

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061496

Please Read Application And Notes, If Any, Attached

This is to certify that Avesta Housing Development / Ledgewood Construction

has permission to New 60 rental housing units

AT 210 Pearl St

026 E001001

PERMIT ISSUED
NOV 17 2006
CITY OF PORTLAND

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is loaded or service proposed-in 4 HOUR NOT REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

IBC - ?

20 STEPS / 10-6 act.

NFPA -

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 06-1496	Issue Date: NOV 17 2006	CB#: 026 E001001
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Location of Construction: 210 Pearl St	Owner Name: Avesta Housing Development	Owner Address: 307 Cumberland Ave	Phone: 553-7777
Business Name:	Contractor Name: Ledgewood Construction	Contractor Address: 27 Maine St. So. Portland	Phone: 207-767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-7

Past Use: Vacant	Proposed Use: New 60 rental housing units	Permit Fee: \$60,620.00	Cost of Work: \$6,059,229.00	CEO District: 1
Proposed Project Description: New 60 rental housing units		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 1-5B Signature: [Signature] Date: 10/30/06	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 09/11/2006	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland N/A</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone Panel 13</p> <p><input checked="" type="checkbox"/> Subdivision Zone C</p> <p><input checked="" type="checkbox"/> Site Plan #2006-0035</p> <p>Major <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>OK with conditions Date: 10/13/06</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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CERTIFICATION

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

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

12/06/04 - footings inspection Bldg. #2 - Rebar + form) B.K. Chis M
w/ Smith



Certificate of Occupancy

LOCATION 210 Pearl St

CBL 026 E001001

Issued to Avesta Pearl Street One, L.P./Ledgewood Construction

Date of Issue 12/18/2007

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 06-1496, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Building 2
Entire

APPROVED OCCUPANCY

36 Residential Units
Use Group R2
Type 5B
IBC 2003

Limiting Conditions:

Temporary occupancy permit only. Expires on June 1, 2008. Site work, exterior siding and railing must be completed.

This certificate supersedes certificate issued

Approved:

3/1/08 [Signature] (Date) Inspector - [Signature]

[Signature] 2/15/08 Inspector of Buildings

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



Certificate of Occupancy

LOCATION 210 Pearl St

CBL 026 E001001

Issued to Avesta Pearl Street One, L.P./Ledgewood Construction

Date of Issue 02/25/2008

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Approved:

2/25/2008 [Signature] (Date) Inspector

[Signature] Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

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LOCATION 210 Pearl St

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Date of Issue 12/06/2007

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PORTION OF BUILDING OR PREMISES

Building 1
Units 101, 103, 106, 107, 201, 202, 203, 205,
207, 301, 302, 306, 307

APPROVED OCCUPANCY

24 Residential Apartments
Use Group R-2
Type 5B
IBC 2003

Limiting Conditions:

Temporary until June 1, 2008 for full compliance with DRC site approvals

This certificate supersedes
certificate issued

Approved:

12/17/07
(Date) [Signature]
Inspector

[Signature] 12/17/07
Inspector of Buildings

MD for Gr. Cost
PFD

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City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1496	Date Applied For: 09/11/2006	CBL: 026 E001001
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Business Name:	Contractor Name: Ledgewood Construction	Contractor Address: 27 Maine St. So. Portland	Phone: (207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: New 60 rental housing units	Proposed Project Description: New 60 rental housing units
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/13/2006

Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.
- 3) This property shall remain a sixty family dwelling. Project. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 10/30/2006

Note: **Ok to Issue:**

- 1) Still must provide final draft of the Statement of Special Inspections, See email from Designer in file.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 10/30/2006

Note: **Ok to Issue:**

- 1) No combustible loading in the concealed spaces
- 2) Application requires State Fire Marshal approval.
- 3) The sprinkler system shall be installed in accordance with NFPA 13.
A fire alarm system shall be installed in accordance with NFPA 72 with a Masterbox connection.
- 4) All construction shall comply with NFPA 101

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 03/17/2006

Note: **Ok to Issue:**

- 1) need hydrant locations with flow rates.
- 2) Verify fire dept. Access and egress to site
- 3) Will need NFPA 101 life safety code summary for building permit

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Rick Knowland **Approval Date:** 06/27/2006

Note: **Ok to Issue:**

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Rick Knowland **Approval Date:** 06/27/2006

Note: **Ok to Issue:**

Comments:

10/12/2006-gg: permit should be paid for within two weeks of this date. Contractor should receive a check from the bank per Aaron

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Business Name:	Contractor Name: Ledgewood Construction	Contractor Address: 27 Maine St. So. Portland	Phone (207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Shaperio. Payment of \$60,620.00 should of been paid by October 26th. /gg

10/12/2006-gg: submitted on 9/11/06, just received application as of 10/12/06. /gg

11/2/2006-ldobson: \$60,770.00 corrected amount for check no C of O fee was added to the original figure 2 buildings 2 c of o's

11/15/2006-jmb: Mike Myatt called from Avesta to inform of planning sign off on mylar last night. He also wanted to know the cost of permit and that the fee will be paid within 10 days of the permit issuance date.

11/1/2006-gg: Still waiting for planning sign off (Rick Knowland). /gg

11/17/2006-ldobson: Per Rick Knowland okay to issue called at 1:00 P.M.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

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

FROM: AVESTA PEARL STREET ONE, L.P. / WINTON SCOTT ARCHITECTS

RE: Certificate of Design

DATE: OCTOBER 11, 2006

These plans and / or specifications covering construction work on:

PEARL PLACE BUILDINGS 1 & 2, PORTLAND ME 04101

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

(SEAL)



Signature: Winton Scott

Title: PRESIDENT

Firm: WINTON SCOTT ARCHITECTS, PA

Address: 5 MILK ST., PORTLAND, ME 04101

As per Maine State Law

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



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: WINTON SCOTT ARCHITECTS, PA

Address of Project: PEARL PLACE BUILDINGS 1 & 2
159 OXFORD ST. and 180 PEARL ST, PORTLAND, ME 04101

Nature of Project: The project consists of two buildings of 24 and 36 units each for a
total of 60 units, 1 Community space in Building 1, and Laundry
space in each building. The parking is provided on site.

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.

Signature: *Winton Scott*

Title: PRESIDENT

Firm: WINTON SCOTT ARCHITECTS, PA

Address: 5 MILK ST., PORTLAND, ME 04101

Phone: 207-774-4811

(SEAL)



FROM DESIGNER: WINTON SCOTT ARCHITECTS, PA
 DATE: OCTOBER 11, 2006
 Job Name: PEARL PLACE BUILDINGS 1 & 2
 Address of Construction: 159 OXFORD ST. and 180 PEARL ST. PORTLAND, ME 04101

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) R2 and S2 - for portion of parking garage in Building 1
 Type of Construction VB- for Building 1 with IIB for portion of parking in Building 1, and IIIB - for Building 2
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC. YES
 Is the Structure mixed use? YES if yes, separated or non separated (see Section 302.3) B1 is mixed use R2 / S-2 w/ 2 HR separation per 302.3.2
 Supervisory alarm system? YES Geotechnical/Soils report required?(See Section 1802.2) YES

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (106.1, 109.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
Private Rooms	40 PSF
Private Corridors	40 PSF
Public Rooms	100 PSF
Public Corridors	100 PSF
Stairs	100 PSF

N/A Live load reduction (1603.1.1, 1607.9, 1607.10)
N/A Roof live loads (1603.1.2, 1607.11)
 Roof snow loads (1603.1.3, 1608)
 60 PSF Ground snow load, P_g (1608.2)
 46 PSF If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
 1.0 If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
 1.0 If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
 1.1 Roof thermal factor, C_t (Table 1608.3.2)
N/A Sloped roof snowload, P_s (1608.4)

Wind loads (1603.1.4, 1609)

1609.1.1 Design option utilized (1609.1.1, 1609.8)
100 MPH Basic wind speed (1609.3)
1.0 Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
B Wind exposure category (1609.4)
+/- .18 Internal pressure coefficient (ASCE 7)
AS REQ'D Component and cladding pressures (1609.1.1, 1609.8.2.2)
27 PSF Main force wind pressures (1609.1.1, 1609.8.2.1)

Light Framed Wood Walls

C Seismic design category (1616.3)
R = 6 1/2 Basic seismic force-resisting system (Table 1617.6.2)
Cd = 4 Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)

Equiv. Lat. Force Analysis procedure (1616.6, 1617.5)

B1: V=44.5 kip Design base shear (1617.4, 1617.5.1)
B2: V=52.8 kip

Flood loads (1603.1.6, 1607.2)

N/A Flood hazard area (1612.9)
N/A Elevation of structure

Other loads

N/A Concentrated loads (1607.4)
N/A Partition loads (1607.5)
N/A Impact loads (1607.8)
N/A Misc. loads (Table 1607.8, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

Earthquake design data (1603.1.5, 1614 - 1623)

1614.1 Design option utilized (1614.1)
1 Seismic use group ("Category") (Table 1604.5, 1616.2)
Sds = .371 Spectral response coefficients, S_{DS} & S_{D1} (1615.1)
Sd1 = .157

WINTON SCOTT ARCHITECTS, PA

July 3, 2007

Ms. Jeanie Bourke
City of Portland Inspection Services

Capt. Gregory Cass
Portland Fire Department

Re: Pearl Place Building 1 & 2 – Chases

Dear Jeanie & Greg,

In following with conversation on the duct and pipe chases, I have done the following analysis and details to show the design intent on these areas for each building.

We reviewed the chases and the ducts with Mr. Nugent during design review. During that review of the project he required to update the chases in B2 to 2 HR partitions which was triggered by the height of the building, over 4 stories. He also required that we install dampers at each floor, since we were not building true through the floors chases in both buildings.

As a result of these reviews in both buildings we have fire dampers in the ducts which come with a 2HR UL rated sleeve that separates the duct from the adjacent structure. Further our 1HR floor/ceiling assembly goes through the chases uninterrupted, meaning the drywall ceiling, as well as floor sheathing continue in the chase area as well. All duct and pipe penetrations (on walls and floors) are required to be fire sealed around either pipes or ducts. Giving the above conditions, we believe that we have created a proper separation between the spaces that require it.

Based on **IBC 716.6, Horizontal Assemblies** "Penetrations by ducts and air transfer openings of a floor, floor/ceiling assembly or the ceiling membrane of the roof ceiling assembly shall be protected by a shaft enclosure that complies with Section 707 or shall comply with this section", it is our interpretation that the use of fire dampers eliminates the need to create true fire rated chases through the floors in the building. If a chase wall is a fire rated assembly, there the drywall runs floor to underside of deck typically, even within the chase area and any penetration is sealed as well.

Further based on **IBC 716.5.4, Fire Partitions, Exceptions**: In occupancies other than Group H, fire dampers are not required where any of the following apply: 1. The partitions are tenant separation and corridor walls in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and the duct is protected as a through penetration in accordance with Section 712", it is our interpretation that the fire dampers are not required where ducts are penetrating the fire rated corridor wall at the top floors, since we are using floor dampers and through penetrations are protected per 712.

Also per **IBC 707.2 Shaft enclosure required, Exception 3**. "A shaft enclosure is not required for penetrations by pipe, tube, conduit, wire, cable, and vents protected in accordance with section 712.4."

To further detail our design I have enclosed sketches of our duct and pipe enclosures in both buildings.

WINTON SCOTT ARCHITECTS, PA

I trust that this information answers your concerns in regards to chases. Please call me if you have any further questions or comments on these drawings.

I am looking forward to your approval or comments for further revisions of these details before we issue them for construction clarification. Thank you very much for you assistance on this matter.

Sincerely,



Pandika Pleqi, LEED® AP
Associate

Winton Scott Architects, PA
Ph. 207-774-4811, ext. 4#
Fax 207-774-3083
ppleqi@wintonscott.com

copy: Mike Myatt Avesta Housing
 David Schoenherr MaineHousing
 Ronal Norton CMCS - Avesta Consultant

Attachment: ASK 36a, ASK 36b, ASK 36c and ASK 36d dated July 3, 2007

REQUEST FOR PROPOSAL NO. 47

August 17, 2007

WINTON SCOTT ARCHITECTS, PA
5 Milk Street Portland, Maine 04101

PROJECT: Pearl Place Buildings 1&2
Portland Maine

OWNER: Avesta Pearl Street One, L.P.

TO: Ledgewood Construction

Clint Gendreau

COPY: Avesta Pearl Street One, L.P.
Maine State Housing Authority
TD Banknorth

Ethan Boxer-Macomber
David Schoenherr
Ellen Niewoehner

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to the proposed modifications to the Contract Documents described herein. **THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.**

Description:

- 47.1 At Building 2 revised ductwork chases as shown on attached sketches. Delete floor dampers at all duct floor penetrations. Install new wall dampers at shaft exits. See ASK36c for section detail.
- 47.2 Locate wall dampers below the fire ceilings at central located units where shown on MSK 2-3, install in similar manner at adjacent units. In these locations delete fire dampers at the grilles relocated on the interior walls. See ASK36c.1 for section detail.

A. Joe Banville - enough room for chases

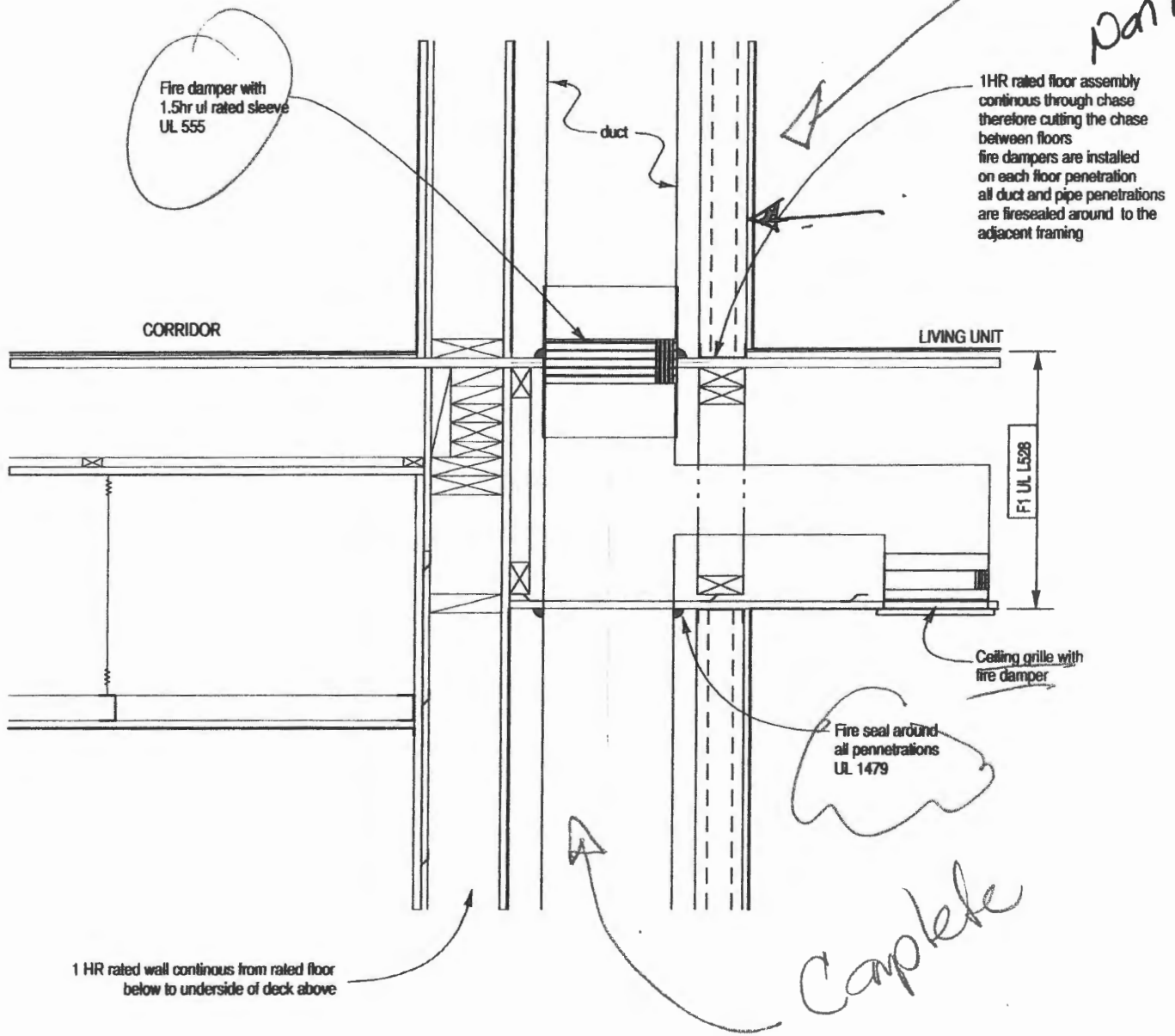
B. lead time?

