr.com</i>

Notes:

1. The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.
2. Written site visit reports (electronic pdf is acceptable) shall be sent to the contractor, special inspector and owner as soon as possible after site visit. Reports shall identify items observed, noted deficiencies and when observed deficiencies have been corrected.
3. Deficiencies identified during the site visit shall be brought to the attention of the contractor's superintendent, or his designated representative, at the conclusion of the site visit. Deficiencies identified after the site visit shall be brought to the attention of the contractor's superintendent, or his designated representative, as soon as possible after they are discovered.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category	C
Quality Assurance Plan Required (Y/N)	Yes

Description of seismic force resisting system and designated seismic systems:

Structure is braced using light frame shear walls at wood framed areas and masonry / concrete shear walls at the parking garage area. Shear walls occur in each orthogonal direction and are located as indicated on Structural Framing Drawings S4.0 to S4.3. Loads are distributed to shear walls by the floor sheathing diaphragms at wood framed areas and by the composite slab at the garage area.

Inspections and tests for the seismic resisting components are as indicated within the attached schedule and summarized as follows:

- 1. Test compaction of foundation backfill adjacent to shearwalls.*
- 2. Visually inspect reinforcement and test concrete at concrete shear walls.*
- 3. Visually inspect structural steel member sizes and bolting at garage floor system.*
- 4. Visually inspect floor sheathing, fastener spacing and sheathing edge support at wood framed floor sheathing diaphragms.*
- 5. Visually inspect shear wall fastener spacing and sheathing edge support at wood framed shear walls.*
- 6. Visually inspect hold-down anchors at wood framed shear walls.*

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust)	100 mph
Wind Exposure Category	B
Quality Assurance Plan Required (Y/N)	Yes

Description of wind force resisting system and designated wind resisting components:

Structure is braced using light frame shear walls at wood framed areas and masonry / concrete shear walls at the parking garage area. Shear walls occur in each orthogonal direction and are located as indicated on Structural Framing Drawings S4.0 to S4.3. Loads are distributed to shear walls by the floor sheathing diaphragms at wood framed areas and by the composite slab at the garage area.

Inspections and tests for the wind resisting components are as indicated within the attached schedule and summarized as follows:

- 1. Test compaction of foundation backfill adjacent to shearwalls.*
- 2. Visually inspect reinforcement and test concrete at concrete shear walls.*
- 3. Visually inspect shear studs, structural steel member sizes and bolting at garage floor system.*
- 4. Visually inspect floor sheathing fastener spacing and sheathing edge support at wood framed floor sheathing diaphragms.*
- 5. Visually inspect shear wall fastener spacing, and sheathing edge support at wood framed shear walls.*
- 6. Visually inspect hold-down anchors at wood framed shear walls.*

Qualifications of Inspectors and Testing Technicians

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

Key for Minimum Qualifications of Inspection Agents:

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

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

American Concrete Institute (ACI) Certification

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

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS – ACWI	Associate Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

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

International Code Council (ICC) Certification

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

National Institute for Certification in Engineering Technologies (NICET)

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

Soils and Foundations

Note: Where "periodic inspections" are performed and deficient items are located, additional inspections shall be performed so that extent of deficient areas can be determined and corrected.

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	Agency #2 (PE/GE or Qualified Technician supervised by PE/GE)	<p><i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i></p>
2. Structural Fill	Agency #2 (PE/GE or Qualified Technician supervised by PE/GE)	<p><i>Verify material properties of crushed stone and structural fill adjacent to foundations and below footings</i></p> <p><i>Inspect placement, lift thickness and compaction of structural fill below footings and adjacent to foundations.</i></p> <p><i>Test density as lifts of fill below footings by nuclear methods (ASTM D2922) and elsewhere deemed necessary by Agent #2.</i></p> <p><i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557 at fill below footings and elsewhere deemed necessary by Agent #2.</i></p>

Cast-in-Place Concrete

Note: Where "periodic inspections" are performed and deficient items are located, additional inspections shall be performed so that extent of deficient areas can be determined and corrected.

Item	Agency # (Qualif.)	Scope
[REDACTED]	Agency #1 (PE/SE)	Review cement certificate of compliance as part of mix design submittal review. Review steel reinforcement submittal
2. Concrete Mix - During Construction	Agency #3 (ACI-CCI)	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed amount allowed by the mix design.
3. Reinforcement Installation	Agency #1 and Agency #3 (ACI-CCI)	Inspect size, spacing, cover, positioning and grade of reinforcing steel, including dowels connecting walls. Reinforcement shall conform to stamped structural drawings in addition to what is indicated on reinforcement shop drawings. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters
4. Formwork	Agency #3 (ACI-CCI)	Inspect formwork dimensions for compliance with foundation drawings. Verify that formwork does not contain debris or ice. Verify foundation wall control joint bondouts conform to G2/S3.0
5. Anchor Rods & Anchor Bolts	Agency #3 (ACI-CCI)	Inspect size, positioning and embedment of anchor rods/bolts Inspect concrete placement and consolidation around anchors.
6. Concrete Placement	Agency #1 Or Agency #3 (ACI-CCI)	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
7. Sampling and Testing of Concrete	Agency #3 (ACI-CFTT)	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064). One set of tests required for each day of concrete placement when concrete placement exceeds 5 yards.
8. Curing and Protection	Agency #3 (ACI-CCI)	Inspect curing, cold weather protection and hot weather protection procedures.

Structural Steel

Note: Where "periodic inspections" are performed and deficient items are located, additional inspections shall be performed so that extent of deficient areas can be determined and corrected.

Item	Agency # (Qualif.)	Scope
1. [REDACTED]	Agency #1 Or Agency #4 (AWS-CWI)	Review shop fabrication and quality control procedures unless fabricator is an AISC certified plant. Review fabricator's written procedures and quality control manuals or provide documentation that fabricator is an AISC certified plant.
2. [REDACTED]	Agency #1 (PE/SE)	Review sizes and grades of steel members and fasteners. Review certificates of compliance as part of structural steel submittal.
3. Leveling Plates below columns	Agency #1 Or Agency #4 (AWS-CWI)	Verify that Leveling plates have been grouted as specified prior to placing beams or columns.
4. Anchor Rods and Bolts	Agency #1 Or Agency #4 (AWS-CWI)	Verify that washers are in place as specified and that nuts are tight at all anchor bolts.
5. Structural Steel components	Agency #1 Or Agency #4 (AWS-CWI)	Verify sizes of beams and columns and that they have been placed at correct locations based on identification markings and beam depth (or column depth) dimensions.
6. Bolting	Agency #1 Or Agency #4 (AWS-CWI)	Inspect high strength bolt material markings for correct bolt type, diameter, storage in fabricated containers and installation/ tightening of high-strength bolt. Verify that splices have separated from tension control bolts. Periodically verify proper tightening sequence.
8. Welding (if required)	Agency #1 Or Agency #4 (AWS-CWI)	Visually inspect 100% of field welds at structural steel members Periodically inspect storage of welding rods, pre-heat, post-heat and surface preparation between passes. Field fillet welds larger than 5/16" shall be continuously inspected during weld placement.

Rough Carpentry

Note: Where "periodic inspections" are performed and deficient items are located, additional inspections shall be performed so that extent of deficient areas can be determined and corrected.

Item	Agency # (Qualif.)	Scope
1. Column Sizes and Built-up column requirements	Agency #1 (PE/SE)	<i>Periodic Structural Observations</i>
2. Column Bearing – solid blocking at floor cavities and anchorage at column bases	Agency #1 (PE/SE)	<i>Periodic Structural Observations</i>
3. Stud size, spacing, alignment with truss centerlines, grade	Agency #1 (PE/SE)	<i>Periodic Structural Observations</i>
4. Beam sizes and bearing	Agency #1 (PE/SE)	<i>Periodic Structural Observations</i>
5. Simpson Hangers- gap distance at hangers, nails (diameter, quantity), ZMAX finish at PT members.	Agency #1 (PE/SE)	<i>Periodic Structural Observations</i>
6. Porch /Deck Framing Details	Agency #1 (PE/SE)	<i>Periodic Structural Observation</i>
7. Shear wall Details <ul style="list-style-type: none"> • Hold-Down Anchors • Sheathing thickness • Fastener Size / Spacing • Framing @ Sheathing Edges • Stud Spacing • Sheathing material 	Agency #1 (PE/SE)	<i>Periodic Structural Observations</i>
8. Floor Diaphragm Details <ul style="list-style-type: none"> • Sheathing thickness • Fastener Size / Spacing • Framing @ Sheathing Edges • Diaphragm Chords 	Agency #1 (PE/SE)	<i>Periodic Structural Observations</i>

Rough Carpentry (cont.)

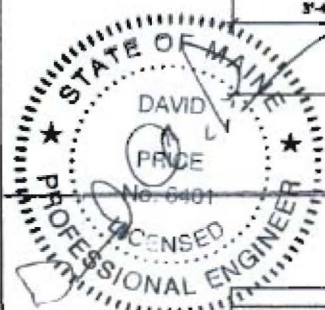
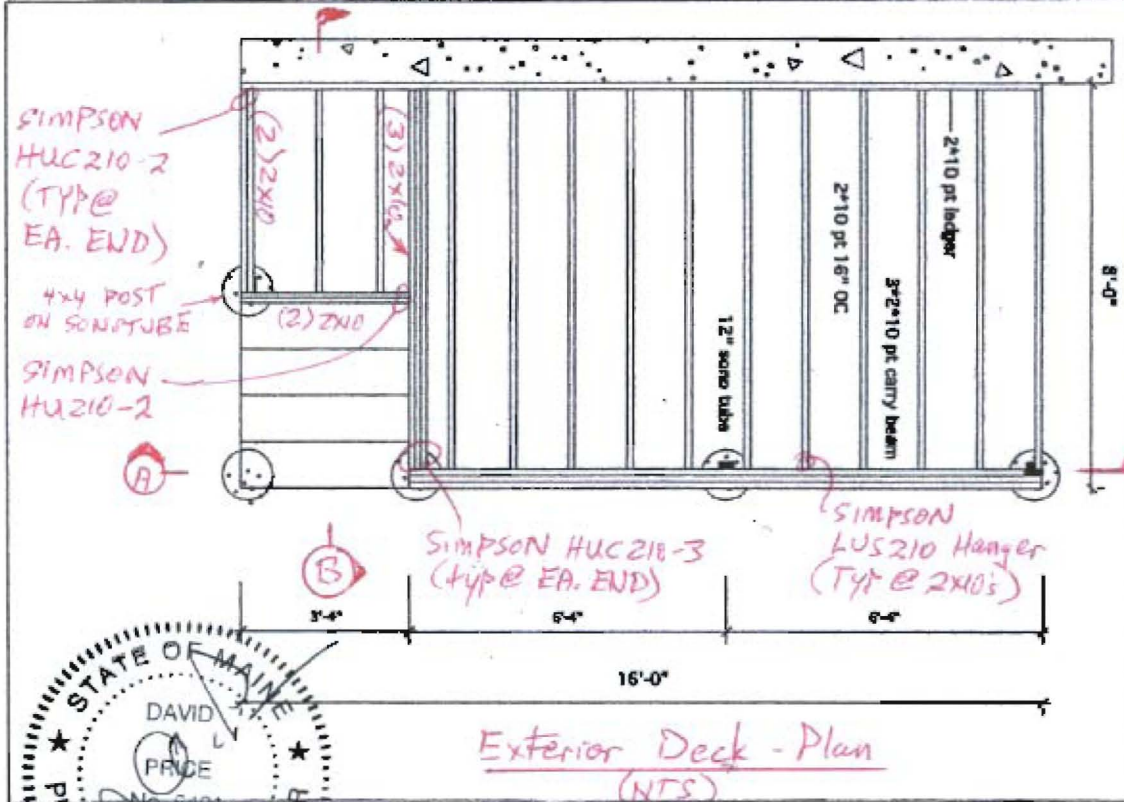
Page 8 of 9

Note: Where "periodic inspections" are performed and deficient items are located, additional inspections shall be performed so that extent of deficient areas can be determined and corrected.

10. Stair Framing Details <ul style="list-style-type: none">• Stringer / Landing Framing• Connections	Agency #1 (PE/SE)	<i>Periodic Structural Observations</i>
11. Lintels <ul style="list-style-type: none">• Lintel Sizes• Framing @ Jamb	Agency #1 (PE/SE)	<i>Periodic Structural Observations</i>
12. Misc. Framing Details	Agency #1 (PE/SE)	<i>Periodic Structural Observations</i>

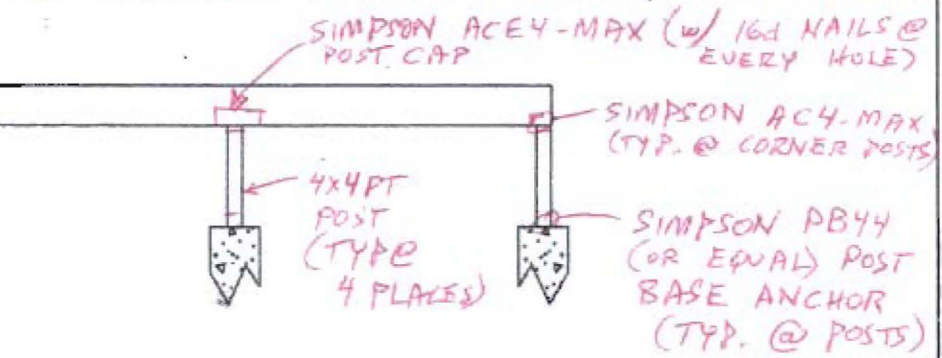
NOTES:

1. See Architectural and Structural drawings issued for permit for additional requirements.
2. All Simpson connectors shall either be Hot-Dip Galvanized or have "Z-max" finish.
3. GC shall verify guard rail requirements with architect.

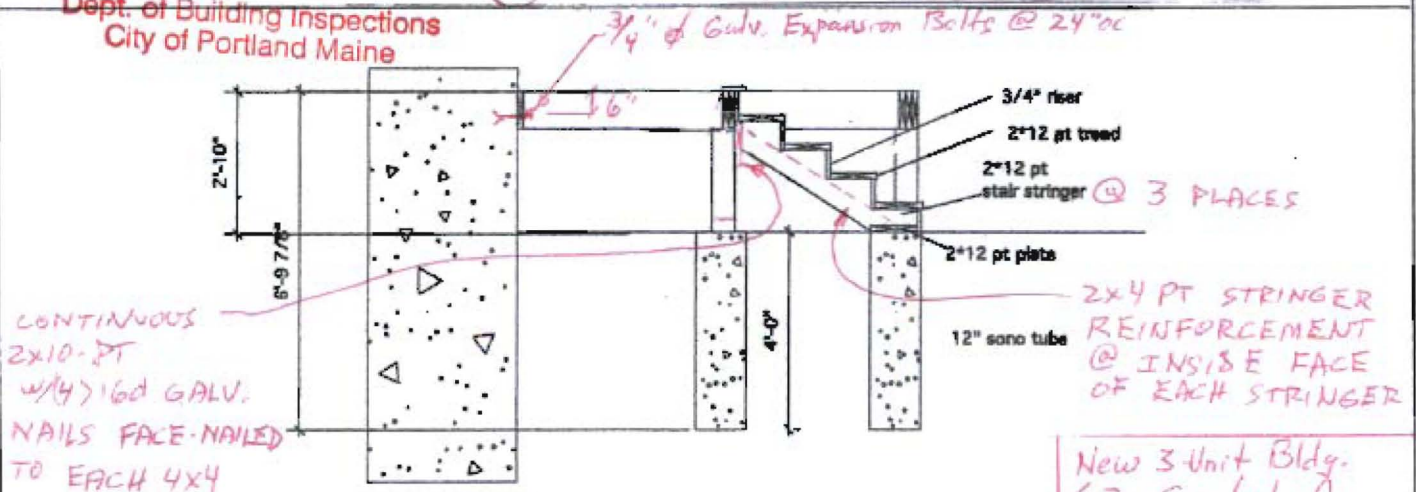


RECEIVED
NOV 15 2010

Dept. of Building Inspections
City of Portland Maine



(A) SECTION (NTS)

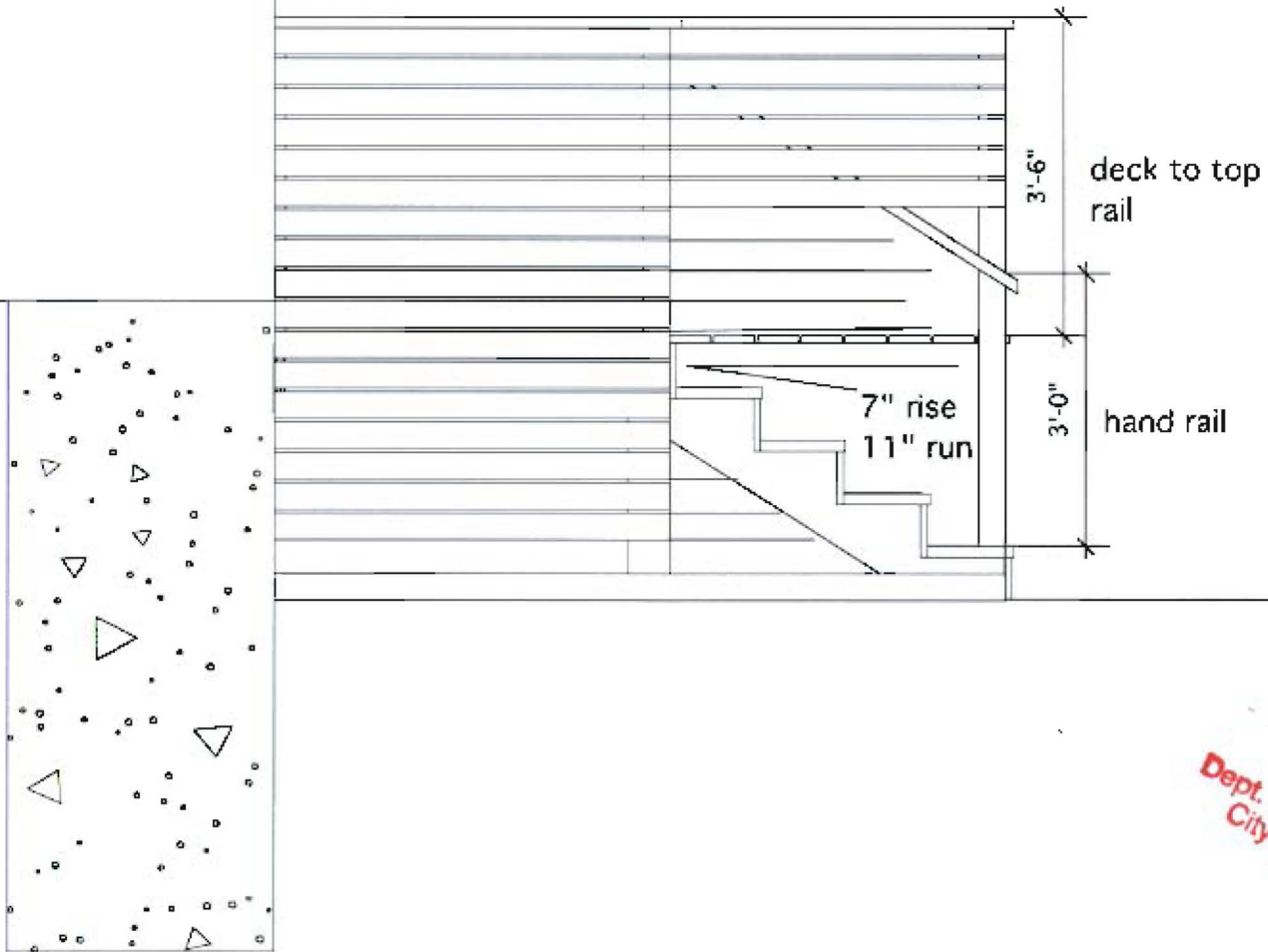


(B) SECTION (NTS)

New 3-Unit Bldg.
62 Cumberland
Portland Maine
Nov. 2010

Rear deck and stairs
62 Cumberland Ave.

stairs enclosed hand rail @ 34"-36" each side



RECEIVED
NOV 18 2010
Dept. of Building Inspections
City of Portland Maine

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category

Quality Assurance Plan Required (Y/N)

Description of seismic force resisting system and designated seismic systems:

I, Michael White of Island Carpentry will be responsible for the proper construction of all systems and components including the wood framed roof, floor diaphragms, shearwalls, foundations and their connections. The process will include hands on installation and visual inspections.

