

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 070625

Please Read
Application And
Notes, If Any,
Attached

This is to certify that PEOPLE'S REGIONAL OPPORTUNITY PROGRAM / TBL

has permission to New 20 unit Residential & associated site improvements

AT 55 SMITH ST

022 L001001

PERMIT ISSUED
AUG 23 2007

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland relating to the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. 4 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cross

Health Dept. _____

Appeal Board _____

Other _____

Department Name

W/conditions
8/23/07
[Signature]
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: 07-0625	Issue Date:	CBL: 022 L001001
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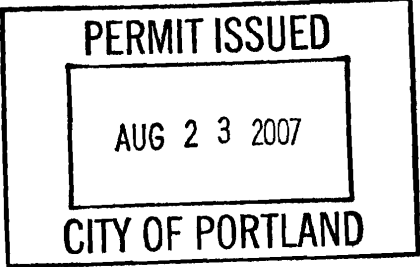
Location of Construction: 55 SMITH ST	Owner Name: PEOPLE'S REGIONAL OPPORTU	Owner Address: 510 CUMBERLAND AVE	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: R-7

Past Use: Vacant Land single family on lot	Proposed Use: Residential 20 Unit - New 20 unit Residential & associated site improvements <i>Elderly housing</i>	Permit Fee: \$28,095.00	Cost of Work: \$2,800,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>5A</i> <i>8/23/07</i>	

Proposed Project Description: New 20 unit Residential & associated site improvements - <i>Elderly housing</i>	Signature: <i>Greg Cass</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>w/conditions</i>		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 05/29/2007	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2007-0094</i> Major <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>7/9/07</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>[Signature]</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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CERTIFICATION

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

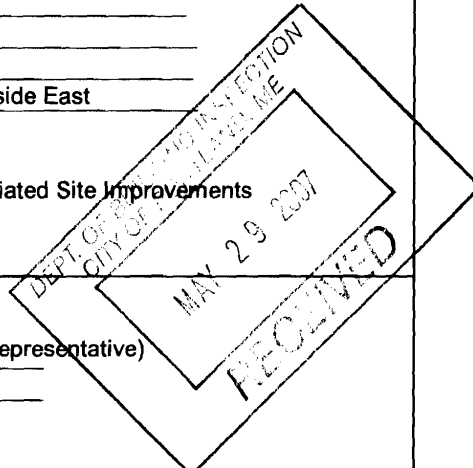
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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: 47 Smith Street, Portland, ME		
Total Square Footage of Proposed Structure 21,192 sf	Square Footage of Lot 14,790 sqft = .34 acres	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 22 L 1,2,3,6,26,27	Owner: Bayside East, LP. 510 Cumberland Ave Portland, ME 04101	Telephone: 207-874-1140
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Bayside East, LP. 510 Cumberland Ave Portland, ME 04101 207-874-1140	Cost Of Work: \$ <u>2,800,000</u> Fee: \$ <u>28,020</u> C of O Fee: \$ <u>75</u>
Current legal use (i.e. single family) <u>Vacant Land</u> If vacant, what was the previous use? <u>Single Family Residence</u> Proposed Specific use: <u>Residential Apartments</u> Is property part of a subdivision? <u>Yes</u> If yes, please name <u>Bayside East</u> Project description: Construct one new building containing 20 Residential Apartments and associated Site Improvements		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Betsy Sawyer-Manter (Owners Representative)</u> Mailing address: <u>510 Cumberland Portland, ME 04101</u> Phone: <u>207-874-1140</u>		



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

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

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

Signature of applicant: Betsy Sawyer-Manter Date: 5-25-07

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0625	Date Applied For: 05/29/2007	CBL: 022 L001001
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Location of Construction: 55 SMITH ST	Owner Name: PEOPLE'S REGIONAL OPPORTU	Owner Address: 510 CUMBERLAND AVE	Phone:
Business Name:	Contractor Name: Ganneston Construction	Contractor Address: P O Box 27 Augusta	Phone (207) 621-8505
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: Residential 20 Unit - New 20 unit Residential & associated site improvements	Proposed Project Description: New 20 unit Residential & associated site improvements
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 07/09/2007

Note: Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) PLEASE NOTE: Separate permits shall be required for the demolition of the existing single family on the property prior to commencement of the constuction of the new building.
- 3) This property shall remain a Twenty (20) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

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Business Name:	Contractor Name: Ganneston Construction	Contractor Address: P O Box 27 Augusta	Phone (207) 621-8505
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 08/23/2007

Note: I have signed off on the project with the following conditions:

Ok to Issue:

- 1) The Contractor's Statement of Responsibility in the statement of special inspections must be completed and submitted prior to the commencement of construction.
- 2) Compliance with the 2003 International Energy Conservation Code must be established by submitting a signed compliance report from COMCheck or other acceptable means, prior to the commencement of construction.
- 3) Plans showing an intermediate rail on the front exterior stairs must be submitted, reviewed and approved.
- 4) A plan demonstrating ventilation of the enclosed rafter spaces complying with Section 1203.2 of the IBC must be submitted and reviewed prior to framing.
- 5) Next to each bedroom closet, it appears that there is an intended chase without the two hour rating. Please provide more information on these areas for review and approval prior to the commencement of framing.
- 6) All penetrations in fire separation assemblies must be protected in accordance with Chapter 7 of the 2003 IBC.
- 7) Please provide a code justification for the inclusion of "ladder stair and grab bar" rather than a code compliant exterior stair with guards and handrails for access to the roof top generator.
- 8) Please provide a shop drawing for the alternating tread stair establishing compliance with all elements of section 1009.10 and 1009.11 of the 2003 IBC.

***Recommendation--Please discuss the 2006 IBC allowable window opening requirements with Inspections staff early in the process to avoid complications later in the construction process.

Lannie, Please put these conditions in the system.

Thank You!

Mike Nugent
Consulting Plans Examiner
City of Portland

>>> Mike Nugent 07/21/07 12:48 PM >>>

I have completed initial review and have the following comments/questions:

CRITICAL ITEM: It looks like both means of egress discharge into a "Vestibule" This seems to exceed the 50% rule commonly associated with vestibule use. Please provide a code justification.

- 1) Please confirm that the lowest level will not constitute a story above grade as defined.
- 2) Please confirm that the building will be protected with a full blown NFPA 13 system, not a 13R system.
- 3) The Certification form calls the building a single use R2 structure, but the lowest level has an assembly area & storage area that exceeds 10% of the fire area of the floor.
- 4) Please provide a penetration protection plan for all fire separation assembly penetrations.
- 5) The City has recently began using the window opening standard from the 2006 IBC. Let's discuss it's applicability for this project.
- 6) Please confirm that all doors in fire rated partitions meet the smoke and draft standards in UL1784.
- 7) Will there be cooking equipment in the community room kitchen (exhaust system?)

Location of Construction: 55 SMITH ST	Owner Name: PEOPLE'S REGIONAL OPPORTU	Owner Address: 510 CUMBERLAND AVE	Phone:
Business Name:	Contractor Name: Ganneston Construction	Contractor Address: P O Box 27 Augusta	Phone (207) 621-8505
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

8) Please confirm what type of the standpipe system will be installed.

9) In looking on page E2.2 there is no smoke detector in the trash room, should there be one?

10) Please confirm that the supervisory alarm system complies with NFPA 72

11) Please check to make sure that windows "O" and "P" don't need to be safety glazing.

12) Should an intermediate rail be present on the front entryway exterior stair?

13) Is the horizontal fire separation method to create the fire separation assembly without penetration and then install all HVAC, Electrical etc below the complete assembly? or will the drywall be applied after with penetraions?

14) Need a Comcheck report for the project.

Thanks!

Mike Nugent
Consulting plans examiner

- 1) ***Recommendation--Please discuss the 2006 IBC allowable window opening requirements with Inspections staff early in the process to avoid complications later in the construction process.
- 2) 3) Plans showing an intermediate rail on the front exterior stairs must be submitted, reviewed and approved.
- 3) 1)The Contractor's Statement of Responsibility in the statement of special inspections must be completed and submitted prior to the commencement of construction.
- 4) 5) Next to each bedroom closet, it appears that there is an intended chase without the two hour rating. Please provide more information on these areas for review and approval prior to the commencement of framing.
- 5) 7)Please provide a code justification for the inclusion of "ladder stair and grab bar" rather than a code compliant exterior stair with guards and handrails fo access to the roof top generator.
- 6) 2) Compliance with the 2003 International Energy Conservation Code must be established by submitting a signed compliance report from COMCheck or other acceptable means, prior to the commencement of construction.
- 7) 6) All penetrations in fire separation assemblies must be protected in accordance with Chapter 7 of the 2003 IBC.
- 8) 8) Please provide a shop drawing for the alternating tread stair establishing compliance with all elements of section 1009.10 and 1009.11 of the 2003 IBC.
- 9) 4) A plan demonstrating ventilation of the enclosed rafter spaces complying with Section 1203.2 of the IBC must be submitted and reveiwed prior to framing.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 07/11/2007

Note:

Ok to Issue:

- 1) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance
- 2) The sprinkler system shall be installed in accordance with NFPA 13.
- 3) A single source supplier should be used for all through penetrations.
- 4) Application requires State Fire Marshal approval.
- 5) More detail needed on protection of floor ceiling penetrations. "shaft detail ok"
- 6) All construction shall comply with NFPA 101

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Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

- 7) Low proximity signage is required per city ordinance.
- 8) The fire alarm system shall comply with NFPA 72. A Master box is required.

Comments:

7/9/2007-mes: On 6/6/07 I e-mailed planning (Shukria) for a final stamped site plan - I am still waiting - I am passing this permit on to fire and building review with the condition that I have a final review BEFORE the permit is issued so that I can compare the stamped approved site plan with what was submitted.

7/23/2007-ldobson: I have completed initial review and have the following comments/questions:

CRITICAL ITEM: It looks like both means of egress discharge into a "Vestibule" This seems to exceed the 50% rule commonly associated with vestibule use. Please provide a code justification.

- 1) Please confirm that the lowest level will not constitute a story above grade as defined.
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- 13) Is the horizontal fire separation method to create the fire separation assembly without penetration and then install all HVAC, Electrical etc below the complete assembly? or will the drywall be applied after with penetrations?
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Consulting plans examiner

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Business Name:	Contractor Name: Ganneston Construction	Contractor Address: P O Box 27 Augusta	Phone (207) 621-8505
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

8/1/2007-mes: 8/1/07 received the final stamped site plan from Shukria. Reviewed and left for Mike N. to put with the permit that he has.

6/30/2007-ldobson: I have commenced the review and have the following questions or require the following information:

- 1) On the page 3 certification form, on the question as to whether this is to be reviewed as separated or non separated mixed uses, the answer you provided was "yes". Please review section 302.3 and provide the selection for review purposes with supporting code justification.
- 2) Please provide a statement of Special Inspections pursuant to section 1704 of the 2003 IBC.
- 3) Please provide Energy conservation code compliance information such as a COM Check report.
- 4) Because we are using existing egress components for the first and second floors, please provide the occupant load of the existing areas, the proposed areas and the measurements of the egress components.
- 5) What is the specific use of the classroom spaces and what age groups will they serve?

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

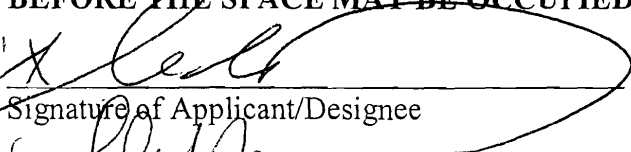
A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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.

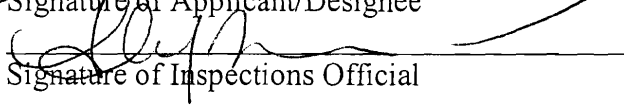
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED


Signature of Applicant/Designee

8/24/07
Date


Signature of Inspections Official

8.24.07
Date

CBL: 22h1

Building Permit #: 070625

I have signed off on the project with the following conditions:

- 1) The Contractor's Statement of Responsibility in the statement of special inspections must be completed and submitted prior to the commencement of construction.
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***Recommendation--Please discuss the 2006 IBC allowable window opening requirements with Inspections staff early in the process to avoid complications later in the construction process.

Lannie, Please put these conditions in the system.

Thank You!

Mike Nugent
Consulting Plans Examiner
City of Portland



Certificate of Design

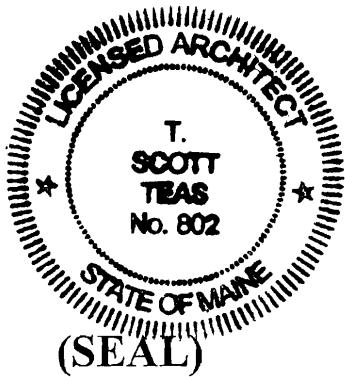
Date: TFH Architects, Scott Teas

From: 47 Smith Street, Portland, Maine

These plans and / or specifications covering construction work on:

Bayside East Apartments - Construction of one new building containing
20 residential apartments and associated sitework.

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



Signature: 

Title: Principal

Firm: TFH Architects

Address: 100 Commercial St
Portland, Maine 04101

Phone: 207-775-6141

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



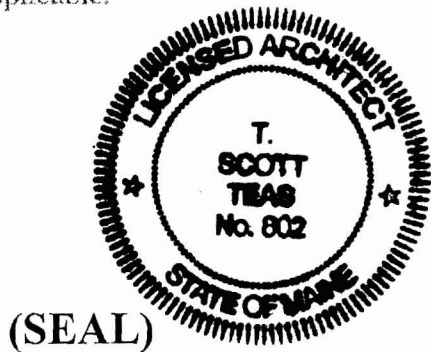
Accessibility Building Code Certificate

Designer: TFH Architects, Scott Teas

Address of Project: 47 Smith Street, Portland, Maine

Nature of Project: Construct One new building containing
20 residential apartments and associated sitework.

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



(SEAL)

Signature: 

Title: Principal

Firm: TFH Architects

Address: 100 Commercial St
Portland, Maine 04101

Phone: 207-775-6141

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: TFH Architects (Architect) , Structural Design Consulting (Structural Engineer)
 Date: 05/21/07
 Job Name: Bayside East Apartments
 Address of Construction: 47 Smith Street, Portland Maine 04101

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) Residential (R-2)
 Type of Construction 5A
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES
 Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) YES

Structural Design Calculations

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

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>Residential Units</u>	<u>40 PSF</u>
<u>Public Rooms</u>	<u>100 PSF</u>

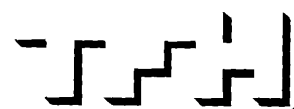
Wind loads (1603.1.4, 1609)

1609.1.1 Design option utilized (1609.1.1, 1609.6)
100 MPH Basic wind speed (1809.3)
II Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
B Wind exposure category (1609.4)
± 0.18 Internal pressure coefficient (ASCE 7)
+10 PSF - 24.1 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)
15.2 - 17.6 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

ASCE 7-02 Design option utilized (1614.1)
C Seismic use group ("Category")
 $S_{ds} = 0.32$
 $S_{d1} = 0.16$ Spectral response coefficients, S_{ds} & S_{d1} (1615.1)
D Site class (1615.1.5)

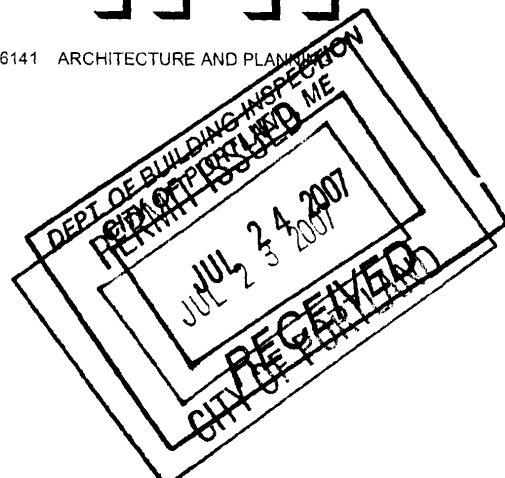
ASCE 7-02 Live load reduction
N/A Roof live loads (1603.1.2, 1607.11)
46 PSF Roof snow loads (1603.7.3, 1608)
60 PSF Ground snow load, P_g (1608.2)
46 PSF If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.0 Roof thermal factor, C_t (1608.4)
N/A Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
IK Basic seismic force resisting system (1617.6.2)
R = 6.0 Response modification coefficient, R , and
 $C_d = 4.0$ deflection amplification factor, C_d (1617.6.2)
E.L.F. Analysis procedure (1616.6, 1617.5)
32.2 K Design base shear (1617.4, 1617.5.1)
 Flood loads (1803.1.6, 1612)
N/A Flood Hazard area (1612.3)
N/A Elevation of structure
 Other loads
N/A Concentrated loads (1607.4)
N/A Partition loads (1607.5)
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



TFH ARCHITECTS 100 COMMERCIAL STREET PORTLAND MAINE 04101 TELEPHONE 207-775-6141 ARCHITECTURE AND PLANNING

July 23, 2007

Mike Nugent
City of Portland, Building Inspections
389 Congress St.
Portland, ME 04101



RE: Bayside East, Proposed Elderly Housing, 47 Smith Street

Dear Mike,

In response to your email listing questions regarding the Bayside Permit Drawing Set see below.