C. Truss Problems → compacted at locations??

Attachments: ASK 36c. 36c.1, MSK 2-3 dated 8/17/2007

BY: Pandika Pleqi, Rob Michael

Access Panel
Type ??
NON RATED



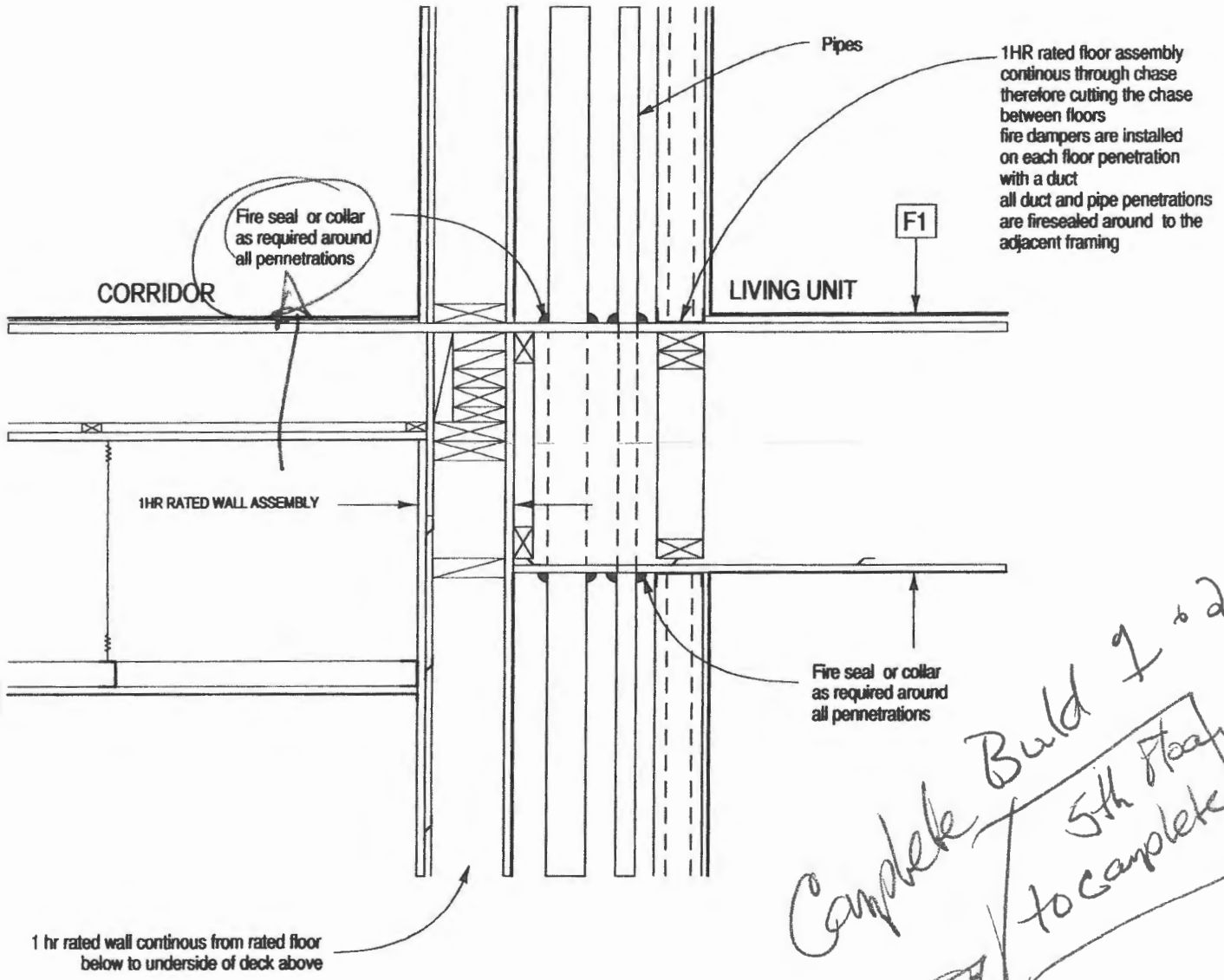
1 SECTION THROUGH DUCT CHASE
1" = 1'-0"

Pearl Place
Buildings 1 & 2
Portland, Maine

SECTIONS at CHASES - BUILDING 1
WINTON SCOTT ARCHITECTS, PA
5 Milk Street
Portland, Maine 04101
207 774 4811

ASK-36a

August 1, 2007



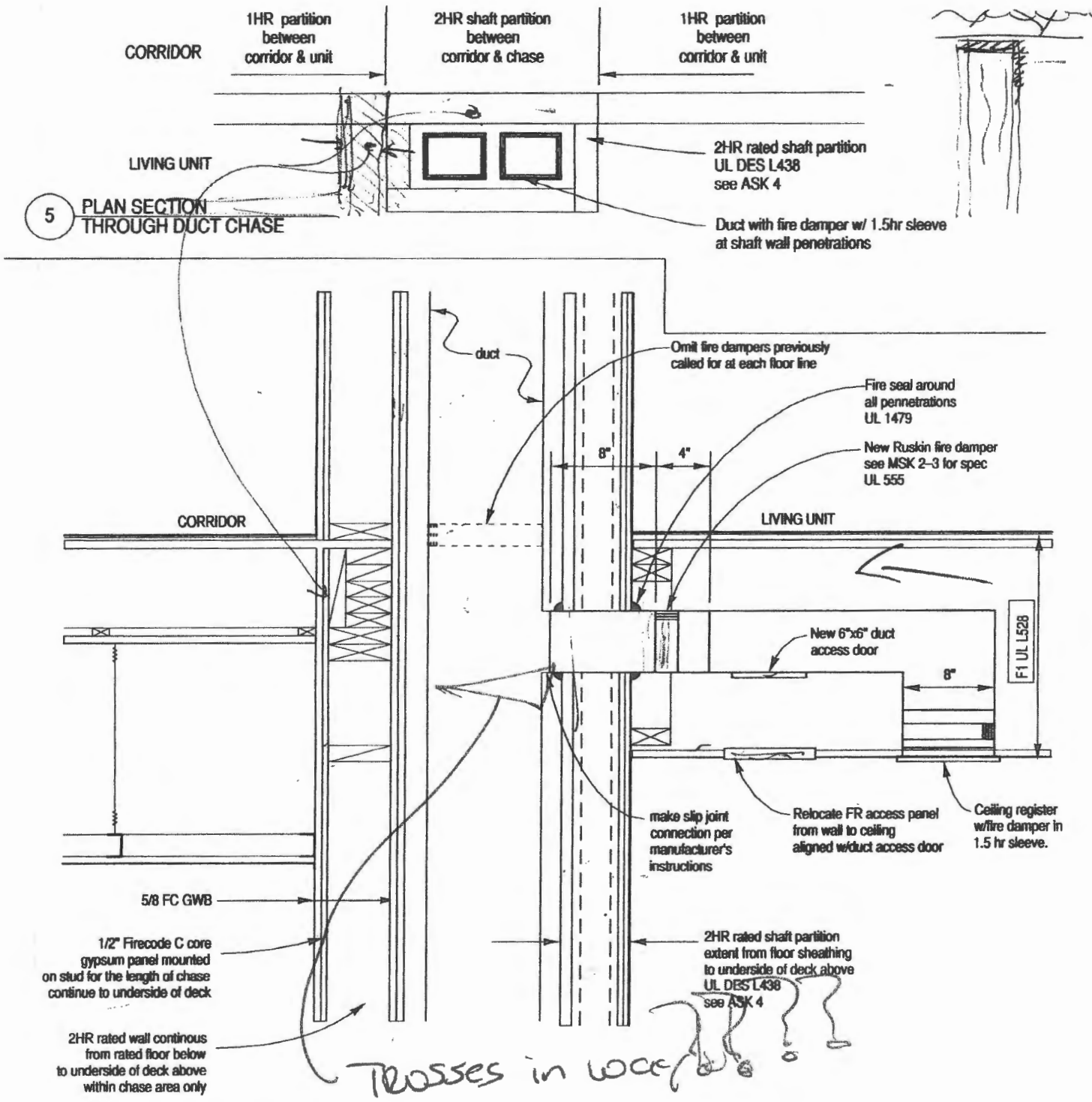
2 SECTION THROUGH PIPE CHASE
 1" = 1'-0"

**Pearl Place
 Buildings 1 & 2**
 Portland, Maine

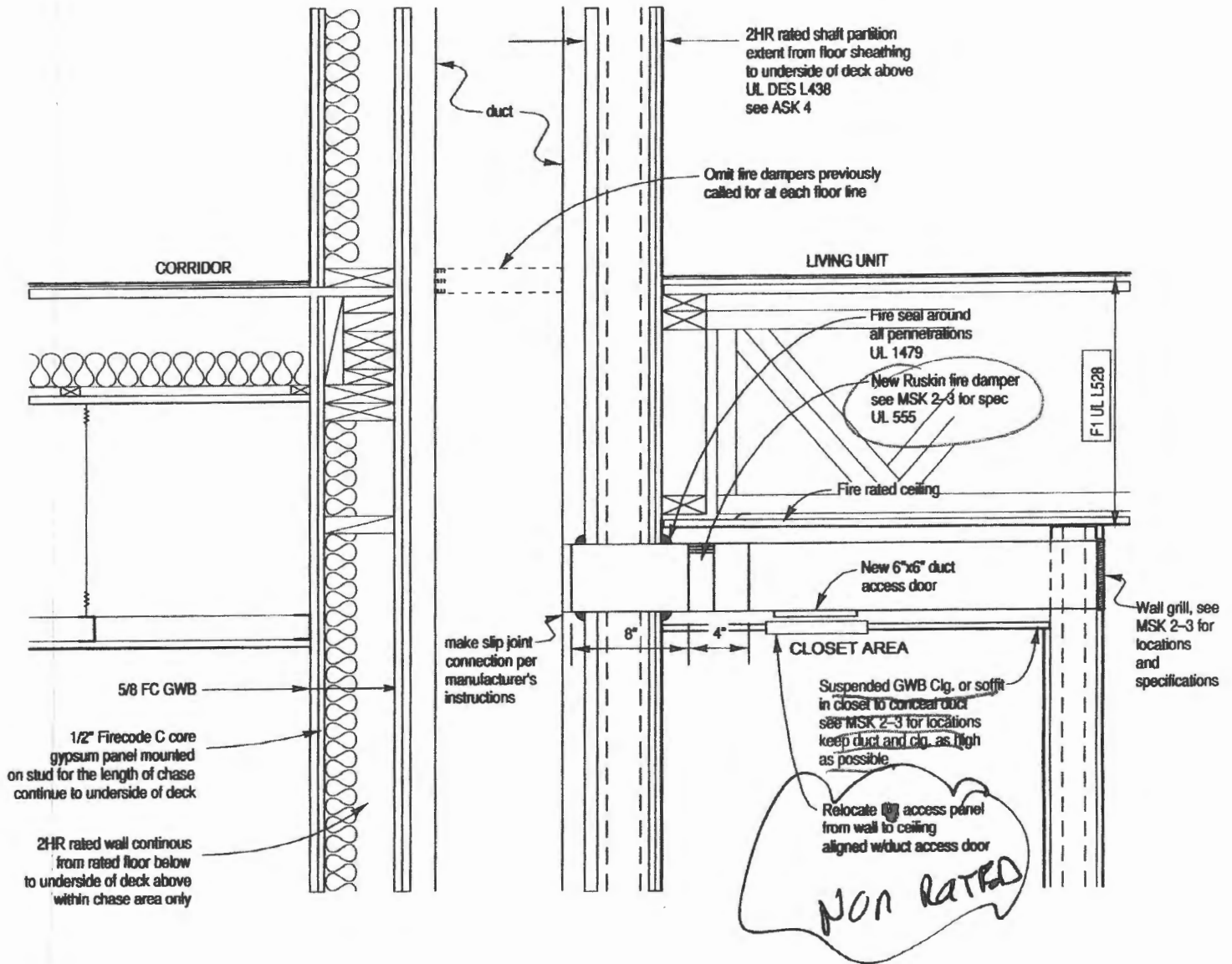
SECTIONS at CHASES - BUILDING 1 & BUILDING 2
 WINTON SCOTT ARCHITECTS, PA
 5 Milk Street
 Portland, Maine 04101
 207 774 4811

ASK-36b

July 31, 2007

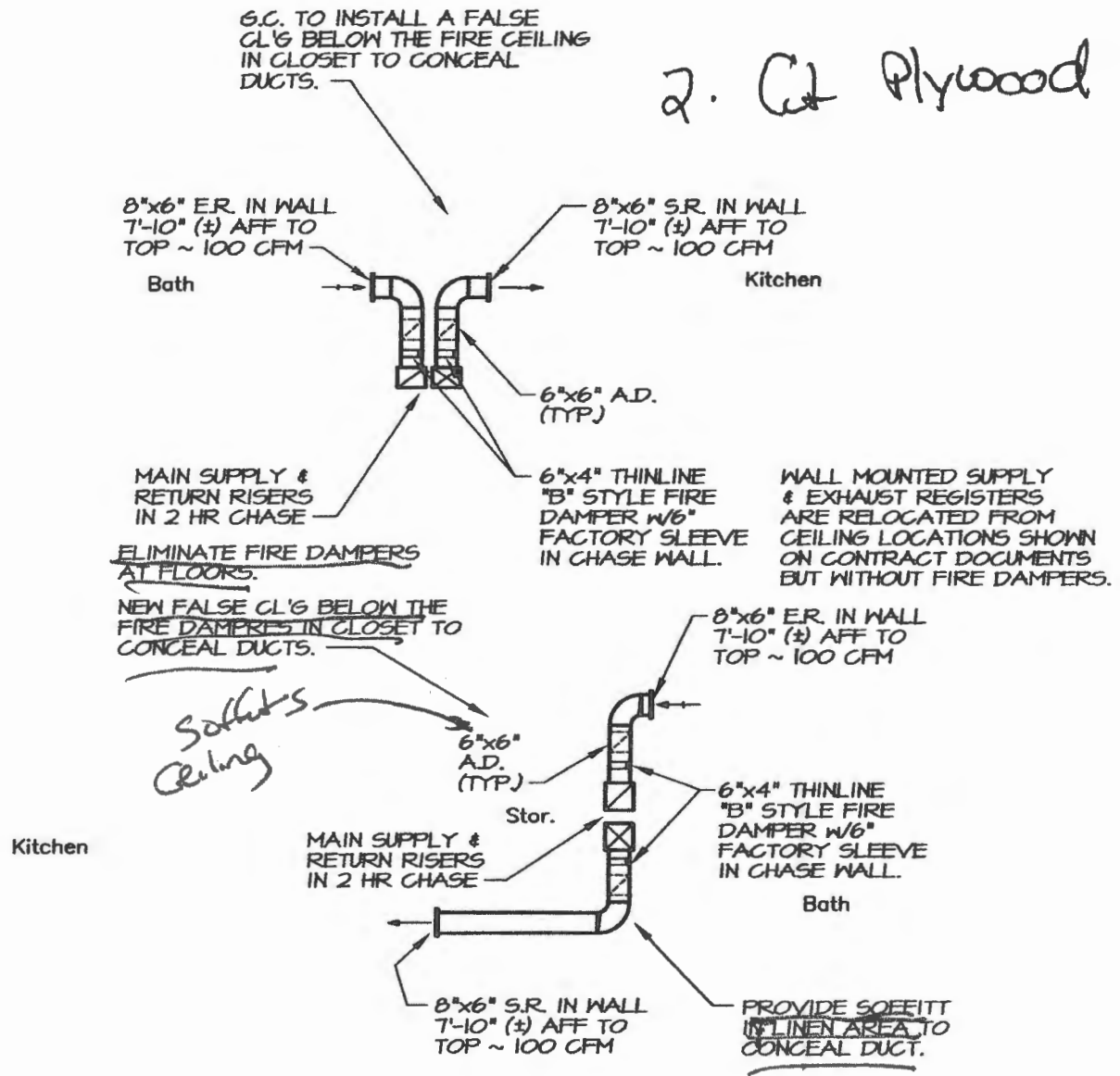


3 SECTION THROUGH DUCT CHASE
 1/2" = 1'-0" TYPICAL WHERE EXITS WITHING THE FLOOR/CEILING SPACE



3.1 SECTION THROUGH DUCT CHASE
1/2" = 1'-0" TYPICAL WHERE EXITS BELOW THE FIRE CEILINGS

1. 8x8 5th Floor.
2. Cut Plywood



JOB NO. 0606	NAME: PEARL PLACE 1 & 2	FILE: MSK 2-3
DRAWING BUILDING 2 - PROPOSED DUCTWORK ALTERNATIVES AT CORE UNITS		
<input type="checkbox"/> FIELD ORDER	<input type="checkbox"/> CHANGE ORDER	<input type="checkbox"/> SKETCH
DRAWN BY: REM	CHECKED BY: KFM	DATE: 08.17.07
SCALE: 1/4" = 1'-0"	SHEET: 	OF:
Developer Avesta Pearl Street One, L.P.		Pearl Place Building 1 & 2 Portland Maine
Architect Winton Scott Architects		



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

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Limiting Conditions: Temporary until June 1, 2008 for full compliance with DRC site approvals

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Approved:

12/07/07 *Michael Miller*

(Date) Inspector

Jeanie Banke 12/7/07

Inspector of Buildings

*DMB for Greg Cass
PFD*

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2/25/2008
(Date)

Inspector

Jeanie Bowke 2/25/08
Inspector of Buildings

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*JMB per MAC
@ Greg C. PFD*



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(Date)

Inspector

Inspector of Buildings

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MA

02/15/08

2/15/08
Greg C. PFD
JMB

Jeanie Bonke 2/15/08

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: February 25, 2007

RE: C. of O. for #210 Pearl Street, Pearl Place Building 2
(Id#2005-0027)(CBL 26 E 001001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Final Grading,
2. Loam and seed,
3. Landscaping,
4. Benches, Curb, Street Light Fixtures, and S
5. Miscellaneous Site Work,

I anticipate this work can be completed by **June 1, 2008**.
At this time, **I recommend issuing a temporary Certificate of Occupancy.**

The Temporary C of O is subject to the implementation and maintenance of the pedestrian safety plan that has been submitted relating to the ongoing overhead work.