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust)

Wind Exposure Category

Quality Assurance Plan Required (Y/N)

Description of wind force resisting system and designated wind resisting components:

I, Michael White of Island Carpentry will be responsible for the proper construction of all systems and components including the wood framed roof, floor diaphragms, shearwalls, foundations and their connections. The process will include hands on installation and visual inspections.

RECEIVED

NOV 15 2010

Dept. of Building Inspections
City of Portland Maine

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

I, Michael White of Island Carpentry will be responsible for the proper construction of all systems and components including the wood framed roof, floor diaphragms, shearwalls, foundations and their connections. The process will include hands on installation and visual inspections.

Applicant: ECO CAPITAL LLC aka PAUL Ledman
Address: 62 Cumberland AVE

Date: 4/28/10 11/5/10 updated
C-B-L: 13-L-2

CHECK-LIST AGAINST ZONING ORDINANCE

perm # 10-1199

Date -

Zone Location - R-6 ^{using} small lot dev. standards

Interior or corner lot -

Proposed Use/Work - VACANT lot - New 3 unit bldg - owner occupied with 2 rental units

Sewage Disposal - City

Lot Street Frontage - ~~to~~

Front Yard - None Than 10' - 6.5' scaled

see separate sheets for setbacks to bldgs

Side Yard - None except 4' min - 6' scaled ^{one} side / 15.75' on opposite side ^{→ 15' min req}

Rear Yard - None except 4' min - well over 4' to property line

Projections -

Width of Lot - None req

Height - 45' max height - average grade = 126' 4 1/2" / actual Bldg height = 33.958'

Lot Area - 5,055 sq ft with out sale - Nominal lot size req - 10,000 sq ft max

Lot Coverage/ Impervious Surface - N/A

Area per Family - 725 sq ft per D.U. or 2175 sq ft min - has 5055 sq ft

Off-street Parking - 3 spec req - 3 shown

Loading Bays - N/A

Site Plan - #10-79900017

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 14 - Zone C

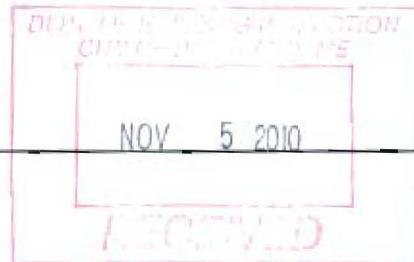
Setback between bldgs - See sheet dated 11/5/10 of open space req - Each unit has a deck

11/5/10



AVERAGE GRADE & BUILDING HEIGHT CALCULATION

PROJECT: 62 Cumberland Avenue
DATE: November 05, 2010



07.21.2010 Elevations shown on Planning application (see A1.1).

Corner A: 131'-3"
Corner B: 125'-9"
Corner C: 123'-0"
Corner D: 124'-6"
Total: 504'-6"

Average Grade = 126'-1 1/2" (shown on A2.1)

09.24.2010 Elevations shown on Permit application (see A1.0).

Corner A: 131'-4"
Corner B: 128'-0"
Corner C: 123'-0"
Corner D: 123'-2"
Total: 505'-6"

Average Grade = 126'-4 1/2" (shown on A2.1) . 3" higher

07.21.2010 Height shown on Planning application (see A2.1).
Height above average grade = 33'-10 1/2" I had 32'

09.24.2010 Height shown on Permit application (see A2.1).
(using 2x8 upper roof joists)
Height above average grade = 33'-7 1/2" ↓

11.03.2010 Revised height for Permit application (see SK.02)
(using 2x12 upper roof joists)
Height above average grade = 33'-11 1/2" 33,958'

(2" CTS TUBING FROM CURBSTOP TO HOUSE) (SEE DETAIL)

(SEE DETAIL) MAINTAIN 10" MIN SEPARATION FROM WATER SER & 1/4" / FT. MIN. SLOPE

REMOVE BRICK AT OLD DRIVEWAY (REPLACE WITH 4" LOAM & SEED)

SAW CUT (SEE DETAIL)

CAPE COD BERM (SEE DETAIL)

SLOPED GRANITE CURB (6')

VERTICAL GRANITE CURB TO CLOSE OFF EXISTING DRIVE (SEE DETAIL)

SAW CUT (SEE DETAIL)

STREET TREE (SEE DETAIL)

COORDINATE UNDERGROUND CONNECTION WARNER CASE PORTLAND

SLOPED GRANITE CURB (6')

BRICK DRIVEWAY

RISER

GRANITE CURB (SEE DETAIL)

VERSA-LOK RETAINING WALL/PLANTER (OR APPROVED EQUAL)

30.9 + 33.958 = 64.858

64.858 ÷ 5 = 12.97'

ABUTTERS BUILDING 2 STORY (BUILDING HEIGHT = 30.9')

VERSA-LOK RETAINING WALL (OR APPROVED EQUAL)

74.5' to Abutts

UNDERGROUND DETENTION SYSTEM

COORDINATE UTILITY LOCATIONS WITH ARCHITECTURAL PLANS

BIKE RACKS WILL BE LOCATED WITHIN EACH GARAGE SPACE

PROPOSED 3 UNIT TOWNHOUSE

33.958' high per documents

18.75'
12.47' min
15.0'
WIDE PAVED DRIVEWAY

15.75'

min required

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV 5 2010

revised

BUILDING HEIGHT = 32.4'

BUILDING HEIGHT = 27.8'

VERSA-LOK RETAINING WALL (OR APPROVED EQUAL)

PROPOSED OUTSALE PARCEL (SEE BOUNDARY PLAN)

ABUTTERS BUILDING 3 STORY (AVG. BUILDING HEIGHT = 32.6')

32.6
33.958

66.558 ÷ 5 = 13.32' min

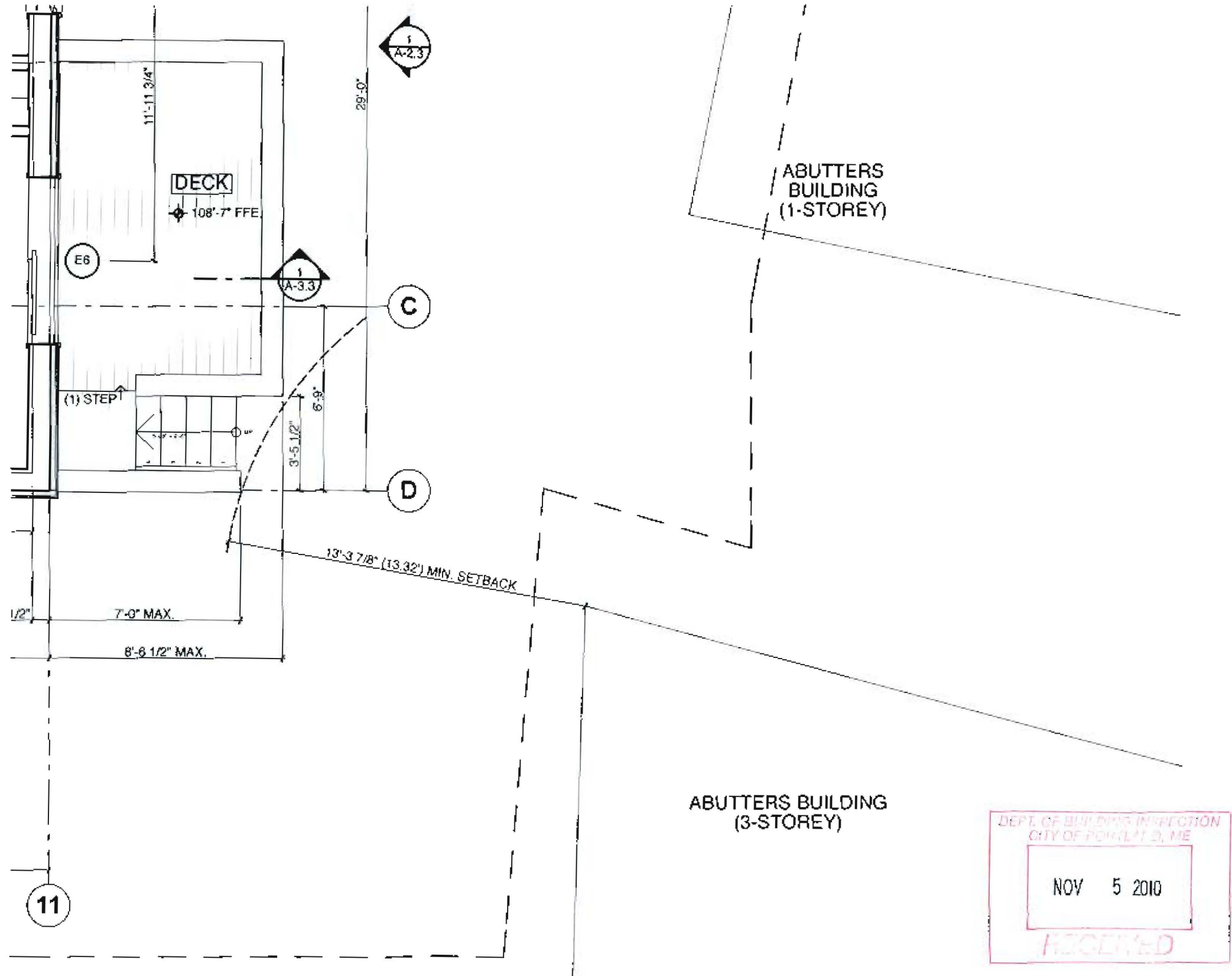
see close up sheet of this submittal

ABUTTERS BUILDING 1 STORY

less than 32'

1" = 10'

may need to be certified by Surveyor



CAPLAN THOMPSON
 ARCHITECTS
 24 FORE ST., PORTLAND, ME 04101
 207-842-2888 FAX:842-2828

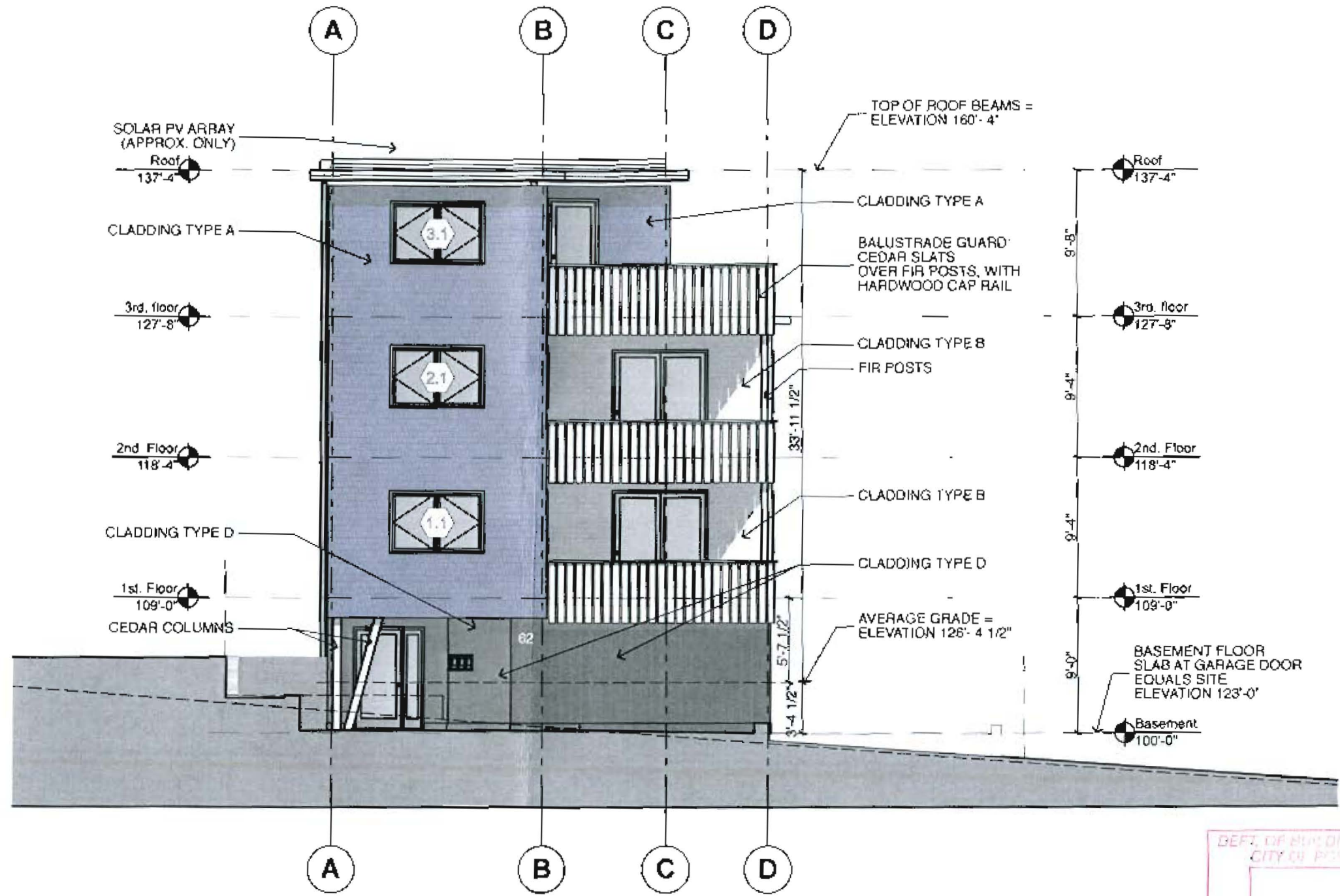
PROJECT:
NEW 3-UNIT BUILDING
 ECO CAPITAL LLC
 62 CUMBERLAND AVENUE
 PORTLAND, ME 04101

DRAWING: **BUILDING SETBACK AT REAR**
 SCALE: 1/4" = 1'-0" *Handwritten: Plan Scale per*
 DATE: NOV.03.2010 DRAWN BY: RTL
 REVISED:

ISSUED FOR PERMIT

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 NOV 5 2010
 RECEIVED

SK-01



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV 5 2010
RECEIVED

1 North-West Elevation (Cumberland Street)
SCALE: 1/8" = 1'-0"



APLAN THOMPSON
ARCHITECTS
24 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX:842-2828

PROJECT:
NEW 3-UNIT BUILDING
ECO CAPITAL LLC
62 CUMBERLAND AVENUE
PORTLAND, ME 04101

DRAWING: BUILDING HEIGHT
SCALE: 1/4" = 1'-0" DRAWN BY: RTL
DATE: NOV.03.2010 REVISED:

ISSUED FOR PERMIT

SK-02

Jeanie Bourke - LED - Average grade & building height.

From: Richard Lu <richard@kaplanthompson.com>
To: Paul Ledman <cape1863@yahoo.com>
Date: 11/5/2010 2:31 PM
Subject: LED - Average grade & building height.
CC: Mike White <islandcarpentry@yahoo.com>, Phil Kaplan <phil@kaplanthomps...>
Attachments: LED-200101105-Average grade & building height.pdf

Hi Paul,

I had a brief meeting with both Marge & Jeanie earlier this afternoon, to confirm the average grade & building height for 62 Cumberland Avenue. For the record I prepared a summary of the calculations, see attached pdf (LED-200101105-Average grade & building height.pdf), which I went through with Marge & Jeanie. They are both satisfied with our calculations as summarized, & do not require any further submissions or revisions regarding these two items.

I understand that Jeanie is awaiting only a drawing that describes the rear deck & steps, before the permit application can be completed & permit made available. I understand that Mike has this underway & will submit it to Jeanie as soon as it is available.

In the meantime she confirmed that you may proceed with the initial site work on Monday, to the extent as previously agreed by her with you &/or Mike.

Regards,
Richard

RECEIVED

NOV - 1 2010

Dept. of Building Inspections
City of Portland Maine

STEPHEN A. DOWN
L.S.E. 257, P.E. 8193
SOIL TESTS
PO Box 152, 48 GILES RD.
READFIELD, MAINE 04355
(207) 685-3637
stevedown123@gmail.com

Mr. Paul Ledman
62 Cumberland Ave.
Portland, ME 04563

October 28, 2010

Soil and Subsurface Investigation
Proposed condominium
82 Cumberland Ave.
Portland, Maine

Dear Mr. Ledman,

As requested by Jeff Munn of Coastal Construction Services, Inc. of Durham, Maine, I performed site and subsurface observations at the subject property on October 28, 2010 to determine the suitability of the lot to support a wood frame condominium structure with lower level parking.

The lot is vacant and sparsely vegetated with grass, weeds, shrubs and several trees. Most of the site appeared to be covered with a surficial depth of fill and disturbed soil. The ground surface is generally level to gently sloping down to the southwest. The lot is located between a gravel parking lot upslope that borders this lot with a low granite slab retaining wall extending about 30 inches above ground. A two-story duplex on Sheridan Street borders the downslope side of the lot and appears in good condition from a subsoil viewpoint. A red brick sidewalk borders the northwest side of the lot.

Subsoil conditions were investigated with two test borings. TB-1 is located 25 feet along the Cumberland Avenue boundary from the north corner of the lot and 8 feet perpendicular to the lot, beyond the sidewalk. TB-2 is located 16 feet from the southwest property line (downslope side) and 90 feet perpendicular to the lot, beyond the sidewalk.

The test borings encountered about 1-1/2 to 2-1/2 foot depth of fill consisting of silty sand and gravel with cobbles to sandy silty clay with scattered gravel and cobbles, overlying medium dense silty to slightly silty gravelly sand with scattered frequent cobbles extending to the maximum depth explored, 5 feet. These underlying granular soils are relatively free draining, >10 in/hr permeability and by the Unified Soil System, classify as SM/SP to GM/GP. Moisture content was slightly moist to moist and no free water was encountered in the test holes. Graphic soil logs are available upon request.