- 1.) See the attached ASK-1 and ASK-2 making the stair directly exit onto the sidewalk.
- 2.) The basement level of the building is considered a basement per the definition of a basement in IBC 2003 section, 502.1, it is not more than 6 ft above the grade plane, it is not more than 6 ft above the grade plane for more than 50% of the building, is not more than 12 ft above finished ground at any point.
- 3.) Per spec section 15500 Section 1.01 – B it will be a full NFPA 13 sprinkler system.
- 4.) The Use of the Low Hazard Storage S-2 should be separated from R-2 by 2 hours but can be reduced to 1 hour with a sprinkler system, we have provided a 1 hour wall and ceiling separation. The Use of the Assembly A-2 should be separated from R-2 by 2 hours but can be reduced to 1 hour with a sprinkler system, we have provided a 1 hour wall and ceiling separation.
- 5.) See specification section 07841 THROUGH-PENETRATION FIRESTOP SYSTEMS along with the Wall / floor-ceiling fire barrier details on Sheet A5.3
- 6.) We are under IBC 2003 for this project so we have designed to IBC 2003 code and window opening standards.
- 7.) All fire doors will meet the smoke and draft standards in UL1784.
- 8.) No cooking equipment in the community room kitchen, just a microwave.
- 9.) Standpipe will be a wet-pipe system
- 10.) We added a smoke detector to the trash room 016 in the addendum # 1.
- 11.) The supervisory alarm conforms to NFPA – 72 see Spec Section 16000 2.13 - B.
- 12.) Window Types 'O' and 'P' will need to be safety glazed as their individual panes are greater than 9 sq ft.
- 13.) We did not show the mid railing as we decided it might be more of a hindrance to egress from the entry door 100.2, we can add it but the condition might not be as desirable for egress, I would propose we ask for a variance from this code requirement, would you be agreeable?

14.)Horizontal fire separations and drywall will be made after HVAC is installed, where HVAC, plumbing and electrical breaks the fire separations fire dampers and fire stopping will be provided

15.)We can provide a Comcheck report, but where in the city code is this required?

Please call with any questions.

Sincerely,

Ryan Senatore
Architectural Designer
TFH Architects

Encl: ASK-1 and ASK-2 Dated 07/23/07



TFH ARCHITECTS 100 COMMERCIAL STREET PORTLAND MAINE 04101 TELEPHONE 207-775-6141 ARCHITECTURE AND PLANNING

July 23, 2007

Mike Nugent
City of Portland, Building Inspections
389 Congress St.
Portland, ME 04101

RE: Bayside East, Proposed Elderly Housing, 47 Smith Street

Dear Mike,

In response to your email listing questions regarding the Bayside Permit Drawing Set see below.

- 1.) See the attached ASK-1 and ASK-2 making the stair directly exit onto the sidewalk.
- 2.) The basement level of the building is considered a basement per the definition of a basement in IBC 2003 section, 502.1, it is not more than 6 ft above the grade plane, it is not more than 6 ft above the grade plane for more than 50% of the building, is not more than 12 ft above finished ground at any point.
- 3.) Per spec section 15500 Section 1.01 – B it will be a full NFPA 13 sprinkler system.
- 4.) The Use of the Low Hazard Storage S-2 should be separated from R-2 by 2 hours but can be reduced to 1 hour with a sprinkler system, we have provided a 1 hour wall and ceiling separation. The Use of the Assembly A-2 should be separated from R-2 by 2 hours but can be reduced to 1 hour with a sprinkler system, we have provided a 1 hour wall and ceiling separation.
- 5.) See specification section 07841 THROUGH-PENETRATION FIRESTOP SYSTEMS along with the Wall / floor-ceiling fire barrier details on Sheet A5.3
- 6.) We are under IBC 2003 for this project so we have designed to IBC 2003 code and window opening standards.
- 7.) All fire doors will meet the smoke and draft standards in UL1784.
- 8.) No cooking equipment in the community room kitchen, just a microwave.
- 9.) Standpipe will be a wet-pipe system
- 10.) We added a smoke detector to the trash room 016 in the addendum # 1.
- 11.) The supervisory alarm conforms to NFPA – 72 see Spec Section 16000 2.13 - B.
- 12.) Window Types 'O' and 'P' will need to be safety glazed as their individual panes are greater than 9 sq ft.
- 13.) We did not show the mid railing as we decided it might be more of a hindrance to egress from the entry door 100.2, we can add it but the condition might not be as desirable for egress, I would propose we ask for a variance from this code requirement, would you be agreeable?

- 14.) Horizontal fire separations and drywall will be made after HVAC is installed, where HVAC, plumbing and electrical breaks the fire separations fire dampers and fire stopping will be provided
- 15.) We can provide a Comcheck report, but where in the city code is this required?

Please call with any questions.

Sincerely,

Ryan Senatore
Architectural Designer
TFH Architects

Encl: ASK-1 and ASK-2 Dated 07/23/07

Schedule of 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 checked="" type="checkbox"/> Mechanical & Electrical Systems
<input type="checkbox"/> Architectural Systems
<input type="checkbox"/> Special Cases |
|--|--|

Special Inspection Agencies	Firm	Address, Telephone
1. Special Inspection Coordinator	<i>Structural Design Consulting, Inc.</i>	<i>22 Oakmont Drive Old Orchard Beach, ME 04064-4121 207-934-8038</i>
2. Inspector	<i>Sebago Technics</i>	<i>One Chabot Street P.O. Box 1339 Westbrook, ME 04098-1339 (207) 856-0277</i>
3 Testing Agency	<i>S.W Cole Engineering, Inc</i>	<i>286 Portland Road Gray, ME 04039 207 657-2866</i>
4. Testing Agency		
5. Testing Agency		
6. Other		

Note: 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.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

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

Description of seismic force resisting system and designated seismic systems:

Light-framed walls sheathed with wood structural panels rated for shear resistance and associated connections.

1705.1.1 Q/A plan is required for the seismic force resisting system. Q/A plan consists of Special Inspections of shearwalls and associated connections.

1705.1.2 refers to SDC D, E and F therefore Q/A plan for designated seismic systems not required.

1705.1.3 Q/A plan is required for piping systems containing flammable, combustible or highly toxic materials and to anchorage of electrical equipment used for emergency or standby power. Q/A plan consists of Special Inspections of gas piping and supports and of anchorage of standby generator.

1705.1.4 refers to SDC D therefore Q/A plan for additional systems is not required.

1705.1.5 refers to SDC E and F therefore Q/A plan not required

Quality Assurance for Wind Requirements

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

The building is in wind exposure Category B with a 3-sec gust basic wind speed less than 120 mph therefore a quality assurance plan for wind is not required (IBC/2003 Section 1706.1.1.1).

Statement of Responsibility

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

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-CCI	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/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

Other

Soils and Foundations

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Shallow Foundations	Y	2	<p><i>Inspect soils below building foundation, site walls and slab-on-grade 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. Controlled Structural Fill	Y	3	<p><i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i></p> <p><i>Inspect placement, lift thickness and compaction of controlled fill.</i></p>
3. Deep Foundations	N		
4. Load Testing	N		
4. Other:	N		

Cast-in-Place Concrete

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Mix Design	Y	3	<i>Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.</i>
2. Material Certification	Y	1	<i>Review certified mill test reports for reinforcing steel.</i>
3. Reinforcement Installation	Y	3	<i>Inspect size, spacing, cover, positioning and grade of reinforcing steel. 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</i>
4. Post-Tensioning Operations	N		
5. Welding of Reinforcing	N		
6. Anchor Rods	Y	3	<i>Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.</i>
7. Concrete Placement	Y	3	<i>Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.</i>
8. Sampling and Testing of Concrete	Y	3	<i>Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).</i>
9. Curing and Protection	Y	3	<i>Inspect curing, cold weather protection and hot weather protection procedures.</i>
10. Other:	N		

Structural Steel

Page of

Item	Req'd Y/N	Agency # (Scope
1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt			<i>Review shop fabrication and quality control procedures.</i>
2. Material Certification	Y		<i>Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes</i>
3. Open Web Steel Joists	N		
4. Bolting	Y	3	<i>Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence.</i>
5. Welding	Y	3	<i>Visually inspect all field welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds.</i> <i>Ultrasonic testing of all full-penetration welds.</i>
6. Shear Connectors	N		
7. Structural Details	Y	1	<i>Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details.</i>
8. Metal Deck	N		
9. Other:	N		

Wood Construction

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures	Y	1	<i>Review Submission of t TPI Quality Control Inspection Program Certification .</i>
2. Material Grading	Y	1	<i>Verify material grading marks.</i>
3. Connections	Y	1	<i>Verify that connections and fastenings comply with Contract Documents</i>
4. Framing and Details	Y	1	<i>Verify conformance with Contract Documents</i>
5. Diaphragms and Shearwalls	Y	1	<i>Inspect size, configuration, blocking and fastening of shearwalls and diaphragms. Verify panel grade and thickness.</i>
6. Prefabricated Wood Trusses	Y	1	<i>Verify conformance with Contract Documents.</i>

Mechanical & Electrical Systems

Item	Req'd Y/N	Agency #	Scope
1. Smoke Control	N		
2. Mechanical, HVAC & Piping	Y	1 or 3	<i>Inspect installation of gas piping and supports for conformance with Contract Documents.</i>
3. Electrical System	Y	1 or 3	<i>Inspect anchorage of standby generator for conformance with Contract Documents.</i>

Contractor's Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility.

Project: Bayside East
47 Smith Street, Portland, ME

Contractor's Name:

Address:

Description of designated building systems or components included in this Statement of Responsibility:

- Floor and roof diaphragms.
- Shear walls and associated connections
- Gas piping and connections.
- Anchorage of standby generator.

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

Signature

Date

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization is attached to this Statement.

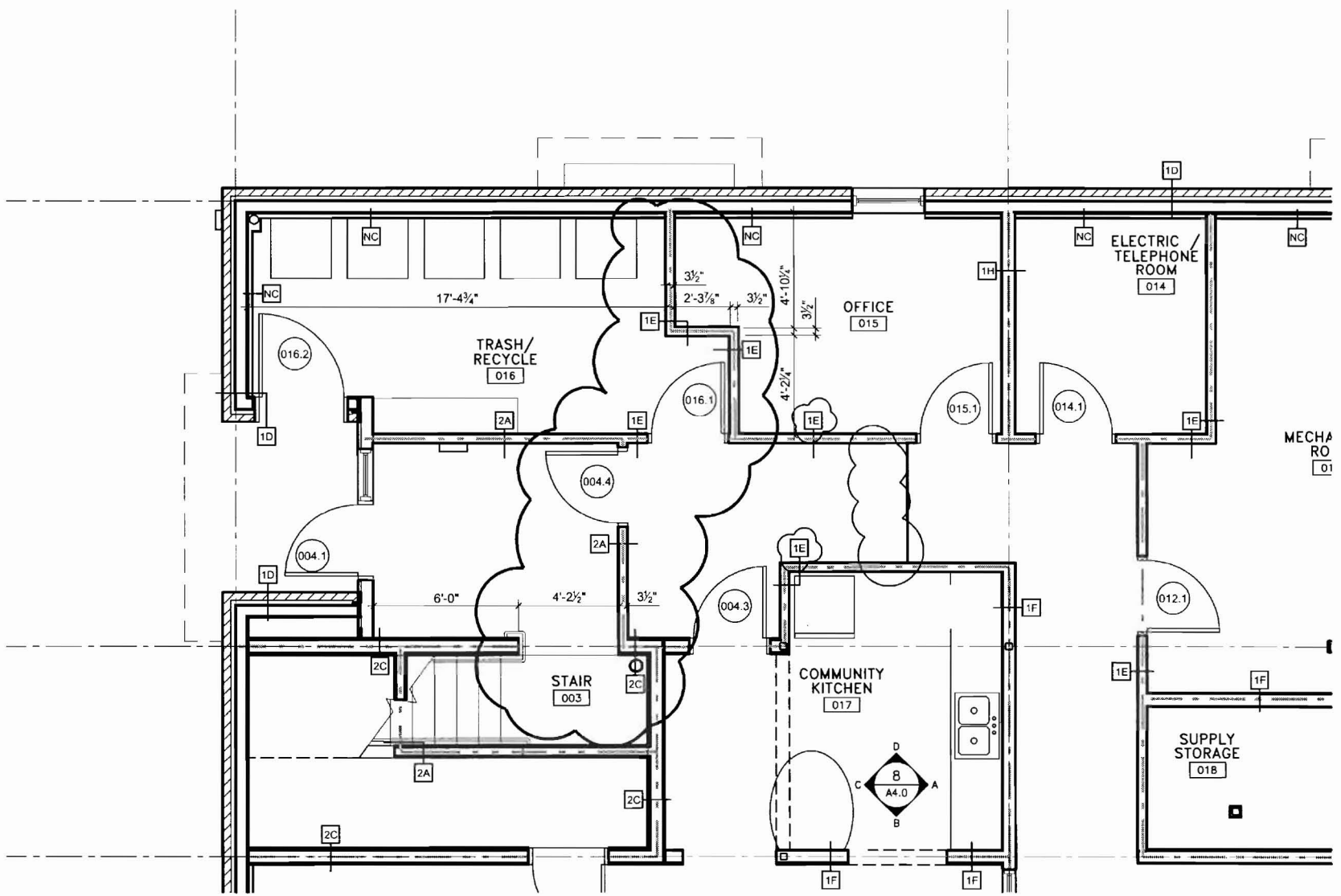
Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

BAYSIDE EAST
FOR
PORTLAND, MAINE

TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND, MAINE 04101
TELEPHONE 207.775.8341
ARCHITECTURE PLANNING
CONSULTANTS

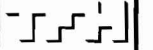
DATE:	07/23/07
PROJECT No.:	0514
DRAWN BY:	RJS
CHECKED BY:	TST
SCALE:	As Shown
SHEET TITLE:	EGRESS STAIR

ASK
1



1 BASEMENT FLOOR REVISED STAIR PLAN
1/4" = 1'-0"

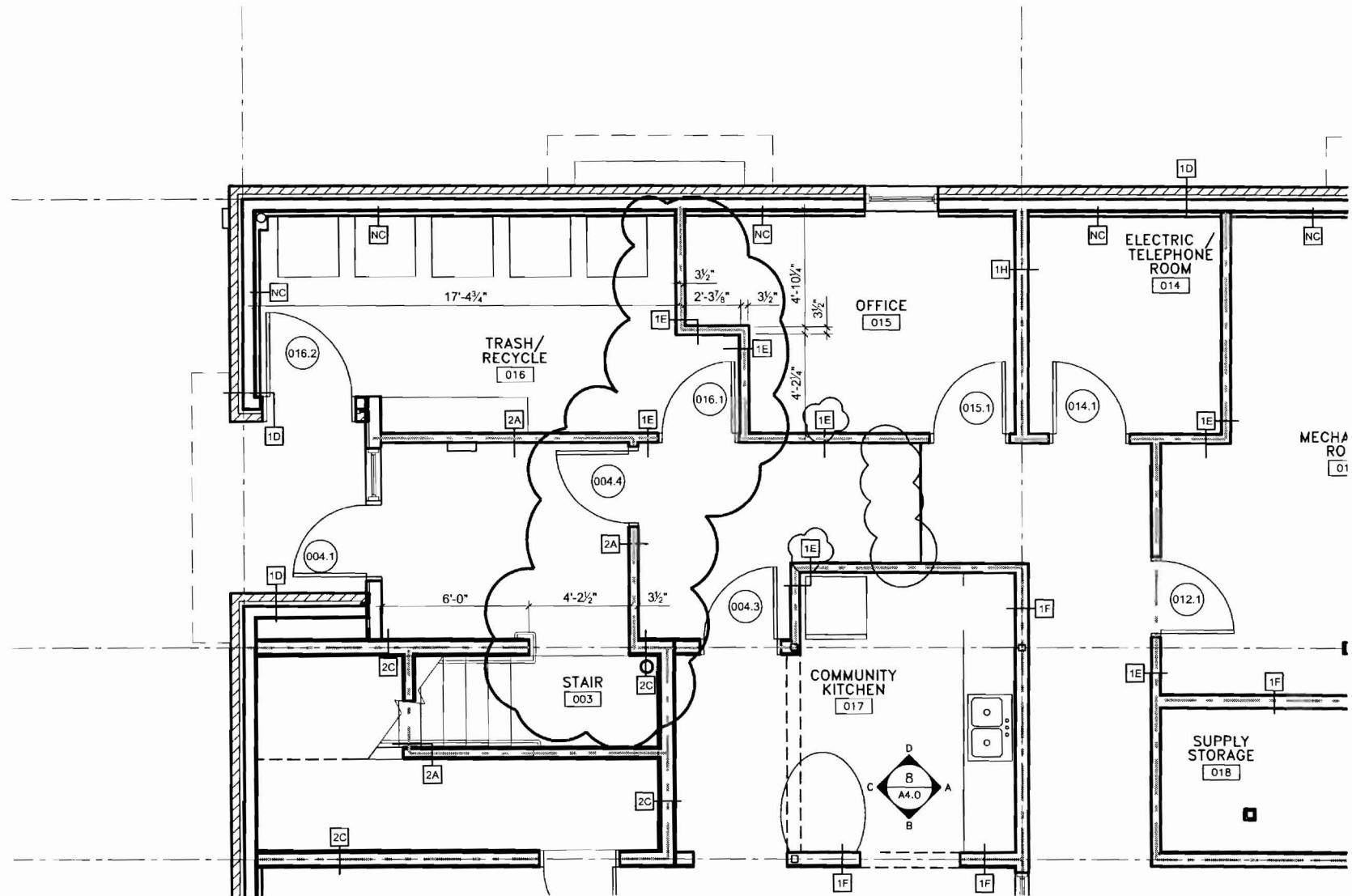
BAYSIDE EAST
FOR
PORTLAND, MAINE



TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND, MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

CONSULTANTS

MECHA
RO
01



1 BASEMENT FLOOR REVISED STAIR PLAN
1/4" = 1'-0"

DATE: 07/23/07

PROJECT No: 0014

DRAWN BY: RJS

CHECKED BY: TST

SCALE: As Shown

SHEET TITLE:

EGRESS STAIR

ASK
1

BAYSIDE EAST
FOR
PORTLAND, MAINE

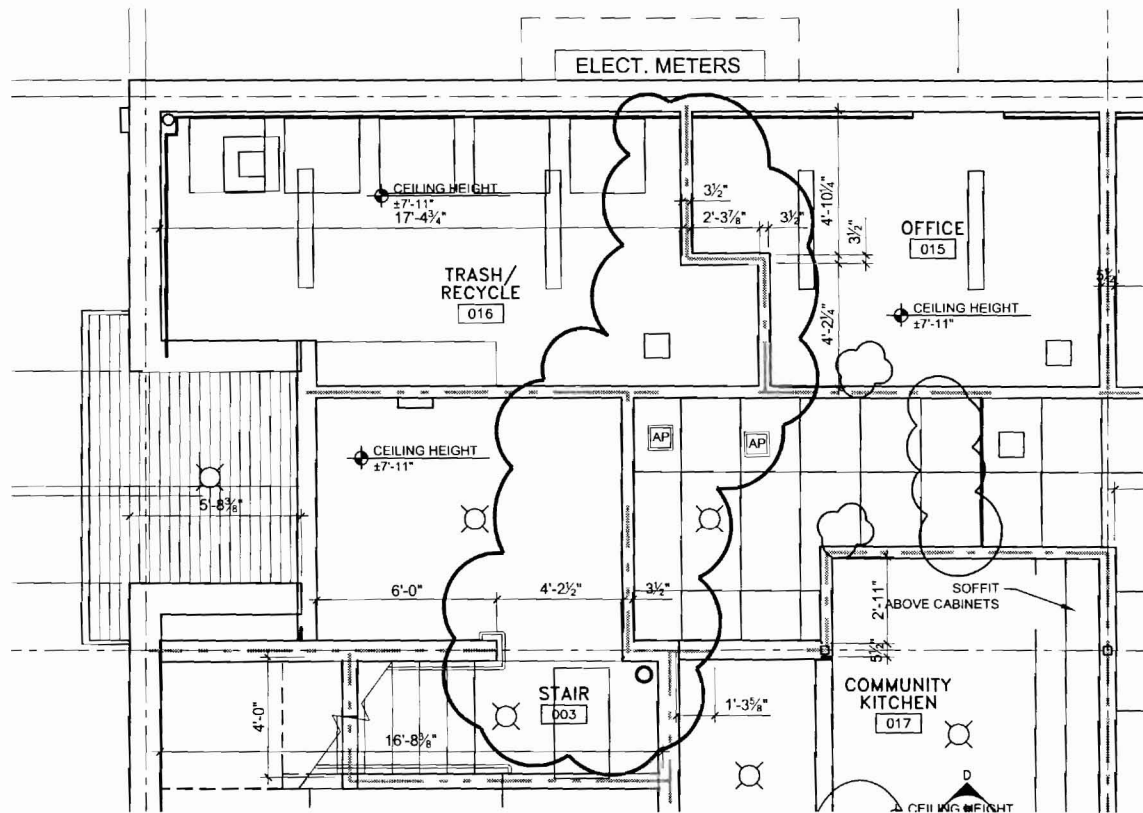
TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

CONSULTANTS

DATE: 07/23/07
PROJECT No. 0514
DRAWN BY: RJS
CHECKED BY: TST
SCALE: As Shown

SHEET TITLE
EGRESS STAIR
RCP

ASK
2



1 BASEMENT FLOOR REVISED STAIR CEILING PLAN
1/4" = 1'-0"

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

2007-0094
Application I. D. Number
5/30/2007
Application Date

Scott Teas, TFH Architects
Applicant
100 Commercial Street, Portland, ME 04101
Applicant's Mailing Address

Project Name/Description

Consultant/Agent
Applicant Ph: (207) 775-6141 Applicant Fax: (207) 773-0194
Applicant or Agent Daytime Telephone, Fax

47 - 47 Smith St, Portland, Maine
Address of Proposed Site
022 L001001
Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units 14790 Acreage of Site _____ Zoning r-7

Check Review Required:

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

Fees Paid: Site Plan \$250.00 Subdivision _____ Engineer Review _____ Date 5/30/2007

Zoning Approval Status:

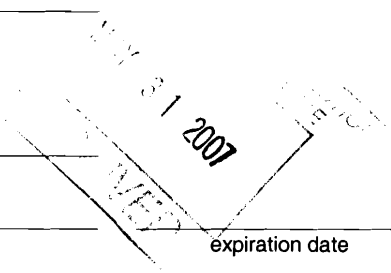
Reviewer _____

- Approved Approved w/Conditions See Attached Denied
- Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date Conditions (See Attached) _____ expiration date
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
- Defect Guarantee Released _____ date _____ signature _____





Site Plan Application

Department of Planning and Development
Portland Planning Board

Address of Proposed Development: 47 Smith Street		Zone: R-7
Project Name: BAYSIDE EAST		
Existing Building Size: _____ sq. ft.	Proposed Building Size: 21,000 sq. ft.	
Existing Acreage of Site: (.34Ac) sq. ft. 14,790	Proposed Acreage of Site: (.34Ac) sq. ft. 14,790	
Tax Assessor's Chart, Block & Lot: Chart# 22 Block # L Lot# 1,2,3 6,26,27	Property Owners Mailing address: BAYSIDE EAST LP 510 Cumberland Ave Portland, ME 04101	Telephone #: 874-1140 Cell Phone #:
Consultant/Agent Contact Name and mailing address, Telephone # and Cell Phone #: SCOTT TEAS, TFH Architects 100 Commercial St Portland, ME 04101	Applicant's Name/Mailing Address: ← Same T: 775-6141 F: 773-0194	Telephone #: 775-6141 Cell Phone #:
Fee For Service Deposit (all applications) <input checked="" type="checkbox"/> (\$200.00)		
Proposed Development (check all that apply)		
<input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Storm water Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____		
Major Development (more than 10,000 sq. ft.)		
<input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
		~ Please see next page ~

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

Who billing will be sent to:

*Betsy Sawyer-Manter
Peoples Regional Opportunity Program
570 Cumberland AVE
Portland ME 04101 T: 874-1140*

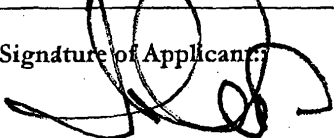
Submittals shall include (7) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11x17 plans

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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

This application is for site review only; a Building Permit application and associated fees will be required prior to construction.

Signature of Applicant: 	Date: 5/29/07
---	---------------

From: Marge Schmuckal
To: Shukria Wiar
Date: 9/19/2006 1:05:00 PM
Subject: Re: 47 Smith Street

I have already forwarded comments to the original reviewer (Jean F.) on 7/6/06 in memo format. I don't think that I need to redo that review.

Marge

>>> Shukria Wiar 9/18/2006 2:03:30 PM >>>

Hello Marge,

Could I get some comments from you in regard to 457 Smith Street. They are on agenda for next week and I need final comments to write the report.

Thanks.

Shukria

From: Marge Schmuckal
To: Jean Fraser
Date: 7/6/2006 11:03:36 AM
Subject: 47 Smith Street - 2006-0081

Jean,

I have reviewed this site plan for zoning compliance. This property is located in an R-7 Residential Zone. The application and submittal show that all parking, area per family, height, lot coverage and setbacks are being met with the one following exception.

1). The plans show a building overhang onto City property along East Oxford Street. There is no reason why the building could not be adjusted by a foot or two to be completely within their own private property. Of course the City of Portland could grant a license to be over City property. Check with legal to see if there is any criteria for making a decision on this situation.

This is not an exception, however, it is noted that this property currently has a single family dwelling on it. The submittal does not explain what is happening to that existing structure. Will it be demoed or relocated?

Marge Schmuckal
Zoning Administrator

From: Shukria Wiar
To: Marge Schmuckal
Date: 6/6/2007 4:32:36 PM
Subject: Re: 2007-0094 - 22-L-001 - 47 Smith St

I am working with them regarding their conditions of approval. I think we are al set with them and just need the final revised plans from them. I will get in touch with them regarding the final submission.

Thanks.

Shukria

>>> Marge Schmuckal 06/06 4:16 PM >>>

Shukria,

I have a permit application for this project, but not a stamped approved site plan. Is this ready to be given to me? To issue the permit?

Thanks,

Marge

From: Shukria Wiar
To: Marge Schmuckal
Date: 7/10/2007 10:09:30 AM
Subject: RE: #2007-0094 - 22-L-001 - 47 Smith St

Hi Marge,

I have revised plans but they have made changes that I need to show to show the Dev Rev committee and get sign off from them. If all are okay them I will stamp them approved and distribute.

They still have not posted their performance guarantee.

Let me know if you need more information.

Thanks.

Shukria

>>> Marge Schmuckal 07/09 11:50 AM >>>

Shukria,

I am just asking for an update on this stamped approved site plan. It has been a month since I last asked.

Thanks,

Marge

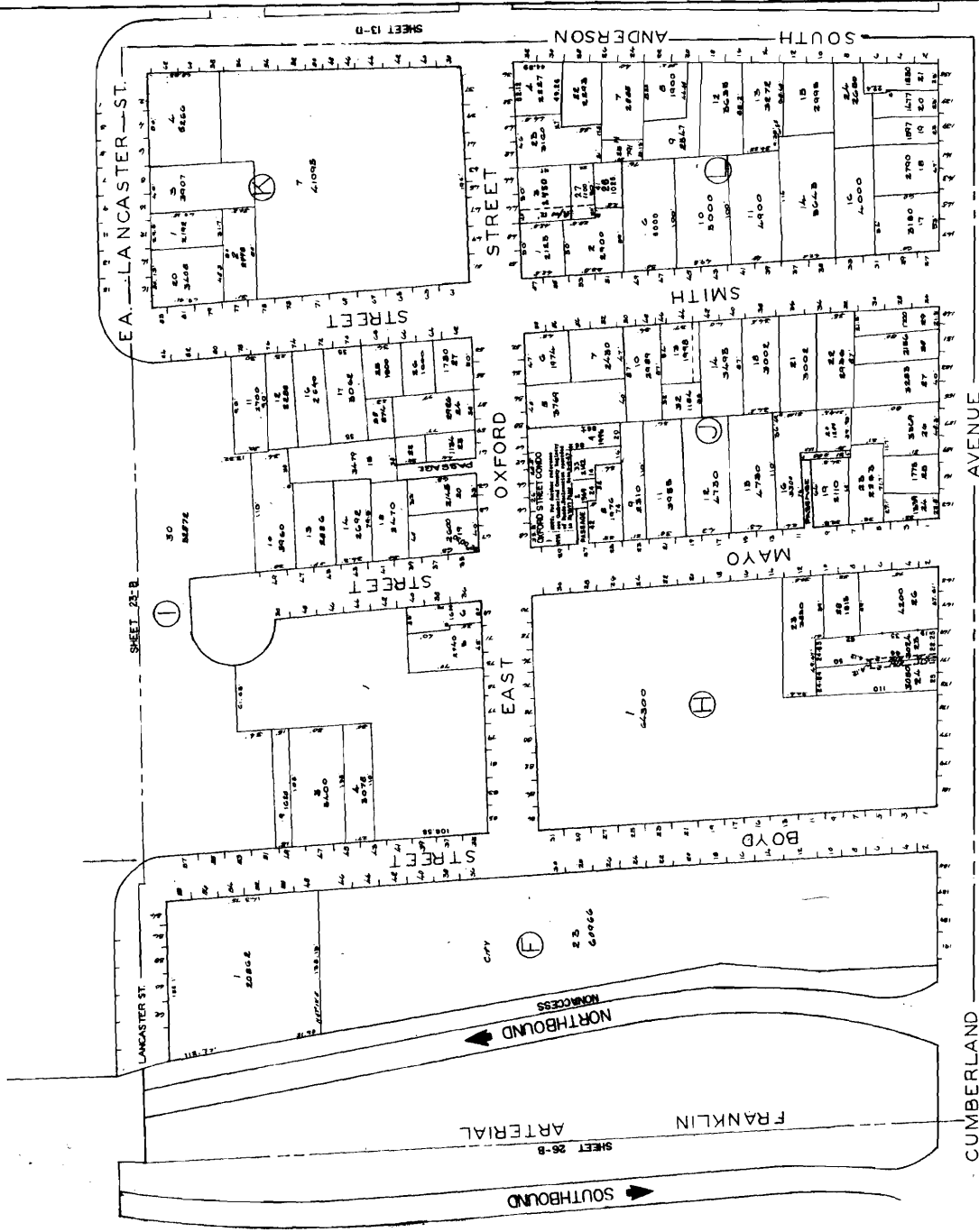
mike,

I am hopeful that this material will satisfy your remaining comments. I am to the point of ~~Needing~~ the balance of the permits to continue construction. Will Bennett is proceeding with the Electrical Engineering. You had indicated earlier that this would not hold me up.

Thank you in advance.

Terry Brown
831-1776(c)

№ 22



SHEET 21-B

SHEET 21-A

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1"=50' ±

DISTRICT 1842 1847

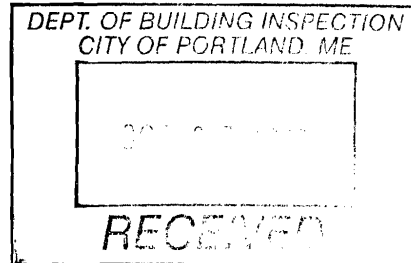
CITY OF PORTLAND, MAINE

PLANNING BOARD

Kevin Beal, Chair
Michael Patterson, Vice Chair
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk
Janice E. Tevanian

October 25, 2006

Betsy Sawyer-Manter, MSW
Director of Housing Development
People's Regional Opportunity Program
510 Cumberland Ave
Portland ME 04101



**RE: 47 Smith Street; Bayside East Senior Housing
Application ID Number: 2006-0081; Chart 022, Block L00, Lot 1001**

Dear Ms. Sawyer-Manter,

At its October 10, 2006, public hearing, the Portland Planning Board considered the proposal by the People's Regional Opportunity Program ("PROP") to construct a new 5-story, 20 unit apartment building at 47 Smith Street. The Planning Board approved PROP's site plan and subdivision applications upon the following motions:

On the basis of plans submitted by the applicant and on the basis of information contained in Planning Report #56-06 relevant to standards for site plan and subdivision regulations, and other findings as follows:

1. The Planning Board voted 4-0 (Patterson and Tevanian absent, Silk recused) to waive the Technical and Design Standards and Guidelines (Section VI 5.2 B IV) requirement of two (2) street trees per residential unit, to require a total of eight (8) street trees.
2. The Planning Board voted 4-0 (Patterson and Tevanian absent, Silk recused) to waive the Technical Standard (Section III 2 A (b)), which requires a 20 foot wide driveway for one-way ingress and egress, to allow the access to be 16 feet clear width at the building line on Smith Street and East Oxford Street as shown on Plan C1.1, Attachment 3b.
3. The Planning Board voted 4-0 (Patterson and Tevanian absent, Silk recused) that the plan is in conformance with the subdivision standards of the land use code, subject to the following condition of approval:
 - i. The applicant shall obtain and provide to the Planning Authority a capacity-to-serve letter with respect to sewer capacity.
4. The Planning Board voted 4-0 (Patterson and Tevanian absent, Silk recused) that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval:

- i. The applicant shall obtain a license from the City for the building overhang on East Oxford Street.
- ii. A revised Landscape Plan shall be submitted to Staff, to include outstanding information and details, to be reviewed and approved by the City Arborist.
- iii. There shall be an automatic watering system in landscaped areas on the site.
- iv. The applicant shall have the final plans signed by a licensed professional engineer.
- v. The applicant shall submit fire flows information and a hydrant spacing plan, to be reviewed and approved by the Fire Department.
- vi. The applicant shall obtain and provide to the Planning Authority a capacity-to-serve letter with respect of sewer capacity.
- vii. There shall be crosswalks painted on Smith Street and East Oxford Street, and ADA accessible ramps (by amendment approved by the Planning Board 4-0 (Patterson and Tevanian absent, Silk recused)).

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

Betsy Sawyer-Manter, MSW

October 25, 2006

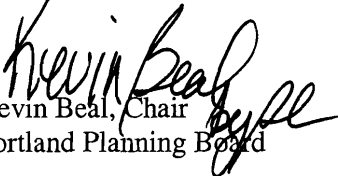
Page 3 of 3

6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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

If there are any questions, please contact Shukria Wiar at 756-8083 or shukriaw@portlandmaine.gov.