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

*Issue
When
Phil sends
memo
T.Y*

*Please call when
ready.
Pearl St
CLINT -
415-9992*

FAX



To: *Julio Gregor PHA*

Fax Number: *774-6471*

From: *Lisa Danforth*

Fax Number:

Date:

Regarding:

Total Number Of Pages Including Cover:

Phone Number For Follow-Up:

Comments:

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 210 Pearl St

CBL 026 E001001

Issued to Avesta Pearl Street One, L.P./Ledgewood Construction

Date of Issue 12/06/2007

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 06-1496, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Building 1
Units 101,103,106,107, 201, 202, 203, 205,
207, 301. 302, 306, 307

APPROVED OCCUPANCY

24 Residential Apartments
Use Group R-2
Type 5B
IBC 2003

Limiting Conditions: Temporary until June 1, 2008 for full compliance with DRC site approvals

This certificate supersedes
certificate issued

Approved:

12/07/07 *Michael A. Collins*
(Date) Inspector

Jeanie Bonke 12/7/07
Inspector of Buildings

JMB for Greg Cass
PFD

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

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: December 6, 2007

RE: C. of O. for #210 Pearl Street, Pearl Place Building 1
(Id#2005-0027)(CBL 26 E 001001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Final Grading,
2. Loam and seed,
3. Landscaping,
4. Benches, Curb and Sidewalk,
5. Miscellaneous Site Work,

I anticipate this work can be completed by **June 1, 2008**.

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

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

From: Pandika Pleqi <ppleqi@wintonscott.com>
Subject: **Fwd: Pearl Place Review**
Date: October 16, 2006 8:31:03 AM EDT
 1 Attachment, 723 KB



Archive.sitx (723 KB)

Begin forwarded message:

From: Pandika Pleqi <ppleqi@wintonscott.com>
Date: October 11, 2006 12:12:20 PM EDT
To: Mike Nugent <min@portlandmaine.gov>
Cc: Aaron Shapiro <AJS@portlandmaine.gov>, Jay Waterman <jwaterman@avestahousing.org>, Winton Scott <wscott@wintonscott.com>, Jeanie Bourke <JMB@portlandmaine.gov>, Lannie Dobson <LDobson@portlandmaine.gov>, Clint Gendreau <cgendreau@ledgewoodconstruction.com>
Subject: **Re: Pearl Place Review**

Please see my remarks on red on the items 4 and 5 from your e-mail of 10/9/06.

I believe that these are the last outstanding items from your comments. Please let me know if you need further information on any other issue.

I just received the blank certificate forms and will fill and send those in as well.

Thank you very much for your assistance

Pandika Pleqi
Associate

Winton Scott Architects
t. 207-774-4811 ext. 4#
f. 207-774-3083
<http://wintonscott.com>

On Oct 9, 2006, at 9:06 AM, Mike Nugent wrote:

Thank you for your responses, for those items that require further discussion I have included the original questions, your responses and my comments.

"4) The Southwest side of building 1 is as close as 4 feet from the lot line. Please look at section 704.8.1. and table 704.8 of the IBC.

Section 1.04.A.1 of Section 15710 of the spec book shows that building 1 is protected with an NFPA 13R system. Section 704.8 limits this design option to systems in compliance with 903.1.1, which is a full NFPA 13 system. In this case NO UNPROTECTED OPENINGS ARE ALLOWED. Since Building 1 is of Type VB construction under 708.4 note g the unprotected opening can be unlimited."

The reply to item 4 is not correct. Table 602 requires that exterior walls less than 10 feet to a property line have a 1 hr. fire resistance rating. This triggers Table 704.8, and because the wall must be rated, it also must have limited (or in this case no) unprotected openings. Please address this, as it will delay the permitting process.

Southwest elevation of Building 1 is at the closest point 5'-8" from the property line. Please see attachments 1 and 3 for the distances of all three portions of this elevation to the property line.

For Wall 1 which is required to be 1 HR rated and have only 10% unprotected openings as VB construction per 602 and 704.8 we propose to change elevation by moving the double windows on the SE elevation and placing single windows on SW elevation as shown on attachment 3. This gives us the opening equal to 10.4% of the elevation. Will this be acceptable for Wall 1? Also Wall 1 section as shown on the drawings is equal to UL Design 326 as 1HR rated, see attachment 3 for design UL 326 information.

Wall 2 and Wall 3 are greater than 10' from the property line therefore under VB construction per 602 these portions are not required to be rated and under 704.8 note g. they can have unlimited unprotected openings.

Based on this rationale, please review your response to question 3, looking at Table 602. But I think you're ok on this one.

" 5) The mechanical plans do not include fire dampers for duct penetrations that are traditionally in the ceilings. Because the ceilings are required 1 hour fire separation assemblies, fire/smoke dampers are required. Please advise
Whereas the walls and ceilings have one hour ratings and the building is sprinkled no fire dampers are required. The only ceiling penetrations are for the registers and grilles. The ducts themselves are in chases and there are fire dampers present at each floor."

Rated Floor/Ceiling assemblies are never exempt from dampers with sprinklers, just wall assemblies. Please look at Section 716.5. Also there are still smoke damper requirements in some cases where fire dampers may be exempt in wall assemblies.

Please provide revised HVAC with fire/smoke damper locations that comply with Section 716 of the Code.

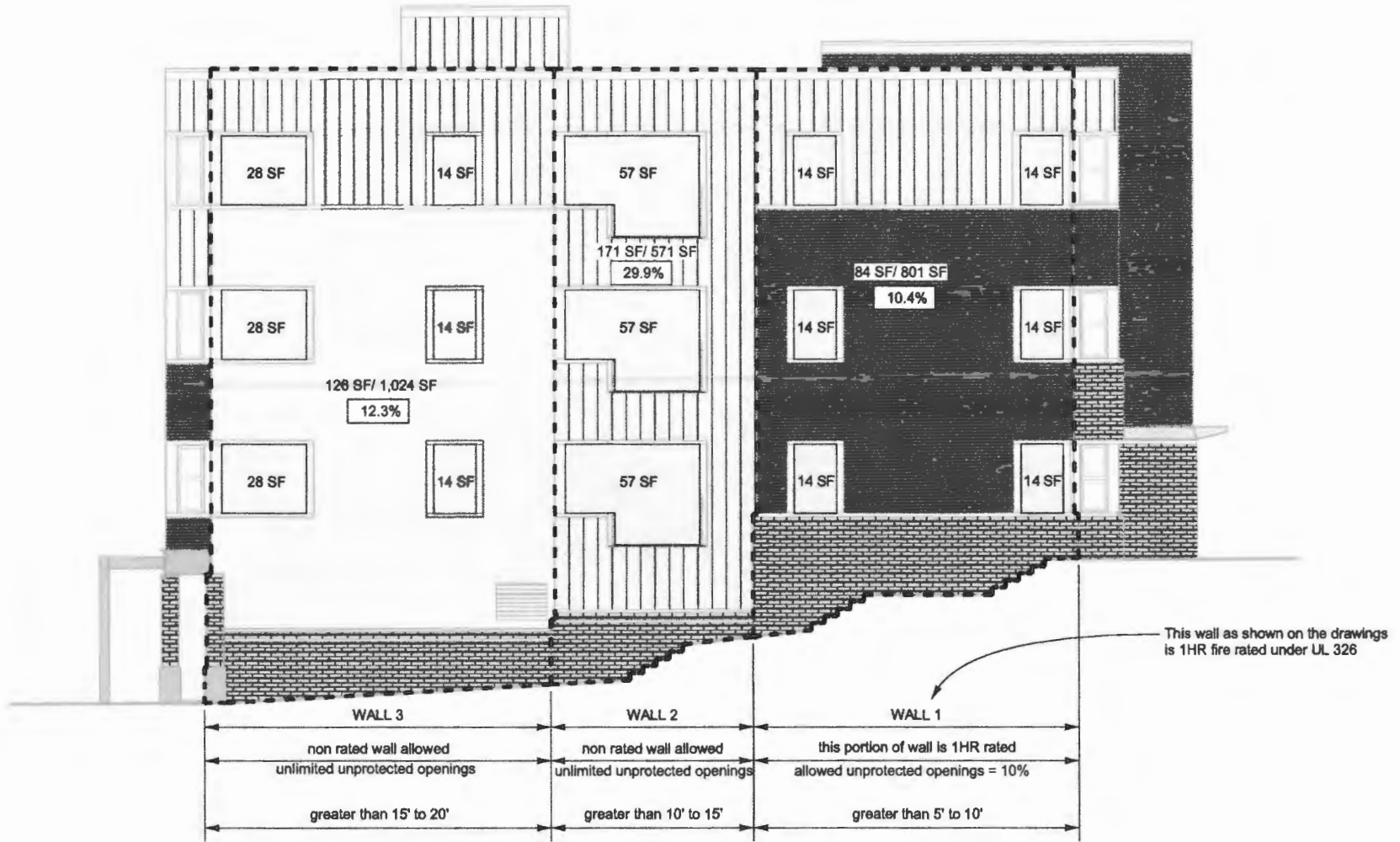
Response from Mechanical Engineer: Upon review of Section 716 of the 2003 IBC we would agree that fire dampers are required at the ceiling penetrations. Attached is proposed change order wording.

Smoke dampers are not required in any location in these buildings. Ducts do not penetrate any required smoke barriers.

I will wrap up the review hopefully today, Also please provide IIC ratings for the floor ceiling assemblies as well. (See Section 1207.3)

All proposed changes will be issued by Addendum 4 before the start of construction.

Att. 2



BUILDING 1
SOUTHWEST ELEVATION

TOTALS
WALL AREA 2,396 SF
OPENING AREA 423 SF
PERCENTAGE 17.7%

A# 4-3

UL Online Certifications Directory
BXUV.U326
Fire Resistance Ratings - ANSI/UL 263

[Page Bottom](#)

Fire Resistance Ratings - ANSI/UL 263

[See General Information for Fire Resistance Ratings - ANSI/UL 263](#)

Design No. U326 *VL 954*

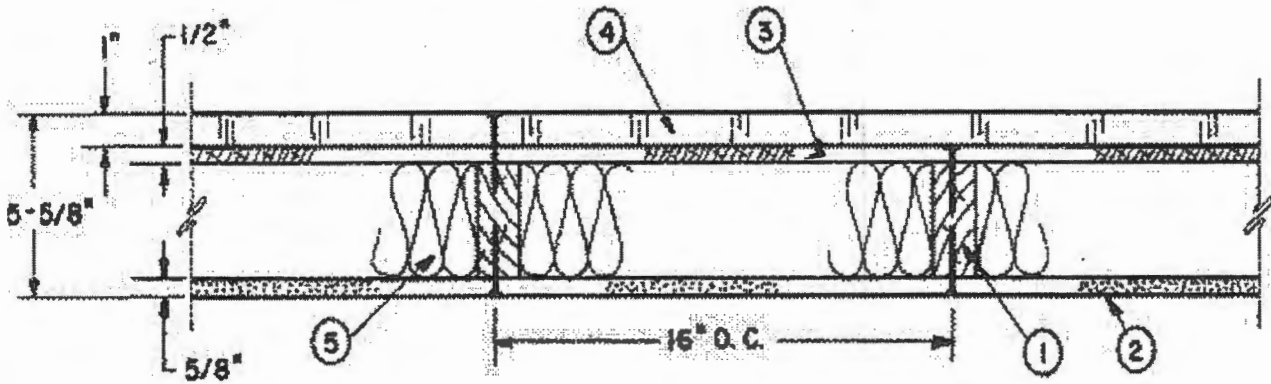
December 17, 2004

(Exposed to Fire on Interior Face Only)

Bearing Wall Rating — 1 HR.

Finish Rating - 25 Min.

Load Restricted for Canadian Applications — See Guide [BXUV7](#)



1. **Wood Studs** — Nom 2 by 4 in., spaced 16 in. OC.
2. **Gypsum Board*** — 5/8 in. thick, 4 ft wide, applied vertically. Attached to studs with 1-3/4 in. long steel drywall nails with 0.102 in. diameter shank and 0.29 in. diameter head, spaced 7 in. OC. Vertical joints located over studs. Joints covered with paper tape and joint compound. Nail heads covered with joint compound.
3. **Plywood Sheathing** — 1/2 in. thick, 4 ft wide, wood structural panels. Applied vertically with vertical joints located over studs and staggered 16 in. min from wallboard joints. Horizontal joints are backed with nom 2 by 4 in. wood backing. Attached to the studs with 2 in. long galvanized roofing nails with a 0.122 in. diameter shank and a 3/8 in. diameter head, spaced 6 in. OC at the perimeter of the sheet and 12 in. OC in the field.
4. **Foamed Plastic*** — Min 1 in. thick rigid polystyrene insulation, supplied in 4 by 8 ft sheets. Applied vertically with vertical joints located over studs. Attached to studs with 2 in. long galvanized roofing nails with a 0.122 in. diameter shank and a 3/8 in. diameter head, spaced 12 in. OC.

OC CELFORTEC INC

KOPPERS INC

OWENS CORNING SPECIALTY & FOAM

PRODUCTS

FACTIV CORP

THE DOW CHEMICAL CO



MECHANICAL SYSTEMS ENGINEERS, INC.

Royal River Center, Unit #10
10 Forest Falls Drive, Yarmouth, Maine 04096
Tel. (207) 846-1441 * Fax. (207) 846-1443
mechsyst@maine.rr.com

Per your request, we did a more in-depth code review in response to Mike Nugent's comments regarding fire dampers. As a result of that review we are requesting the following Change Proposal to be issued prior to signing of construction contracts.

1. Provide a fire damper at all ceiling supply and exhaust registers (and grilles) within apartments and corridors and discharge grille from EF-6 (Building 2). Dampers shall be intended for installation within the ductwork immediately above each register or grille. Please modify specification section 15600, "MECHANICAL", Par. 2.21, "SHEETMETAL", sub-par. "L" to read as follows:
 - L. Fire Dampers
 1. Fire dampers shall be installed to comply with NFPA Code No. 90A and shall bear a U.L. label. Provide fire rated access door at each fire damper not accessible through grille. All dampers shall comply with UL555 for dynamic testing and positive closure under air flow.
 2. All fire dampers for mounting in walls and floors to be provided by damper manufacturer with integral sleeves and mounting angles. Sleeves provided "in-field" are not acceptable. Models indicated are Ruskin to establish a standard: Dampers installed above ceiling registers and grilles shall be designed to mount within ductwork.
 - a. Wall and floor types; Model IBDT, Style "B".
 - b. Wall type behind grilles; Model IBDT2, Style "A"
 - c. Above ceiling grilles and registers; Model CFD2W
 3. Units (not located behind grilles) shall be style "B" with the curtain isolated out of the stream.
 4. Provide factory mounted fusible links designed to melt at 165°F. and close the damper.
 5. Installation shall be in accordance with damper manufacturer's instructions
2. Mount Exhaust Fan 5 (B2 Mechanical 2-111) below the gypsum ceiling.

From: Pandika Pleqi <ppleqi@wintonscott.com>
Subject: **Fwd: Pearl Place**
Date: October 16, 2006 8:29:33 AM EDT
 1 Attachment, 496 KB



Archive.sitx (496 KB)

From: Pandika Pleqi <ppleqi@wintonscott.com>
Date: October 10, 2006 2:57:21 PM EDT
To: Mike Nugent <mjn@portlandmaine.gov>
Cc: "Aaron Shapiro" <AJS@portlandmaine.gov>, "Jeanie Bourke" <JMB@portlandmaine.gov>, "Lannie Dobson" <LDobson@portlandmaine.gov>, <jwaterman@avestahousing.org>, <wscott@wintonscott.com>
Subject: **Re: Pearl Place**

Hello Mr. Nugent,

This is my reply to your final questions/comments. Please see my remarks on red. I'll follow with a reply on your e-mail previous to this regarding follow-up on items 4 and 5.