The nature and extent of variations from the conditions encountered at the test hole locations may not become evident until excavation is performed. If, during construction ground and water conditions appear different than those described, re-evaluation should be performed.

Foundation loadings from the wood structure are expected to be light. Spread footings should be placed on the natural dense coarse granular soils below all topsoil, disturbed soil and existing fill. Maximum allowable bearing pressure of 2,000 to 3,000 psf is anticipated with acceptable total and differential settlements occurring essentially during construction. Ground floor concrete slabs should be separated from bearing members with a positive expansion joint and adequately reinforced.

The subsoils encountered consist of coarse granular materials which have relatively good drainage characteristics. Good surface drainage should be maintained to help prevent development of a free water level.

I recommend on-site observation of excavations and foundation bearing strata by a soil Engineer.

I appreciate the opportunity to perform this geotechnical site and subsoil investigation. If you have any questions, please do not hesitate to contact me.

Sincerely,

Stephen A. Down, PE

RECEIVED
NOV - 1 2010
Dept. of Building Inspections
City of Portland Maine

Jeanie Bourke - LED - COMcheck report

From: Richard Lo <richard@kaplanthompson.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>
Date: 10/30/2010 5:34 PM
Subject: LED - COMcheck report
CC: Paul Ledman <apel1863@yahoo.com>, Mike White <islandcarpentry@yahoo.com...>

Hi Jeannie,

We have run the COMcheck report, for 62 Cumberland Avenue, to check project compliance with the International Energy Efficiency Code (IEEC 2009), as requested.

We can confirm that the project achieves compliance with respect to the exterior envelope, by a *comfortable margin as expected* (see attached pdf's). We do not have full information available to allow us to complete the other 3 sections of the report however (ie. interior lighting, exterior lighting, & mechanical).

At this stage interior & exterior lighting fixtures have not been selected or specified. The COMcheck report indicates the maximum total wattage allowed for the occupied & unoccupied spaces however, & we can confirm that the project will not exceed these levels. The interior & exterior lighting sections of the COM check report can be confirmed at a later date.

Similarly nor do we have complete information for the mechanical systems (ie. HVAC, space heating, water heating), but could provide a completed mechanical COMcheck section at a later date.

We are keen to provide whatever is needed to allow a quick completion of the building permit. Please let me know if this is adequate for the purpose of completing the permit application at this stage, or if you need the lighting & mechanical sections of the COMcheck report to be completed first.

Regards,
Richard

Attached:
LED-20101029-COMcheck-Envelope.png
LED-20101029-COMcheck-Project.png



COMcheck Software Version 3.8.0 Envelope Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: New Construction
Project Title: New 3-unit residential building

Construction Site:
62 Cumberland Avenue
Portland, ME 04101

Owner/Agent:
Eco Capital LLC
18 Iris Road
Cape Elizabeth, ME 04107

Designer/Contractor:
Kaplan Thompson Architects
424 Park Street
Portland, ME 04101
207-462-2668

Section 2: General Information

Building Location (to weather data): Portland, Maine
Climate Zone: 6a
Vertical Glazing / Wall Area Pct: 16%

Activity Type(s):
Basement garage & storage (Parking Garage)
Occupied space (Multifamily)

Floor Area
1700
4685

RECEIVED
NOV - 1 2010

Dept. of Building Inspections
City of Portland Maine

Section 3: Requirements Checklist

Envelope PASSES

Climate-Specific Requirements:

Component Name/Description	Gross Area of Envelope	Cavity R-Value	Concl. R-Value	Proposed U-Factor	Budget U-Factor(s)
Roof 1 (upper): Attic Roof with Wood Joists	912	25.0	35.6	0.016	0.027
Roof 2 (lower): Attic Roof with Wood Joists	1044	80.0	0.0	0.017	0.027
Exterior wall 1 (NW occupied): Wood-Framed, 24" o.c.	620	31.5	13.0	0.027	0.051
Window 1: Other Window, Clear, SHGC 0.50	78	—	—	0.310	0.350
Door 1 (E1 patio slider): Glass (> 50% glazing); Nonmetal Frame, Entrance Door, SHGC 0.50	32	—	—	0.300	0.350
Door 2 (E4 patio slider): Glass (> 50% glazing); Nonmetal Frame, Entrance Door, SHGC 0.50	45	—	—	0.300	0.350
Door 3 (E7 patio slider): Glass (> 50% glazing); Nonmetal Frame, Entrance Door, SHGC 0.50	46	—	—	0.300	0.350
Door 4 (E8 inswing): Glass (> 50% glazing); Nonmetal Frame, Entrance Door, SHGC 0.50	24	—	—	0.300	0.350
Exterior wall 2 (SW occupied): Wood-Framed, 24" o.c.	1385	31.5	13.0	0.027	0.051
Window 2: Other Window, Clear, SHGC 0.50	278	—	—	0.310	0.350
Door 5 (E5 patio slider): Glass (> 50% glazing); Nonmetal Frame, Entrance Door, SHGC 0.50	45	—	—	0.300	0.350
Door 6 (E6 patio slider): Glass (> 50% glazing); Nonmetal Frame, Entrance Door, SHGC 0.50	46	—	—	0.300	0.350
Exterior wall 3 (SE occupied): Wood-Framed, 24" o.c.	647	31.5	13.0	0.027	0.051
Window 3: Other Window, Clear, SHGC 0.50	75	—	—	0.310	0.350
Door 7 (E6 patio slider): Glass (> 50% glazing); Nonmetal Frame, Entrance Door, SHGC 0.50	45	—	—	0.300	0.350
Exterior wall 4 (NE occupied): Wood-Framed, 24" o.c.	1600	31.5	13.0	0.027	0.051

Window 4: Other Window, Coat, 3810C 0.50	100	—	—	0.310	0.350
Exterior Wall 5 (Entry/garage): Wood-Framed, 24" o.c.	250	19.8	0.0	0.063	0.091
Door 6 (G1 internal garage): Other Door, Swinging	23	—	—	0.500	0.500
Basement Wall 1 (NE occupied): Solid Concrete, 10" Thickness, Normal Density, Finishing: Wood, Wall Ht 7.7, Depth B.G. 5.0	164	0.0	9.4	0.064	0.108
Floor 1 (above basement): Wood-Framed	1928	35.2	13.0	0.021	0.033

- (a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
 (b) 'Other' components require supporting documentation for proposed U-factors.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. 'Other' components have supporting documentation for proposed U-factors.
- 6. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.
- 8. Cargo doors and loading dock doors are weather sealed.
- 9. Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM E200, are sealed with gasket or caulk.
- 10. Building entrance doors have a vestibule equipped with closing devices.
 - Exceptions:
 - Building entrances with revolving doors.
 - Doors that open directly from a space less than 3000 sq. ft. in area.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2009 IECC requirements in COMcheck Version 3.8.0 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title

Signature

Date

RECEIVED
 NOV - 1 2010
 Dept. of Building Inspections
 City of Portland Maine

Jeanie Bourke - LED - Upper roof structure

From: Richard Lo <richard@kaplanthompson.com>
To: Jeanie Bourke <JMB@portlandmaine.gov>
Date: 11/2/2010 5:38 PM
Subject: LED - Upper roof structure
CC: Mike White <islandcarpentry@yahoo.com>, Paul Ledman <capc1863@yahoo.com...

Hi Jeanie,

I understand, from Mike White, that you are satisfied that we can adjust the upper roof beams from 2x8's to 2x12's without any conflict with our overall maximum building height. The upper roof structure & insulation will then match that of the lower roof (ie. Detail 2 on A4.1).

Mike indicated that you understood that the proposed building height was 32'. Please note that the current proposed height is in fact 33'-7 1/2", from average grade to top of roof beams, as shown on A2.1 (N-E elevation). Changing the upper roof joists from 2x8's to 2x12's will add 4" to the building height, making the proposed height 33'-11 1/2" above average grade. Average grade elevation is 126'-1 1/2", as shown on A2.1, making the top of the proposed 2x12 upper roof beams at 160'-1".

I understand that the maximum allowable building height is 45' (R-6 zone) as measured from predevelopment grade to top of proposed roof joists. The lowest elevation of predevelopment grade is 123'-0" (as shown on the Site/Subdivision Plan by Northeast Civil Solutions), making the top of maximum allowable roof beam 168'-0". The top of the proposed roof beams will therefore be well below the maximum allowable height.

I understand that you would like us to provide revised elevations, A2.1, that show the new proposed building height following the change to 2x12 beams for the upper roof. Please let me know if an electronic PDF is all that you need, or if a stamped hard copy is required also.

Thanks,
Richard

RICHARD LO, ARCHITECTURAL DESIGNER
 KAPLAN THOMPSON ARCHITECTS
 424 FORE STREET
 PORTLAND, ME 04101

207-842-2868 x 108

RICHARD@KAPLANTHOMPSON.COM
 WWW.KAPLANTHOMPSON.COM

Jeanie Bourke - 62 Cumberland Avenue - Revised building height

From: Richard Lo <richard@kuplanthompson.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>
Date: 11/3/2010 4:59 PM
Subject: 62 Cumberland Avenue - Revised building height
CC: Paul Ledman <cape1863@yahoo.com>, Mike White <islandcarpentry@yahoo.com...>
Attachments: LED-SK01-Building setback at rear.pdf, LED-SK02-Building height.pdf

Hi Jeanie,

Attached are the following drawings, to be included as part of the building permit application for 62 Cumberland Avenue:

SK01 showing the location of the rear deck, relative to the minimum set back off the abutters building.
SK02 showing the proposed building height, including the recent change to allow for the 2x12 upper roof rafters.

The revised site plan will be provided as soon as it is available.

Regards,

Richard

RECEIVED
NOV - 4 2010
Dept. of Building Inspections
City of Portland Maine



AVERAGE GRADE & BUILDING HEIGHT CALCULATION

PROJECT: 62 Cumberland Avenue
DATE: November 05, 2010

07.21.2010 Elevations shown on Planning application (see A1.1).

Corner A:	131'-3"
Corner B:	124'-6"
Corner C:	123'-0"
Corner D:	124'-6"
Total:	504'-6"

Average Grade = 126'-1 1/2" (shown on A2.1)

09.24.2010 Elevations shown on Permit application (see A1.0).

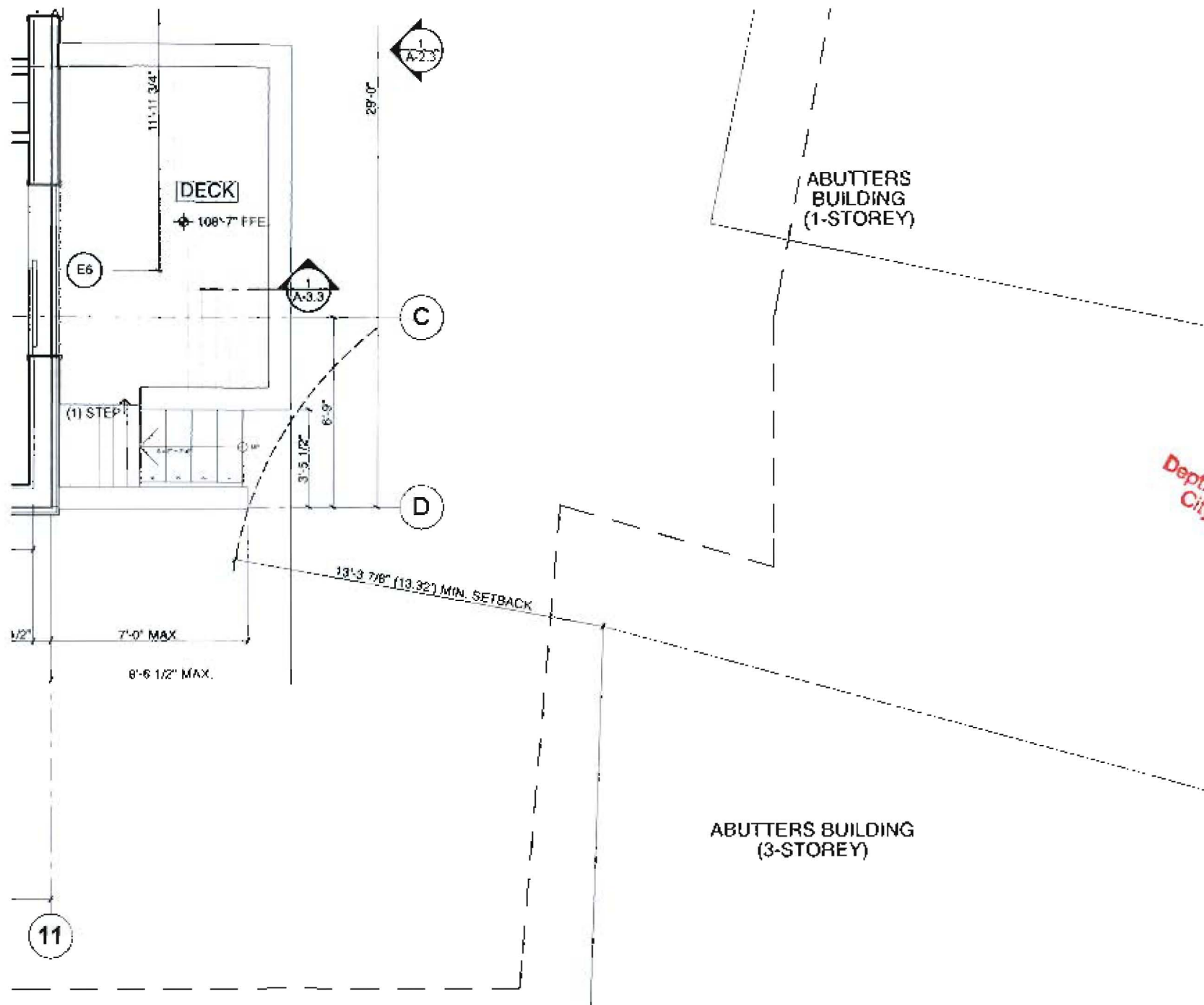
Corner A:	131'-4"
Corner B:	128'-0"
Corner C:	123'-0"
Corner D:	123'-2"
Total:	505'-6"

Average Grade = 128'-4 1/4" (shown on A2.1)

07.21.2010 Height shown on Planning application (see A2.1).
Height above average grade = 33'-10 1/2"

09.24.2010 Height shown on Permit application (see A2.1).
(using 2x8 upper roof joists)
Height above average grade = 33'-7 1/2"

11.03.2010 Revised height for Permit application (see SK.02)
(using 2x12 upper roof joists)
Height above average grade = 33'-11 1/2"



RECEIVED
 NOV -4 2010
 Dept. of Building Inspections
 City of Portland Maine

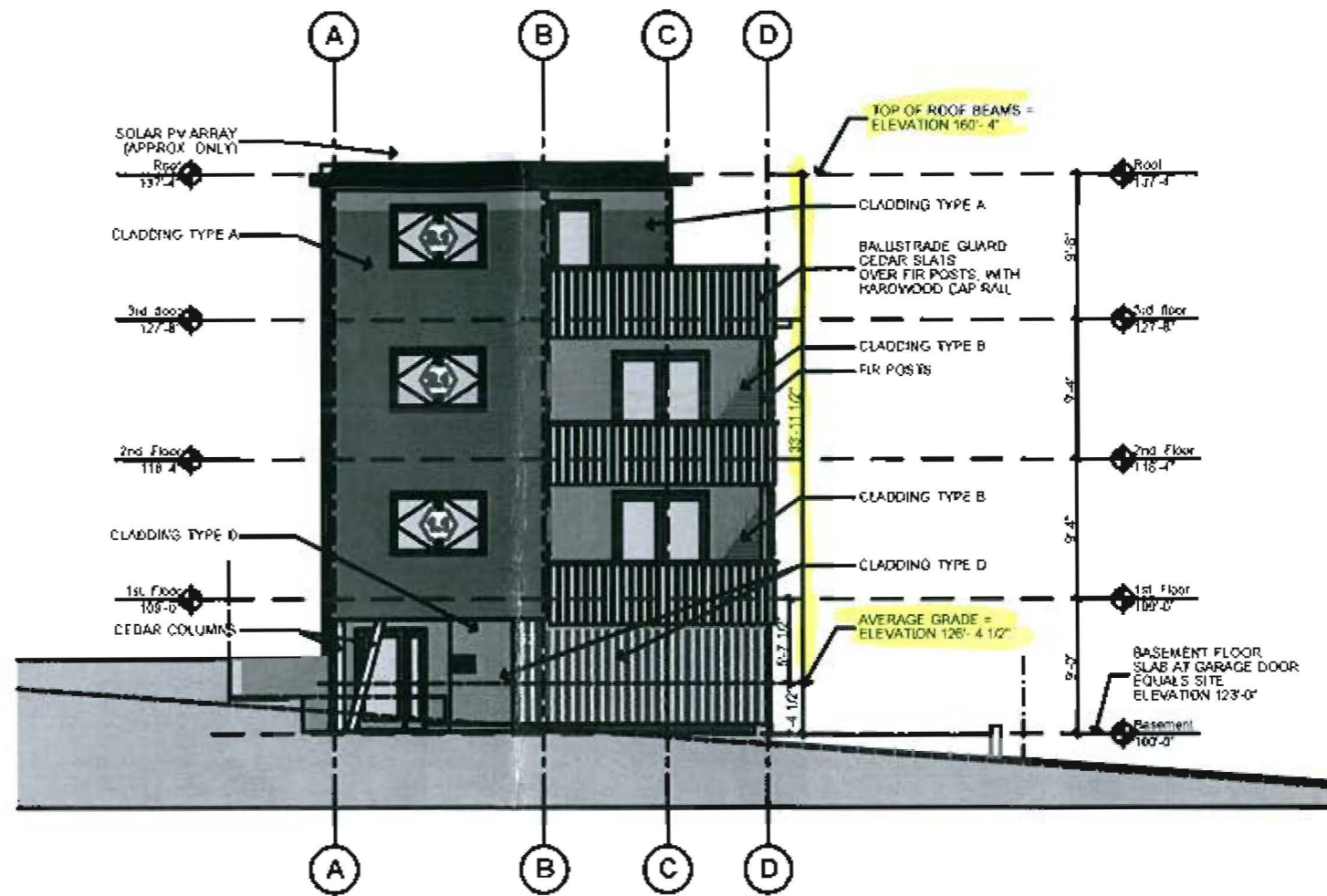
KAPLAN THOMPSON
ARCHITECTS
 424 FORE ST., PORTLAND, ME 04101
 207-842-2888 FAX:842-2828

PROJECT:
NEW 3-UNIT BUILDING
 ECO CAPITAL LLC
 62 CUMBERLAND AVENUE
 PORTLAND, ME 04101

DRAWING: BUILDING SETBACK AT REAR
SCALE: 1/4" = 1'-0"
DATE: NOV.03.2010
DRAWN BY: RTL
REVISED:

ISSUED FOR PERMIT

SK-01



RECEIVED
 NOV - 4 2010
 Dept. of Building Inspections
 City of Portland Maine

1 North-West Elevation (Cumberland Street)
 SCALE: 1/8" = 1'-0"

KAPLAN THOMPSON
 ARCHITECTS
 424 Fore St., Portland, ME 04101
 207-642-2888 fax: 642-2828

Project
NEW 3-UNIT BUILDING
 Eco Capital LLC
 62 Cumberland Avenue
 Portland, ME 04101

Drawing Building height
 Scale: 1/4" = 1'-0" Drawn by: RTL
 Date: NOV. 03 2010 Revised:

ISSUED FOR PERMIT

SK-02



Professional design, installation and service of solar energy systems

August 9, 2011

Re: Paul Ledman 62 Cumberland Avenue Portland, ME

To Whom It May Concern:

All electrical work has been performed by a licensed ME electrician and conforms to NEC 2008 revision as well as NABCEP standards. Specifically, wiring and grounding of the photovoltaic system has been governed by manufacturer's recommendations and article 690. All installed metal components are grounded via the grounding electrode conductor.