Sincerely,


Kevin Beal, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Shukria Wiar, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Mike Nugent, Director of Inspections
Jeanie Bourke, Inspection Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jim Carmody, City Transportation Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Captain Greg Cass, Fire Prevention. Fire Department
Assessor's Office
Approval Letter File

Attachment: Planning Board Report #56-06

9/13/06



TFH ARCHITECTS 100 COMMERCIAL STREET PORTLAND MAINE 04101 TELEPHONE 207-775-6141 ARCHITECTURE AND PLANNING

September 13, 2006

Shukria Wiar
Planner
Department of Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

022 L 001

Re: Bayside East, Proposed Elderly Housing, 47 Smith Street, Portland, Maine

Dear Shukria,

Following our last planning board workshop, on August 8, we have revised the site layout for the Bayside East project. Attached here is a revised site plan, C1.1 (dated September 13, 2006), to describe the current proposal. Please note the following items:

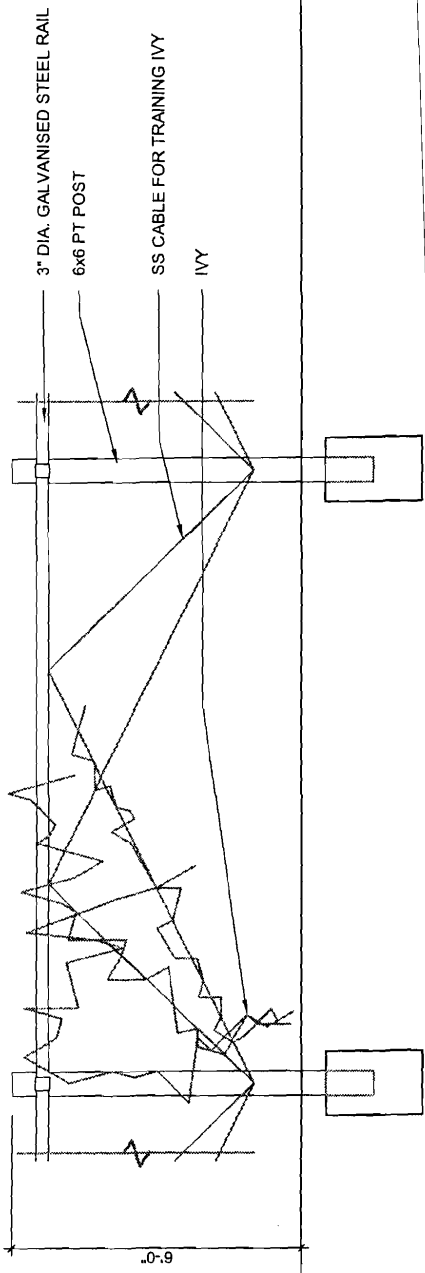
1. Traffic circulation will use a one-way system, with entry only from Oxford Street, & exit only to Smith Street.
2. The size of the car park bays, & width of drive aisles have been modified to accommodate comments from the City Traffic Engineer.
3. The parallel car parks alongside the building (Nos. 16 to 20) have been moved away from the projecting bay windows & the planting strip has been made wider. We believe this will prevent the overhanging bays from being too close to the car parks.
4. Additional landscaping is proposed along the car park boundaries, as shown on the attached detail.
5. Trash storage will now be located inside the building, within a basement level trash room & mechanically vented to the exterior at roof level. Trash removal will be taken out via the door located on Oxford Street.
6. We understand that the City requires 2 street trees per residential unit. As our project has 20 units, 40 street trees would be required. Since we have space for only 8 street trees, we understand that our client will need to either a) provide additional trees in the neighborhood, b) contribute to the City tree planting program, or c) apply for a waiver on the basis of being an affordable housing project.
7. Snow accumulations will be removed from the site.
8. A positive letter for electricity supply has been received from CMP.

Sincerely,

Richard Lo

Richard Lo
Project architect
TFH Architects



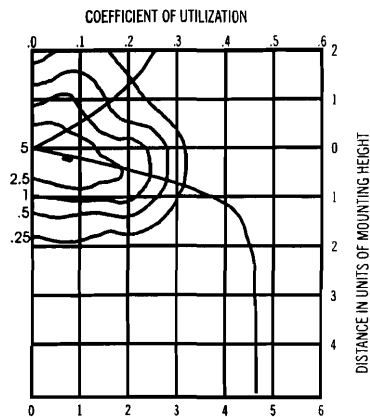


KSF1 Arm-Mounted Rectilinear Cutoff Lighting

Fixture B

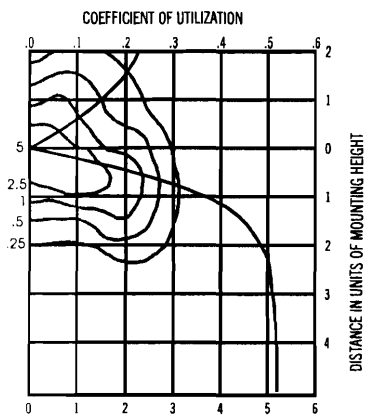
Coefficient of Utilization _____
Initial Footcandles _____

KSF1 250M R2 Test No. TEST NO. 1194090701



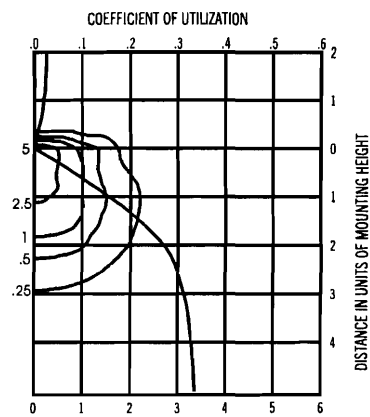
250W Metal Halide lamp, 20000 rated lumens. Footcandle values based on 35' mounting height, Distribution II, cutoff.

KSF1 250M R3 Test No. TEST NO. 1194080302



250W Metal Halide lamp, 20000 rated lumens. Footcandle values based on 35' mounting height, Distribution III, cutoff.

KSF1 250M R4SC Test No. TEST NO. 1194080901



250W Metal Halide lamp, 20000 rated lumens. Footcandle values based on 35' mounting height, Distribution IV, sharp cutoff.

NOTES:

- 1 For electrical characteristics, consult technical data tab.
- 2 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.
- 3 Photometric data for other distributions can be accessed from the Lithonia Lighting website. (www.lithonia.com)

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

15 ft.= 5.4

30 ft.= 1.36

40 ft.= .77

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction factor}$$



Lithonia Lighting

Acuity Lighting Group, Inc.

Outdoor Lighting

One Lithonia Way, Conyers, GA 30012-3957

Phone: 770-922-9000 Fax: 770-918-1209

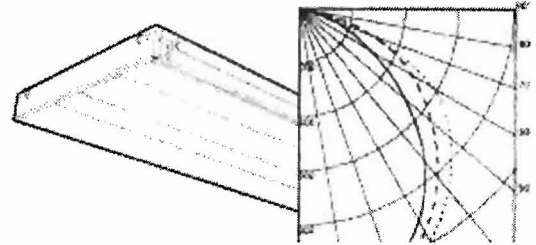
In Canada: 160 avenue Labrosse, Point-Claire, P.Q., H9R 1A1

www.lithonia.com



HOME | COMPANY | PRODUCTS | RESOURCES | SALES INFO | TRAINING | DISTRIBUTORS | CONTACT SEARCH >

LITHONIA PHOTOMETRICS



PHOTOMETRIC DATA FILE VIEWER

Following the the basic photometric performance for the product you selected. For additional calculati use a lighting design software package such as [Visual](#).

QUICK PRODUCT SEARCH STEP 1 OF 4

Select Product Types

TEST: 1194080909
MANUFAC: LITHONIA LIGHTING
LUMCAT: KSF1 175M R4SC
LUMINAIRE: ARM MOUNTED PREMIUM OPTIC FIXTURE WITH SEGMENTED REFLE
LAMPCAT: M175/U
LAMP: ONE 175-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.
_PRODUCTGROUP: OUTDOOR
_INFOLINK: www.lithonia.com/visual/ies/ies.asp?vfile=
Number Lamps: 1
Lumens Per Lamp: 12000
Photometric Type: Type C
Luminous Width: 1 ft
Luminous Length: 1 ft
Luminous Height: 0 ft
Ballast Factor: 1
Input Watts: 213
Efficiency (Total): 35.9 %
Efficiency (Up): 0.0 %
Efficiency (Down): 35.9 %

SPACING CRITERIA

Angle	Value
0	3.25
90	1.38
180	0.27

CANDELA VALUES:

	0	5	15	25	35	45	55	65	75	85	90	95	105	115	125
0	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059	1,059
5	1,119	1,132	1,129	1,130	1,119	1,132	1,109	1,112	1,104	1,074	1,077	1,059	1,042	1,002	955
10	1,150	1,180	1,158	1,147	1,154	1,149	1,132	1,136	1,132	1,106	1,094	1,062	984	866	709

Fixtures B

15	1,209	1,213	1,213	1,197	1,169	1,166	1,164	1,168	1,144	1,126	1,114	1,062	927	694	452
20	1,283	1,286	1,251	1,234	1,182	1,172	1,147	1,119	1,072	1,034	1,031	946	734	450	237
25	1,349	1,334	1,314	1,271	1,220	1,199	1,152	1,095	1,049	1,005	959	897	594	274	117
30	1,453	1,434	1,429	1,367	1,277	1,219	1,182	1,095	1,069	1,010	977	849	502	172	62
35	1,838	1,824	1,721	1,564	1,378	1,289	1,186	1,113	1,064	974	949	804	414	127	52
40	2,133	2,115	2,028	1,891	1,614	1,426	1,229	1,126	993	894	862	689	289	102	62
42.5	2,133	2,120	2,118	2,013	1,774	1,539	1,302	1,163	1,010	884	816	609	234	110	60
45	2,288	2,293	2,201	2,054	1,898	1,694	1,469	1,227	1,064	872	784	591	177	90	69
47.5	2,454	2,453	2,404	2,171	1,931	1,801	1,497	1,296	1,057	906	795	561	159	74	48
50	2,614	2,608	2,561	2,392	2,024	1,814	1,519	1,106	1,034	971	821	557	124	54	52
52.5	2,853	2,871	2,816	2,666	2,271	1,851	1,444	1,094	934	854	875	599	155	52	24
55	3,373	3,380	3,191	2,923	2,559	1,914	1,417	1,091	804	819	816	634	188	50	12
57.5	3,727	3,713	3,620	3,263	2,768	2,026	1,458	1,126	779	734	691	575	197	64	7
60	3,443	3,461	3,493	3,505	2,827	1,966	1,581	1,199	784	631	587	476	171	60	10
62.5	3,089	3,088	3,186	3,212	2,728	1,986	1,747	1,352	829	556	518	369	114	41	0
65	2,814	2,818	3,009	3,020	2,314	1,969	1,699	1,374	899	572	514	301	100	17	0
67.5	2,724	2,713	2,666	2,773	2,288	1,914	1,624	1,326	903	587	509	302	52	7	0
70	2,409	2,348	2,319	2,367	2,099	1,882	1,547	1,220	769	617	501	257	27	0	0
72.5	1,854	1,849	2,021	1,886	1,845	1,881	1,454	984	622	535	404	159	10	0	0
75	1,213	1,266	1,614	1,646	1,586	1,544	1,224	719	421	400	279	77	5	0	0
77.5	315	324	489	660	1,002	912	719	482	267	175	149	24	0	0	0
80	85	79	114	140	195	256	360	319	227	95	64	10	0	0	0
82.5	0	4	7	15	36	45	77	121	126	55	20	0	0	0	0
85	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0
87.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

AVERAGE LUMINANCE (cd/sq.m)

	0	45	90
55	63,299	35,919	15,313
65	71,671	50,150	13,091
75	50,447	64,213	11,603
85	0	0	0

Catalog Number	Fixture C	
Notes	Type	

FEATURES & SPECIFICATIONS

INTENDED USE

Recessed frame-in rated Non-IC for new construction only.
Approved for all ceiling types and wiring types.

CONSTRUCTION

Rugged galvanized steel frame.
Cutout section on frame for remodel applications.
Galvanized bar hangers span up to 24" o.c. and feature built in nailer and T-bar clips.
Galvanized steel junction box with removable access door, (4) romex knockouts, (2) 3/4" and (4) 1/2" nominal conduit knockouts with pryout slots. Rated for through branch wiring.
Maximum 8 (4in 4out) No 12 AWG conductors. Rated for 90° C.
Ground wire provided.

ELECTRICAL SYSTEM

Socket housing attaches to reflector with pre-mounted screw to ensure proper and consistent lamp position.
Multi-volt, 120V through 277V, electronic ballast with end of life protection.
Thermally protected against improper contact with insulation and approved for through-branch circuit wiring.

INSTALLATION

T-bar or wood joist installation.
Barhangers expand to a length of 25-1/4" maximum, 13-1/4" minimum.
Vertically adjustable yoke allows for flush mounting of trims to ceiling face.
Maximum ceiling thickness determined by finishing trim. See specific trim page.

LISTING

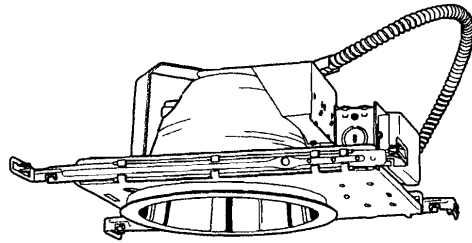
UL Listed to US and Canadian safety standards.
Damp location listed. (See trim selection for wet location listing.)

6" Frame In

LF6

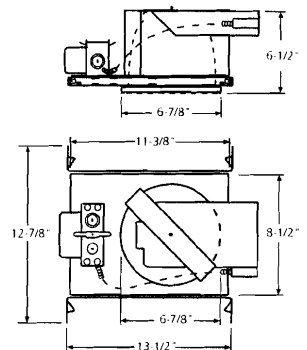
SINGLE LAMP

FLUORESCENT
Horizontal TRT
Single Lamp
Non-IC
New Construction



Specifications

Height: (trim height varies)
Length: 13 (33)
Width: 8-1/2 (21.6)
Ceiling Opening: 7 (17.8)



All dimensions are inches (centimeters).

ORDERING INFORMATION

Example: **LF6 1/26-42TRT MVOLT F601A**

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog number.

LF6

Series	Lamps	Volts	Options		Reflector
LF6	1/26-42TRT¹ 1/26TRT 1/32TRT 1/42TRT	MVOLT² 347	GEB10 Generic electronic ballast, THD (Total Harmonic Distortion) <10%. Requires 4-pin lamp.	EL Emergency battery pack with integral test switch. ³	F601A Clear Diffuse Open
			ADEZ Advance Mark 10™ electronic dimming ballast. Must specify 120V or 277V (26TRT, 32TRT, 42TRT). Minimum dimming level 5%.	ELR Emergency battery pack with remote test switch. ³	F601AZ Clear Specular Low Iridescent Open
			DMHL Lutron Compact SE™ electronic dimming ballast, 120V or 277V (26TRT, 32TRT, 42TRT). Requires 4-pin lamp. Minimum dimming level 5%.	WLP 35K lamp (shipped separately).	F6W4A Clear Diffuse Wallwash
				TRW White flange.	F6W4AZ Clear Specular Wallwash Low Iridescent
					F6LS4 White Splay Flat Clear Glass Lens ⁴
					F6LS73 White Splay Glass T73 Tempered Prismatic Lens ⁴

NOTES:

- 1 Not available with DMHL or WLP.
- 2 Electronic multi-volt ballast capable of operating any line voltage from 120-277V, 50 or 60Hz.
- 3 For dimensional changes, refer to accessories tab. For two-lamp operation, consult factory.
- 4 Lens removal required before EL testing.

See trim specification sheet for maximum wattages.

Accessories

Order as separate catalog numbers.

- LCMB** Channel bar mounting brackets, set of two
- LSMC** T-bar mounting clips, set of four

LF6 Single Lamp

Distribution curve	Distribution data	Output data	Coefficient of utilization	Single luminaire data 30" above floor	
F601AZ, (1) Philips PL-C 32W/27SH lamp, 1.2 s/mh, 3600 rated lumens, Test no. LTL12515					
	cp	Lumens	Zone Lumens % Lamp	pf 20% pc 80% 70% 50% pw 50% 30% 50% 30% 50% 30%	Task Height: 2.5ft. 50% beam - 62.9' 10% beam - 104.1'
	0	598	0° - 30° 483.7 20.2	0 63 63 61 61 58 58	
	5	612	0° - 40° 780.1 32.5	1 57 55 56 54 54 53	Initial FC
	15	639	0° - 60° 1245.0 51.9	2 52 49 51 48 49 47	Mounting Center
	25	533	0° - 90° 1261.5 52.6	3 47 43 46 43 44 42	Height Beam Diameter FC Diameter FC
	35	471	90° - 180° 0.0 0.0	4 42 38 42 38 40 37	8.0 19.8 6.7 9.9 14.1 2.0
	45	444	0° - 180° 1261.5 *52.6	5 38 34 38 34 37 33	10.0 10.6 9.2 5.3 19.2 1.1
	55	137	*Total Efficiency	6 35 31 34 31 34 30	12.0 6.6 11.6 3.3 24.3 0.7
	65	11		7 32 28 32 28 31 27	14.0 4.5 14.1 2.3 29.5 0.5
	75	3		8 29 25 29 25 28 25	16.0 3.3 16.5 1.6 34.6 0.3
	85	1		9 27 23 27 23 26 23	
90	0		10 25 21 25 21 24 21		



Lithonia Lighting
Recessed Downlighting
 One Lithonia Way, Conyers, GA 30012
 Phone: 800-315-4935 Fax: 770-860-3106
 In Canada: 160 avenue Labrosse, Point-Claire, P.Q., H9R 1A1
www.lithonia.com

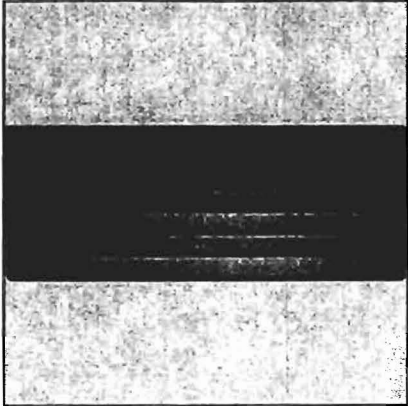


The Largest Source for Residential Lighting



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Search Detail



SKU: P6805-31
Category: Recessed

Finish: Black
Family: 1
Type: Steplights
Sub Type: Comp. Fl. Brick lighting

Width/Diameter: 7-3/4"
Height: 2-1/2"
Depth Extension: 3-1/8"

Lamp Quantity: One
Lamp Type: Compact Fluorescent
Lamp Wattage: 13w
Catalog Page: 488

HPF: Yes
Energy Efficient: Yes

Notes:
 Lamp base GX23. Housing base 7-3/4" x 2-1/2" x 3-1/8". Louver 8-5/16" x 3-1/8".

Price: \$121.80
[Add To Joblist](#)

[View Spec. Sheet](#)

Description: Cast aluminum housing with black metal louver. Three 1/2" I.P. conduit entries. For wood, brick, masonry, and poured concrete installations. UL & CUL listed for wet locations. 120v NPF ballast.