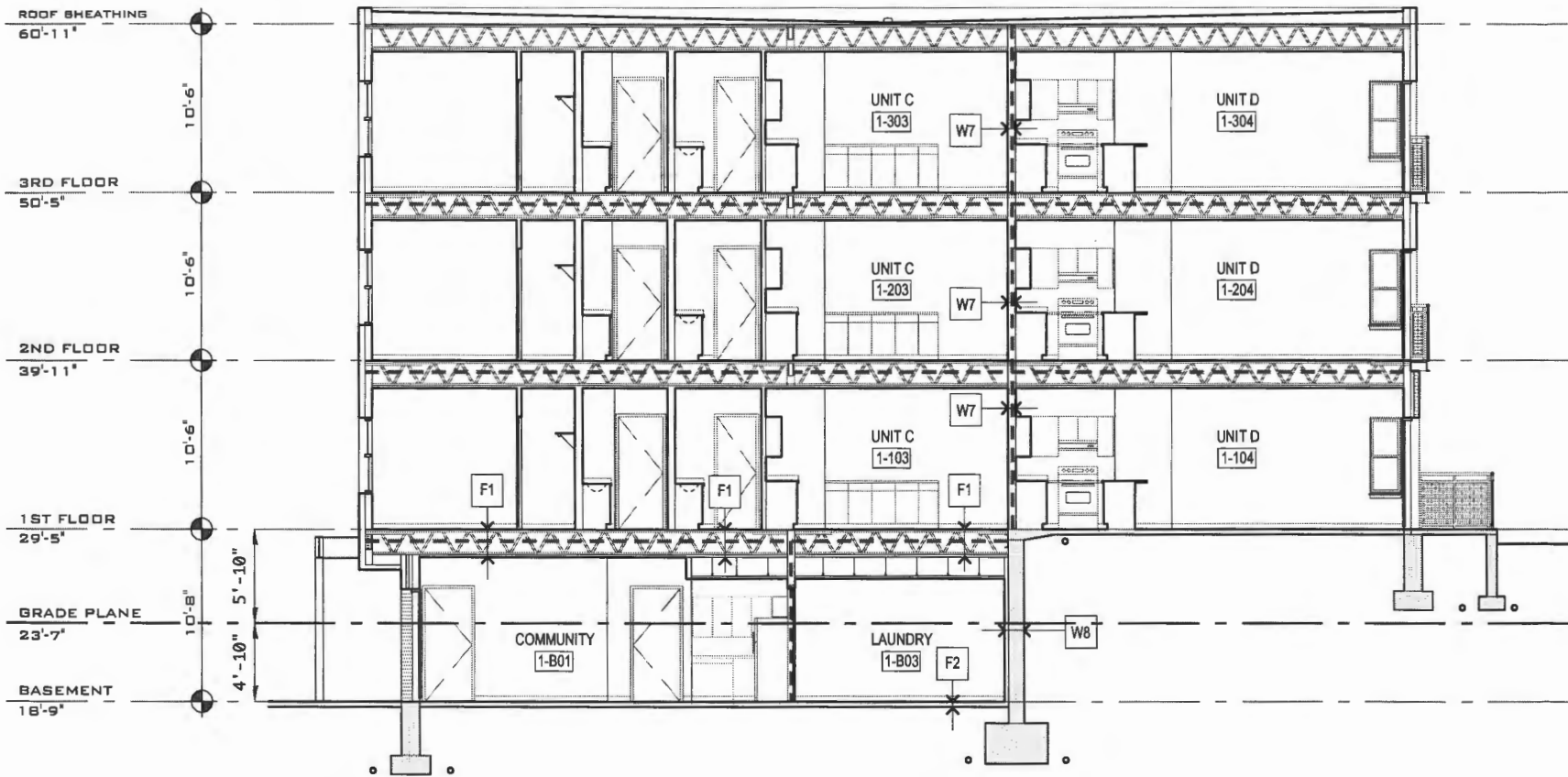
Thank you

Pandika Pleqi
Associate

Winton Scott Architects
t. 207-774-4811 ext. 4#
f. 207-774-3083
<http://wintonscott.com>

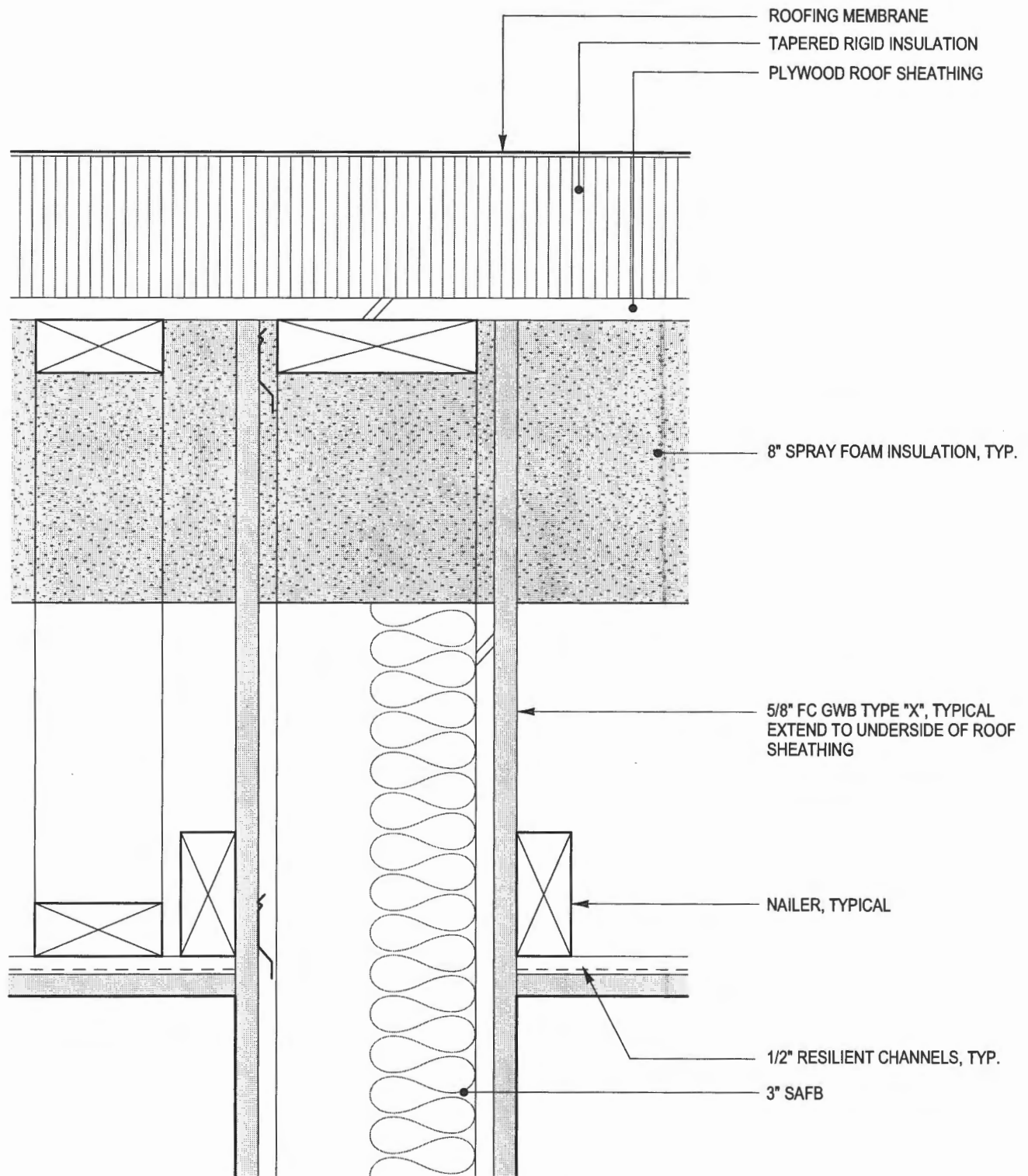
On Oct 9, 2006, at 12:05 PM, Mike Nugent wrote:

I've completed the review and have the following questions/comments:

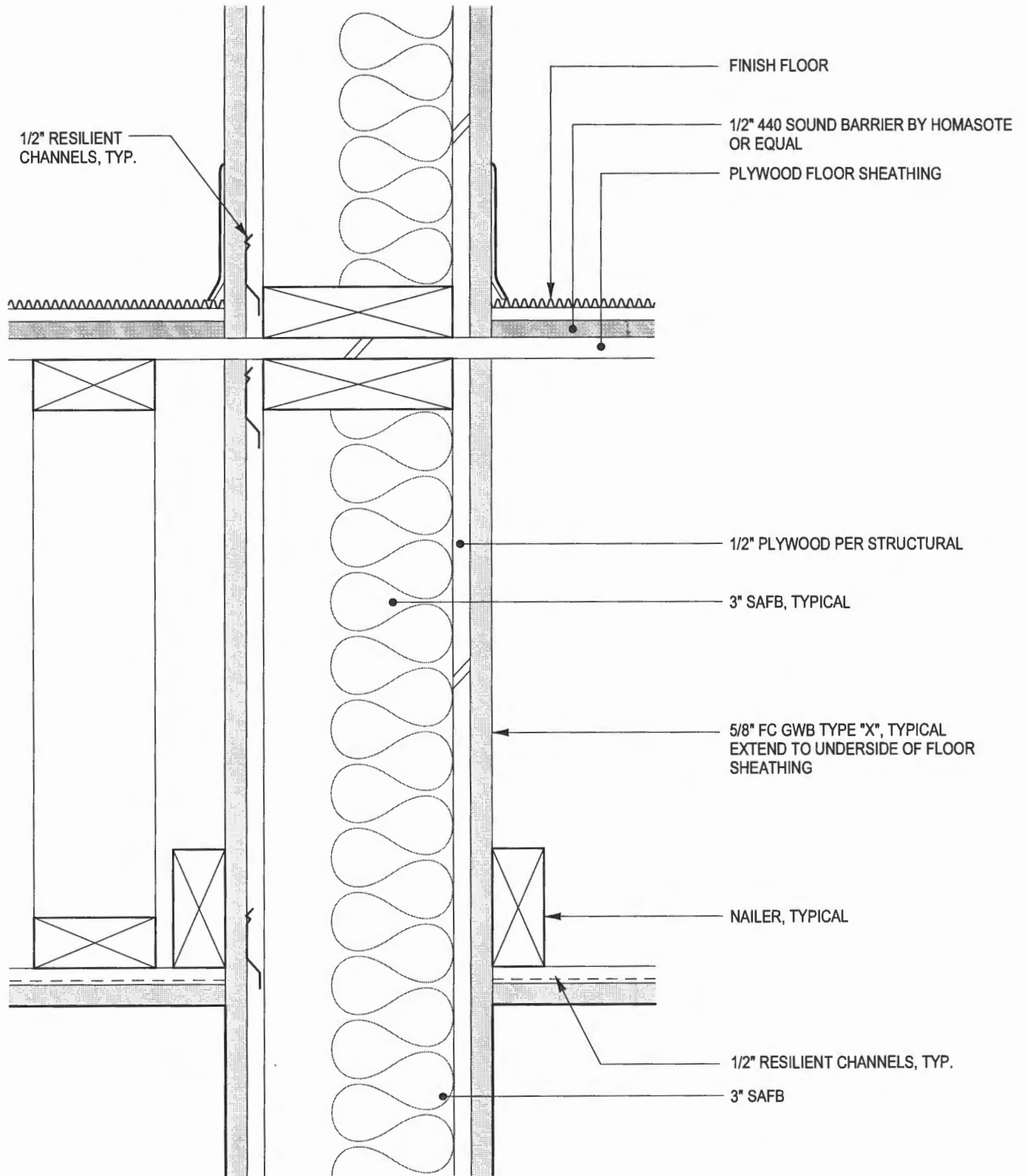


1 BUILDING SECTION
1/8" = 1'-0"

PEARL PLACE B1&2
BUILDING 1 GRADE CLARIFICATION



1 **TYPICAL UNIT DEMISING WALL**
 PARALLEL TO TRUSSES 3" = 1'-0"



3 **TYPICAL UNIT DEMISING WALL**
 PARALLEL TO TRUSSES 3" = 1'-0"

Jeanie Bourke - Pearl PLace Unit Numbers

From: Ethan Boxer-Macomber <EBoxer-Macomber@avestahousing.org>
To: "jmb@portlandmaine.gov" <jmb@portlandmaine.gov>
Date: 12/6/2007 11:17 AM
Subject: Pearl PLace Unit Numbers
CC: Pandika Pleqi <ppleqi@wintonscott.com>, Mike Myatt <mmyatt@avestahousing.org>, Rick Nanartowich <rnanartowich@ledgewoodconstruction.com>, 'Ron Norton' <ronatron44@hotmail.com>

Jeanie-

Per our conversation, the units that we will be occupying under the temp C of O today and into next week are as follows:

Count Unit #

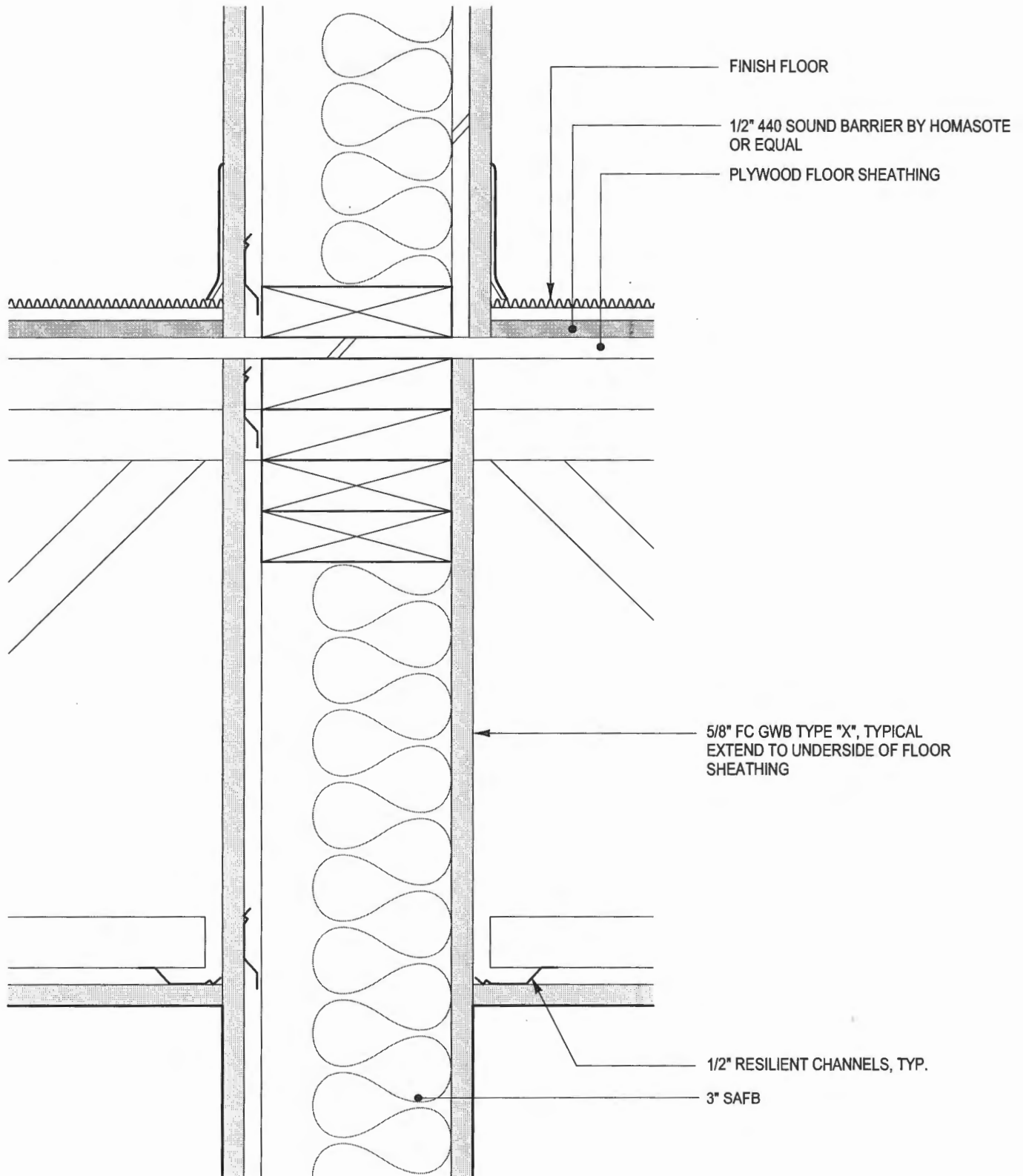
1	101
2	103
3	106
4	107
5	201
6	202
7	203
8	205
9	207
10	301
11	302
12	306
13	307

I'll be by your office within the hour to deliver the Special Inspections packet.