ReVision Energy employs licensed engineers, plumbers, and electricians and carries the solar industries highest certifications (NABCEP) in both solar thermal and photovoltaic installation. We're committed to high quality, code compliant work and look forward to working together with the city ensure that all your requirements and needs are met and that our customer ends up with a system that is beautiful, functional and safe.

Respectfully,

Pat Coon

Master Electrician
MS60019303

RECEIVED

AUG - 9 2011

Dept. of Building Inspections
City of Portland Maine

91 West Main Street
Liberty, ME 04949

(207) 589-4171

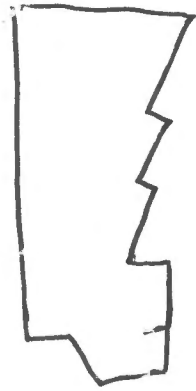
142 Presumpscot Street
Portland, ME 04103

(207) 221-6342

www.revisionenergy.com

7 Commercial Drive
Exeter, NH 03833

(603) 501-1822



factors to plan will need
surveyor letter
RCA

#4 Rebar 16 in. factors is 10" continuous

Auburn Concrete ~~Special~~ special IASP.
Summit

5-5-11

NEED Fire Stopping + Blockers

Dryer + Exhaust Fans not vented out

OK on Fire Separation between prop lines

and in common hall. Need to Reck in Ebe Pond
in common hall NLR

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: August 19, 2011

RE: C. of O. for # 62 Cumberland Avenue, Ledman 3 Unit
(Id # 10-79900017) (CBL 013 L 002001)

After visiting the site, I have the following comments:

Site work complete:

At this time, I recommend issuing a permanent Certificate of Occupancy.

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager
File: 1 Solution

NEW 3-UNIT BUILDING

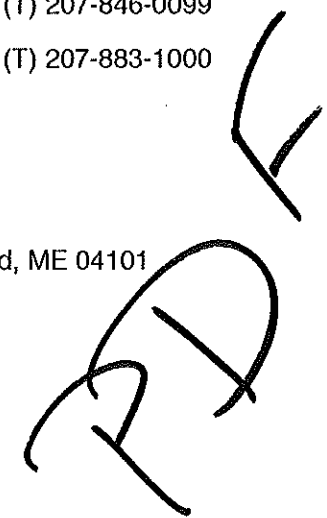
LED
09/24/2010



PROJECT INFORMATION

Client: Eco Capital LLC
Architect: Kaplan Thompson Architects (T) 207-842-2888
Contractor: Island Carpentry Inc. (T) 207-371-2030
Structural Engineer: Price Structural Engineers: (T) 207-846-0099
Civil Engineer: Northeast Civil Solutions: (T) 207-883-1000
MEP: Design-build
Fire protection: Design-build

Project Address: 62 Cumberland Avenue, Portland, ME 04101
Map / Lot: Map 13, Block L, Lot 2
Zoning: R-6 Small residential lot
Site Area: 5,171 SF / 0.12 ACRE
Building Height: 45'-0" Max. allowed
Setbacks: Front: 10.0' max.
 Side: 4.0' min. (north-east boundary)
 Side: 15.0' min. (south-west boundary)
 Rear: 13.3' min. (from buildings on adjacent lots)



GENERAL NOTES

01. The General Contractor shall:
 01. Obtain all required Building Permits, agency approvals & schedule all necessary inspections. Provide the Owner with copies of permits, licenses, certificates, inspector reports, receipts for payment, and all similar documents.
 02. Carry out all work in accordance with all applicable, currently adopted federal, state, and local codes and requirements to include, but not limited to the International Building Code, the International Residential Code, the National Electric Code, the Uniform Plumbing Code, and the Uniform Mechanical Code.
 03. Inspect the site, verify the existing practice before beginning work, and identify any conflicts or inconsistencies between the Contract Documents and the existing conditions. Ensure all is coordinated to the same.
 04. Notify the Architect of conditions which require deviation from construction of the work as indicated in the Contract Documents. Notify the architect immediately if any discrepancies are discovered in the drawings or specifications. Contact Architect for any unambiguously defined dimensions or clarification of any dimensional discrepancies. Do not scale drawings. Large scale drawings take precedence over smaller scale drawings.
 05. Be responsible for all project management, supervision, coordination, field control, field verification of all dimensions, materials, record drawings, testing services, quality control & safety program. Transport all construction materials and form site. Provide all necessary licenses necessary to complete work. Coordinate schedules for all parties involved in the project, and for coordinating all of the systems of the building, especially those involving deep foundation, mechanical, plumbing, and electrical work.
 06. Be responsible for site erosion control, silt, dust and water control, site security, construction cleaning, final cleanup, legal disposal of waste as per LEED-H Guidelines. Max 10% dirt wash holes in paving or dirt.
 07. Call specific items to the attention of the Architect if they wish to obtain the Architect's approval. The presence of the Architect on the job site does not imply approval of any work.
 08. Submit all proposed subcontractors in writing to the Architect for approval with samples, cost analysis, and sufficient information for evaluation. Proposed subcontractors will be reviewed with respect to proprietary information of manufacturer specified, fire resistor or substitution is made without the Architect's written approval that does not conform to the Contract Documents. It will relieve the Architect of any liability from the resulting aesthetic effect, subsequent failure, property damage or personal injury. Wherever possible, use products that are environmentally preferable and/or products that are extracted, processed and manufactured within 500 miles of the home. If not specified or if a substitution is to be considered.
 09. Perform high quality professional work. The work of each trade shall meet or exceed all quality standards published by the trade. Install all products per manufacturer's instructions unless otherwise indicated.
 10. Arrange to accommodate "Just in Case" work and shall request instructions from the Architect before proceeding.
 11. Protect all newly installed materials, finishes and assemblies from damage throughout construction.
 12. Halt the work affected when notified of a proposed change and proceed only after receiving written instructions from the Architect.
 13. Submit a detailed project schedule at the beginning of the project. Any significant changes which may alter the initial schedule shall be documented in a revised schedule.
 14. Determine that all specified appliances and equipment will fit through doorways and corridors before equipment is purchased or schedule the installation sequence to avoid conflicts.
 15. Comply with the rules of the appropriate jurisdiction and the direction of the Owner for construction site facilities, use of premises, access to the site, and loading and trash removal.
 16. Provide adequate and proper dry storage and handling of all building materials, supplies, and finishes in accordance with the manufacturer's recommendations.
 17. Provide and maintain an on-site emergency water supply for fire control.
 18. Verify the existing & prepared structure prior to construction. Verify all work is done prior to closing.
 19. Provide general liability insurance & coordinate builder's risk insurance with the homeowner. Provide workers compensation.

BOUNDARY SURVEY

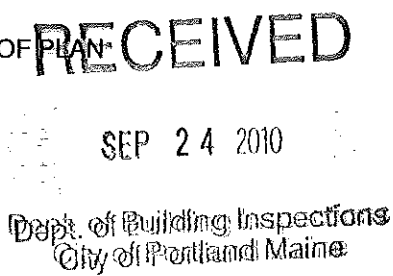
- CIVIL SITE / SUBDIVISION PLAN
- CIVIL CONSTRUCTION DETAILS
- CIVIL CONSTRUCTION DETAILS
- CIVIL PRE-DEVELOPMENT DRAINAGE PLAN
- CIVIL POST DEVELOPMENT DRAINAGE AREA

S-1.0 GENERAL STRUCTURAL NOTES





- S-2.0 FOUNDATION PLAN
- S-3.0 FOUNDATION DETAILS
- S-3.1 FOUNDATION DETAILS
- S-4.0 FIRST FLOOR FRAMING PLAN
- S-4.1 SECOND FLOOR FRAMING PLAN
- S-4.2 THIRD FLOOR & LOW ROOF FRAMING PLAN
- S-4.3 HIGH ROOF FRAMING PLAN
- S-5.0 FRAMING DETAILS & SECTIONS
- S-5.1 FRAMING DETAILS & SECTIONS
- S-5.2 FRAMING DETAILS & SECTIONS

DRAWING INDEX

- 01 COVER SHEET
- 02 LIFE SAFETY PLAN
- A-1.0 BASEMENT PLAN
- A-1.1 1ST. FLOOR PLAN
- A-1.2 2ND. FLOOR PLAN
- A-1.3 3RD. FLOOR / LOWER ROOF PLAN
- A-1.4 UPPER ROOF PLAN
- A-2.1 ELEVATIONS
- A-3.1 BUILDING SECTION
- A-3.2 BUILDING SECTION
- A-3.3 BUILDING SECTION
- A-4.1 EXTERIOR WALL SECTIONS
- A-5.1 FIRE & ACOUSTIC RATED ASSEMBLIES
- A-8.1 WINDOW & DOOR SCHEDULES



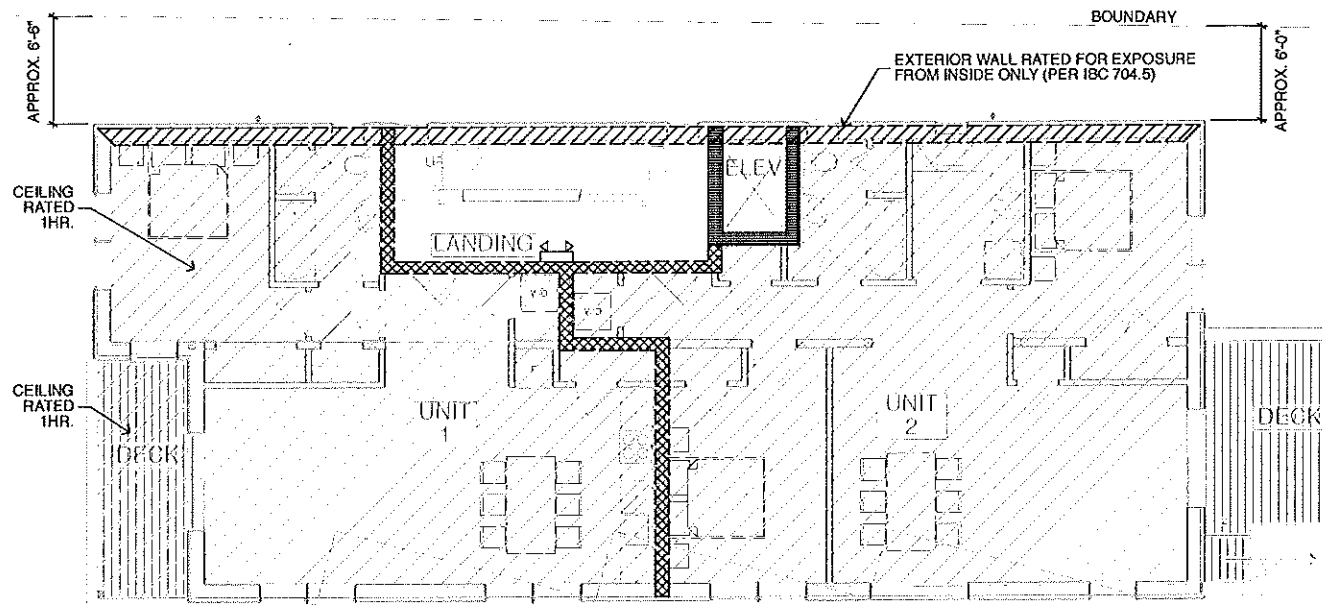
LIFE SAFETY SYMBOL KEY:
REFER TO A5.1 FOR FIRE RATED ASSEMBLIES

	ONE (1) HOUR PARTITION / BARRIER (1-WAY ONLY)
	ONE (1) HOUR PARTITION / BARRIER (2-WAY)
	TWO (2) HOUR SEPARATION / BARRIER
	EMERGENCY LIGHT

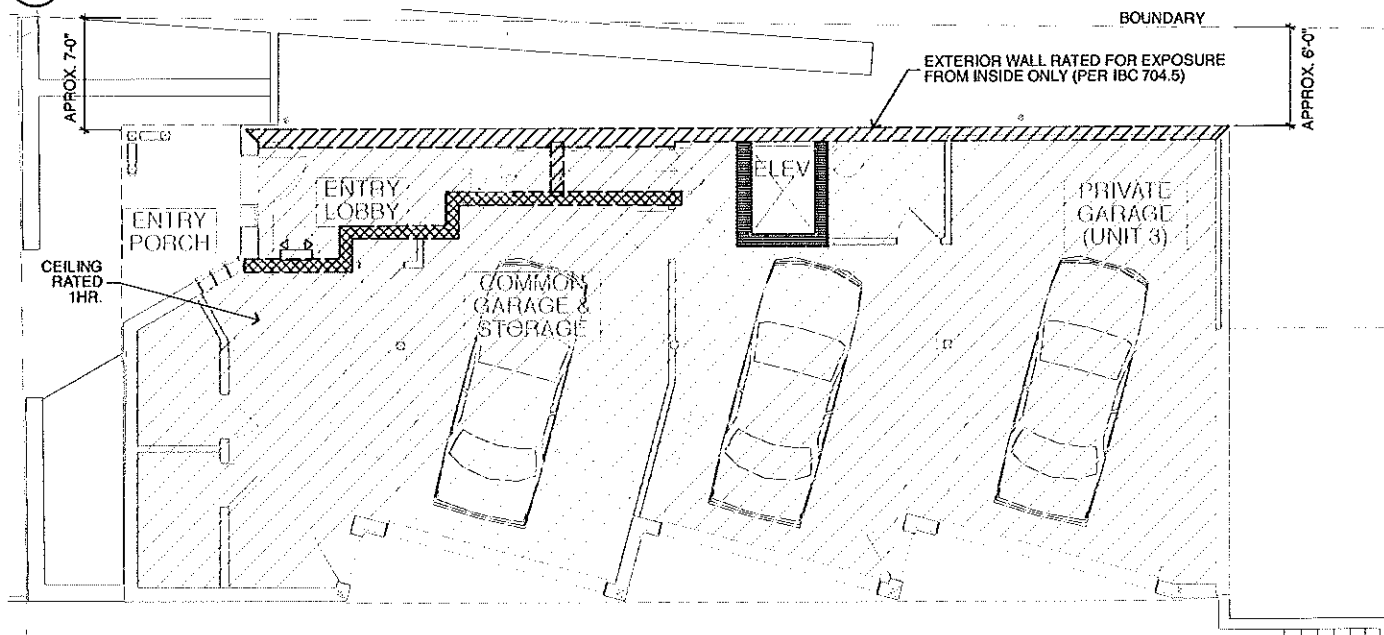
EXTENT OF UNPROTECTED OPENINGS IN EXTERIOR WALLS CLOSE TO A LOT LINE:

NORTH-EAST WALL IS BETWEEN 5' & 10' OF LOT LINE
ALLOWABLE PERCENTAGE OF UNPROTECTED OPENINGS = 10% (PER IBC TABLE 704.8)

AREA OF NORTH-EAST ELEVATION	= 1,840 SF
AREA OF UNPROTECTED WINDOWS	= +/- 90 SF
AREA OF UNPROTECTED VENTS	= +/- 10 SF
AREA OF UNPROTECTED OPENINGS	= +/- 100 SF
UNPROTECTED PERCENTAGE OF WALL	= +/- 5.5%



2 1st. floor plan
SCALE: 3/16" = 1'-0"



1 Basement plan
SCALE: 3/16" = 1'-0"

LIFE SAFETY NOTES:

BUILDING OCCUPANCY: R2 (3 unit residential, non-townhouse)

BUILDING CODES: IRC-2003, NFPA-101

FLOOR AREA: Basement = 1,820 SF
1st. floor = 1,930 SF
2nd. floor = 1,930 SF
3rd. floor = 885 SF
Total area = 6,565 SF (gross enclosed floor area)

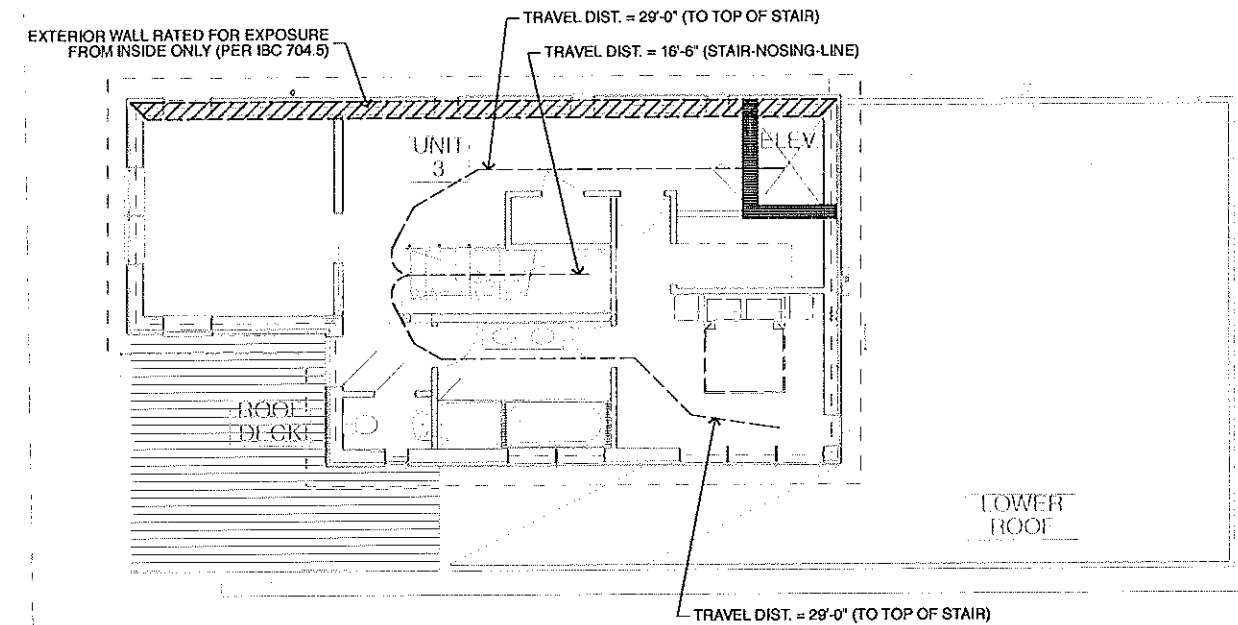
CONSTRUCTION TYPE: Type 5B

SPRINKLERS: Residential 13-R throughout the building

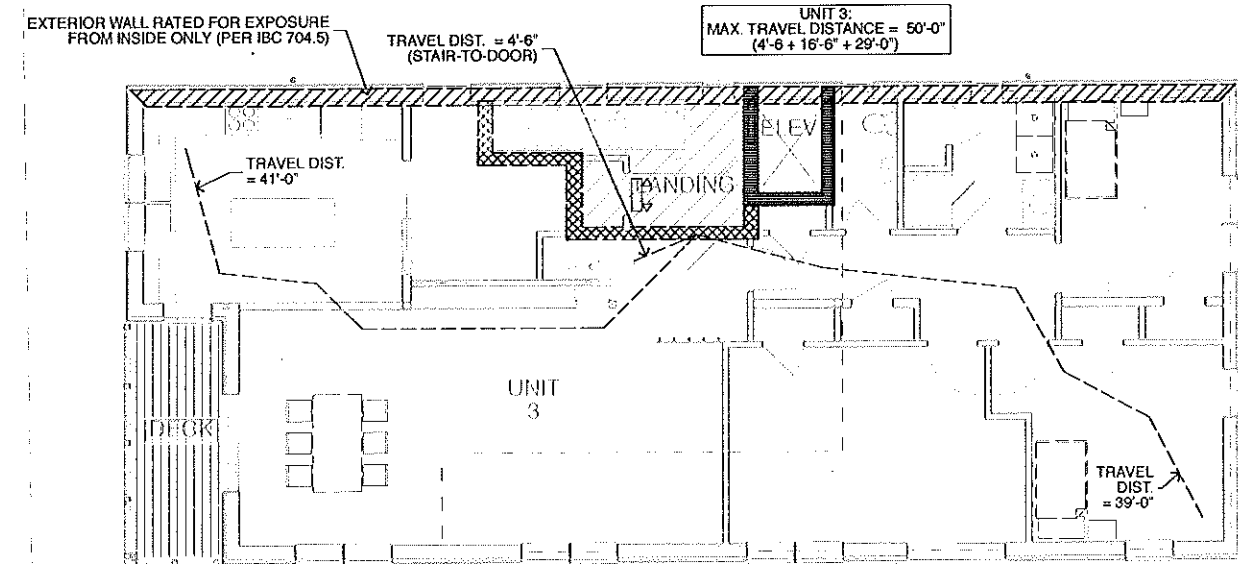
BUILDING HEIGHT: One (1) basement floor below grade plane. Three (3) floors above grade plane
Highest floor is less than 30' above lowest level of fire department vehicle access