CURRENT SEARCH RESULTS
 «Prev 1 - 1 of 1 Next»

SEARCH CRITERIA

Category:

Finish:

Family:

Min. Price:

Max. Price:

SKU#:

[Search Catalog](#)

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 Type your email address below.

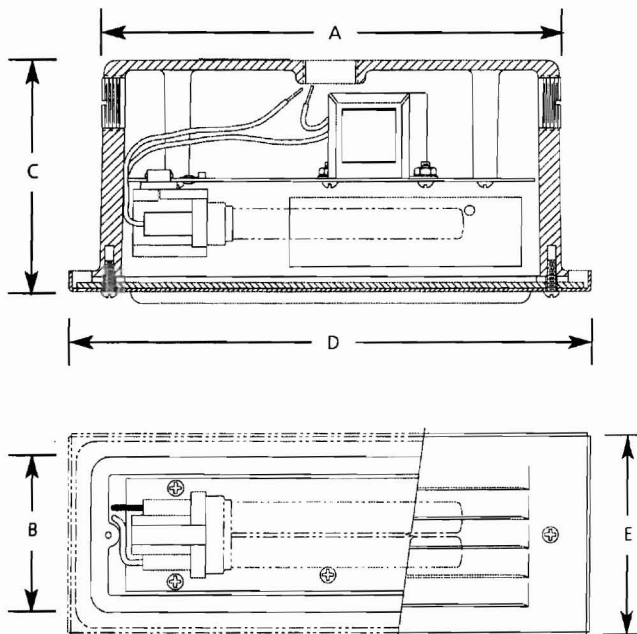
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Type _____
 -31
 P6805

Catalog No.	Finish		Lamping	Dimensions (Inches)				
	Black			A	B	C	D	E
P6805	-31		1 13w CF GX23	7-3/4	2-1/2	3-1/8	8-5/16	3-1/8



Specifications:

General

- Sized to replace standard brick dimensions
- Cast aluminum housing
- Stamped aluminum louvered face plate painted black
- White aluminum interior reflector
- Clear acrylic panel mounted behind the louver to provide a sealed unit
- Can be used for direct contact with insulation in stud walls

Electrical

- Intermediate base phenolic socket
- Three 1/2" I.P. conduit entries
- Can wire units in rows without need for separate outlet boxes
- Pre-wired

Labeling

- UL-CUL wet location listed

Mounting

- Recessed mounting in brick, masonry, and poured concrete
- Wood mounting not available

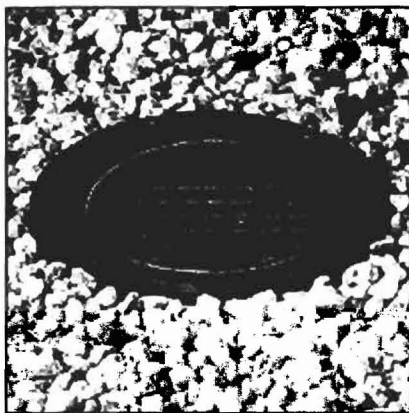


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Search Detail



SKU: P5229-31
Category: Landscape

Finish: Black
Family: 1
Type: Other

Width/Diameter: 6-5/8"
Height: 13-1/4"

Lamp Quantity: One
Lamp Type: PAR 36
Lamp Wattage: 75w max
Catalog Page: 628

Notes:
For complete installation see accessory categories

Price: \$121.20
[Add To Joblist](#)

[View Spec. Sheet](#)

CURRENT SEARCH RESULTS
«Prev 1 - 1 of 1 Next»

SEARCH CRITERIA

Category:
All Categories

Finish:
All Finishes

Family:
All Families

Min. Price:

\$0

Max. Price:

\$3,000

SKU#:

[Search Catalog](#)

Description:
Inconspicuous up light adjusts to 90 from its concealed in-ground installation. (Requires external transformer). Well sleeve is made of 1/4 inch thick PVC pipe. 12-volt.



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Type your email address below.

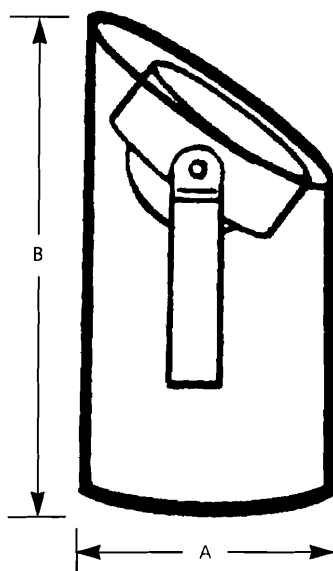
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Type _____
 -31
 P5229

Catalog No.	Finish Black	Lamping	Dimensions (Inches)	
			A	B
P5229	-31	1-75PAR36 12v	6-5/8	13-1/4



Specifications:

General

- Well sleeve is 1/4" thick PVC pipe and installs flush or reversed provides lamp shielding
- Inner lamp holder assembly adjusts up and down
- Lamp holder ring pivots to allow lamp to be adjusted from straight up to approximately a 45 degree angle
- Optional cube cell louver (P8684-68) and tempered glass cover (P8613-31) available
- Unit must be connected to an approved 12 volt transformer

Mounting

- Mounts in ground

Electrical

- 2" of wire provided with spade connectors to attach to the lamp

Labeling

- UL-CUL wet location listed



Grant Lee
Executive Director
People's Regional Opportunity Program
510 Cumberland Avenue
Portland, Maine 04101

MAR 28 2006

November 22, 2005

Dear Grant:

Thank you for inviting Bangor Savings Bank to prepare a proposal for People's Regional Opportunity Program (PROP), ("Project Sponsor") for construction financing for the proposed 20 unit subsidized senior housing project, Bayside East, at 44-55 Oxford Street ("Project") in Portland. The creative and collaborative development of this important affordable housing resource by PROP (or a TBD subsidiary entity) ("General Partner") and its benefits to the public will be important contributions to the well being of the whole community and further evidence of the public mission and leadership of PROP. Bangor Savings Bank would like to assist PROP with both the attached financing proposal as well as by offering other high quality financial services available through Maine's largest locally owned and managed Bank. We share your deep commitment to community development and to fostering economic development and affordable housing solutions for all of Maine's citizens.

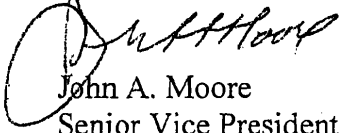
This term sheet summarizes the highlights of a proposed credit facility between Bangor Savings Bank ("Bank") and Bayside East, LP ("Borrower") for construction development financing for the proposed 20 unit subsidized senior housing project, Bayside East, to be located at 44-55 Oxford Street in Portland, Maine.

The following proposed terms and conditions are provided for discussion purposes only and do not constitute an offer, agreement, or commitment to lend. The actual terms and conditions upon which the Bank might extend credit to the Borrower are subject to the satisfactory completion of due diligence, formal credit approval, satisfactory review of documentation and such other terms and conditions as determined by the Bank.

Any commitment that Bangor Savings Bank issues, will be subject to the terms of its usual loan documentation, as approved by counsel for the Bank in connection with this particular transaction. The Borrower is responsible for all out-of-pocket costs and expenses incurred by the Bank in connection with the proposed loan including legal fees, title search fees, etc. As I mentioned above, this letter is intended only to give you a general idea of the Bank's current pricing and structure for a transaction of this kind and is not a commitment to lend.

If you have any questions concerning this term sheet, feel free to contact me by phone at 942-5211 or with email at john.moore@bangor.com. I look forward to working with you and the entire development team on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Moore". The signature is written in a cursive style with a large initial "J" and "M".

John A. Moore
Senior Vice President
Community Development Lending

Cc: Tom MacDonald, MacDonald Associates



TERM SHEET
THIS IS NOT A COMMITMENT TO LEND

November 22, 2005
(Effective through February 22, 2006)

This term sheet is issued to accompany the Borrower's application for a Low Income Housing Tax Credit allocation for the Project described below and will give a general idea of the terms upon which Bangor Savings Bank ("Bank") would extend this loan, with the understanding that this letter does not constitute a commitment to extend financing.

Borrower: Bayside East, LP

General Partner PROP (or a TBD named subsidiary entity)

Project Sponsor: People's Regional Opportunity Program ("PROP")

Project: Bayside East, a proposed 20 unit subsidized senior housing LIHTC project to be developed at 44-55 Oxford Street, Portland, Maine

Amount: up to \$3,000,000

Type: Line of Credit for construction

Purpose: To provide for construction/ development financing for a proposed 20 unit subsidized senior housing apartment project to be located at 44-55 Oxford Street, Portland, Maine.

Maturity: Twelve (12) months

Repayment: Monthly payments of interest only.

Rate: Option A: Variable at 30 day LIBOR + 2.00 %
Option B: Fixed for the construction period at the then 12 month FHLB CDA advance rate + 2.00% set 15 days prior to closing.

Loan Fee: \$15,000 (A commitment fee equal to the lesser of 1/2 of 1% of \$3,000,000 or of actual loan amount payable at loan closing.)

Collateral:

1. First mortgage on real estate and improvements to be built at 44-55 Oxford Street, Portland, ME, collateral assignment and pledge of all related contracts, plans, and rights related thereto.
2. Collateral assignment and pledge of permanent sources of funding and equity contributions sufficient to fully fund completion of the project and retire Bank construction loan.

Guarantee: Guarantee of General Partner, PROP (or a TBD named subsidiary entity)
Guarantee of Project Sponsor, People's Regional Opportunity Program ("PROP")

**Non-Financial
Statement Conditions:**

1. Subject to an "As Is", "Investment Value" and "Upon Completion-Subsidized" Fair Market Value appraisal of the proposed 20-unit subsidized senior housing LIHTC project at 44-55 Oxford Street in Portland, Maine indicating a maximum LTV of 85%.
2. Subject to the completion of a Phase I Environmental Risk Assessment and such other follow-up analysis that may be determined to be necessary by the Bank in its sole discretion.
3. Subject to an award and allocation of Low Income Housing Tax Credits by the Maine State Housing Authority and such other subsidy or MSHA loan program awards sufficient to provide 100% of the permanent funding for the project.
4. Subject to Bank receipt and satisfactory review of the final development construction budget, project pro-forma financial statements, project plans, drawings, and specifications.
5. Subject to Bank receipt and satisfactory review by a construction engineer selected by the Bank of a "guaranteed maximum price" construction contract from bonded general contractor acceptable to the Bank.
6. Subject to conformity with any construction procedures, requirements, and inspections required under agreements with governmental authorities, the Maine State Housing Authority, low income housing tax credit Equity Investor, and all permanent funding providers.
7. Subject to terms and conditions of a construction loan agreement including establishment and maintenance of borrower's construction operating deposit and reserve deposit accounts with the Bank, disbursement review and inspection procedures by a construction engineer selected by the Bank, conformity with MSHA, LIHTC Equity Investor, and permanent funding providers' requirements.
8. Subject to receipt and satisfactory review by the Bank of commitment letters, pledge assignments, and inter-creditor agreements acceptable to Bank's counsel for funding sources sufficient for 100% completion of the project and repayment in full of the Bank's construction loan.

Financial Statement

Conditions:

The Bank will require annual financial statements of the Borrower and Corporate Guarantors within 120 days of fiscal year end with copies of audited statements at the same date as required by HUD & MSHA.

Any commitment that Bangor Savings Bank might issue will be subject to the terms of its usual loan documentation. The Borrower is responsible for all out-of-pocket costs and expenses incurred by the Bank in connection with the proposed loan including legal fees, appraisal, environmental assessment, etc.



November 22, 2005

Mr. Grant Lee
Executive Director
People's Regional Opportunity Program
510 Cumberland Ave.
Portland, Maine 04101

KeyBank National Association
One Canal Plaza
Portland, ME 04101-4035

Tel: 800 452-8762

RE: Bayside East Senior Housing Development

Dear Grant:

The purpose of this letter is to confirm Key Bank National Association's strong interest in providing construction financing for the above mentioned project, a proposal that would develop 20 units of residential affordable rental housing for seniors located at 44-45 Oxford Street in Portland. We would also be very interested in the acquisition of any Low Income Housing Tax Credits associated with the project.

The construction loan be based on the following parameters:

Borrower: Bayside East LP (or TBD)

Facility: Commercial Real Estate Construction Loan

Purpose: To finance the construction of 20 senior rental-housing units

Amount: \$3,000,000

Term: The sooner of 12 months from closing or construction completion.

Origination Fee: 1/4%

Interest Rate: A rate equal to the LIBOR Rate plus 225 Basis Points. This is a sub-prime below market rate in consideration of this project.

Collateral: First Mortgage on Real Estate plus Assignment of borrower's interest in all Tax Credits. Also, first security interest in all building materials used in the project.

Loan to Value: 80%

Managing Agency: People's Regional Opportunity Program or designee

We look forward to working with you in developing the above project. Please be advised the foregoing does not constitute an offer, agreement or commitment to provide such funding. A formal binding commitment may only be given after more extensive due diligence and completion of our internal approval process, which may impact the terms discussed above. Furthermore, any formal commitment issued by Key Bank National Association must be in writing and would contain more extensive terms and conditions.

Sincerely,

W. Scott Fox
Senior Vice President
Community Development Lending

OPTION AGREEMENT

THIS OPTION AGREEMENT (the "Agreement") made and entered into as of the 11/29/05 day of November, 2005, by and between WILLIAM P. SIMPSON, of Freeport, Maine, with a mailing address of 44 Maquoit Drive, Freeport, Maine 04032 ("Grantor") and BAYSIDE EAST LP, a Maine limited partnership with a place of business in Portland, Maine and mailing address in care of PROP, 510 Cumberland Avenue, Portland, Maine 04101 ("Grantee")

WITNESSETH:

In consideration of Ten Thousand Dollars (\$10,000.00) (the "Option Consideration"), the receipt of which is hereby acknowledged by Grantor, Grantor and Grantee hereby agree as follows:

1. Grant of Option. Grantor hereby grants to Grantee the exclusive and irrevocable option to purchase a certain lot or parcel of land, located at 44-50 East Oxford Street and 47-47 Smith Street in the City of Portland, Cumberland County, Maine, shown in the records of the City of Portland Assessor's Office as Tax Map 22, Block L, Lots 1, 2, 3, 6, 26 and 27, and more particularly described in a deed to the Grantor recorded at the Cumberland County Registry of Deeds in Book 18761, Page 127, (the "Premises"), together with all permits, licenses, tests, studies, surveys, buildings plans, architectural drawings and other documents and instruments in Grantee's possession relating to the Premises, on the terms and conditions contained in this Agreement.
2. Expiration; Extension. This option shall expire on March 1, 2006, at 11:59 PM. Grantee shall have the right to extend the expiration date of this option to April 1, 2006, provided that Grantee notifies Grantor of its election to extend on or before March 1, 2006 and provided further that Grantee increases the total Option Consideration by \$2,500 to a total of \$12,500 on or before March 1, 2006.
3. Notice of Exercise. This option may be exercised only by Grantee giving written notice of election to exercise to Grantor by first class mail, postage prepaid, registered or certified, return receipt requested, addressed to Grantor at the address set forth at the beginning of this Agreement, or to such other address as Grantor may designate to Grantee in writing. Said notice shall be deemed to have been duly given if postmarked prior to the expiration date and time specified herein.
4. Failure to Exercise. In the event that Grantee fails to exercise the option granted in this Agreement by the applicable expiration date, Grantor shall retain the Option Consideration, and thereafter neither Grantor or Grantee shall have any further rights or claims against the other.
5. Exercise. In the event that Grantee exercises this option as provided herein, the following provisions shall be applicable (except to the extent such provisions are intended to be applicable before Grantee exercises the option):

a. Subject to any adjustments and prorations hereinafter described, the total purchase price for the Premises shall be \$300,000.00, payable at closing by certified or bank cashiers' check or by wire transfer. The Option Consideration shall be credited against the purchase price at closing.

b. Grantor shall convey the Premises to Grantee at the closing in fee simple with good and marketable title. In the event that Grantor is unable to convey title as aforesaid, Grantor shall be given a reasonable period of time, not to exceed thirty (30) days, after receipt of notice of any such defects from Grantee, in which to remedy any title defects. In the event that said defects cannot be corrected or remedied within said time period, or in the event that Grantor elects not to remedy same, then the Option Consideration shall be returned to Grantee and this Agreement shall terminate. Grantee may elect to close notwithstanding such defects as may exist.

c. The closing shall take place not later than twenty-five (25) days after the date this option is exercised, at 10:00 a.m., local time, at the offices of Curtis Thaxter Stevens Broder & Micoleau, LLC, One Canal Plaza, Portland, Maine, or at such other time and place as Grantor and Grantee shall mutually agree upon in writing. At the closing, Grantor shall execute and deliver to Grantee, against payment of the balance of the purchase price, a Warranty Deed to the Premises and such other affidavits and instruments as Grantee may reasonably request. Grantor shall also assign, by instruments reasonably satisfactory to Grantee, all permits, licenses, tests, studies, surveys, buildings plans, architectural drawings and other documents and instruments in Grantee's possession relating to the Premises, and at closing Grantor shall deliver to Grantee all such materials in Grantor's possession.

d. Real estate taxes and assessments shall be prorated as of the closing on the basis of the latest available tax bill, on a prorata basis with regard to the square footage of the Premises relative to the entire Property. The Maine real estate transfer tax shall be paid by Grantor and Grantee in accordance with 36 M.R.S.A. 4641-A. The recording fee for the deed of conveyance and any expenses related to any mortgage which Grantee may grant to a lender in connection with the purchase of the Premises shall be paid for by Grantee.

e. Grantor shall deliver possession of the Premises to Grantee at the closing free and clear of all leases, tenancies and occupancies by any party.

f. In the event that Grantee exercises its option but fails to close hereunder for a reason other than the default of Grantor, Grantor shall retain the Option Consideration as full and complete liquidated damages in lieu of any other legal or equitable remedy, whereupon this Agreement will terminate and neither party will be under any further obligation hereunder. In the event of a default by Grantor, Grantee shall have all legal and equitable remedies available.

g. At closing, Grantor shall convey the Premises using the historical description of same, and Grantor's warranty covenants shall cover such historical description. At the request of Grantee, Grantor shall also convey the Premises using a new description

supplied by a professional land surveyor engaged by Grantee, but any conveyance using such new survey description shall be without any covenants of warranty.