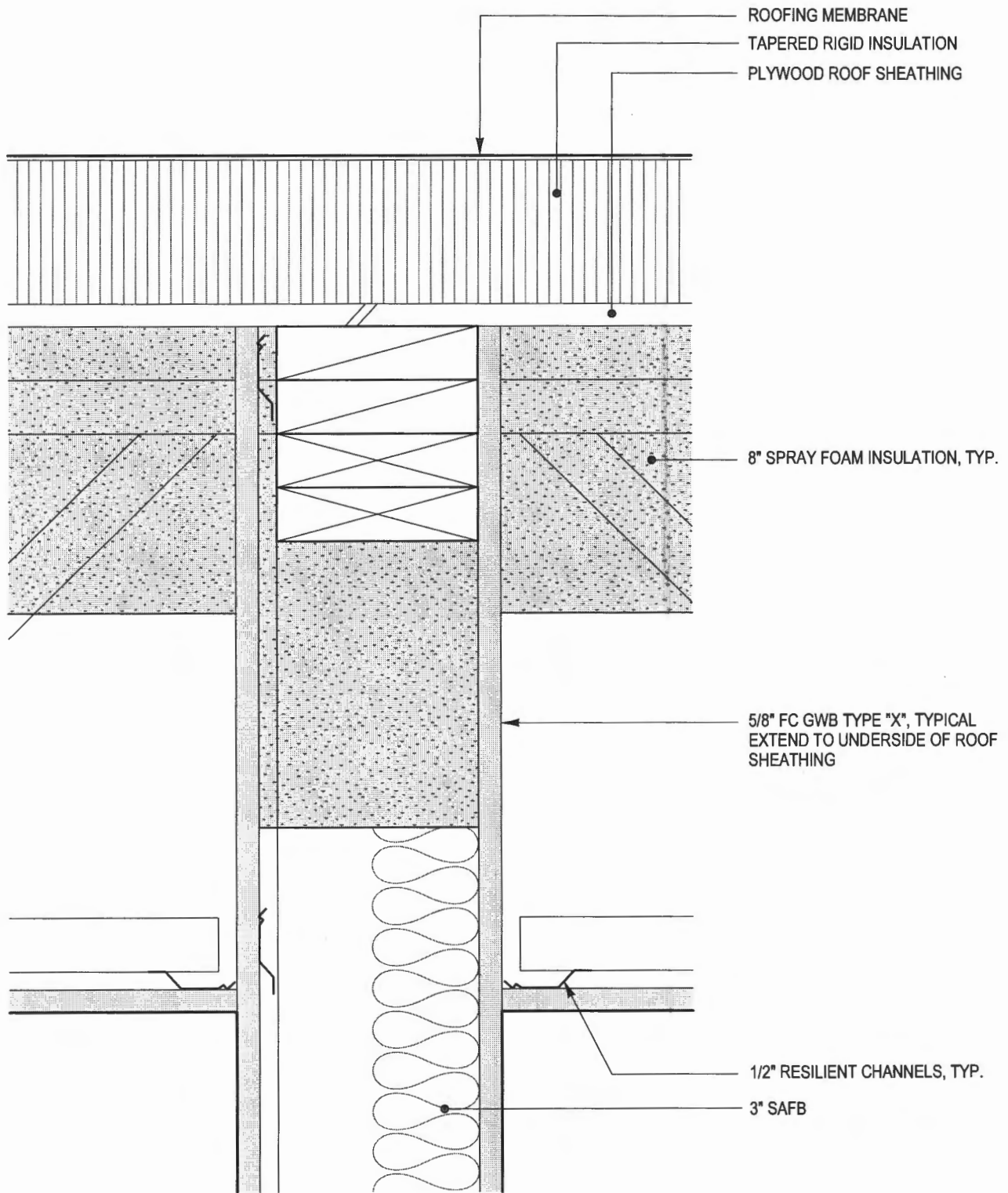
Also, I am meeting with Phil from Planning in a couple of minutes to do a final walk through so that he can (hopefully) sign off in Urban Insight.

You can reach me anytime at the cell number below.

Ethan Boxer-Macomber, AICP
 Development Officer
 Avesta Housing
 307 Cumberland Avenue
 Portland, Maine 04101
 (O) 207-553-7780 x284
 (M) 207-272-8550
www.avestahousing.org



4 **TYPICAL UNIT DEMISING WALL**
 PERPENDICULAR TO TRUSSES 3" = 1'-0"



2 **TYPICAL UNIT DEMISING WALL**
 PERPENDICULAR TO TRUSSES 3" = 1'-0"



2003 INTERNATIONAL BUILDING CODE®

PEARL PLACE

Plan Review # _____
Date: 9/10/06
Valuation: _____
Fee: _____

2003 PLAN REVIEW RECORD

JURISDICTION: PONTIAC
(City, County, Township, etc.)

BUILDING LOCATION: _____
(Street address)

BUILDING DESCRIPTION: _____

REVIEWED BY: _____

It is made no claim in this document that the code sections of the 2003 International Building Code, as plan reviewed, constitute the entire code that may be applicable to the project. The code reviewer is not responsible for the code reviewer's failure to identify all code provisions which may be applicable to the project. The reviewer is not to be held responsible for the code reviewer's failure to identify all code provisions which may be applicable to the project.

CORRECTION LIST

SEE EMAIL FROM DESIGNER

No.	DESCRIPTION	Code Section
1	VERIFY GRADE / BUILDING HEIGHT ON BUILDING	OK
2	BOTH BUILDINGS - ROOF CEILING ASSEMBLY RATING OR METHODOLOGY OF D/U SEPARATION ON TOP FLOOR	
3	BUILDING 1 - DRAFT STOP / FIRE STOPPING IN FLOOR / CEILING + ROOF CEILING ASSEMBLIES. (717.3.2)	
4	PLEASE PLEASE PROVIDE A DETAIL OF THE FLOOR FLOOR CEILING ASSEMBLY FOR ROOMS LAUNDRY ROOMS w/ DRYER VENT DETAIL. IS THE DETAIL ON M8 ENTIRELY BELOW THE FLOOR / CEILING ASSEMBLY	w/ RATING SPECIFIC



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INTERNATIONAL CODE COUNCIL, INC.
PHONE 1-800-786-4452 • WWW.ICCSAFE.ORG

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

ADMINISTRATION (Chapter 1)

STRUCTURES NEED STAMP

Complete construction documents
(106.1, 106.2)

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

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

OCCUPANCY CLASSIFICATION (302.0-312.0)

R2 Single Occupancy (302.1) _____ Incidental use areas (302.1.1)
_____ Mixed Occupancy (302.3) _____ Accessory use areas (302.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

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

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area, A_t (Table 503) 100%
% Increase for frontage, I_f (506.2) + _____ %
% Increase for automatic sprinklers, I_s (506.3) + 200%
Total percentage factor = 300%
Conversion factor $\frac{300}{100} = 3$
Total percentage factor + 100%

Frontage (506.2)	North	East	South	West
Total Frontage (F) _____ ft.	Perimeter (P) _____ ft.			
Width of open space (W) = _____				
% Frontage increase (I_f) = _____ (506.2)	$I_f = 100 \left[\frac{F}{P} - 0.25 \right] \frac{W}{30}$			

CASE 1 — SINGLE OCCUPANCY OR NONSEPARATED USES (302.3.1)

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

DETERMINE CONSTRUCTION TYPE

Actual building area	<u>11,500</u> ^{#1}	10,000 ^{#2} ft ²	
Actual building area	<u>21,000</u>	<u>48,000</u> ft ²	
	actual building area + conversion factor		
Actual building height	<u>44</u> ^{25'} feet	<u>1</u> ³ stories	
Allowable building height	<u>60</u> ^{75'} feet	<u>3</u> ⁵ stories	

CHECK ALLOWABLE AREA (506.4)

Allowable area per floor (A_a) OK Building 1
Building 2 OK

_____ ft²
conversion factor × tabular area (Table 503)

Total floor area (all stories) _____ ft²

Allowable floor area (all stories) _____ ft²

Allowable area per floor (A) × number of stories (maximum 3) = _____ ft²

Compliance verified (Single Occ. or Nonsep.)

~~Permitted types of construction~~

Type of construction assumed for review (602.1.1) BUILDING 5B BUILDING 3B

HIGH-RISE BUILDINGS (403)

- Automatic sprinkler system (403.2)
- Fire-resistance rating reduction (403.3)
- Automatic fire detection (403.5)
- Emergency voice/alarm systems (403.6)
- Fire department communication (403.7)
- Fire command center (403.8)
- Elevators (403.9)
- Standby power (403.10)
- Emergency power (403.11)
- Stairway doors (403.12)
- Smokeproof exit (403.13)

ATRIUMS (404)

- Atrium use (404.2)
- Automatic sprinkler system (404.3)
- Smoke control (404.4)
- Enclosure (404.5)
- Standby power (404.6)
- Interior finish (404.7)
- Travel distance (404.8)

OTHER SPECIAL USE AND OCCUPANCY

- Underground structures (405)
- Motor vehicle related occupancies (406, 508)
- Group I-2 (407)
- Group I-3 (408)
- Motion picture projection rooms (409)
- Stages and platforms (410)
- Special amusement buildings (411)
- Aircraft-related occupancies (412)
- Combustible storage (413)
- Hazardous materials (307.9, 414)
- Groups H-1, H-2, H-3, H-4, and H-5 (415)
- Application of flammable finishes (416)
- Drying rooms (417)
- Organic coatings manufacturing (418)

FIRE PROTECTION (Chapters 6, 7, 8, 9)

FIRE-RESISTANCE-RATED CONSTRUCTION (Tables 601 & 602 and Chapter 7)

Note: Entry in indicates required rating in hours. NC indicates noncombustible construction required.

1 / 2
5B / 3B Construction classification (602)

COMBUSTIBILITY (602.2, 602.3, 602.4, 602.5, 603)

<u>0</u>	<u>2</u>	Exterior walls
<u>0</u>	<u>0</u>	Interior elements
<u>0</u>	<u>0</u>	Roof

FIRE-RESISTANCE RATINGS AND FIRE TESTS (703)

1 / 2
None Ratings / Combustibility (703.2, 703.4)

None Alternative methods (703.3, 718, 720, 721)

BUILDING ELEMENTS (Table 601) *Bearing 2HR*

<input checked="" type="checkbox"/>	<u>0</u>	<u>0</u>	Structural frame (714)	<i>UNLESS D/U SEPARATION THEN 1HR</i>
<input checked="" type="checkbox"/>	<u>0</u>	<u>0</u>	Interior bearing walls	
<input checked="" type="checkbox"/>	<u>0</u>	<u>0</u>	Interior nonbearing walls	
<input type="checkbox"/>	<u>1HR</u>	<u>1HR</u>	Floor construction (711)	
<input checked="" type="checkbox"/>	<u>0</u>	<u>0</u>	Roof construction (711)	<i>IF D/U SEPARATION 1HR</i>

EXTERIOR WALLS (507, Table 602, 704, 706.6)

North East South West

Fire separation distance

Bearing

Nonbearing

SEE EMAIL NARRATIVE

SEE EMAIL DISCUSSION

ISSUE W/ SOUTHWEST WALL OF BUILDING 1

ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS (904)

- Installation (904.3)
- Wet-chemical systems (904.5)
- Dry-chemical systems (904.6)
- Foam systems (904.7)
- Carbon dioxide systems (904.8)
- Halon systems (904.9)
- Clean-agent systems (904.10)
- Commercial cooking systems (904.2.1, 904.11)

STANDPIPE SYSTEMS (905)

- Installation standards (905.2)
- Building height (905.3.1)
- Group A (905.3.2)
- Covered malls (905.3.3)
- Stages (905.3.4)
- Underground buildings (905.3.5)
- Helistops/heliports (905.3.6)
- Hose connections and locations (905.1, 905.4, 905.5, 905.6)
- Cabinets (905.7)
- Dry standpipes (905.8)
- Valve supervision (905.9)

PORTABLE FIRE EXTINGUISHERS (906)

- Required locations - IFC (906.1)

FIRE ALARM AND DETECTION SYSTEMS (907)
(Where required)

- Construction documents (907.1.1)
- Assembly (A-1, A-2, A-3, A-4, A-5) (907.2.1)
- Business (B) (907.2.2)
- Educational (E) (907.2.3)
- Factory (F-1, F-2) (907.2.4)
- High-hazard (H-1, H-2, H-3, H-4, H-5) (907.2.5)
- Institutional (I-1, I-2, I-3, I-4) (907.2.6)
- Mercantile (M) (907.2.7)
- Residential (R-1, R-2) (907.2.8, 907.2.9)

Single/multiple station smoke alarms (907.2.10)

High rise buildings (907.2.12)

Atriums (907.2.13)

Other buildings/areas (907.2.11, 907.2.14 - 907.2.23)

FIRE ALARM AND DETECTION SYSTEMS (907)
(Design)

Residential smoke alarm power source (907.2.10.2)

Residential smoke alarm interconnection (907.2.10.3)

Location/Power supply/Wiring (907.3 - 907.5)

Activation/Presignal/Zones (907.6 - 907.8)

Alarm notification appliances (907.9)

Detectors (907.10 - 907.12)

Monitoring (907.14)

EMERGENCY ALARM SYSTEMS (908)

Detection system applicable (908.1 - 908.6)

SMOKE CONTROL SYSTEMS (909)

Where required (402.9, 404.4, 405.5, 408.8, 410.3.7.2, 1019.1.8, 1024.6.2.1)

Design requirements (909.1 - 909.4)

Smoke barriers (909.5)

Pressurization method (909.6)

Airflow method (909.7)

Exhaust method (909.8)

Equipment/Power (909.10, 909.11)

Detection and control (909.12 - 909.18)

Smokeproof enclosures (909.20)

Underground buildings (909.21)

SMOKE AND HEAT VENTS (910)

Requirements (910.1 - 910.3)

Mechanical alternative (910.4)

FIRE COMMAND CENTER (911)

Features (911.1)

WET
CLASS 1
BOTH
SUCCEEDS
SEE
15710
SPEC
BOOK

PER IFC

NFPA 72 SEL 16721 SPEC
Construction documents (907.1.1) sav

MEANS OF EGRESS (continued)

GENERAL MEANS OF EGRESS

<input checked="" type="checkbox"/>	Design requirements (1003.2 - 1003.7)	<input checked="" type="checkbox"/>	Door landings/Thresholds/Arrangement (1008.1.4 - 1008.1.7)
<input checked="" type="checkbox"/>	Means of egress illumination (1006)	<input checked="" type="checkbox"/>	Door hardware (1008.1.8, 1008.1.9)
<input checked="" type="checkbox"/>	Exit signs (1011)	<input checked="" type="checkbox"/>	Stairways (1009)
<input checked="" type="checkbox"/>	Accessible means of egress (1007)	<input checked="" type="checkbox"/>	Handrails (1009.11)
<input checked="" type="checkbox"/>	Means of egress doors (1008.1-1008.1.2)	<input checked="" type="checkbox"/>	Roof access (1009.12)
<u>None</u>	Special doors/Gates/Turnstiles (1008.1.3, 1008.2, 1008.3)	<input checked="" type="checkbox"/>	Ramps (1010)
		<input checked="" type="checkbox"/>	Guards (1012)

NEED EXTERIOR STAIR
 W/ RAILS RAILING

EXIT ACCESS

<input checked="" type="checkbox"/>	Door number and arrangement (1013.2, 1014.1, 1014.2)	<u>NA</u>	Egress balconies (1013.5, 1015.3)
<input checked="" type="checkbox"/>	Exit access travel distance (1013.3, 1015.1)	<input checked="" type="checkbox"/>	Corridors (1016)
<u>NA</u>	Aisles (1013.4)		Air movement in corridors (1016.4)

VEHIC STOWN 1/2 the LCO
 NEED

EXITS / EXIT DISCHARGE

<input checked="" type="checkbox"/>	Exits/Exit doors (1017, 1018)	<input checked="" type="checkbox"/>	Horizontal exits (1021)
<input checked="" type="checkbox"/>	Interior exit stairways (1019)	<input checked="" type="checkbox"/>	Exterior exit ramps/stairways (1022)
<input checked="" type="checkbox"/>	Exit passageways (1020)	<input checked="" type="checkbox"/>	Exit discharge (1023)

OTHER MEANS OF EGRESS

<input checked="" type="checkbox"/>	Miscellaneous egress requirements (1014.3 - 1014.6)	<input checked="" type="checkbox"/>	Assembly aisles & features (1024.6 - 1024.15)
<input checked="" type="checkbox"/>	Bleachers (1024.1.1)	<input checked="" type="checkbox"/>	Emergency escape and rescue (1025)
<input checked="" type="checkbox"/>	Assembly exits & egress (1024.2 - 1024.5)		

SPRINKLED RR

ACCESSIBILITY* (Chapter 11)

<input checked="" type="checkbox"/>	Scoping requirements (1103)	<input checked="" type="checkbox"/>	Dwelling units and sleeping units (1107)
<input checked="" type="checkbox"/>	Accessible route (1104)	<input checked="" type="checkbox"/>	Special occupancies (1108)
<input checked="" type="checkbox"/>	Accessible entrances (1105)	<input checked="" type="checkbox"/>	Features and facilities (1109)
<input checked="" type="checkbox"/>	Parking and passenger loading (1106)	<input checked="" type="checkbox"/>	Signage (1110)

PER STATE FIRE MARSHALL SEE ADA

CERT

*Also see Accessibility Plan Review Record

NEED ADA
 CERT FOR

DESIGN LOADS (continued)