ELEVATOR: Residential - one family only (non-shared use)
In-line geared drive elevator, 36"x60" car size, load capacity 950#, speed 40 FPM

NUMBER OF EXITS: Building with one exit



4 3rd. floor plan
SCALE: 3/16" = 1'-0"



3 2nd. floor plan
SCALE: 3/16" = 1'-0"




NOTES:

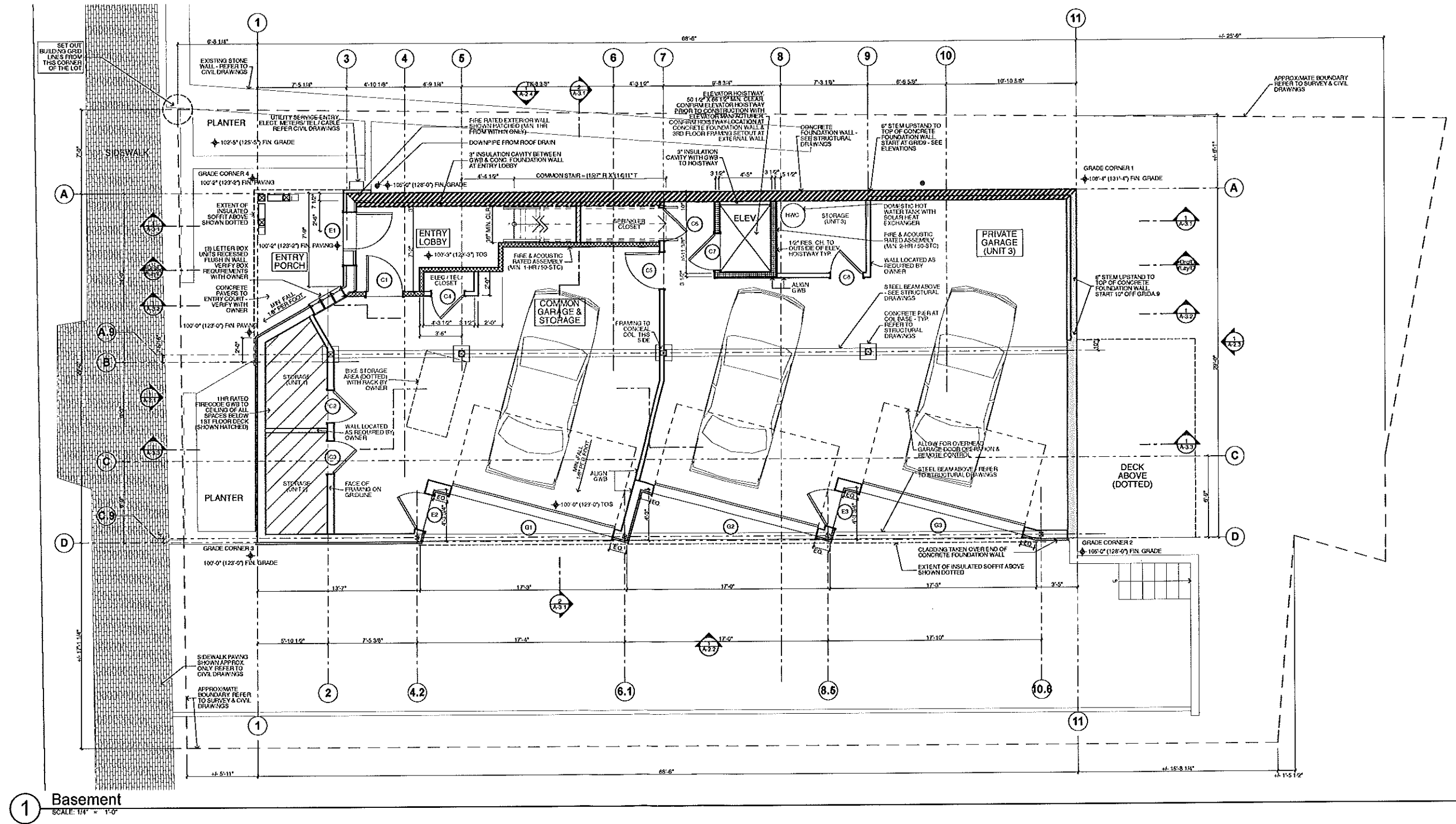
1. LOCATION & SIZE OF STRUCTURAL POSTS ARE APPROXIMATE ONLY. REFER TO STRUCTURAL DRAWINGS.

GRADE PLANE CALCULATION:

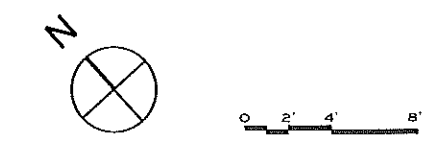
CORNER 1: 131'-4"
CORNER 2: 128'-0"
CORNER 3: 123'-0"
CORNER 4: 123'-2"
TOTAL: 505'-6" GRADE PLANE = 126'-4 1/2"

FIRE & ACOUSTIC RATED ASSEMBLIES:
REFER TO DRAWING A5.1 FOR COMPONENT DESCRIPTION

-  1 HOUR MIN. - RATED FOR EXPOSURE FROM INSIDE ONLY (PER IBC 704.5)
-  1 HOUR MIN. / STC 50 MIN.
-  2 HOUR MIN. / STC 50 MIN.




1 Basement
SCALE: 1/4" = 1'-0"




NOTES:

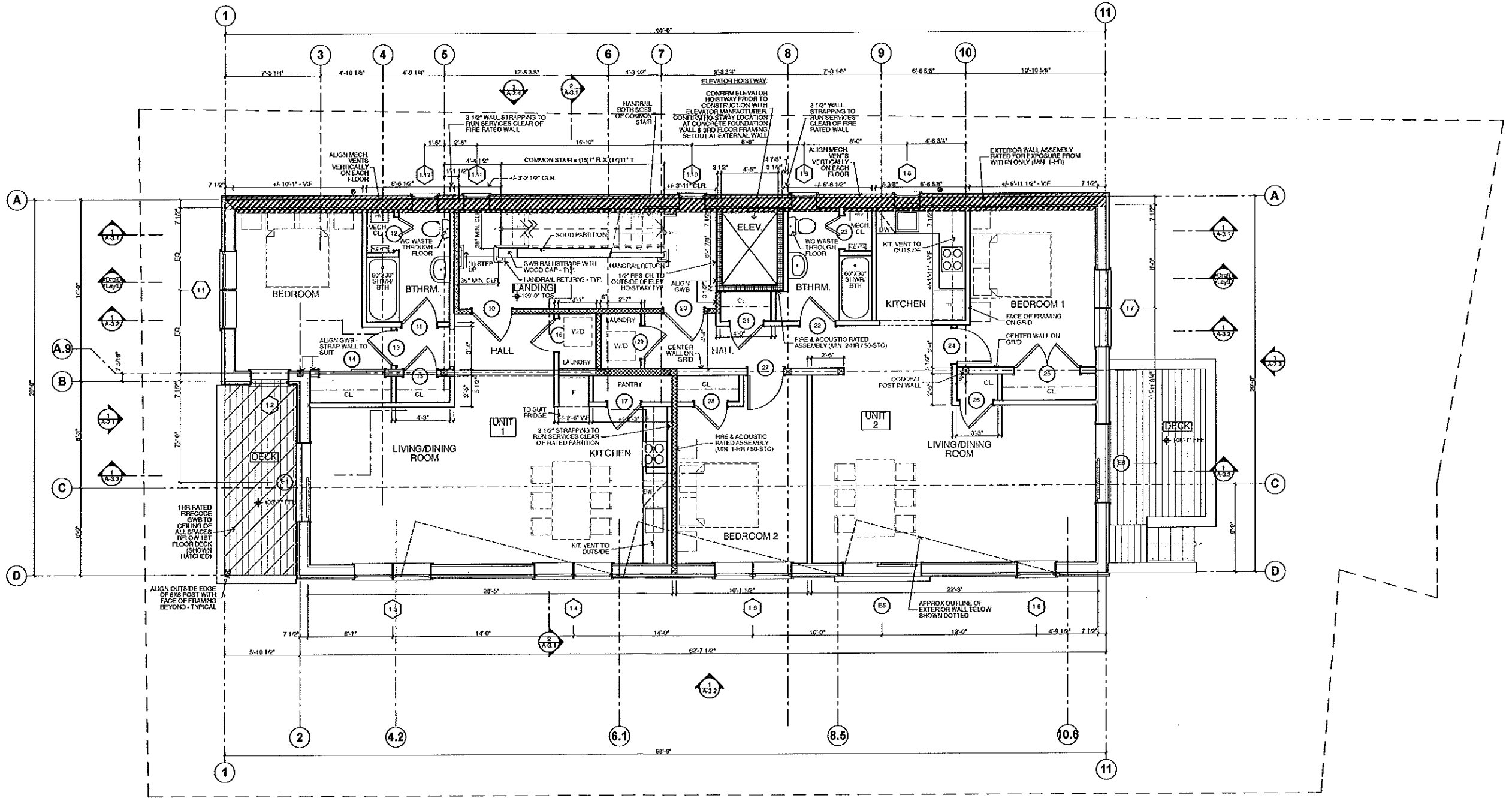
1. LOCATION & SIZE OF STRUCTURAL POSTS ARE APPROXIMATE ONLY. REFER TO STRUCTURAL DRAWINGS.

FIRE & ACOUSTIC RATED ASSEMBLIES:
REFER TO DRAWING A5.1 FOR COMPONENT DESCRIPTION

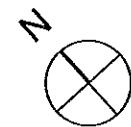
 1 HOUR MIN. - RATED FOR EXPOSURE FROM INSIDE ONLY (PER IBC 704.5)

 1 HOUR MIN. / STC 50 MIN.

 2 HOUR MIN. / STC 50 MIN.



1 1st. Floor
SCALE 1/4" = 1'-0"






0 2' 4' 8'

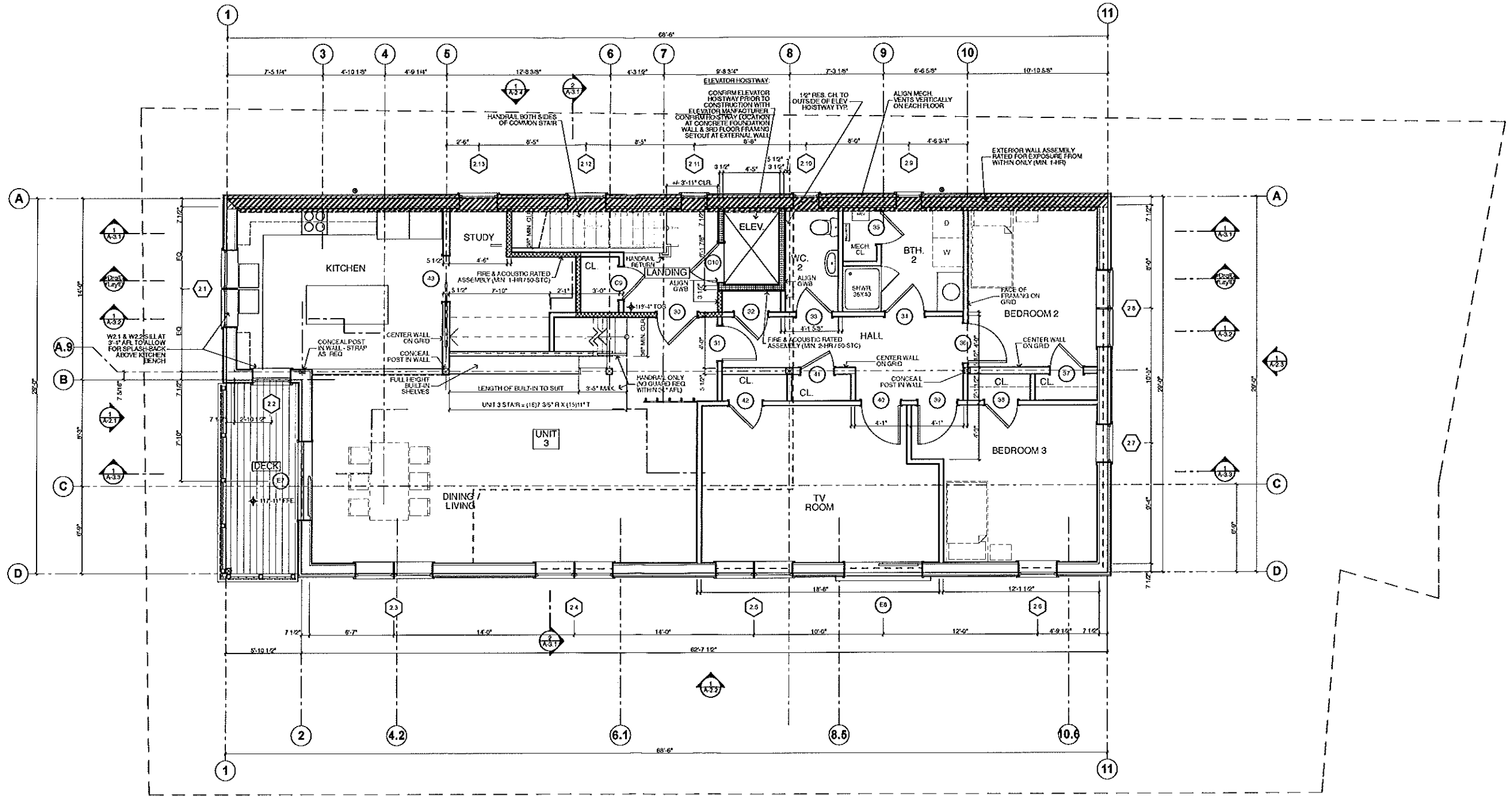
ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

NOTES:

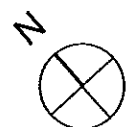
1. LOCATION & SIZE OF STRUCTURAL POSTS ARE APPROXIMATE ONLY. REFER TO STRUCTURAL DRAWINGS.

FIRE & ACOUSTIC RATED ASSEMBLIES:
REFER TO DRAWING A5.1 FOR COMPONENT DESCRIPTION

-  1 HOUR MIN. - RATED FOR EXPOSURE FROM INSIDE ONLY (PER IBC 704.5)
-  1 HOUR MIN. / STC 50 MIN.
-  2 HOUR MIN. / STC 50 MIN.



1 2nd. Floor
SCALE: 1/4" = 1'-0"






0 2' 4' 8'

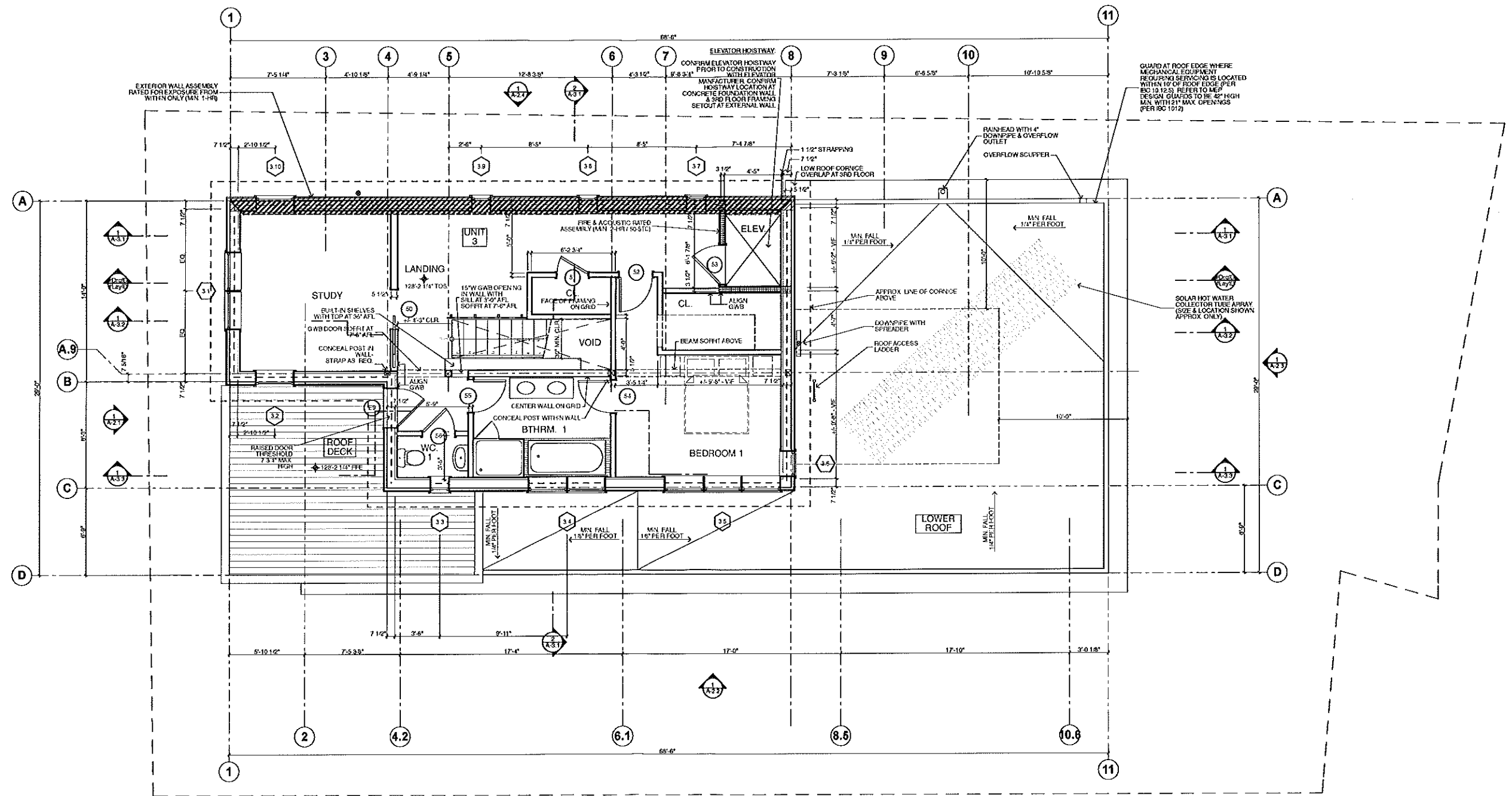
ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

NOTES:

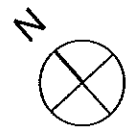
1. LOCATION & SIZE OF STRUCTURAL POSTS ARE APPROXIMATE ONLY. REFER TO STRUCTURAL DRAWINGS.