6. Inspection; Access to Information. At all times during the term of this Agreement, Grantee at Grantee's sole risk and expense shall have access to the Premises in order to perform such inspections, evaluations, engineering tests, soil tests, surveys, hazardous waste investigations, water tests, or other inspections as Grantee deems necessary or appropriate. Grantee agrees to return the Premises as nearly as possible to its original condition after all of such tests and inspections. Grantor shall make available to Grantee all information in Grantor's possession regarding the Premises. Grantee, on behalf of itself, its agents and contractors, shall indemnify, defend and hold harmless Grantor from and against any and all claims for personal injury or property damage arising from or related to inspections or any other activities of Grantor or such other parties on the Premises and shall maintain personal injury and property damage coverage to insure against such risks. Without limiting the generality of the foregoing, this Option and Grantee's exercise thereof are subject to a determination by Grantee as to the desirability of the Premises for Grantee's affordable housing project as a result of the completion of the environmental review process required by the United States Department of Housing and Urban Development.

7. Brokerage. The parties represent to one another that neither has dealt or had contact with any broker in connection with this transaction. Each party shall indemnify, defend and hold harmless the other party from and against all claims by any real estate broker arising out of the transaction described in this Agreement.

8. Recording of Option. Grantor and Grantee agree that this Option may not be recorded. Grantor agrees, if requested by Grantee, to execute and acknowledge before a notary public, in recordable form under Maine law, a Memorandum of Option, and to deliver the same to Grantee for recording at the Registry of Deeds in the County in which the Premises are located.

9. Miscellaneous. Time is of the essence hereof. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the first business day after mailing if mailed to the party to whom notice is to be given by first class mail, postage prepaid, registered or certified, return receipt requested, addressed to the recipient at the addresses set forth at the beginning of this Agreement. Either party may change its address for purposes of this Section by giving the other party notice of the new address in the manner described herein. This Agreement constitutes the entire agreement between Grantor and Grantee and there are no agreements or understandings between the parties except as set forth herein. This Agreement will inure to the benefit of and bind the respective successors and assigns of Grantor and Grantee. As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of one gender shall be deemed applicable to all genders. This Agreement shall be governed by and construed in accordance with the laws of Maine. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof. Neither party may assign this Agreement in whole or in part without the express written consent of the other party,

except that Grantee may assign this Agreement to a limited partnership or limited liability company controlled by Grantee without Grantor's consent. The Grantee may assign this Agreement to an entity controlled by Grantee without the Grantor's consent.

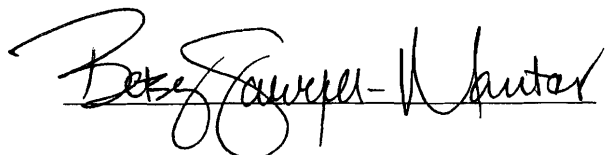
IN WITNESS WHEREOF, Grantor and Grantee have executed this Agreement as of the date first above written.

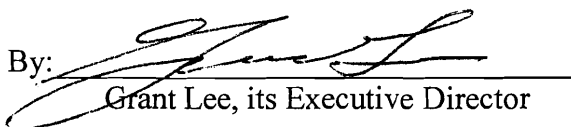
WITNESS:

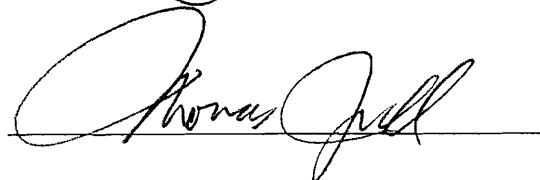
BAYSIDE EAST LP, Grantee

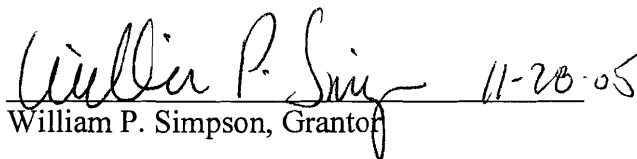
BY: PROP Development LLC, its
General Partner

By: People's Regional Opportunity
Program, its sole member



By: 
Grant Lee, its Executive Director



 11-20-05
William P. Simpson, Grantor

EXTENSION AGREEMENT

THIS EXTENSION AGREEMENT made and entered into as of the 15th day of March, 2006, by and between WILLIAM P. SIMPSON, of Freeport, Maine, with a mailing address of 44 Maquoit Drive, Freeport, Maine 04032 ("Grantor") and BAYSIDE EAST LP, a Maine limited partnership with a place of business in Portland, Maine and mailing address in care of PROP, 510 Cumberland Avenue, Portland, Maine 04101 ("Grantee")

WITNESSETH:

WHEREAS, the parties entered into that certain option Agreement dated as of November 29, 2005 (the "agreement"), and the parties now wish to extend the term of the Agreement;

NOW THEREFORE, FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Section 2 of the Agreement is hereby deleted in its entirety and the following is inserted in its place:

"2. Expiration; Extension. This option shall expire on April 1, 2006, at 11:59 PM. Grantee shall have the right to extend the expiration date of this option to May 31, 2006, provided that Grantee notifies Grantor of its election to extend on or before April 1, 2006 and provided further that Grantee increases the total Option Consideration by \$3,500 to a total of \$16,000 on or before April 1, 2006."

2. The Agreement, as modified by Section 1 above, remains in full force and effect, and the parties hereby ratify and affirm their respective obligations thereunder. This Agreement may be executed in counterpart originals.

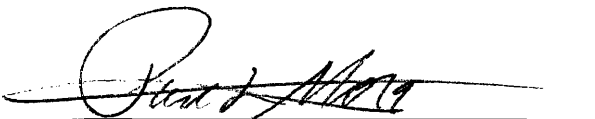
IN WITNESS WHEREOF, Grantor and Grantee have executed this Agreement as of the date first above written.

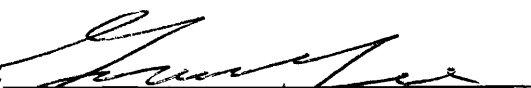
WITNESS:

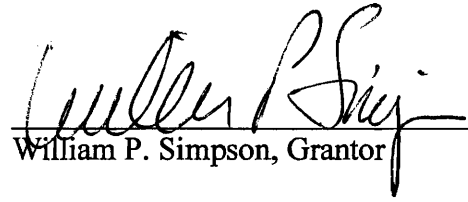
BAYSIDE EAST LP, Grantee

BY: PROP Development LLC, its
General Partner

By: People's Regional Opportunity
Program, its sole member



By: 
Grant Lee, its Executive Director



William P. Simpson, Grantor

O:\MAS\71985 PROP\Oxford Street\Extension Agreement Simpson property.doc

March 20, 2006

Brian Conroy, P. E.
Central Maine Power
162 Canco Road
Portland, ME 04103-4274

RE: Bayside East Elderly Housing

Dear Mr. Conroy:

On behalf of my client, People's Regional Opportunity Program, I am contacting you regarding their development of the property located at the southeast corner of Smith Street and East Oxford Street, Portland. I would greatly appreciate it if you could forward to me a letter stating the ability of Northern Utilities to service this project.

Please note that a capacity statement was previously requested from you for a project on this same site (April 2004), but both the street address & project details have changed. The following details describe the proposed development:

Project: Bayside East Elderly Housing
Address: 47 Smith Street, Portland Maine 04101
CBL #: Chart 22, Block L, Lots 1, 3
Type of use: Residential
City Planner: Development Review Coordinator, Sarah Hopkins, 874-872
Program: 1 five floor building incl: 20 one bedroom units (13,020 sf total),
3 common rooms (1,115 sf total),
1 common kitchen (160 sf)
1 office (225 sf)
Kitchens: Electric ranges
Heating: Gas

Please, contact me if you need further information.

Sincerely,



Richard Lo
rtl@tfharchitects.com



March 22, 2006

Mr. Richard Lo
TFH Architects
100 Commercial St.
Portland, Me 04101

325 West Road
PO Box 508
Portsmouth, NH 03802-0508

MAR 27 2006

Re: gas availability for Bayside East Elderly Housing Portland, ME.

Dear Richard,

This letter is to confirm sufficient capacity and the existence of natural gas facilities at Smith St. / East Oxford Sts. in Portland, ME that may be used to extend natural gas service to the Bayside East Elderly Housing Building. This letter does not constitute a formal offer of service but rather an availability of infrastructure in the immediate vicinity that may be used to extend service.

Northern Utilities will provide a formal cost-to-serve proposal after we receive a city-approved site utility plan and project locus sheet as well as the gas load and pressure delivery requirements. After receipt of this information it will take us approximately 3-4 weeks to perform an engineering design and construction cost estimate and following, a formal service offer proposal.

This project will be handled by one of the representatives in our retail services sales center in Portsmouth, NH. Please call 1-877-427-4748 to establish contact with a representative. That representative will process all paperwork until the project is forwarded to our construction department for installation.

Please call me if you have any questions or need further information.

Sincerely,

Philip Sevigny, R.C.G.C.
Northern Utilities, Inc.
325 West Rd.
Portsmouth, NH 03801
Tel. 603-436-0310 X 5368
Fax. 603-436-9473

March 20, 2006

Janet Coo
Northern Utilities Gas Company
PO Box 508
Portsmouth, NH 03802

RE: Bayside East Elderly Housing

Dear Ms. Coo:

On behalf of my client, People's Regional Opportunity Program, I am contacting you regarding their development of the property located at the southeast corner of Smith Street and East Oxford Street, Portland. I would greatly appreciate it if you could forward to me a letter stating the ability of Northern Utilities to service this project.

Please note that a capacity statement was previously requested from you for a project on this same site (April 2004), but both the street address & project details have changed. The following details describe the proposed development:

Project: Bayside East Elderly Housing
Address: 47 Smith Street, Portland Maine 04101
CBL #: Chart 22, Block L, Lots 1, 3
Type of use: Residential
City Planner: Development Review Coordinator, Sarah Hopkins, 874-872
Program: 1 five floor building incl: 20 one bedroom units (13,020 sf total),
3 common rooms (1,115 sf total),
1 common kitchen (160 sf)
1 office (225 sf)
Kitchens: Electric ranges
Heating: Gas

Please, contact me if you need further information.

Sincerely,



Richard Lo
rtl@tfharchitects.com

March 20, 2006

Mr. Frank Brancely
Department of Public Works
City of Portland
55 Portland Street
Portland, Maine 04101

RE: Bayside East Elderly Housing

Dear Frank,

On behalf of my client, People's Regional Opportunity Program, I am contacting you regarding their development of the property located at the southeast corner of Smith Street and East Oxford Street, Portland. I would greatly appreciate it if you could forward to me a letter stating the ability of Portland Public Works to service this project.

Please note that a capacity statement was previously requested from you for a project on this same site (April 2004), but both the street address & project details have changed. The following details describe the proposed development:

Project: Bayside East Elderly Housing
Address: 47 Smith Street, Portland Maine 04101
CBL #: Chart 22, Block L, Lots 1, 3
Type of use: Residential
City Planner: Development Review Coordinator, Sarah Hopkins, 874-872

Flow Calc.: Total effluent flow is estimated at 2,055 gpd (refer to the attached calculations, based on the "Handbook of Subsurface Wastewater Disposal in Maine"). The proposed drainage point is to Oxford St.

Please, contact me if you need further information.

Sincerely,



Richard Lo
rtl@tfharchitects.com

<p>BAYSIDE EAST Proposed Elderly Housing, 47 Smith Street, Portland ME 04101</p>			
<p>Effluent Flow Load Calculation Prepared by TFH Architects</p>			
FACILITY	LOAD	FLOW RATE	FLOW LOAD
Residential Units (all 1 bedroom)	20 units	90 gpd/unit	1,800
Visitors (@2 visitors/unit/day)	40 visitors	6 gpd/visitor	240
PROP office	1 employee w/o shower	15 gpd/employee	15
Total Project Flow Load			2,055



CUSTOMER SERVICE

OFFICE HOURS

8:30 A.M. - 4:30 P.M.

Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

MAR 23 2006

March 22, 2006

Richard Lo
TFH Architects
100 Commercial St.
Portland, Me. 04101

Re: 47 Smith St.-Portland

Richard:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed Bayside East Elderly Housing at 47 Smith St. in Portland. Checking District records, I find there is a 4"CI water main on the south west side of the Smith St. as well as a water hydrant located within 150' of the property. Oxford St. has a 12"CI water main in it.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Oxford St. @Smith St.
Hydrant # 313
Static pressure = 87 PSI
Flow = 1403 GPM
Last Tested = 7/9/1991

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

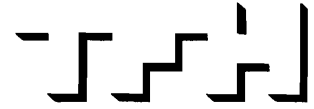


AV CARD @ S.M.T.L

217/1482

7/9/99





Bayside East,

Proposed Elderly Housing, 47 Smith Street, Portland, Maine
For Bayside East LP

Regulatory Approvals Required:

- International Building Code 2003
- NFPA 101 Life Safety Code 2003
- Maine State Fire Marshal
- Americans with Disabilities Act Accessibility Guidelines (ADAAG)
- Maine Human Rights Commission
- MHSA Green Building Standards

From: "Ryan Senatore" <RJS@TFHArchitects.com>
To: <bab@portlandmaine.gov>
Date: 5/8/2007 12:38:47 PM
Subject: Bayside Generator

Barbara,

To address your questions:

- 1.) The generator will be located within a level 1 enclosure (this is a manufactured enclosure with four sides and a top) and will emit sound at approximately 74-75 dba.
- 2.) The generator and enclosure will be located on top of the elevator shaft with (4) sidewalls and open to the sky above, the side walls will be lined with acoustical panels with an NRC rating = 1.0 reducing the dba level exiting the enclosure.

Thus any sound that does escape will emanate upwards out of the top of the enclosure not sideways.

Ryan Senatore LEED-AP

TFH Architects

100 Commercial St

Portland, Maine 04101

t: 207.775.6141

f: 207.773.0194

CC: "Richard Lo" <RTL@TFHArchitects.com>

2.) The generator and enclosure will be located on top of the elevator shaft with (4) sidewalls and open to the sky above, the side walls will be lined with acoustical panels with an NRC rating = 1.0 reducing the dba level exiting the enclosure.

Thus any sound that does escape will emanate upwards out of the top of the enclosure not sideways.

Ryan Senatore LEED-AP

TFH Architects

100 Commercial St

Portland, Maine 04101

t: 207.775.6141

f. 207.773.0194

CC: "Richard Lo" <RTL@TFHArchitects.com>

From: Barbara Barhydt
To: Senatore, Ryan
Date: 5/8/2007 12:42:48 PM
Subject: Re: Bayside Generator

Thank you Ryan. I thought you also had something that provided the amount of attenuation that this level 1 sound proofing would achieve. Is the 74-75 dba the level with the sound barrier? Is there a way to achieve greater noise reduction?

Thank you.

Barbara

>>> "Ryan Senatore" <RJS@TFHArchitects.com> 05/08 12:38 PM >>>
Barbara,

To address your questions:

1.) The generator will be located within a level 1 enclosure (this is a manufactured enclosure with four sides and a top) and will emit sound at approximately 74-75 dba.

2.) The generator and enclosure will be located on top of the elevator shaft with (4) sidewalls and open to the sky above, the side walls will be lined with acoustical panels with an NRC rating = 1.0 reducing the dba level exiting the enclosure.

Thus any sound that does escape will emanate upwards out of the top of the enclosure not sideways.

Ryan Senatore LEED-AP

TFH Architects

100 Commercial St

Portland, Maine 04101

t: 207.775.6141

f. 207.773.0194

CC: Marsh, Carrie; Wiar, Shukria

From: "Ryan Senatore" <RJS@TFHArchitects.com>
To: "Barbara Barhydt" <BAB@portlandmaine.gov>
Date: 5/8/2007 1:10:56 PM
Subject: RE: Bayside Generator

Barbara

The 74-75 dba is from the generator (which is in the attenuating cover that comes with it) So the 74-75 is the sound before it hits out penthouse parapet wall enclosure with a sound board applied which has a NRC of 1.0 (it is designed for this specific purpose) So the 74-75 dba will be significantly reduced when it hits this sound board. The sound leaving the enclosure would go up and away from normally occupied zones (street, sidewalks, other houses etc.)

Let me know if you need anything else.

Ryan Senatore LEED-AP
TFH Architects
100 Commercial St
Portland, Maine 04101
t: 207.775.6141
f: 207.773.0194

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

From: Barbara Barhydt [mailto:BAB@portlandmaine.gov]
Sent: Tuesday, May 08, 2007 12:43 PM
To: Ryan Senatore
Cc: Carrie Marsh; Shukria Wiar
Subject: Re: Bayside Generator

Thank you Ryan. I thought you also had something that provided the amount of attenuation that this level 1 sound proofing would achieve. Is the 74-75 dba the level with the sound barrier? Is there a way to achieve greater noise reduction?

Thank you.

Barbara

>>> "Ryan Senatore" <RJS@TFHArchitects.com> 05/08 12:38 PM >>>
Barbara,

To address your questions:

1.) The generator will be located within a level 1 enclosure (this is a manufactured enclosure with four sides and a top) and will emit sound at approximately 74-75 dba.