Wind loads (1603.1.4, 1609)

Design option utilized (1609.1.1, 1609.6)

Basic wind speed (1609.3)

Building category and wind importance factor, I_w (Table 1604.5, 1609.5)

Wind exposure category (1609.4)

Internal pressure coefficient (ASCE 7)

Component and cladding pressures (1609.1.1, 1609.6.2.2)

Main force wind pressures (1609.1.1, 1609.6.2.1)

Earthquake design data (1603.1.5, 1614 - 1623)

Design option utilized (1614.1)

Seismic use group ("Category") (Table 1604.5, 1616.2)

Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

Site class (1615.1.5)

Seismic design category (1616.3)

Basic seismic-force-resisting system (Table 1617.6.2)

Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

Flood hazard area (1612.3)

Elevation of structure

Other loads

Concentrated loads (1607.4)

Partition loads (1607.5)

Impact loads (1607.8)

Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

QUALITY ASSURANCE (Chapter 17)

Approvals/Research report(s) (1703, 1703.4.2) Report No. _____

Owner's special inspection program specified (1704.1.1)

Prefabricated items (1704.2)

Steel construction (1704.3)

Concrete construction (1704.4)

Masonry construction (1704.5)

Wood construction (1704.6)

Prepared fill and foundations (1704.7, 1704.8, 1704.9)

Wall panels and veneers/EIFS (1704.10, 1704.12)

Sprayed fire-resistant materials (1704.11)

Quality assurance plan - Seismic/Wind (1705, 1706)

Seismic resistance (1707)

Structural testing/Observations (seismic) (1708, 1709)

Testing (other) (1710 - 1715)

SOILS AND FOUNDATIONS (Chapter 18)

Soils investigations/Reports (1802.1, 1802.6)

Soil classification (1802.3)

Excavation, grading and fill (1803)

Load-bearing values (1804)

Footings and foundations (1805)

Retaining walls (1806)

Dampproofing and waterproofing (1807)

Foundations (other types) (1808 - 1812)

NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

GLASS AND GLAZING (Chapter 24)

Sloped glazing and skylights (2405)

Safety glazing (2406, 2407, 2408, 2409)

GYPHUM BOARD AND PLASTER (Chapter 25)

Gypsum board materials
(2506, Table 2506.2)

Plaster (2507, 2508, 2510 - 2513)

PLASTIC (Chapter 26)

FOAM PLASTIC INSULATION (2603)

Labeling (2603.2, 2603.5.6)

Surface-burning characteristics
(2603.3, 2603.5.4)

Thermal barrier (2603.4)

Exterior walls/Roots (2603.5, 2603.6)

Special approval (2603.8)

MISCELLANEOUS PLASTICS

Interior finish and trim (2604)

Plastic veneer (2605)

Light-transmitting plastics (2606 - 2611)

BUILDING SERVICES* (Chapters 27, 28, 29, 30)

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

Construction standard specified (3001.2)

Hoistway enclosures (3002)

Opening protectives (3002.1.1)

Emergency operations (3003)

Hoistway venting (3004)

Conveying systems (3005)

Machine rooms (3006)

PER STATE

* Also see Electrical (Ch.27), Mechanical (Ch.28) and Plumbing (Ch.29) Plan Review Records

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

Membrane structures (3102)

Awnings and canopies/Marquees
(3105, 3106)

Signs (3107)

Radio and television towers (3108)

Swimming pool enclosures (3109)

PEDESTRIAN WALKWAYS AND TUNNELS (3104)

Construction and use (3104.3, 3104.4)

Separation (3104.5, 3104.10)

Public way (3104.6)

Egress/Ventilation
(3104.7 - 3104.9, 3104.11)

EXISTING STRUCTURES (Chapter 34)

Additions, alterations, repairs (3403)

Fire escapes (3404)

Change of occupancy (3406)

Accessibility (3409)

Compliance alternatives (3410)

BUILDING EVALUATION SUMMARY (Table 3410.7)

Existing occupancy _____		Proposed occupancy _____	
Year building was constructed _____		Number of stories _____	Height in feet _____
Type of construction _____		Area per floor _____	
Percentage of frontage _____ %		Corridor wall rating _____	
Completely suppressed:	Yes _____ No _____	Required door closers:	Yes _____ No _____
Compartmentation:	Yes _____ No _____		
Fire resistance rating of vertical opening enclosures _____			
Type of HVAC system _____		serving number of floors _____	
Automatic fire detection:	Yes _____ No _____	type and location _____	
Fire alarm system:	Yes _____ No _____	type _____	
Smoke control:	Yes _____ No _____	type _____	
Adequate exit routes:	Yes _____ No _____	Dead ends:	Yes _____ No _____
Maximum exit access travel distance _____		Elevator controls:	Yes _____ No _____
Means of egress emergency lighting: Yes _____ No _____		Mixed occupancies:	Yes _____ No _____

Safety parameters	Fire safety (FS)	Means of egress (ME)	General safety (GS)
3410.6.1 Building height			
3410.6.2 Building area			
3410.6.3 Compartmentation			
3410.6.4 Tenant and dwelling unit separations			
3410.6.5 Corridor walls			
3410.6.6 Vertical openings			
3410.6.7 HVAC systems			
3410.6.8 Automatic fire detection			
3410.6.9 Fire alarm system			
3410.6.10 Smoke control	****		
3410.6.11 Means of egress	****		
3410.12 Dead ends	****		
3410.13 Max. exit access travel distance	****		
3410.6.14 Elevator control			
3410.6.15 Means of egress emergency lighting	****		
3410.6.16 Mixed occupancies		****	
3410.6.17 Automatic sprinklers		+ 2 =	
3410.6.18 Incidental use area protection			
Building score — total value			

**** No applicable value to be inserted.

BUILDING SAFETY EVALUATION SCORE (Table 3410.9)

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

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

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

APPENDICES A - J

_____ Appendices adopted (101.2.1)

_____ Compliance verified

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

3300 SPEC BOOK

<input checked="" type="checkbox"/>	Plain and reinforced concrete design/construction standard specified (1901.2, 1908)	<input checked="" type="checkbox"/>	Hot weather and cold weather curing specified (1905.12, 1905.13)
<input checked="" type="checkbox"/>	Construction documents (1901.4)	<input checked="" type="checkbox"/>	Seismic design (1910)
<input checked="" type="checkbox"/>	Minimum concrete strength (Table 1904.2.2[2])	<input checked="" type="checkbox"/>	Slab provisions (1911)

MASONRY (Chapter 21)

SEE SPEC BOOK 4810

<input checked="" type="checkbox"/>	Design method, construction standard specified (2101.2)	<input checked="" type="checkbox"/>	Cold weather and hot weather construction specified (2104.3, 2104.4)
<input checked="" type="checkbox"/>	Construction documents (2101.3)	<input checked="" type="checkbox"/>	Seismic design (2106)
<input checked="" type="checkbox"/>	Construction materials (2103)	<input checked="" type="checkbox"/>	Glass unit masonry (2110)
<input checked="" type="checkbox"/>	Mortar type (2103.7)	<input checked="" type="checkbox"/>	Fireplaces/Heaters/Chimneys (2111, 2112, 2113)

STEEL (Chapter 22)

5120 SPEC BOOK

<input checked="" type="checkbox"/>	Structural steel design/construction standard specified (2205)	<input checked="" type="checkbox"/>	Cold-formed steel design/construction standard specified (2209)
<input checked="" type="checkbox"/>	Open-web steel joist design/construction standard specified (2206)	<input checked="" type="checkbox"/>	Light framed cold-formed steel design/construction standard specified (2210)
<input checked="" type="checkbox"/>	Steel cable structures (2207)	<input checked="" type="checkbox"/>	Wind/seismic design of light-framed, cold-formed steel shear walls (2211)
<input checked="" type="checkbox"/>	Steel storage racks (2208)		

WOOD (Chapter 23)

<input checked="" type="checkbox"/>	Design method option used (2301.2)	<input checked="" type="checkbox"/>	Heavy timber construction (2304.10)
<input checked="" type="checkbox"/>	MATERIAL STANDARDS / CONSTRUCTION REQUIREMENTS (2303 - 2306)	<input checked="" type="checkbox"/>	Shear walls and diaphragms (2305, 2306)

CONVENTIONAL LIGHT-FRAME CONSTRUCTION (2308)

<input checked="" type="checkbox"/>	Lumber (2303.1.1)	<input checked="" type="checkbox"/>	Limitations satisfied (2308.2)
<input checked="" type="checkbox"/>	Wood I-joists (2303.1.2)	<input checked="" type="checkbox"/>	Wind/Seismic requirements (2308.2.1, 2308.2.2, 2308.11, 2308.12)
<input checked="" type="checkbox"/>	Glue laminated timbers (2303.1.3)	<input checked="" type="checkbox"/>	Braced walls (2308.3, 2308.9.3)
<input checked="" type="checkbox"/>	Wood structural panels (2303.1.4, 2304.6, 2304.7)	<input checked="" type="checkbox"/>	Foundation anchorage (2308.3.3, 2308.6)
<input checked="" type="checkbox"/>	Fiber-, hard-, & particle-, boards (2303.1.5 - 2303.1.7)	<input checked="" type="checkbox"/>	Floor joists (Tables 2308.8[1], 2308.8[2])
<input checked="" type="checkbox"/>	Decay and termite protection (2303.1.8, 2304.11)	<input checked="" type="checkbox"/>	Wall studs (Table 2308.9.1)
<input checked="" type="checkbox"/>	Structural composite lumber (2303.1.9)	<input checked="" type="checkbox"/>	Girders (Tables 2308.9.5, 2308.9.6)
<input checked="" type="checkbox"/>	Fire-retardant-treated wood (2303.2)	<input checked="" type="checkbox"/>	Ceiling joists (Tables 2308.10.2[1], 2308.10.2[2])
<input checked="" type="checkbox"/>	Hardwood plywood (2303.3)	<input checked="" type="checkbox"/>	Roof rafters (Tables 2308.10.3[1] - 2308.10.3[6])
<input checked="" type="checkbox"/>	Metal plate connected trusses (2303.4)	<input checked="" type="checkbox"/>	Roof uplift (2308.10.1)
<input checked="" type="checkbox"/>	Joist hangers and connectors (2303.5)		
<input checked="" type="checkbox"/>	Fasteners and fastening (2303.6, 2304.9, Table 2304.9.1)		

INTERIOR ENVIRONMENT (Chapter 12)

NEED IIC

<input checked="" type="checkbox"/>	Ventilation openings (1203)	<input type="checkbox"/>	Sound transmission (1207)
<input checked="" type="checkbox"/>	Temperature control (1204)	<input checked="" type="checkbox"/>	Interior space dimensions (1208)
<input checked="" type="checkbox"/>	Lighting (1205)	<input checked="" type="checkbox"/>	Access to unoccupied spaces (1209)
<input checked="" type="checkbox"/>	Yards or courts (1206)	<input checked="" type="checkbox"/>	Surrounding materials (1210, 2509)

BUILDING ENVELOPE (Chapters 13*, 14, 15)

NEED COMCHECK

*See Energy Conservation Code Plan Review Record

EXTERIOR WALLS (Chapter 14)

<input type="checkbox"/>	Performance requirements (1403)	<input type="checkbox"/>	Exterior wall coverings/MCM's (1405, 1407)
<input type="checkbox"/>	Materials (1404)	<input type="checkbox"/>	Combustible material restrictions (1406)

ROOF ASSEMBLIES AND ROOFTOP STRUCTURES (Chapter 15)

<input type="checkbox"/>	Weather protection (1503)	<input type="checkbox"/>	Materials (1506)
<input type="checkbox"/>	Flashing (1503.2, 1507.2.9, 1507.3.9, 1507.5.6, 1507.7.6, 1507.8.7, 1507.9.8)	<input type="checkbox"/>	Roof coverings (1507)
<input type="checkbox"/>	Performance requirements (1504)	<input type="checkbox"/>	Roof insulation (1508)
<input type="checkbox"/>	Fire classification (1505)	<input type="checkbox"/>	Rooftop structures (1509)
<input type="checkbox"/>		<input type="checkbox"/>	Reroofing (1510)

STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

STRUCTURAL DESIGN (Chapter 16)

NEED

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (106.1, 106.1.1)

<input type="checkbox"/>	Live load reduction (1603.1.1, 1607.9, 1607.10)
<input type="checkbox"/>	Roof live loads (1603.1.2, 1607.11)
<input type="checkbox"/>	Roof snow loads (1603.1.3, 1608)
<input type="checkbox"/>	Ground snow load, P_g (1608.2)
<input type="checkbox"/>	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
<input type="checkbox"/>	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
<input type="checkbox"/>	If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
<input type="checkbox"/>	Roof thermal factor, C_t (Table 1608.3.2)
<input type="checkbox"/>	Sloped roof snowload, P_s (1608.4)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

OCCUPANT NEEDS (Chapters 10, 11, 12)

MEANS OF EGRESS (Chapter 10)

OCCUPANT LOAD (1004.1.2 and Table 1004.1.2)

CAPACITY OF EGRESS COMPONENTS (1005.1 and Table 1005.1)

BUILDING Location Floor Area + Sq.ft./person = Occt. load
 ALL ≈ 10000/200

Other occt. loads

Total

Egress width (inch/occupant)

Stairways .2

Other egress components .15

50 PER FLOOR

~~BUILDING~~ CAPACITY

Location Building 1

Stairways

Other egress components

2 / 48" STAIRWAYS w/ 36" EGRESS

BUILDING 2

2 / 48" STAIRWAYS w/ 36" EGRESS

NUMBER OF EXITS (1018.1, 1018.2)

Location

Required

Shown

ALL

2

2

OK

EXTERIOR WALLS (continued)

- _____ Opening protection (704.8, 704.12, 704.14)
- _____ Vertical fire spread protection (704.9, 704.10)
- _____ Parapets (704.11)

FIRE BARRIERS (706)

- 1 1HR/2HR Shaft enclosures (706.3.1)
- 1HR 2HR Exit enclosures (706.3.2, 706.3.3)
- 1/2 1/2HR Horizontal exits (706.3.4)
- _____ Incidental use areas (706.3.5)
- _____ Mixed occupancy and fire area separations (706.3.6, 706.3.7)

SHAFTS (707)

- ALONE Exceptions (707.2)
- 1 2 Construction (707.3 - 707.14)

ELEVATOR
1 1
15 2HR

OTHER FIRE RESISTANT CONSTRUCTION

- NONE Fire walls (705)
- 1 1HR Fire partitions (708)
- N/A Smoke barriers (709)
- _____ Smoke partitions (710)
- _____ Penetrations (712)
- _____ Fire resistant joint systems (713)
- _____ Opening protectives (715)
- _____ NEED Dampers (716)
- _____ NEED Concealed spaces (717)
- _____ Thermal and sound-insulating materials (719)

INTERIOR FINISHES (Chapter 8)

S&C 9680 SPEC BOOK

- _____ Smoke development (803.1)
- _____ Flame spread (803.1)
- _____ Non-textile finish (803.2)
- _____ Floor finish (804)
- _____ Decorations and trim (805)

FIRE PROTECTION (Chapter 9)

**AUTOMATIC SPRINKLER SYSTEMS (903)
 (Where required)**

- _____ Assembly (A-1, A-2, A-3, A-4, A-5) (903.2.1)
- _____ Educational (E) (903.2.2)
- _____ Factory/Industrial (F-1) (903.2.3)
- _____ High-hazard (H-1, H-2, H-3, H-4, H-5) (903.2.4)
- _____ Institutional (I-1, I-2, I-3, I-4) (407.5, 903.2.5)
- _____ Mercantile (M) (903.2.6)
- _____ Residential (R) (903.2.7)
- _____ Storage/Repair garage (S-1) (903.2.8)
- _____ Parking garages (903.2.9)
- _____ Windowless story (903.2.10.1)
- _____ Rubbish and linen chutes (903.2.10.2)
- _____ Buildings over 55 ft. high (903.2.10.3)
- _____ Incidental use areas (302.1.1)

- _____ Additional required systems (Table 903.2.13)
- _____ International Fire Code (IFC 903.2.13)

**AUTOMATIC SPRINKLER SYSTEMS* (903)
 (Design)**

- _____ Shop drawings (106.1.1.1)
- BUILDING 2 NFPA 13 system (903.3.1.1)
- BUILDING 1 NFPA 13R system (903.3.1.2)
- _____ NFPA 13D system (903.3.1.3)
- _____ Quick-response and residential heads (903.3.2)
- _____ Actuation (903.3.4)
- _____ Water supply (903.3.5)
- _____ Hose connections (903.3.6, 903.3.7)
- _____ Sprinkler monitoring and alarms (903.4, 907.13)

* Also see Fire Code Sprinkler Plan Review Record

CASE 2 — MIXED OCCUPANCY SEPARATED USES (302.3.2)

Using Table 503, identify the allowable height and area of each of the separated uses within the building. Construction types that provide, for each story of the building, tabular areas (as modified by Section 506) which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504) equal to or greater than the actual height of the use are permitted.