FIRE & ACOUSTIC RATED ASSEMBLIES:
REFER TO DRAWING A5.1 FOR COMPONENT DESCRIPTION

-  1 HOUR MIN. - RATED FOR EXPOSURE FROM INSIDE ONLY (PER IBC 704.5)
-  1 HOUR MIN. / STC 50 MIN.
-  2 HOUR MIN. / STC 50 MIN.

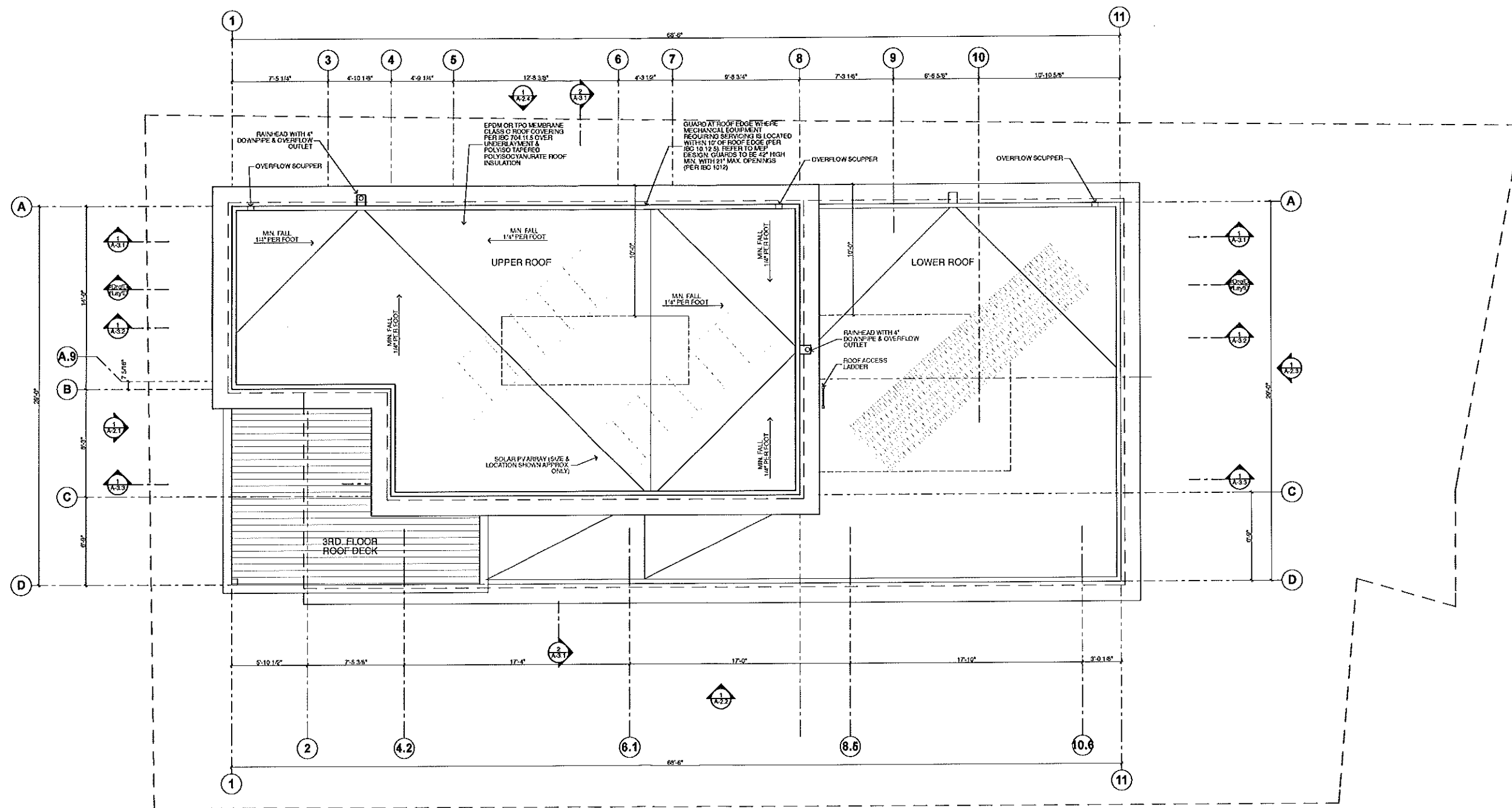


1 3rd. floor
SCALE 1/4" = 1'-0"

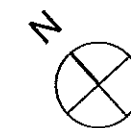


NOTES:

1. LOCATION & SIZE OF STRUCTURAL POSTS ARE APPROXIMATE ONLY. REFER TO STRUCTURAL DRAWINGS.

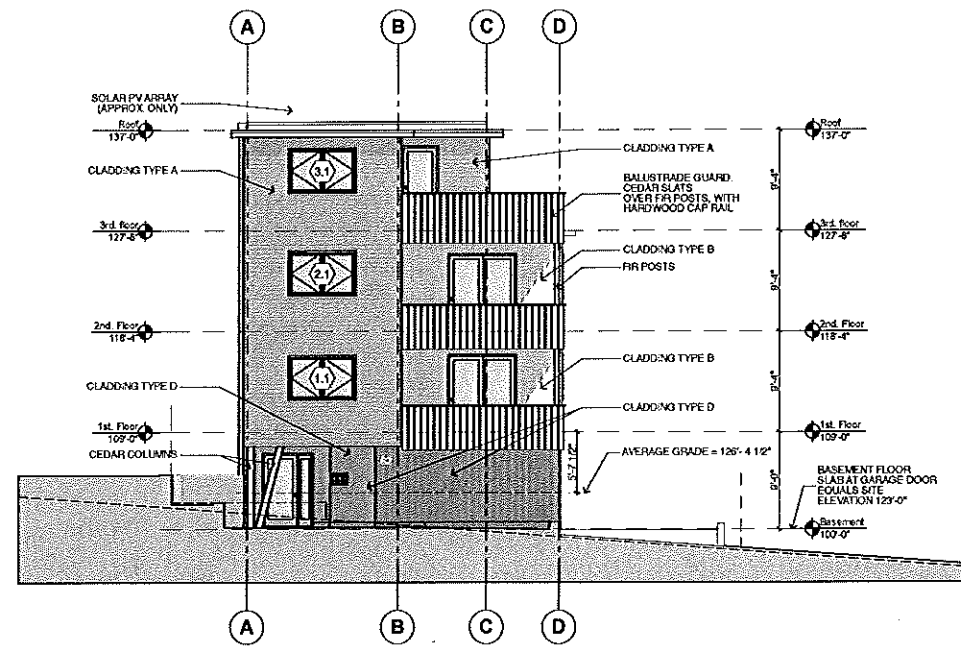


1 Roof
SCALE 1/4" = 1'-0"

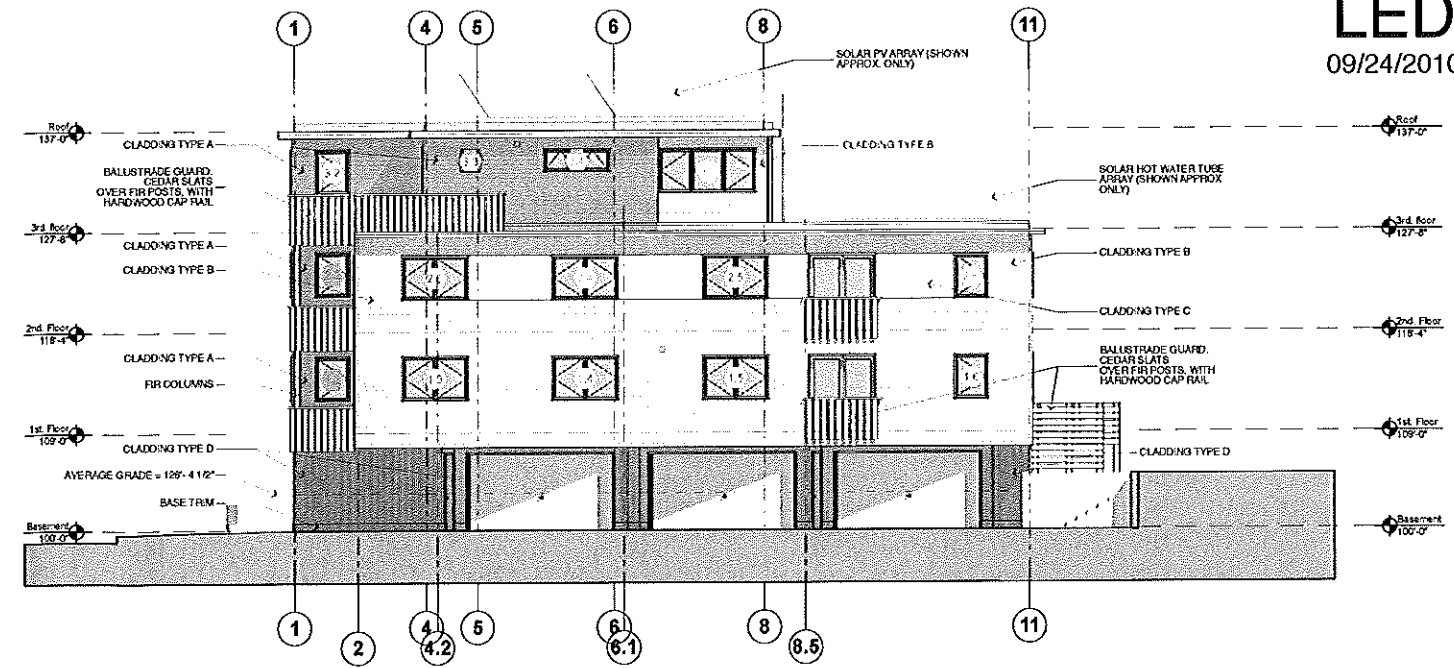


0 2' 4' 8'

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION



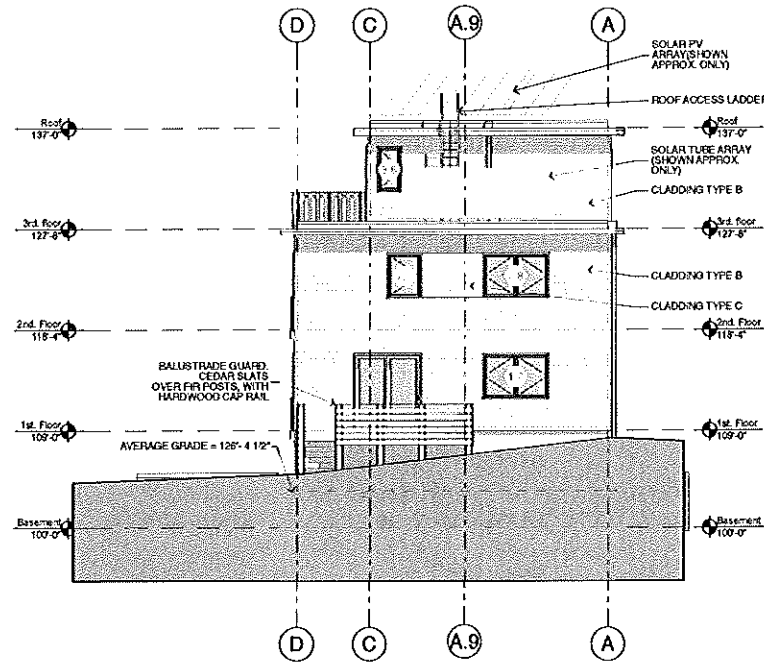
1 North-West Elevation (Cumberland Street)
SCALE: 1/8" = 1'-0"



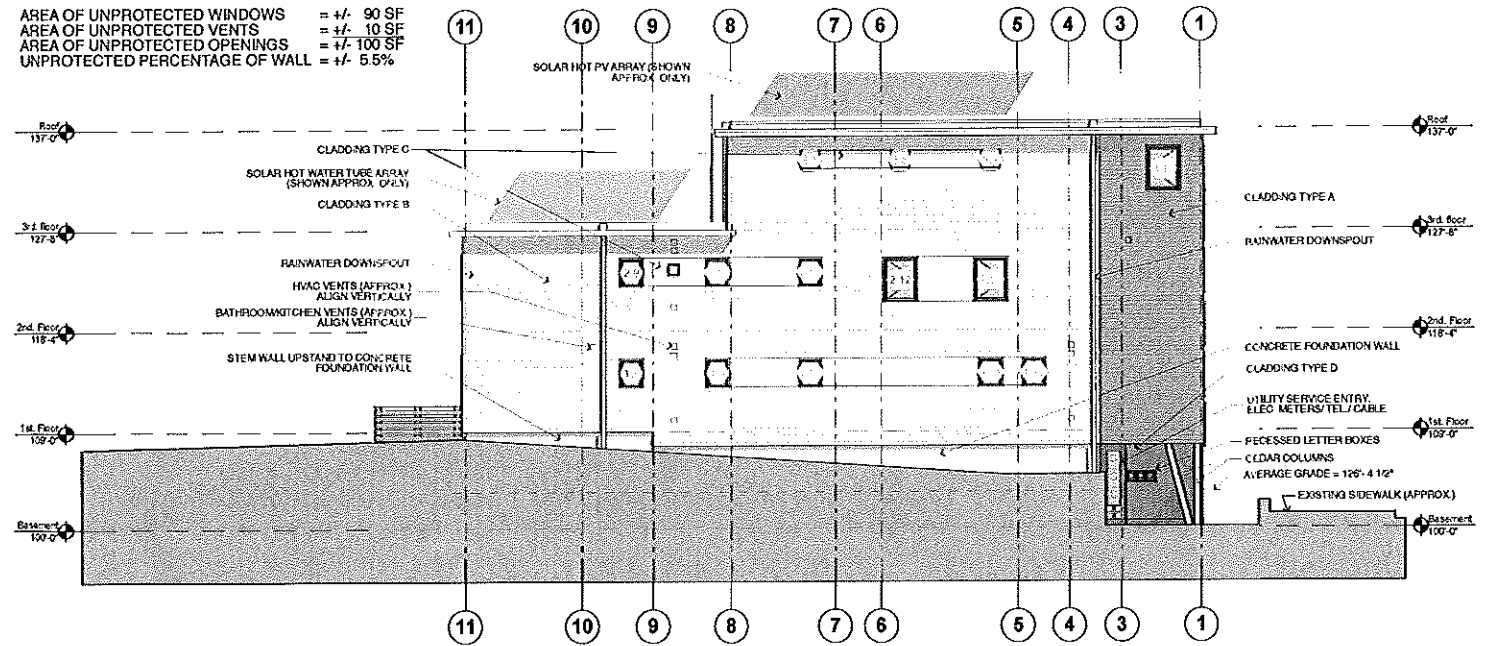
2 South-West Elevation
SCALE: 1/8" = 1'-0"

EXTENT OF UNPROTECTED OPENINGS IN EXTERIOR WALLS CLOSE TO A LOT LINE:
NORTH-EAST WALL IS BETWEEN 5' & 10' OF LOT LINE
ALLOWABLE PERCENTAGE OF UNPROTECTED OPENINGS = 10% (PER IBC TABLE 704.8)

AREA OF NORTH-EAST ELEVATION = 1,840 SF
AREA OF UNPROTECTED WINDOWS = +/- 90 SF
AREA OF UNPROTECTED VENTS = +/- 10 SF
AREA OF UNPROTECTED OPENINGS = +/- 100 SF
UNPROTECTED PERCENTAGE OF WALL = +/- 5.5%



3 South-East Elevation
SCALE: 1/8" = 1'-0"



4 North-East Elevation
SCALE: 1/8" = 1'-0"

CLADDING NOTES:
CLADDING TYPE A: 7-INCH STRAIGHT EDGE POLYMER SHINGLES CERTAINTED "CEDAR IMPRESSIONS", "PERFECTION" SHINGLES WITH MITERED CORNERS, OR SIMILAR. COLOR: "PACIFIC BLUE"
CLADDING TYPE B: 4-INCH WOODGRAIN VINYL CLAPBOARDS CERTAINTED "MAINSTREET", OR SIMILAR. COLOR: "GRANITE GREY"
CLADDING TYPE C: 8-INCH WOODGRAIN VINYL CLAPBOARDS CERTAINTED "MAINSTREET", OR SIMILAR. COLOR: "COLONIAL WHITE"
CLADDING TYPE D: 8-INCH VERTICAL REVERSE BOARD & BATTEN CERTAINTED CEMENT FIBER, OR SIMILAR. COLOR: "IRON GRAY"