Transmittal Letter

Project: PROP -
Bayside Elderly Housing
Smith / Oxford St

Project No.: 0406

Date: 05/29/07

To: **Jeanne Bourke**
Code Enforcement Officer
Inspections
City of Portland
389 Congress Street
Portland, ME 04101

Phone No.:
Fax No.:

If enclosures are not as noted, please
inform us immediately.

We transmit:

- Herewith Under separate cover via _____
 In accordance with your request _____

For your:

- Approval Distribution to Parties Information
 Record Review and Comment
 Use _____

The following:

- Drawings Shop Drawing Prints Samples
 Specifications Shop Drawing Reproducibles Product Literature
 Change Order Other: _____

Copies	Date	Rev. No.	Description	Action
1	5/25/07		Bldg Permit App	
1	5/24/07		Statement of Special Inspecitons	
1	5/21/07		Certificate of Design and Accessibility Cert.	
1			Certificate of Design Application	
1	5/18/07		24x36 Permit Drawing Set and CD of PDF's	
1	5/18/07		Project Manual	

Action Code:

- A. Action indicated on item transmitted D. For signature and forwarding as
 B. No action required noted below under Remarks
 C. For signature and return to this office E. See Remarks below

Remarks:

Jeanne

Please see the attached Permit Submittal for Bayside East.

If you have any questions please call.

Thanks

Copies to: Betsy Sawyer Manter (Prop)

X

TFH Architects, P. A.

O

100 Commercial Street

O

Portland Maine 04101

File

X

Telephone 207-775-6141

O

Fax No.: 207-773-0194

O

By: Ryan Senatore

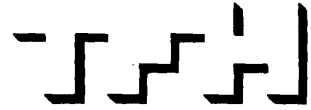


APPLICATION FOR SITEPLAN REVIEW



BAYSIDE EAST

Proposed Elderly Housing,
47 Smith Street, Portland, Maine
For Bayside East LP



Bayside East

Proposed Elderly Housing, 47 Smith Street, Portland, Maine
For Bayside East LP

Table of Contents

1. Site Plan Application for Final Plan Submission
2. Project Summary
3. Design Narrative
4. Site Lighting Fixture Cuts
5. Lighting Photometric Plan
6. Financial Capability Documents
7. Option Agreement
8. Approval Letter for Contract Zone
9. Utility Capacity Letter from Central Maine Power (pending)
10. Utility Capacity Letter from Northern Utilities Gas Company
11. Utility Capacity Letter from Portland Public Works (pending)
12. Utility Capacity Letter from Portland Water District
13. Regulatory Approvals Required

Attachments:

- 1 of 1 Boundary Survey (Nadeau & Lodge)
- C 1.1 Site Layout Plan (TFH)
- C1.2 Site Plan Details (TFH)
- A 1.1 Lower Ground & Typical Floor Plans (TFH)
- A 2.1 Exterior Elevations (TFH)
- A 2.2 Exterior Elevations (TFH)



City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 47 SMITH ST, PORTLAND		Zone: R-7
Total Square Footage of Proposed Structure: 21,000 SF		Square Footage of Lot: 14,790 SF (0.34 ACRES)
Tax Assessor's Chart, Block & Lot: Chart# 22 Block# L Lot# 1, 2, 3 6, 26, 27	Property owner's mailing address: BAYSIDE EAST LP 510 CUMBERLAND AVE. PORTLAND, ME 04101	Telephone #: T: 874-1140
Consultant/Agent, mailing address, phone # & contact person: SCOTT TEAS, TFH ARCHITECTS 100 COMMERCIAL ST. PORTLAND, ME 04101	Applicant's name, mailing address, telephone #/Fax#/Pager#: SCOTT TEAS, TFH ARCHITECTS 100 COMMERCIAL ST. PORTLAND, ME 04101 T: 875-6141	Project name: BAYSIDE EAST

Fee For Service Deposit (all applications) (\$200.00)

Proposed Development (check all that apply)

New Building Building Addition Change of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking lot

Subdivision (\$500.00) + amount of lots (\$25.00 per lot) \$ + major site plan fee if applicable

Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot)

Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)

Section 14-403 Review (\$400.00 + \$25.00 per lot)

Other _____

Major Development (more than 10,000 sq. ft.)

Under 50,000 sq. ft. (\$500.00)

50,000 - 100,000 sq. ft. (\$1,000.00)

Parking Lots over 100 spaces (\$1,000.00)

100,000 - 200,000 sq. ft. (\$2,000.00)

200,000 - 300,000 sq. ft. (\$3,000.00)

Over 300,000 sq. ft. (\$5,000.00)

After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

Less than 10,000 sq. ft. (\$400.00)

After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

Planning Staff Review (\$250.00)

Planning Board Review (\$500.00)

FEE SCHEDULE

200 SERVICE

500 SUBDIVISION

25 ONE LOT

500 MAJOR SITE PLAN

200 RESIDENTIAL SITE

1,000 TRAFFIC MOVEMENT

250 STORM WATER

425 SECTION 14 REVIEW

\$ 3,100 TOTAL FEE

~ Please see next page ~

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

BETSY SAWYER - MAUTER
PEOPLES REGIONAL OPPORTUNITY PROGRAM
510 CUMBERLAND AVE.
PORTLAND, ME 04101
T: 874-1140

Submittals shall include (9) separate **folded** packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

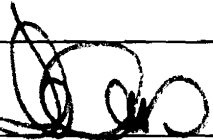
Amendment to Plans: **Amendment applications should include 6 separate packets of the above (a, b, & c)**

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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.

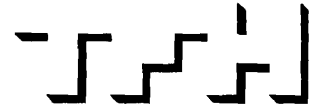
Signature of applicant:



Date:

4/10/2006

This application is for site review ONLY; a building Permit application and associated fees will be required prior to construction.



Bayside East,

Proposed Elderly Housing, 47 Smith Street, Portland, Maine
For Bayside East LP

Project summary:

- Project Name: Bayside East
- Property location: 47 Smith Street, Portland, ME 04101
- Property owner: Bayside East LP
- Tax Assessor's chart, block and lot: Chart 22, Block L, Lots 1, 2, 3, 6, 26, 27
- Architect: TFH Architects
- Area of lot: 14,790 square feet (0.34 acres)
- Area of proposed building footprint: 4,285 square feet
- Proposed Use: Residential (20 one-bedroom dwelling units)
- 20 parking spaces
- 5-story structure (4 levels of residential units + 1 level of common, service & store rooms)
- Exterior materials to be primarily brick & vinyl clapboards, with EIFS cladding to accent areas.
- The construction period is expected to be 1 year from start to completion.



Bayside East

Proposed Elderly Housing, 47 Smith Street, Portland, Maine

For Bayside East LP

Design Narrative

The Bayside East Project consists of a 20 unit residential building located at the corner of Smith Street & East Oxford Street in Portland's Bayside neighborhood. The site is approximately 14,790 square feet (or 0.34 acres). The building is located along the two street edges, leaving the interior of the site available for 20 car park spaces & outdoor landscaping.

The proposed building has 5 full floors with approximately 21,000 gross square feet total, including a Lower Ground floor which is partially below ground due to the existing site contours.

The primary building entrance is on Smith Street & has a small landscaped courtyard for resident's use. A secondary entrance is provided on East Oxford Street. The residential units all have one bedroom and are located on the 1st, 2nd, 3rd & 4th floors. A resident's common room, laundry, store areas & mechanical rooms are located on the Lower Ground floor.

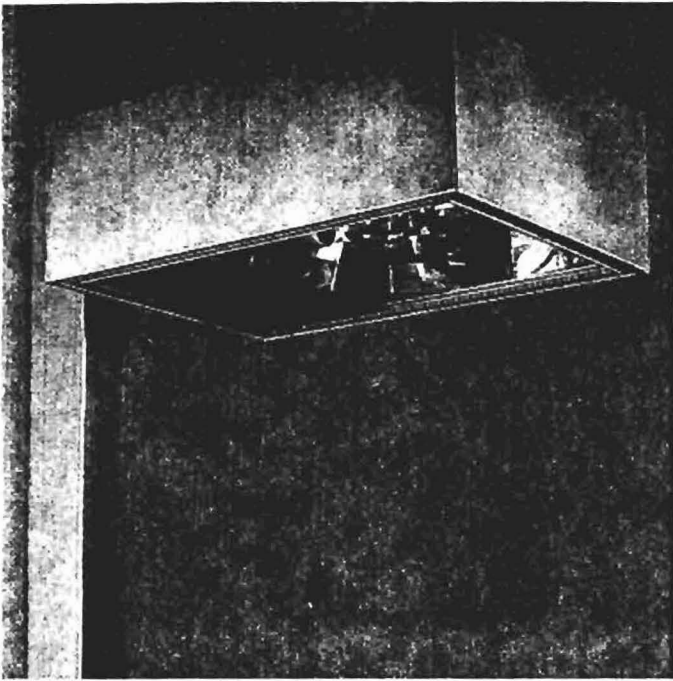
Ten of the residential units will be Accessible, with the rest adaptable to be Accessible. All units are very similar in layout, & are approximately 650 square feet each. Although the building has been designed to be as compact as possible, the layout places 16 of the 20 units on a corner of the building with windows on two sides. Common spaces are provided throughout the building: an open top floor deck, two glazed "winter-gardens", & a large common room (with attached kitchen) on the Lower Ground floor.

The exterior design vocabulary responds to the Victorian apartment blocks common to the neighborhood & uses a variety of forms & materials to integrate it into the existing neighborhood. The building is characterized by a brick clad base, vinyl clapboards &/or panels, projecting bay windows, a deep projecting cornice all round & a flat membrane roof.

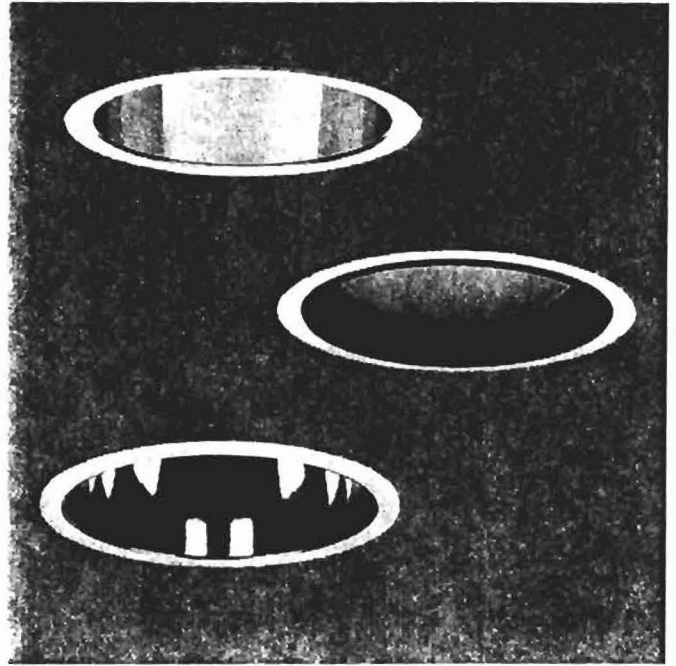
The building will be heated by gas, sprinklered throughout, & will be served by Public utilities. Solid waste will be handled by a private disposal company and held in appropriately sized dumpsters. The dumpsters will be enclosed in a cedar stockade fence with swinging doors on a concrete pad.

New landscape features will consist primarily of the entry courtyard, plantings, trees, bark mulch, & low retaining walls. Site improvements include new car parking & a bin enclosure. Existing boundary fences will be retained.

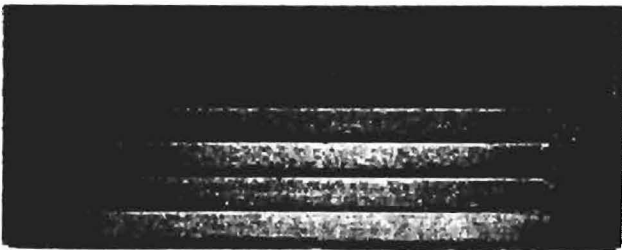
Bayside East
EXTERIOR FIXTURE SPECIFICATIONS



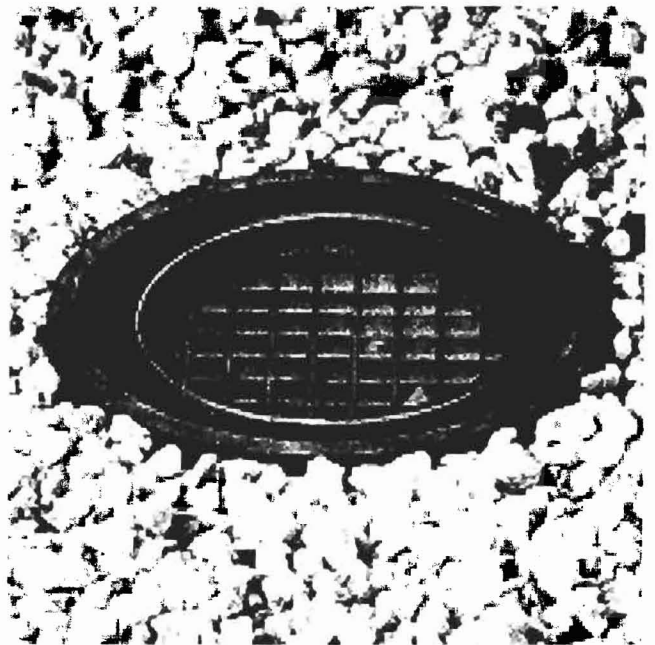
Fixture Type B



Fixture Type C



Fixture Type S



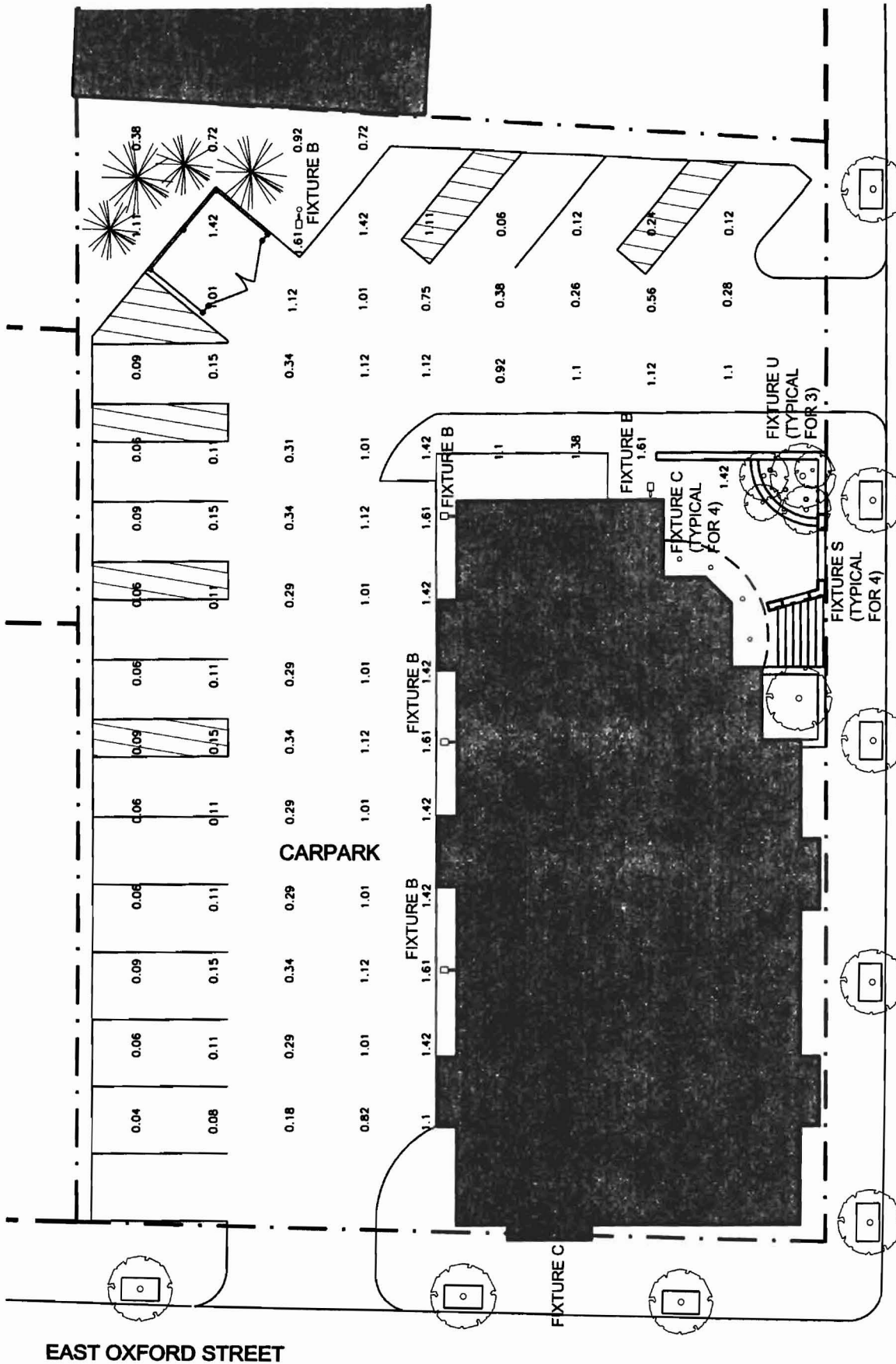
Fixture Type B



TFH ARCHITECTS
 100 COMMERCIAL STREET
 PORTLAND MAINE 04101
 TELEPHONE 207 775 6141
 ARCHITECTURE PLANNING

LEGEND

- FIXTURE B
POLE MOUNTED / BLDG MOUNTED
LITHONIA KSF1
175 WATT METAL HALIDE
- FIXTURE C
RECESSED CAN DOWNLIGHT
LITHONIA LF6
42W CFL
- FIXTURE S
STEP LIGHTING
PROGRESS P6805-31
13W CFL
- FIXTURE U
LANDSCAPE UP LIGHT
PROGRESS P5229-31
75W PAR



BAYSIDE EAST - PHOTOMETRIC PLAN

PROPOSED ELDERLY HOUSING, 47 SMITH STREET, PORTLAND
 FOR BAYSIDE EAST LP

1" = 20'



HOME | COMPANY | PRODUCTS | RESOURCES | SALES INFO | TRAINING | DISTRIBUTORS | CONTACT TWAC 70M SEARCH >

OUTDOOR LIGHTING

Expand All Folders

AREA LIGHTING

Architectural

- AS: Aeries Area and Roadway Cutoff Lighting
- AST: Aeries Suspend Area and Roadway Cutoff Lighting
- KSE: Symmetra Premium Cutoff, Square
- KSF: Spec-Form Premium Cutoff
- KVF: Vertical Cutoff
- KVE: Square Vertical
- KVR: Round Vertical

Dusk-to-Dawn Security Area Lighting

General Purpose

Security

BUILDING-MOUNTED

- Architectural Wall Packs
- Cast Micro Wall Packs, Polycarbonate Refractor
- Cast Wall Packs, Polycarbonate Refractor
- Cutoff Mini Wall Packs, Polycarbonate Refractor
- Decorative Wall Packs
- Die-Cast Wall Packs, Glass Refractor
- Mini Wall Packs, Polycarbonate Refractor
- Polycarbonate Wall Packs

FLOODLIGHTING

- Architectural
- General Purpose
- Hazardous
- High Performance
- Large Floodlight - Contour Series
- Medium Floodlight - Contour Series
- Micro Floodlight
- Mini Floodlight - Contour Series
- Motion Sensors
- Quartz Floodlight

PARKING GARAGE-CANOPY

- Canopy
- Parking Garage

KSF: SPEC-FORM PREMIUM CUTOFF

Product Catalog > Lithonia Lighting > Outdoor Lighting > Area Lighting > KSF

Intended Use: For car lots, street lighting or parking areas.