Story	Group	Actual floor area	Adjusted floor area*	Actual height	Allowable height
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories

$$\sum \frac{\text{Adjusted floor area}^*}{\text{Allow. tab. area, } A_t \text{ (Table 503)}} = \frac{\text{_____}}{\text{_____}} + \frac{\text{_____}}{\text{_____}} + \frac{\text{_____}}{\text{_____}} + \frac{\text{_____}}{\text{_____}} = \text{_____} \leq 1.00$$

*Adjusted floor area = actual floor area + conversion factor

CHECK ALLOWABLE AREA (506.4)

Allowable area per floor (A_a)

$$\frac{\text{conversion factor}}{\text{_____}} \times \frac{\text{tabular area (Table 503)}}{\text{_____}} = \text{_____ ft}^2$$

Permitted types of construction _____

Total floor area (all stories) _____ ft² Type of construction assumed for review (602.1.1) _____

$$\frac{\text{Allowable area per floor (A}_a\text{)}}{\text{_____}} \times \frac{\text{number of stories (maximum 3)}}{\text{_____}} = \text{_____ ft}^2$$

Compliance verified (Mixed Occ. Separated) _____

MEZZANINES (505)

_____ Area limitation (505.2) _____ Openness (505.4)
 _____ Egress (505.3) _____ Equipment platforms (505.5)

UNLIMITED AREA BUILDINGS (507)

_____ Unsprinklered, one story (507.1) _____ High-hazard use groups (507.6)
 _____ Sprinklered, one story (507.2) _____ Aircraft paint hangar (507.7)
 _____ Two story (507.3) _____ Group E buildings (507.8)
 _____ Reduced open space (507.4) _____ Motion picture theaters (507.9)
 _____ Group A-3 buildings (507.5)

SPECIAL PROVISIONS (508)

_____ Special condition applicable (508.1) _____ Compliance verified

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (Chapter 4)

COVERED MALL BUILDINGS (402) _____ Standpipe system (402.8.1)
 _____ Egress (402.4, 402.11) _____ Smoke control (402.9)
 _____ Mall width (402.5) _____ Kiosk requirements (402.10)
 _____ Unlimited area (402.6) _____ Emergency voice/alarm (402.12, 402.13)
 _____ Fire separations (402.7) _____ Plastic signs (402.14)
 _____ Automatic sprinkler system (402.8) _____ Fire department access (402.15)

BECKER

structural engineers, inc.

Agreement Between Owner and Structural Engineer for Special Inspection Services

Based on CASE Document 4-1996

October 11, 2006

Avesta Pearl Street One, L.P.
307 Cumberland Avenue
Portland, Maine 04101
(207) 553-7777

Attention: Mr. Jay Waterman

PEARL PLACE 1 & 2
PORTLAND, MAINE

Dear Jay,

We are pleased to propose the following agreement for providing special inspection services on this project.

DESCRIPTION OF PROJECT

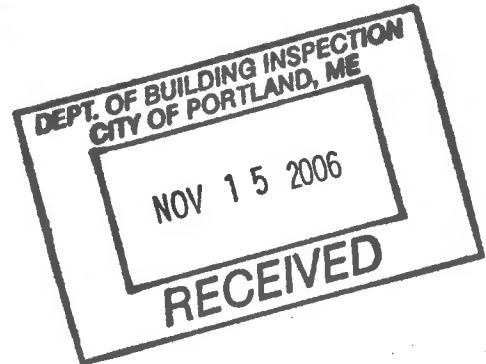
This project consists of two buildings with a total area of approximately 65,000 square feet. Building 1 is a 3-story structure and Building 2 is a 5-story structure. The structural system for the buildings includes interior and exterior wood stud bearing walls with open web prefabricated wood trusses at the floors and roof. The lowest level of Building 1 also includes steel tubular columns supporting steel W-sections and a concrete slab on metal deck. The wood bearing walls and steel framing are supported on cast-in-place concrete foundation walls with strip footings and isolated spread footings, where necessary. The lateral force resisting system consists of wood shear walls, with steel moment frames at Building 1.

SCOPE OF SERVICES

The Special Inspection Services to be provided are described in the Statement of Special Inspections (Exhibits A, B, C and D) and Terms and Conditions (Exhibit E). We understand that Avesta Housing will be engaging a testing lab as per the project specifications.

ENGINEERING CHARGES

Compensation for services provided by Becker Structural Engineers, Inc. (BSE) shall be calculated on an hourly rate basis per our attached standard rate schedule. At this time, we estimate BSE's fee to be in the range of Eight Thousand dollars (\$8,000.00) to Twelve Thousand Dollars (\$12,000.00). This total fee shall be understood to be an estimate, and excludes reimbursable costs. If the estimate is exceeded by more than ten percent, you shall be so advised in advance. Reimbursable expenses will be invoiced per our attached standard rate schedule



ADDITIONAL PROVISIONS

If Basic Services covered by this Agreement have not been completed within (12) twelve months of the date hereof, through no fault of the Structural Engineer, the amounts of compensation set forth in this Agreement shall be equitably adjusted.

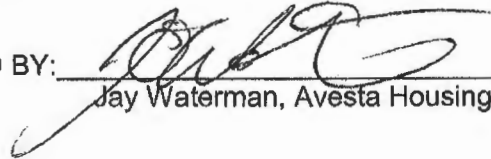
This Letter of Agreement, and Exhibits A,B,C, D & E hereto, constitute the entire agreement between the parties. Please examine these documents and if acceptable, sign this proposal and return a copy to us. Retain a copy for your records. We will begin services upon receipt of a signed contract.

We are looking forward to working with you on this project.

Sincerely,
BECKER STRUCTURAL ENGINEERS, Inc.



Paul Becker, P.E.
President

ACCEPTED BY:  _____
Jay Waterman, Avesta Housing

DATE: 10/16/06

B E C K E R
structural engineers, inc.

October 12, 2006

Mr. Jay Waterman
Avesta Housing
307 Cumberland Avenue
Portland, Maine 04101

Re: Pearl Place Structural Special Inspections


Dear Jay:

Attached please find our proposal to complete Structural Special Inspections for the Pearl Place 1 & 2 project. This proposal includes an Agreement between Owner and Structural Engineer for Special Inspection Services, along with the Statement of Special Inspections that outlines all inspections necessary for the project. We request that you review and sign both documents and return a copy to us for record.

In determining the compensation range for our portion of the Special Inspections, we estimated a 16 week duration to complete a majority of the building's structural components. Our compensation range is calculated on an hourly rate basis utilizing our standard rate schedule (attached), along with the following estimated hours. At the upper limit, we anticipate approximately 10 hours per week for 8 weeks and 6 hours per week for 8 weeks. At the lower limit, we anticipate 6 hours per week for 8 weeks and 4 hours per week for 8 weeks. This range is based on dependable contractor performance relative to understanding the project requirements, maintaining the schedule, and quickly addressing items that require re-work.

We appreciate the opportunity to provide Special Inspections services and look forward to working with you on this project.

Sincerely,
BECKER STRUCTURAL ENGINEERS, Inc.



Paul Becker, P.E.
President

BECKER

structural engineers, inc.

Effective: August 2005

RATE SCHEDULE

<u>Classification</u>	<u>Hourly Rate</u>
<i>Principal</i>	\$120.00
<i>Associate/Senior Engineer</i>	\$105.00
<i>Engineer, P.E.</i>	\$90.00
<i>Engineer, E.I.</i>	\$75.00
<i>CAD Designer</i>	\$65.00
<i>Clerical</i>	\$45.00
<u>Reimbursables</u>	<u>Charge</u>
<i>Mileage</i>	\$0.60/mile
<i>Prints/CAD Plots</i>	\$5.00/sheet
<i>Photocopies</i>	\$0.25/sheet
<i>Shipping</i>	Cost plus 10%
<i>Communications Charge</i>	1% of amount invoiced
<i>Outside Consultants</i>	Cost plus 10%

Project: Pearl Place Building 1 & 2
Date Prepared: October 5, 2006

Statement of Special Inspections - Exhibit A

Project: *Pearl Place Building 1 & 2*

Location: *Portland, Maine*

Owner: *Avesta Pearl Street One, L.P.*

This *Statement of Special Inspections* encompass the following discipline:

Structural Mechanical/Electrical/Plumbing

Architectural Other: _____

Design Professional in Responsible Charge: *James Fortin, P.E.*

Firm Name: *Becker Structural Engineers, Portland, ME*

(Note: *Statement of Special Inspections* for other disciplines may be included under a separate cover)

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

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

Interim reports shall be submitted to the Building Official and the Structural Registered Design Professional in Responsible Charge at an interval determined by the SSIC and the BCO.

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

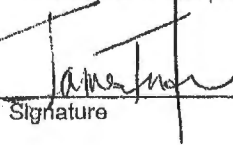
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: Upon request of Building Official _____ or per attached schedule.

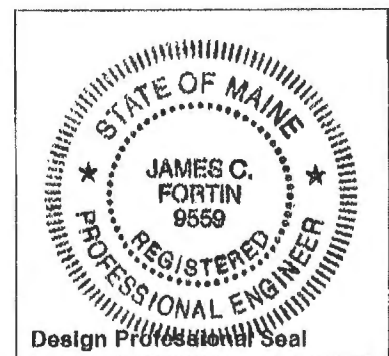
Prepared by:

James Fortin, P.E.

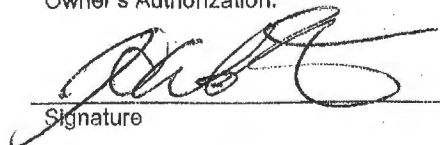
(type or print name of the Structural Registered Design Professional in Responsible Charge)


Signature

10/11/06
Date



Owner's Authorization:


Signature *10/16/06*
Date

Building Code Official's Acceptance:

Signature Date

Statement of Special Inspections

Pearl Place Building 1 & 2
Portland, Maine
October 11, 2006

Statement Prepared by
Structural Engineer of Record
Becker Structural Engineers, Inc.
75 York Street
Portland, ME 04101
207. 879. 1838

Owner:
Avesta Pearl Street One, L.P.
307 Cumberland Avenue
Portland, ME 04101
207. 553. 7777

Architect of Record:
Winton Scott Architects
5 Milk Street
Portland, ME 04101
207. 774. 4811

Contractor:
Ledgewood Construction
27 Main Street
South Portland, Maine 04106
207. 767. 1866

Statement of Special Inspections (Continued) - Exhibit A

List of Agents

Project: Pearl Place Building 1 & 2

Location: Portland, Maine

Owner: Avesta Pearl Street One, L.P.

This Statement of Special Inspections encompass the following discipline:

- Structural Mechanical/Electrical/Plumbing
 Architectural Other: _____

(Note: Statement of Special Inspections for other disciplines may be included under a separate cover)

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

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

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Structural Special Inspection Coordinator (SSIC)	Becker Structural Engineers (BSE) James Fortin, P.E.	75 York Street Portland, ME 04107 phone: (207) 879-1838 fax: (207) 879-182 jim@beckerstructural.com
2. Special Inspector (SI 1)	Becker Structural Engineers (BSE) James Fortin, P.E.	75 York Street Portland, ME 04107 phone: (207) 879-1838 fax: 207-879-1822 jlm@beckerstructural.com
3. Special Inspector (SI 2)	S.W.Cole Engineering, Inc. Timothy Boyce, P.E.	286 Portland Road Gray, ME 04039 phone: (207) 657-2866 fax: (207) 657-2840 tboyce@swcole.com
4. Testing Agency (TA 1)	S.W.Cole Engineering, Inc. Timothy Boyce, P.E.	286 Portland Road Gray, ME 04039 phone: (207) 657-2866 fax: (207) 657-2840 tboyce@swcole.com
5. Testing Agency (TA 2)		
6. Other (O1)		

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.



• Geotechnical Engineering • Field & Lab Testing • Scientific & Environmental Consulting

MEMORANDUM

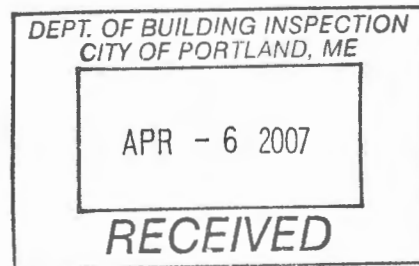
To: Mike Myatt / Avesta
From: Matthew Lilley / S. W. COLE ENGINEERING, INC.
Project No.: 04-1212.2
Date: 4/5/2007
Subject: Proposed Building 2 patio at Unit 2-105
Pearl Place

We have reviewed the detail (SSK-43) provided by Becker Structural Engineers, Inc. for the proposed patio foundation at unit 2-105. The detail appears acceptable. We offer the following comments:

- Compacted structural fill would also be acceptable as fill below the patio slab.
- The 2 inches of rigid insulation should consist of two 1 inch thick pieces with the joints between pieces offset.

c: Ron Norton / Avesta
Jim Fortin / Becker Structural Engineers
Rick Nanartowich / Ledgewood
Clint Gendreau / Ledgewood
Pandika Pleqi / Winton Scott Architects
David Schoenherr / Maine Housing

26-E-1



BECKER

Structural engineers, Inc.

75 York Street
Portland, ME 04101-4701
Info@beckerstructural.com

Tel 207-879-1838
Fax 207-879-1822
www.beckerstructural.com

Designed

JCF

Drawn

APP

Checked

PBB

Scale

NOTED

Date

3/26/07

Pearl Place

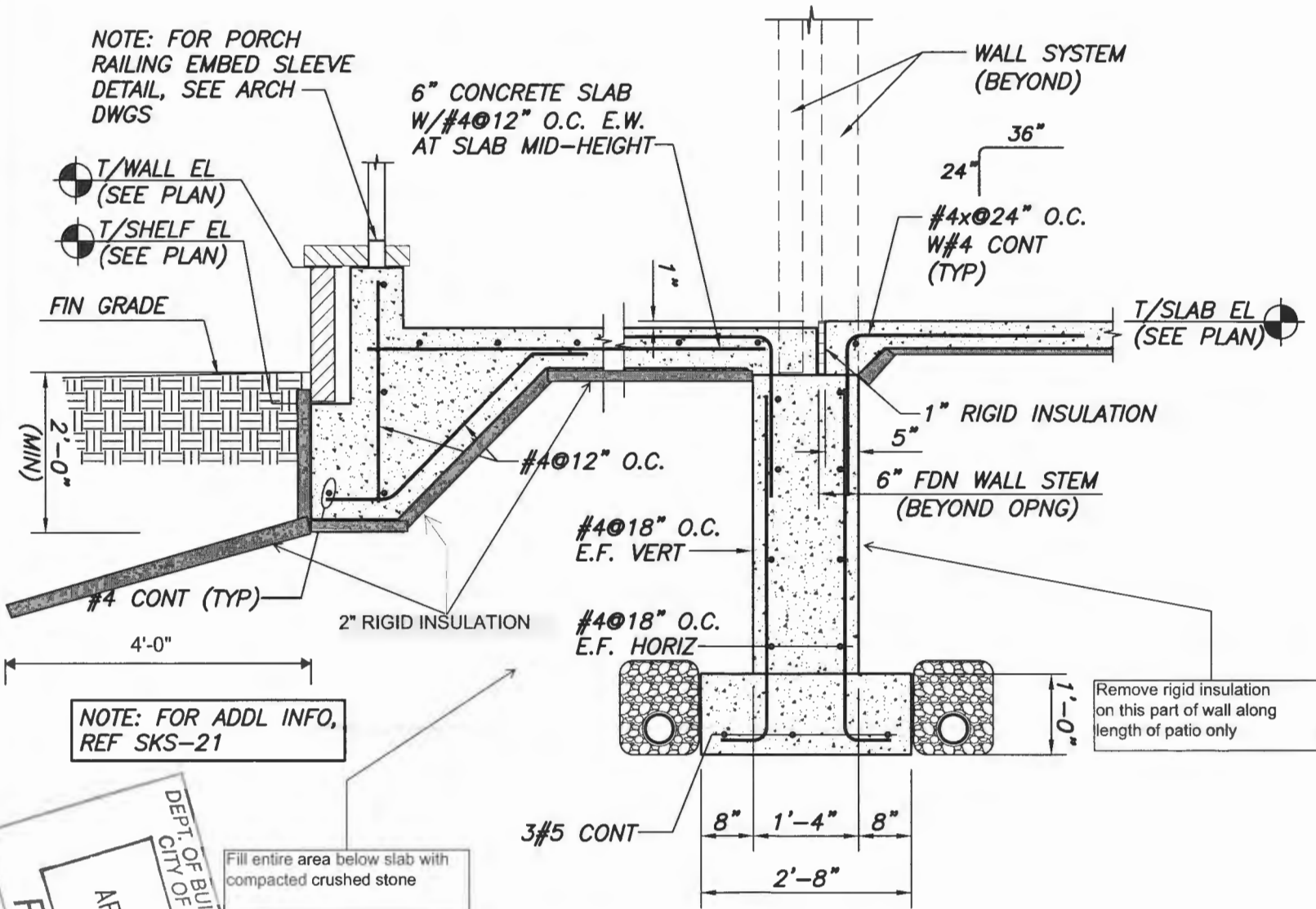
Building 1&2

Portland, Maine

Becker Job Number

1481

SSK-43



DETAIL AT BLDG 2, UNIT 2-105 PATIO ONLY

FOR REVIEW AND COMMENTS ONLY

RECEIVED

APR - 6 2007

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME



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: Bldg 1 159 Oxford / Bldg 2 180 Pearl		
Total Square Footage of Proposed Structure 65,279 sq. ft	Square Footage of Lot 44,867 sq. ft.	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 26 E 1	Owner: Avesta Pearl Street One, L.P.	Telephone: 553-7777
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Same	Cost Of Work: \$ TBD Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: vacant land / vacant warehouse If vacant, what was the previous use? Webb Plumbing supply & parking lot Proposed Specific use: multifamily affordable rental housing Project description: Development of 1.03 acre parcel into 60 units of housing in 2 elevated buildings with 60 off-street parking spaces.		
Contractor's name, address & telephone: TBD Ledgewood Construction 767-1866 27 Maine St., South Portland, ME 04106 Who should we contact when the permit is ready: Clint Gendreau Mailing address: _____ Phone: 767-1866		