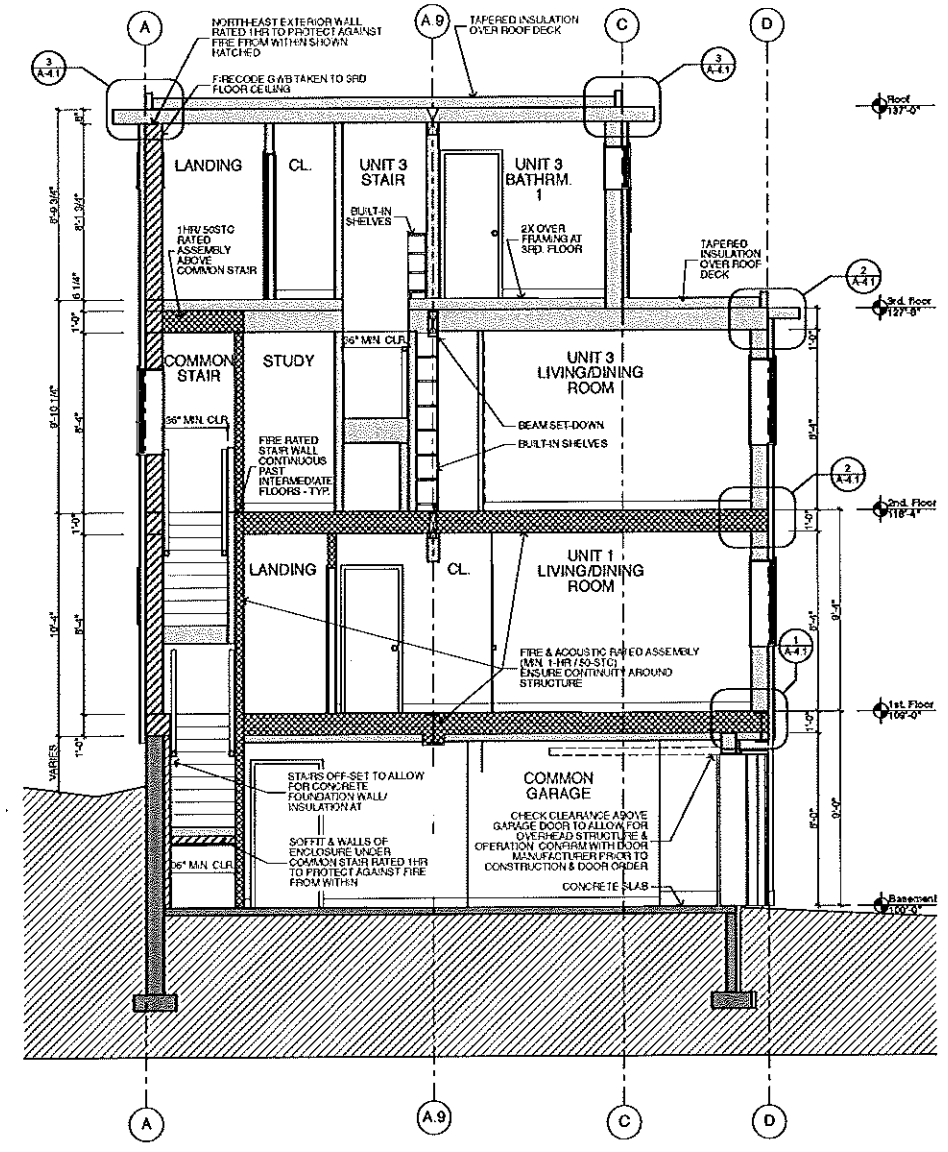
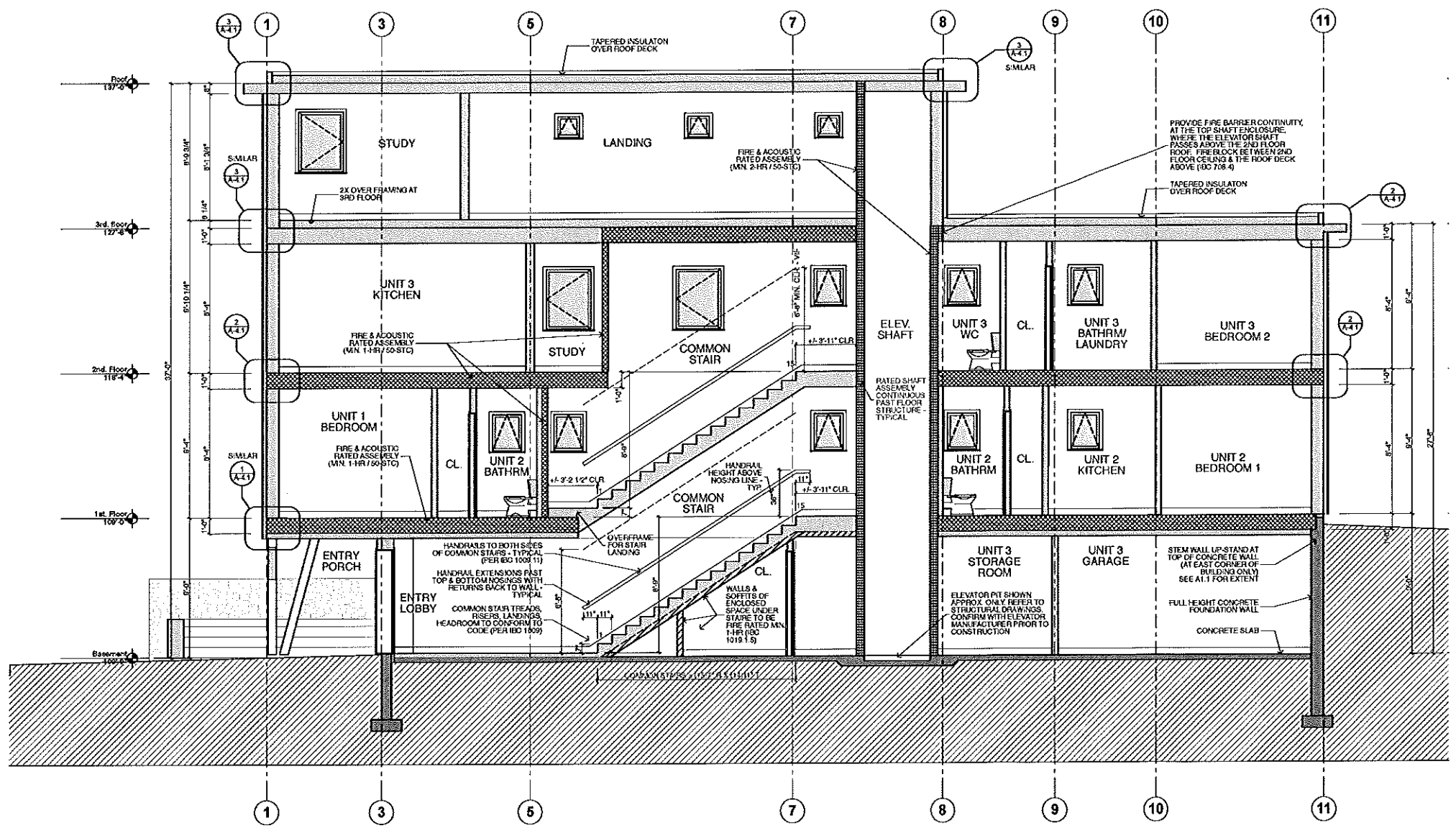
GRADE PLANE CALCULATION:
CORNER 1: 131'-4"
CORNER 2: 128'-0"
CORNER 3: 123'-0"
CORNER 4: 123'-2"
TOTAL: 505'-6" GRADE PLANE = 126'-4 1/2"

0 4' 8' 16'

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

FIRE & ACOUSTIC RATED ASSEMBLIES:
REFER TO DRAWING A5.1 FOR COMPONENT DESCRIPTION

- 1 HOUR MIN. - RATED FOR EXPOSURE FROM INSIDE ONLY (PER IBC 704.5)
- 1 HOUR MIN. / STC 50 MIN.
- 2 HOUR MIN. / STC 50 MIN.






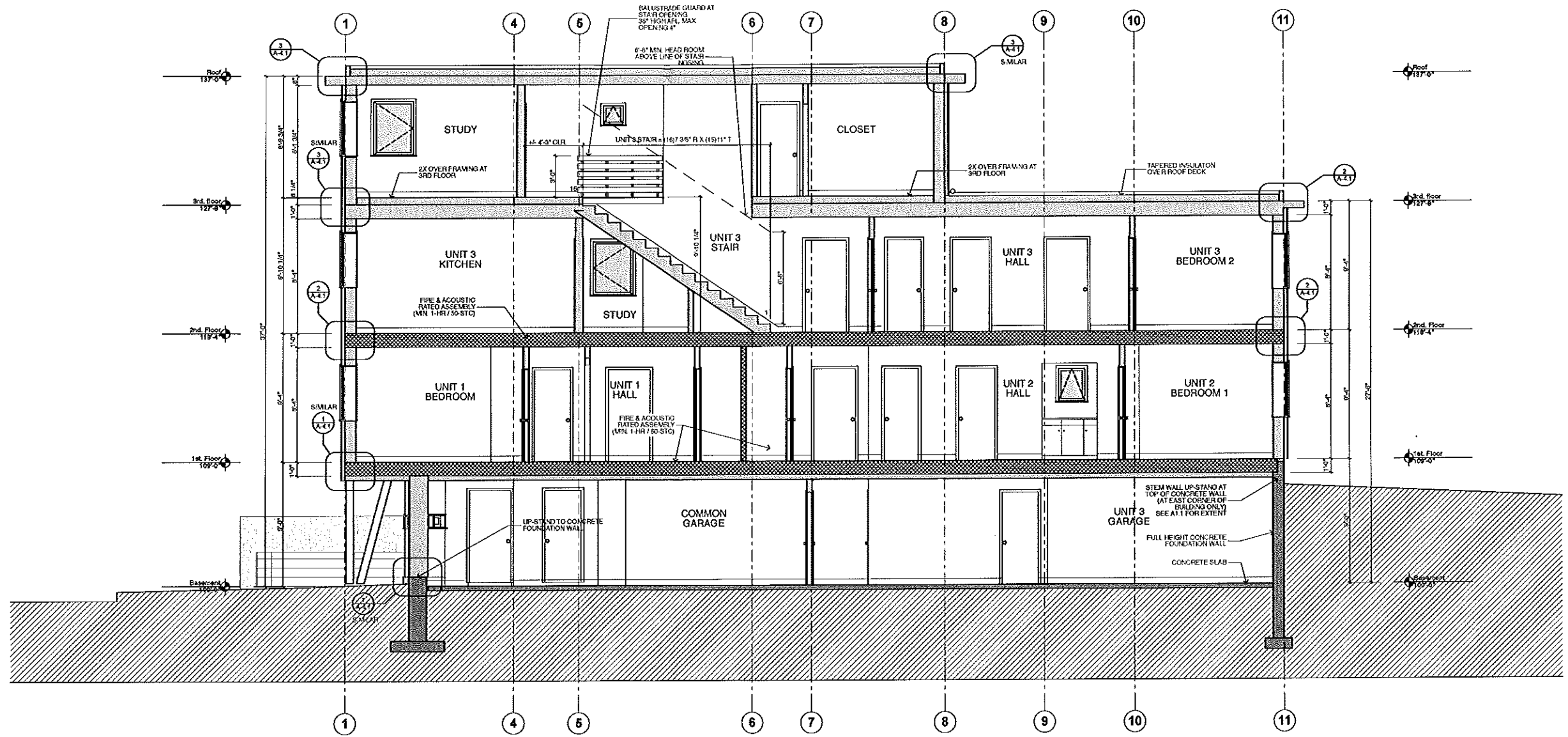
1 Long Section - Entry lobby/ common stairs/ elevator shaft
NOT TO SCALE

2 Short Section - Common stairs/ Unit 3 stair/ Garage
NOT TO SCALE

0 2' 4' 8'

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

FIRE & ACOUSTIC RATED ASSEMBLIES: REFER TO DRAWING A5.1 FOR COMPONENT DESCRIPTION	
	1 HOUR MIN. - RATED FOR EXPOSURE FROM INSIDE ONLY (PER IBC 704.5)
	1 HOUR MIN. / STC 50 MIN.
	2 HOUR MIN. / STC 50 MIN.






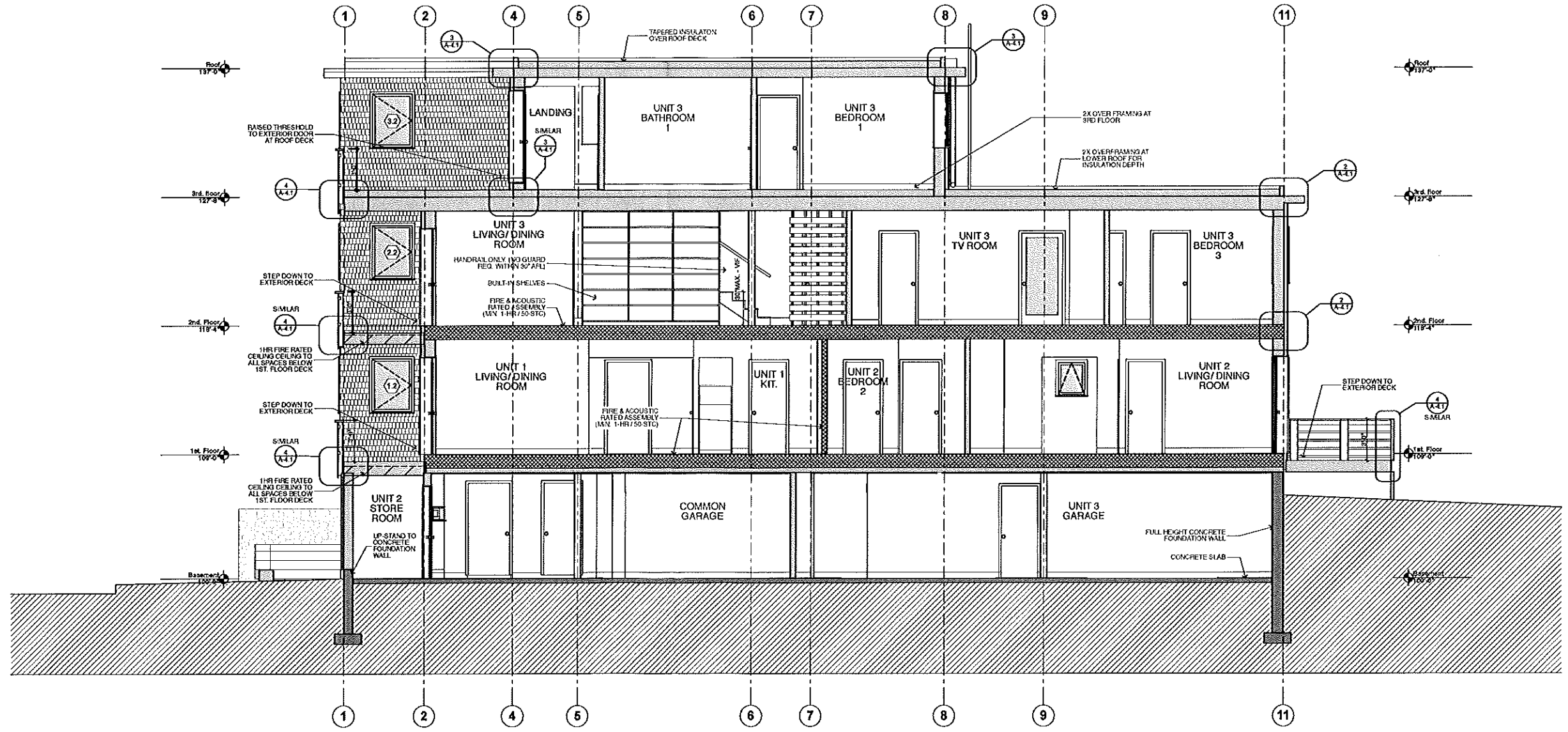
1 Long Section - Garage/ Unit 3 stair
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

FIRE & ACOUSTIC RATED ASSEMBLIES:
REFER TO DRAWING A5.1 FOR COMPONENT DESCRIPTION

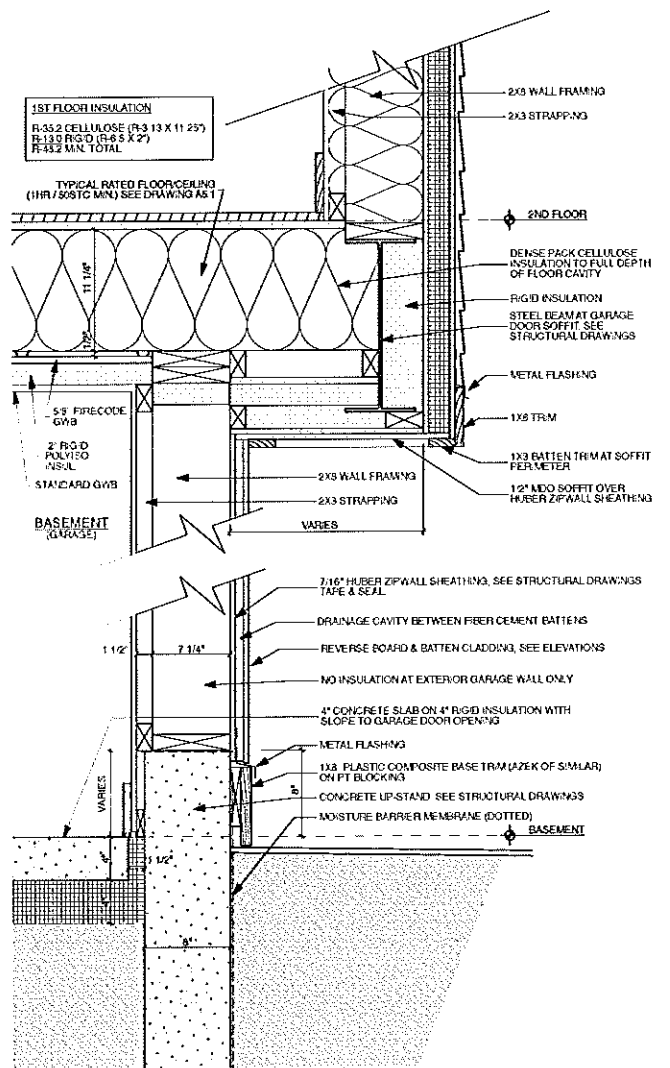
-  1 HOUR MIN. - RATED FOR EXPOSURE FROM INSIDE ONLY (PER IBC 704.5)
-  1 HOUR MIN. / STC 50 MIN.
-  2 HOUR MIN. / STC 50 MIN.