Features: Housing - Rugged, heavy-gauge, aluminum rectilinear housing. All seams continuously welded for weathertight integrity. Dark bronze corrosion-resistant polyester powder finish (DDB) standard. Other architectural colors available.

Door Frame - Natural anodized, extruded aluminum frame with mitered corners, retained with two hinge pins and secured with one quarter-turn, quick-release fastener. Integrally designed, extruded silicone gasket provides weatherproof seal between housing and frame.

Lens - .125" thick, impact-resistant tempered glass with thermally applied, silk-screened power door shield.

Mounting - Extruded 4" (KSF1, KSF2) or 12" (KSF3) aluminum arm for square pole mounting shipped in fixture carton as standard. Optional mountings available.

Optics - Anodized segmented reflectors provide superior uniformity and control. KSF1/KSF2 reflectors are rotatable and interchangeable. KSF3 Type IV is rotatable. Five cutoff distributions available: R2 (roadway), R3 (asymmetric), R4SC (forward throw, sharp cutoff), R4W (wide, forward throw), R5S (square).

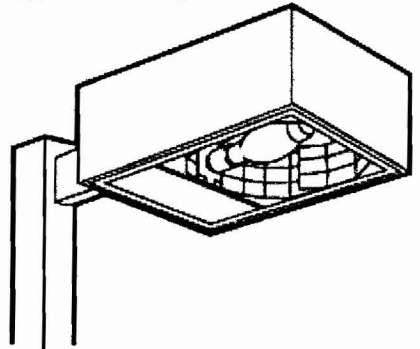
Electrical - High reactance, high power factor for 150W and below. Constant wattage autotransformer for 175W and above. Copper wound and 100% factory tested. Removable power door and positive-locking disconnect plugs.

Socket - Porcelain, horizontally oriented, mogul-base socket (100M and 150M are medium-base) with copper alloy, nickel-plated screw shell and center contact. UL Listed 1500W, 600V.

Listings: UL Listed (standard). CSA Certified or NOM Certified (see Options). UL Listed for wet locations. IP65 rated.



Additional Images



- Product Catalog Page
- Specification Sheets
- PhotometricData
- Application Information
- Questions about this product?

KSF

Spec-Form®

Intended Use

For car lots, street lighting or parking areas.

Features

Housing – Rugged, heavy-gauge, aluminum rectilinear housing. All seams continuously welded for weathertight integrity. Dark bronze corrosion-resistant polyester powder finish (DDB) standard. Other architectural colors available.

Door Frame – Natural anodized, extruded aluminum frame with mitered corners, retained with two hinge pins and secured with one quarter-turn, quick-release fastener. Integrally designed, extruded silicone gasket provides weatherproof seal between housing and frame.

Lens – .125" thick, impact-resistant tempered glass with thermally applied, silk-screened power door shield.

Mounting – Extruded 4" (KSF1, KSF2) or 12" (KSF3) aluminum arm for square pole mounting shipped in fixture carton as standard. Optional mountings available.

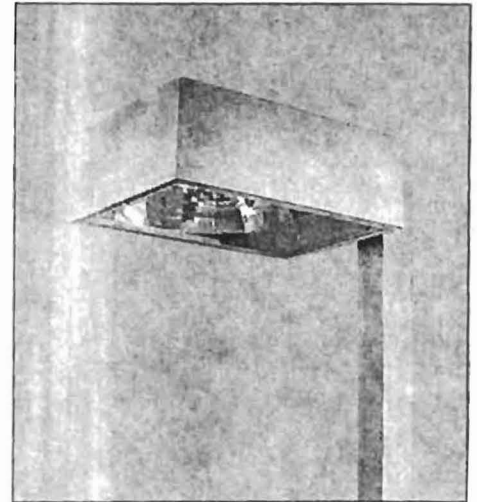
Optics – Anodized segmented reflectors provide superior uniformity and control. KSF1/KSF2 reflectors are rotatable and interchangeable. KSF3 Type IV is rotatable. Five cutoff distributions available: R2 (roadway), R3 (asymmetric), R4SC (forward throw, sharp cutoff), R4W (wide, forward throw), R5S (square).

Electrical – High reactance, high power factor for 150W and below. Constant wattage autotransformer for 175W and above. Copper wound and 100% factory tested. Removable power door and positive-locking disconnect plugs.

Socket – Porcelain, horizontally oriented, mogul-base socket (100M and 150M are medium-base) with copper alloy, nickel-plated screw shell and center contact. UL Listed 1500W, 600V.

Listings

UL Listed (standard). CSA Certified or NOM Certified (see Options). UL Listed for wet locations. IP65 rated.



Example: KSF1 150S R2 120 SP09 PER LPI

Ordering Information

Designation	Distribution	Voltage	Mounting	Options/accessories
<u>High pressure sodium</u>			<u>Included, KSF1/KSF2</u>	<u>Installed</u>
KSF1 70S	R2 Type II roadway (sizes 1 and 2 only)	120	SP04 4" square pole arm (std.) ⁷	LPI Lamp included
KSF1 100S	R3 Type III asymmetric	208 ⁵	SP09 9" square pole arm	L/LP Less lamp
KSF1 150S	R4 Type IV forward throw (size 3 only)	240 ⁵	RP04 4" round pole arm ⁷	SF Single fuse, 120V, 277V, 347V (n/a TB)
KSF2 250S	R4SC Type IV forward throw, sharp cutoff (sizes 1 and 2 only)	347	RP09 9" round pole arm	DF Double fuse, 208V, 240V, 480V (n/a TB)
KSF2 400S	R4W Type IV wide, forward throw (size 2 only)	480 ⁵	WB04 4" wall bracket	PER NEMA twist-lock receptacle only (no photocontrol)
KSF3 1000S	R5S Type V square (sizes 2 and 3 only)	TB ⁶	WB09 9" wall bracket	QRS Quartz restrrike system (75W max. in KSF1, 250W max. in all others, lamp not included) ¹⁰
<u>Metal halide</u>			MB Mounting bracket (KSF1 only)	CR Enhanced corrosion resistance
KSF1 100M			<u>Included, KSF3⁸</u>	EC Emergency circuit
KSF1 150M ¹			SP12 12" square pole arm (std.)	SCWA Super CWA pulse start ballast (n/a HPS, 100M, 175M)
KSF1 175M			RP12 12" round pole arm	CSA CSA Certified
KSF1 200M ²			WW12 12" wood pole or wall	NOM NOM Certified (consult factory)
KSF1 250M			WB12 12" wall bracket	For optional architectural colors, see page 543.
KSF2 320M ^{2,3}			<u>Shipped separately⁹</u>	<u>Shipped separately</u>
KSF2 350M ^{2,3}			KMA Mast arm adapter	PE1 NEMA twist-lock PE (120V-240V)
KSF2 400M ^{1,3}			KTMB Twin mounting bar	PE3 NEMA twist-lock PE (347V)
KSF3 1000M ^{1,4}			DA12P Degree arm (pole)	PE4 NEMA twist-lock PE (480V)
			DA12WB Degree arm (wall)	PE7 NEMA twist-lock PE (277V)
				SC Shorting cap for PER option
				KSF_HS House-side shield (KSF1/KSF2: R2 and R3 only. KSF3: R3 and R4 only)
				KSF_VG Vandal guard (KSF1/KSF2 only)
				For tenon slipfitters, see page 540.

NOTES:

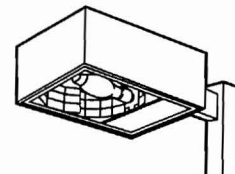
- 1 May be ordered with SCWA.
- 2 Must be ordered with SCWA.
- 3 Must use ED28 lamp.
- 4 Must use BT37 lamp with R5S.
- 5 Consult factory for availability in Canada.
- 6 Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V; ships as 120V/347V.
- 7 Use 9" arm when mounting two luminaires at 90°.
- 8 Use 12" arm when mounting two luminaires at 90°.
- 9 May be ordered as accessory.
- 10 QRSTD available in select wattages. Consult factory.
- 11 Includes mounting arm.



Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Dimensions are shown in inches (centimeters) unless otherwise noted.

	KSF1	KSF2	KSF3
EPA: ¹¹	1.5 ft ² (.14 m ²)	2.0 ft ² (.19 m ²)	3.0 ft ² (.28 m ²)
Length:	22 (55.9)	25-5/16 (64.3)	30-5/16 (77.0)
Width:	16-3/16 (41.1)	18-1/2 (47.0)	24-5/16 (61.8)
Height:	7-1/4 (18.4)	8-5/16 (21.1)	10-1/2 (26.7)
Max. weight:	39 lbs (17.7 kg)	55 lbs (24.9 kg)	85 lbs (38.6 kg)





FEATURES & SPECIFICATIONS

INTENDED USE – Ideal for use in car lots, street lighting or parking areas.

CONSTRUCTION – Rugged, .063" thick, aluminum rectilinear housing. Continuously seam welded for weather-tight seal and integrity.

Naturally anodized, extruded, aluminum door frame with mitered corners is retained with (two) .188" diameter hinge pins and secured with (one) quarter-turn, quick release fastener. Weatherproof seal between housing and door frame is accomplished with an integrally designed, extruded silicone gasket that snaps into door frame.

FINISH – Standard finish is dark bronze (DDB) polyester powder. Other powder architectural colors available.

OPTICAL SYSTEM – Reflectors are anodized and segmented for superior uniformity and control, which allows the flexibility to mix distributions without compromising the overall lighting job. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Three cutoff distributions available: Type II (Roadway), Type III (Asymmetric), Type IV (Forward Throw, Sharp Cutoff).

Lens is .125" thick, impact-resistant, tempered, glass with thermally-applied, silk screened power door shield.

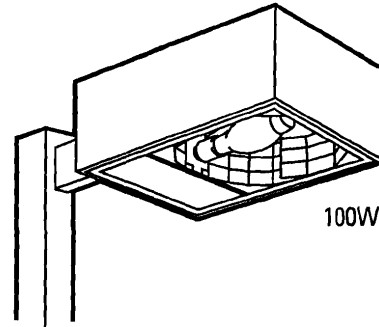
ELECTRICAL SYSTEM – High reactance, high power factor ballast for 100W. Constant-wattage autotransformer ballast. Removable power door and positive locking disconnect plug for 150-250W. Super CWA Pulse Start ballast required for 200W (must order SCWA option). All ballasts are copper-wound and 100% factory-tested.

Porcelain, horizontally-oriented, socket with copper alloy, nickel-plated screw shell and center contact. Medium-base socket used with 100W and 150W, mogul-base socket used with 175-250W. UL listed 1500W-600V.

INSTALLATION – Extruded, 4" aluminum arm for pole or wall mounting is shipped in fixture carton. Optional mountings available.

LISTING – UL listed for wet locations. Listed and labeled to comply with Canadian Standards (see Options).

Catalog Number	Fixture B	
Notes		Type



Area Lighting

KSF1

METAL HALIDE
100W, 150W, 175W, 200W, 250W
15' to 25' Mounting

Specifications

EPA: 1.5 ft.² (.14m²)
(includes arm)

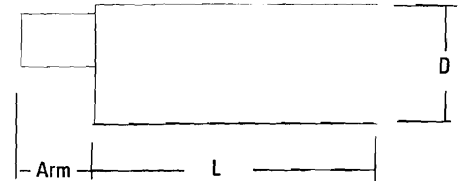
Length: 22 (55.9)

Width: 16-3/16 (41.1)

Depth: 7-1/4 (18.4)

Weight: 35 lbs (15.9kg)

Arm: 4 (10.2)



All dimensions are inches (centimeters) unless otherwise specified.

Mounting Option	Drilling Template ⁶
SPxx, RPxx, DA12P	5
WBxx, DA12WB	6
WWxx	7

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog number.

Example: **KSF1 250M R3 120 SP04 SF DDB LPI**

Series/Wattage	Voltage	Mounting ⁶	Options
KSF1 100M	120	SP04 Square pole (4" arm) (standard) ³	Shipped Installed In Fixture
KSF1 150M	208 ¹	SP09 Square pole (9" arm)	SF Single fuse (120, 277, 347V, n/a TB)
KSF1 175M	240 ¹	RP04 Round pole (4" arm) ³	DF Double fuse (208, 240, 480V, n/a TB)
KSF1 200M	277 ¹	RP09 Round pole (9" arm)	LPI Lamp included as standard
KSF1 250M	347	WW04 Wood pole or wall (4" arm) ³	L/LP Less lamp
	480 ¹	WW09 Wood pole or wall (9" arm)	PER NEMA twist-lock receptacle only (no photocontrol)
	TB ²	WB04 Wall bracket (4" arm)	QRS Quartz restrike system (75W max; lamp not included, 120V only)
		WB09 Wall bracket (9" arm)	EC Emergency circuit
		MB Mounting bracket	CR Enhanced corrosion resistance
		L/ARM When ordering KMA, DA12	CSA Listed and labeled to comply with Canadian Standards
		Optional Mounting (shipped separately)	SCWA Super CWA Pulse Start Ballast (n/a 100W & 175W)
		DA12P Degree arm (pole)	Shipped Separately⁴
		DA12WB Degree arm (wall)	PE1 NEMA twist-lock PE (120, 208, 240V)
		KMA Mast arm adapter	PE3 NEMA twist-lock PE (347V)
		KTMB Twin mounting bar	PE4 NEMA twist-lock PE (480V)
			PE7 NEMA twist-lock PE (277V)
			SC Shorting cap for PER option
			KSF1HS House side shield (R2,R3)
			KSF1VG Vandal guard
			Architectural Colors (powder finish) ⁵
			Standard Colors
			DDB Dark bronze (standard)
			DWH White
			DBL Black
			Classic Colors
			DMB Medium bronze
			DNA Natural aluminum
			DSS Sandstone
			DGC Charcoal gray
			DTG Tennis green
			DBR Bright red
			DSB Steel blue

NOTES:

- Consult factory for availability in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V). (120, 277, 347V in Canada).
- The SP09, RP09, or WW09 must be used when two or more luminaires are oriented on a 90° drilling pattern.
- May be ordered as accessory.
- Additional architectural colors available; see Architectural Colors brochure, form no. 794.3
- Refer to technical data section in the Outdoor binder for drilling template.

Accessories: Tenon Mounting Slipfitter (Order separately)

Tenon O.D.	One	Two@180°	Two@90° ³	Three@120°	Three@90° ³	Four@90° ³
2-3/8"	T20-190	T20-280	T20-290	T20-320	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-49'
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-4

March 20, 2006

Sarah Hopkins
Development Review Manager
Department of Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Re: Bayside East, Proposed Elderly Housing, 47 Smith Street, Portland, Maine

Dear Sarah,

The enclosed site plan review package is submitted on behalf of Bayside East LP for the development of their property located east of the intersection of East Oxford Street and Smith Street in Portland. We have designed this project within the parameters of the R-7 zone re-designation, as previously granted by Council for this site on June 20, 2005.

We hope to be scheduled for the next possible "workshop" session. Please let me know when you anticipate this may be and if the City requires any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Scott Teas". The signature is stylized and somewhat cursive, with a large loop at the end.

T. Scott Teas, NCARB, AIA
Principal

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

2006-0081

Application I. D. Number

4/10/2006

Application Date

Bayside East (Elderly Housing)

Project Name/Description

Bayside East LP

Applicant

510 Cumberland Avenue, Portland, ME 04101

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 874-1140 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

47 - 47 Smith St, Portland, Maine

Address of Proposed Site

022 L001001

Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units

Acreage of Site

R7

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review _____ Date _____

Zoning Approval Status:

- Approved Approved w/Conditions See Attached

Reviewer

Marge S. - Insp.

Denied

Condition Compliance

signature

date

Extension to

Additional Sheets Attached

Not Required

has been submitted as indicated below