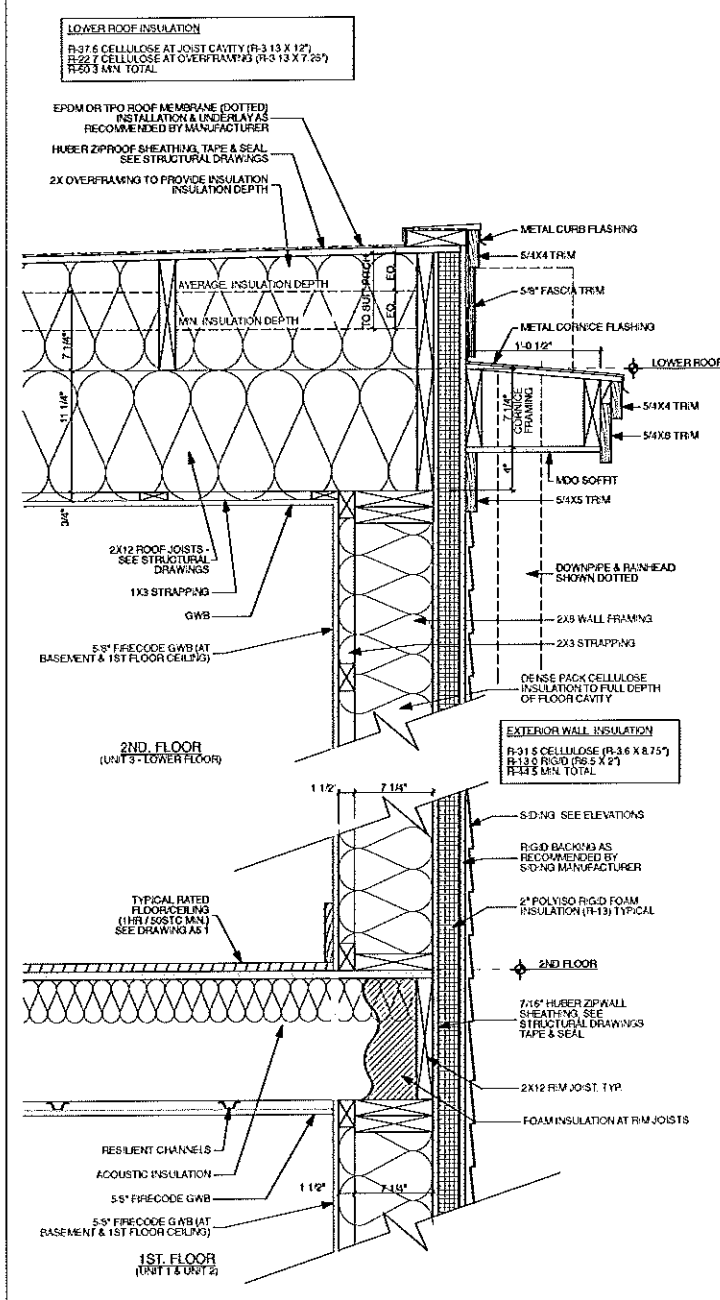
1 Long Section - Garage / living-dining rooms/ exterior decks
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

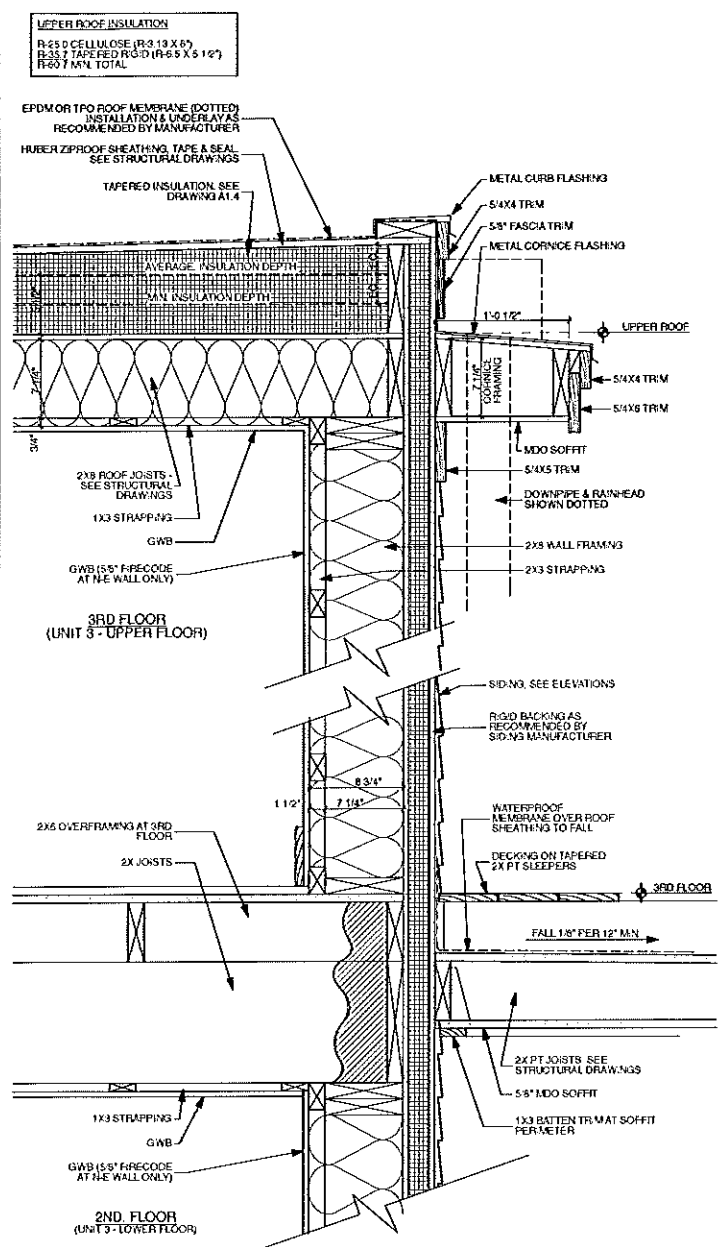
ISSUED FOR PERMIT
NOT FOR CONSTRUCTION



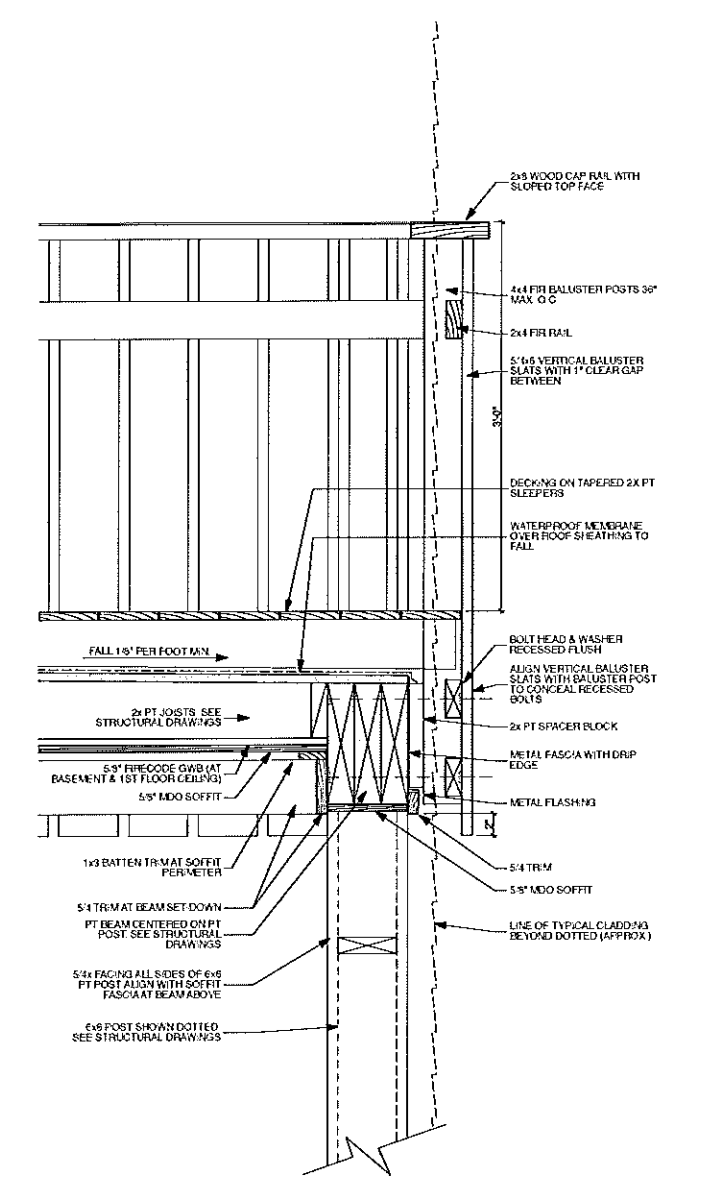
1 Wall section: Basement & exterior soffit - typical
SCALE: 1 1/2" = 1'-0"



2 Wall section: 1st floor, 2nd. floor, lower roof - typ.
SCALE: 1 1/2" = 1'-0"

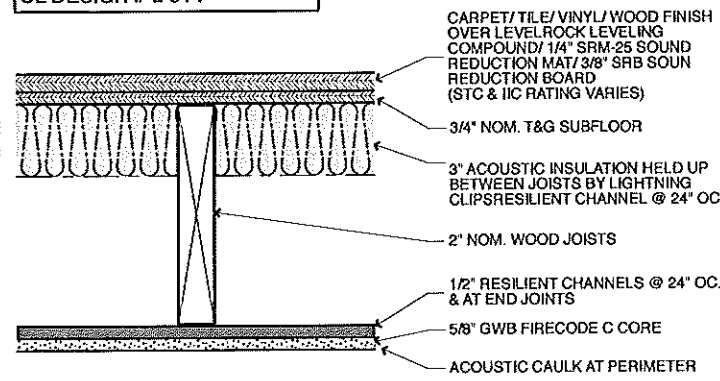


3 Wall section: 3rd floor, deck, upper roof - typical
SCALE: 1 1/2" = 1'-0"



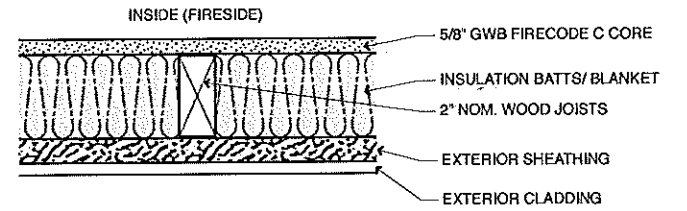
4 Wall section: Deck edge & balustrade - typical
SCALE: 1 1/2" = 1'-0"

INSTALL STRICTLY PER
UNDERWRITERS LABORATORIES INC.
ASSEMBLY DESIGN
& USG RECOMMENDATIONS FOR FIRE
& ACOUSTICAL ASSEMBLIES
UL DESIGN # L-514



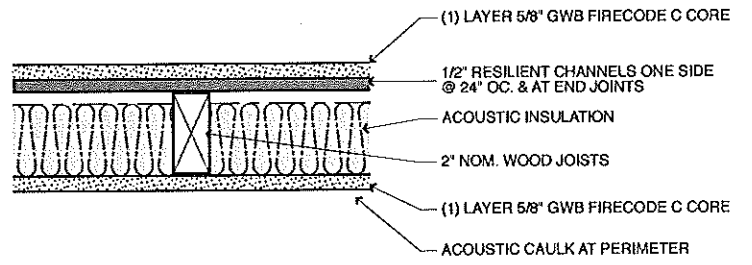
4 Floor/ceiling: Min. 1-HR Fire / 50-STC / 50-IIC rating
NOT TO SCALE

INSTALL STRICTLY PER
UNDERWRITERS LABORATORIES INC.
ASSEMBLY DESIGN
& USG RECOMMENDATIONS FOR FIRE
& ACOUSTICAL ASSEMBLIES
UL DESIGN # U-348



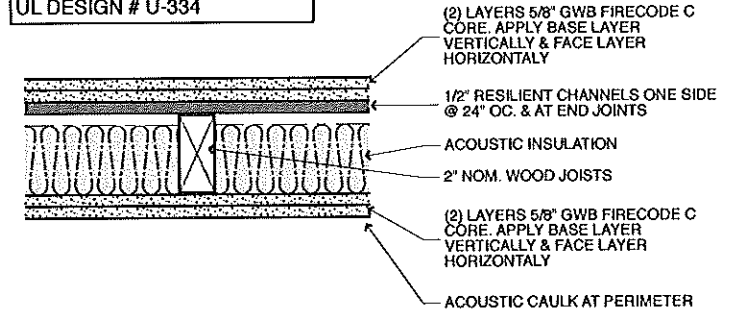
1 Exterior wall: 1-HR rated from within only
NOT TO SCALE

INSTALL STRICTLY PER
UNDERWRITERS LABORATORIES INC.
ASSEMBLY DESIGN
& USG RECOMMENDATIONS FOR FIRE
& ACOUSTICAL ASSEMBLIES
UL DESIGN # L-311



2 Interior wall: Min. 1-HR Fire / 50-STC rating
NOT TO SCALE

INSTALL STRICTLY PER
UNDERWRITERS LABORATORIES INC.
ASSEMBLY DESIGN
& USG RECOMMENDATIONS FOR FIRE
& ACOUSTICAL ASSEMBLIES
UL DESIGN # U-334



3 Interior wall: Min. 2-HR Fire / 59-STC rating
NOT TO SCALE

WINDOW SCHEDULE												
ID	R.O. Size		Norm. area	Quantity	Type	Model #	Manufacturer	Material	Glazing	Egress	Tempered	NOTES
	Width	Height										
1.1	6'-0"	4'-0"	24	1	Casement							
1.2	3'-0"	4'-0"	12	1	Casement							
1.3	6'-0"	4'-0"	24	1	Casement							
1.4	6'-0"	4'-0"	24	1	Casement							
1.5	6'-0"	4'-0"	24	1	Casement							
1.6	3'-0"	4'-0"	12	1	Casement							
1.7	6'-0"	4'-0"	24	1	Casement							
1.8	2'-0"	2'-6"	5	1	Awing							
1.9	2'-0"	2'-6"	5	1	Awing							
1.10	2'-0"	2'-6"	5	1	Awing					TEMPERED	STARWAY	
1.11	2'-0"	2'-6"	5	1	Awing					TEMPERED	STARWAY	
1.12	2'-0"	2'-6"	5	1	Awing							
2.1	6'-0"	4'-0"	24	1	Casement							
2.2	3'-0"	4'-0"	12	1	Casement							
2.3	6'-0"	4'-0"	24	1	Casement							
2.4	6'-0"	4'-0"	24	1	Casement							
2.5	6'-0"	4'-0"	24	1	Casement							
2.6	3'-0"	4'-0"	12	1	Casement							
2.7	3'-0"	4'-0"	12	1	Casement							
2.8	6'-0"	4'-0"	24	1	Casement							
2.9	2'-0"	2'-6"	5	1	Awing							
2.10	2'-0"	2'-6"	5	1	Awing							
2.11	2'-0"	2'-6"	5	1	Awing					TEMPERED	STARWAY	
2.12	3'-0"	4'-0"	12	1	Casement					TEMPERED	STARWAY	
2.13	3'-0"	4'-0"	12	1	Casement							
3.1	6'-0"	4'-0"	24	1	Casement							
3.2	3'-0"	4'-0"	12	1	Casement							
3.3	1'-6"	2'-0"	3	1	Awing							
3.4	6'-0"	2'-0"	12	1	Awing					TEMPERED	ABOVE BATHTUB	
3.5	6'-0"	4'-0"	24	1	Casement							
3.6	2'-0"	4'-0"	8	1	Casement							
3.7	1'-6"	1'-6"	2	1	Awing							
3.8	1'-6"	1'-6"	2	1	Awing							
3.9	1'-6"	1'-6"	2	1	Awing							
3.10	3'-0"	4'-0"	12	1	Casement							
			477 sq ft	33								

1 Window Schedule

DOOR SCHEDULE													
MARK	W	HT	THK	Quantity	Type	Model #	Manufacturer	FRR	Smoke door	Material	Glazing	NOTES	
10	3'-0"	6'-8"	0-1 3/4"	1	Door ST			1 HOUR					UNIT 1 ENTRY, CLOSER
11	2'-8"	6'-8"	0-1 3/4"	1	Door ST								
12	2'-6"	6'-8"	0-1 3/4"	1	DR-18								
13	2'-8"	6'-8"	0-1 3/4"	1	Door ST								
14	5'-0"	6'-8"	0-1 3/4"	1	Slider 1								
15	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
16	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
17	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
20	3'-0"	6'-8"	0-1 3/4"	1	Door ST			1 HOUR					UNIT 2 ENTRY, CLOSER
21	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
22	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
23	2'-6"	6'-8"	0-1 3/4"	1	DR-18								
24	2'-8"	6'-8"	0-1 3/4"	1	Door ST								
25	5'-0"	6'-8"	0-1 3/4"	1	Door ST								
26	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
27	2'-8"	6'-8"	0-1 3/4"	1	Door ST								
28	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
29	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
30	3'-0"	6'-8"	0-1 3/4"	1	Door ST			1 HOUR					UNIT 3 ENTRY, CLOSER
31	2'-8"	5'-0"	0-1 3/4"	1	Swing								
32	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
33	2'-8"	6'-8"	0-1 3/4"	1	Door ST								
34	3'-0"	6'-8"	0-1 3/4"	1	Door ST								
35	2'-6"	6'-8"	0-1 3/4"	1	Swing								
36	3'-0"	6'-8"	0-1 3/4"	1	Door ST								
37	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
38	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
39	3'-0"	6'-8"	0-1 3/4"	1	Swing								
40	2'-0"	6'-8"	0-1 3/4"	1	Swing								
41	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
42	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
43	3'-6"	6'-8"	0-1 3/4"	1	Pocket						TEMPERED		
50	3'-0"	6'-8"	0-1 3/4"	1	Pocket						TEMPERED		
51	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
52	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
53	3'-0"	6'-8"	0-1 3/4"	1	Swing			1.5 HOUR					ELEVATOR SHAFT
54	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
55	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
56	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
C1	3'-0"	6'-8"	0-1 3/4"	1	Door ST			1 HOUR					INTERNAL GARAGE ACCESS, CLOSER
C2	2'-8"	6'-8"	0-1 3/4"	1	Door ST								
C3	2'-8"	6'-8"	0-1 3/4"	1	Door ST								
C4	2'-8"	6'-8"	0-1 3/4"	1	Door ST								
C5	3'-0"	6'-8"	0-1 3/4"	1	Door ST								
C6	2'-8"	6'-8"	0-1 3/4"	1	Door ST								
07	3'-0"	6'-8"	0-1 3/4"	1	Door ST			1.5 HOUR					CLOSET UNDER COMMON STAIR
08	2'-8"	6'-8"	0-1 3/4"	1	Door ST								
09	2'-6"	6'-8"	0-1 3/4"	1	Door ST								
C10	3'-0"	6'-8"	0-1 3/4"	1	Door ST			1.5 HOUR					ELEVATOR SHAFT
E1	3'-0"	6'-8"	0-1 3/4"	1	Door ST						TEMPERED		MAIN FRONT DOOR
E2	3'-0"	7'-0"	0-1 3/4"	1	Door ST								GARAGE PASS DOOR
E3	3'-0"	7'-0"	0-1 3/4"	1	Door ST								GARAGE PASS DOOR
E4	6'-0"	7'-0"	0-1 3/4"	1	Slider 1						TEMPERED		PATIO DOOR
E5	6'-0"	7'-0"	0-1 3/4"	1	Slider 1						TEMPERED		PATIO DOOR
E6	6'-0"	7'-0"	0-1 3/4"	1	Slider 1						TEMPERED		PATIO DOOR
E7	6'-0"	7'-0"	0-1 3/4"	1	Slider 1						TEMPERED		PATIO DOOR
E8	6'-0"	7'-0"	0-1 3/4"	1	Slider 1						TEMPERED		PATIO DOOR
E9	3'-0"	6'-8"	0-1 3/4"	1	Swing						TEMPERED		PATIO DOOR
G1	14'-0"	7'-0"	0-1 3/4"	1	Overhead								GARAGE DOOR
G2	14'-0"	7'-0"	0-1 3/4"	1	Overhead								GARAGE DOOR
G3	14'-0"	7'-0"	0-1 3/4"	1	Overhead								GARAGE DOOR

2 Door Schedule