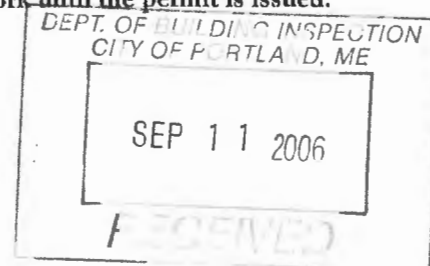
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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:	Date: 9/11/06
-------------------------	----------------------

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





General Building Permit Application

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Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 26 E 1	Owner: Avesta Pearl Street One, L.P.	Telephone: 553-7777
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Same	Cost Of Work: \$6,059,229 TBD Fee: \$ 60,620 C of O Fee: \$
Current Specific use: vacant land / vacant warehouse If vacant, what was the previous use? Webb Plumbing supply & parking lot Proposed Specific use: multifamily affordable rental housing Project description: Development of 1.03 acre parcel into 60 units of housing in 2 elevated buildings with 60 off-street parking spaces.		
Contractor's name, address & telephone: TBD - LEDGEMOOD CONSTRUCTION 27 MAIN ST - SOUTH PORTLAND Who should we contact when the permit is ready: CLINT GENDREAU 767-1866 Mailing address: Phone: 415-7992		

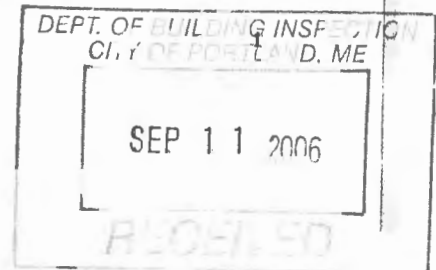
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Signature of applicant:	Date: 9/11/06
-------------------------	----------------------

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**Community Housing of Maine
Strategic Plan, July 2004**

Table of Contents:

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Mission Statement	p. 2
Vision Statement Concept	p. 2
Vision Statement	p. 2
Purpose Statement	p. 2
Organizational Goals	p. 3
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Implementation and Evaluation	p. 11

Executive Summary

In the spring of 2004, the staff and Board of Directors of Community Housing of Maine (CHOM) began a process of developing a five-year strategic plan for the 11 year old organization. Everyone who was a part of the organization participated in the planning. The group amended the Mission Statement, developed a Vision Statement, clarified its purpose and developed a Purpose Statement, analyzed where the organization was at, identified its product, developed a tag line, logo, and marketing strategy, developed a comprehensive series of goals and objectives, and developed an operating plan and budget. The results are summarized below.

**Community Housing of Maine
Strategic Plan, July 2004**

CHOM's Mission (adopted 5/19/04):

Mission Statement
Community Housing of Maine is a 501 (c) (3) corporation organized exclusively for charitable and educational purposes with the following mission:
<ol style="list-style-type: none"> 1. To acquire, develop, own, and maintain quality housing which is affordable for people with low- to moderate-incomes, including people who are homeless and/or have special needs; 2. To foster and support additional housing opportunities for people with low- to moderate-incomes, people who are homeless, and people with special needs, through public education and policy development.

Vision Statement Concept:

	High Ideals - Quality	
Creation of Housing	Collaborative atmosphere that supports dignity, diversity, and respect	Community Investment
	Caring – Quality Service	

CHOM's Vision (adopted 5/19/04):

Vision Statement
CHOM will advocate for people with special needs, and collaborate on their behalf to produce and maintain quality, community-based housing that fosters a sense of pride, dignity, and respect, while ensuring CHOM's long-term sustainability.

CHOM's Purpose (from Mission and Vision Statements, adopted 5/19/04):

Purpose Statement
What we do: Community Housing of Maine develops, owns, and maintains quality, affordable housing for people with low incomes and special needs. CHOM advocates for people with special needs, and collaborates on their behalf to produce and maintain community-based housing that fosters a sense of pride, dignity, and respect.

Organizational Goals (to be reviewed and updated annually over plan period):

A series of organizational goals were developed with persons assigned to complete tasks and target dates for each. (Key: C = Cullen Ryan, K = Karen Collins, E = Erin Cooperrider, J = Jim Gwilym, DL = David Lakari, All = Entire staff and Board. Unless specified, dates are 2004.)

Organizational Goals Beginning 7/04

Goal	Strategies	Who	When
1.	<u>Conduct strategic planning to include:</u> a. SWOT analysis b. Review of mission and methods to achieve it c. Vision statement d. Prioritization e. Goals and Objectives f. Timeline for completion of goals g. Selection of individual(s) responsible for completion of goals h. Target strategic planning topics for review in staff meetings at CHOM i. Seek additional input from Board	All All All All All All All All C	done done done done done done done ongoing ongoing
2.	<u>Develop clear marketing identity for CHOM</u> a. Develop logo and incorporate into letterhead and all materials b. Review mission statement and attach it to various marketing products c. Develop a CHOM brochure that captures peoples' interest that we can email (as pdf), print, and distribute with ease d. Develop tag line that invigorates people and distinguishes CHOM e. Develop a website for CHOM	C, with input from all	3 rd Quarter done 3 rd Quarter 3 rd Quarter 4 th Quarter
3.	<u>Increase positive visibility of CHOM</u> a. Incorporate logo and identity into business cards and distribute b. Set up meetings with provider agencies to revitalize partnerships c. Set up meetings with MSHA to revitalize partnerships d. Set up meetings with city planners to establish CHOM as ideal partner e. Establish regular meetings with service providers f. Participate in Southern Maine Affordable Rental Housing Coalition (SMARHC), ME Coalition to End Homelessness, and other coalitions to demonstrate CHOM's commitment to advocacy and to allow CHOM to be at the table effecting policy change g. Pay bills on time, demonstrate our commitment to quality, responsive communication, and projected timelines, see efforts through to completion – project an image of a company that is extremely capable, and great to work with h. Sponsor group meetings with all of our service providers to discuss	All C,K C,E C,E C,K C All C,E,K	3 rd Quarter ongoing ongoing ongoing ongoing ongoing ongoing 2 nd Qtr 05

Goal	Strategies	Who	When
	efficient grouping of staff responsibilities		
	h. Develop centralized property management information sharing system so that information about a property-related concern is collected electronically in the form of progress notes with action steps that are a catalyst for a quick resolution	K,C,E	4 th Quarter
	i. Form customer service network so communication from CHOM staff team is coordinated, and responsive	C, all	4 th Quarter
6.	<u>Renew quality of our assets</u>		
	a. Evaluate repair needs and address them systematically with long-term repairs rather than short-term patches wherever possible	C,K	ongoing
	b. Establish regular meetings with property maintenance providers and have them generate quarterly reports	K,C	4 th Quarter
	c. Review quality vs. affordability of property managers and restructure as needed (Realty Resources or Preservation Management vs. Kinney)	C	3 rd Quarter
	d. Keep current agreements time-limited to allow CHOM opportunity to change strategy with property management	C	3 rd Quarter
	e. Have agreements with Property Managers reviewed by a lawyer to ensure proper accountability and role clarification	C	4 th Quarter
	f. Apply for grants for weatherization of all CHOM properties.	C	3 rd Quarter
	g. Investigate like-kind exchanges to improve the overall quality of our portfolio	C	1 st Qtr 05
	h. Target three properties in worst condition (one from each region) annually, and improve such that each is in the top third of our portfolio	C, K	1 st Qtr 05, then annually
7.	<u>Establish philosophy of quality and efficiency in all aspects of CHOM</u>		
	a. Establish pattern of prompt responsiveness in terms of:		
	i. Bill payment	J,K	ongoing
	ii. Rent collection	K	ongoing
	iii. Communication	All	ongoing
	iv. Requests	All	ongoing
	v. Opportunities	All	ongoing
	vi. Predictable responses such as reports, items due to MSHA	K	ongoing
	b. Anticipate partner needs and respond prior to requests	C,K	4 th Quarter
	c. Anticipate repair needs and provide proactive maintenance where possible to avoid crises	C, K	4 th Quarter
8.	<u>Establish multiple-task Asset Manager position</u>		
	a. Identify tasks associated with this position	C,E,J	done
	b. Develop efficiencies internally to avoid replication or misses (clarify who is doing what, and how)	All	ongoing
	c. Locate and hire a professional for this position	C,E,J	done

Chief Financial Officer .4 .4 .4 .4 .4 .4

Cost for accounting in tax credit projects will be built in each development pro forma, reducing the ongoing impact of salaries (and pay increases) to the greatest extent possible on our non-development salary lines.

2. Improve the correlation between expenses and rental income to have the two break even on average over any successive three year period. This would mean that our revenues become sufficient to cover our costs, but any aberrations would be absorbed in neighboring years. (CHOM has a history of encountering difficult challenges given the nature of the rental business, variables in weather and temperature, funding irregularities, unforeseen system failures, and lability of clientele served.)
3. Avoid organizational dependence on development fees. Instead, use any development fees to:
 - a. Establish an internal repair/replacement reserve to supplement the MSHA required and controlled replacement reserves. This would be used for any sudden influx of big ticket item replacements such as furnaces, roofs, septic systems, siding, or flooding, where existing MSHA reserves are inadequate.
 - b. Develop and grow operational reserve for CHOM (based on our annual projected expense totals) to cover all of our costs allowing organizational survival for:
 - i. Two months by end of FY 2005.
 - ii. Three months by end of FY 2007.
 - iii. Four months by the end of FY 2009.
 - iv. Maintain four months operating reserve for subsequent years, and replenish as needed.
 - c. Fund capital improvements to properties proactively and to renew quality standards.
 - d. Set aside capital to invest in future development needs of organization so that the organization can manage six months of development risk in a project.
4. Develop new projects (2 per year or 12 units per year as guideline) that are in keeping with the CHOM mission. Until financial picture for CHOM is stable (i.e. Principle 2 above is complete and maintained), ensure that these new developments are sufficiently funded so as to improve the balance of the portfolio, or do not proceed with the development. Look for turnkey development opportunities to increase ratio of developed for turnkey vs. owned portfolio. Continue to compete and secure tax credits for development of housing for mixed populations of low to moderate income, with special needs service-enriched housing intertwined. Use any revenue generated to sustain the organization by offsetting more thinly financed projects.
5. Reinvigorate collaborative partners' dedication to filling vacancies, thereby sustaining revenue, allowing CHOM increased flexibility to meet needs of clients served.
6. Raise CHOM to prominence as an advocate for the populations served by seizing opportunities for the Executive Director and other staff to represent the organization in broader circles and to open up future collaborative opportunities.

7. Target Ratios/Percentages:
- a. Developed for turnkey vs. owned properties: Target: 1:10
 - b. Salaries and benefits as percentage of expenses: Target: <25%
 - c. Percentage of population served with predominant descriptive dynamics (minimum percentage targets by end of five year period):
 1. Low/very low income Target: 85%
 2. Homeless Target: 33%
 3. Mental illness Target: 30%
 4. Developmental disabilities Target: 20%
 5. Domestic Violence Target: 20%
 6. Refugees Target: 10%
 7. Physical disabilities Target: 5%
 8. Children who are wards of the state Target: 5%
 9. HIV/AIDS Target: 5%
 10. Veterans Target: 5%
8. Seek other sources of revenue to diversify funding base. Seek grants, foundation funds, targeted capital campaigns, and donations to offset the risk associated with special needs housing development and ownership.

**Community Housing of Maine
Five-Year Budget Plan Beginning FY 2005**

	Fiscal Year							
	FY2002 Actual	FY2003 Actual	FY2004 Forecast	FY2005	FY2006	FY2007	FY2008	FY2009
Assumptions								
<i>Real growth</i>				8.00%	4.00%	4.00%	4.00%	4.00%
<i>Income inflation</i>				2.50%	2.50%	2.50%	2.50%	2.50%
<i>Expense inflation</i>				4.00%	4.00%	4.00%	4.00%	4.00%
<i>Vacancy rate</i>				8.00%	7.50%	7.00%	7.00%	7.00%
<i>Investment interest rate</i>				1.00%	1.25%	1.50%	1.75%	1.75%
Income								
Potential rent			820,000	907,740	967,651	1,031,516	1,099,596	1,172,169
Vacancy loss			(70,000)	(72,619)	(72,574)	(72,206)	(76,972)	(82,052)
Effective rental income	670,173	713,199	750,000	835,121	895,077	959,310	1,022,624	1,090,117
Interest income	2,608	1,656	1,500	1,857	4,622	5,627	6,843	7,229
Miscellaneous Income	0	0	0					
Grants - unrestricted	10,000	46,956	36,000					
Private donations	821	0	0					
Property management fee	0	0	0	10,000	20,000	20,000	20,000	20,000

Total Income	683,602	761,811	787,500	846,978	919,699	984,937	1,049,467	1,117,347
Expense	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009
Personnel								
Payroll	121,426	153,290	160,000	166,400	173,056	179,978	187,177	194,664
Management fee	30,485	32,540	36,000	40,435	43,735	47,303	51,163	55,338
Total Personnel	151,911	185,830	196,000	206,835	216,791	227,282	238,341	250,003
General & Administration								
Donations	0	500	0	0	0	0	0	0
Development costs- unallocated	1,734	4,171	0	0	0	0	0	0
Health insurance	8,384	6,041	10,000	10,400	10,816	11,249	11,699	12,167
Workers Comp insurance	1,346	1,820	1,997	2,077	2,160	2,246	2,336	2,430
Staff recruiting & development	1,339	300	1,500	1,560	1,622	1,687	1,755	1,825
Accounting	8,167	6,679	7,360	7,654	7,961	8,279	8,610	8,955
Legal Fees	1,132	733	350	364	379	394	409	426
Other professional fees	0	2,250	3,500	3,640	3,786	3,937	4,095	4,258
Auto lease	4,275	0	0	0	0	0	0	0
Auto operating expense	947	3,750	0	0	0	0	0	0
Postage & Delivery	857	904	905	941	979	1,018	1,059	1,101
Printing & reproduction	80	429	450	468	487	506	526	547
Rent	10,800	14,400	11,500	11,960	12,438	12,936	13,453	13,992
Office Cleaning	260	600	600	624	649	675	702	730
Office Supplies	2,498	1,737	2,000	2,080	2,163	2,250	2,340	2,433
Dues & subscriptions	0	400	500	520	541	562	585	608
Internet	755	397	900	936	973	1,012	1,053	1,095
Telephone	5,858	5,911	6,250	6,500	6,760	7,030	7,312	7,604
Liability insurance	3,359	3,136	4,500	4,680	4,867	5,062	5,264	5,475
Meals & entertainment	444	862	1,200	1,248	1,298	1,350	1,404	1,460
Travel	2,837	4,814	5,000	5,200	5,408	5,624	5,849	6,083
Late fees	1,582	841	300	312	324	337	351	365
Abandoned projects	555	1,528	0	0	0	0	0	0
Bank charge	40	219	120	125	130	135	140	146
Miscellaneous	283	676	2,000	2,080	2,163	2,250	2,340	2,433
Total General & Administration	57,532	63,098	60,932	63,369	65,904	68,540	71,282	74,133
Property expenses								
Property insurance	13,085	13,931	14,000	15,725	17,008	18,396	19,897	21,520
Fuel	30,994	43,690	46,630	52,375	56,649	61,271	66,271	71,679
Common area electric	27,442	25,737	32,380	36,369	39,337	42,547	46,019	49,774
Water & sewer	22,247	25,580	28,252	31,733	34,322	37,123	40,152	43,428
Cable	671	679	700	786	850	920	995	1,076
Trash removal	2,166	2,277	2,200	2,471	2,673	2,891	3,127	3,382
Repairs & maintenance	85,829	103,575	120,000	134,784	145,782	157,678	170,545	184,461
Grounds maintenance	7,322	7,920	10,000	11,232	12,149	13,140	14,212	15,372
Snow removal	9,654	14,638	13,000	14,602	15,793	17,082	18,476	19,983
Exterminating	1,508	2,378	2,000	2,246	2,430	2,628	2,842	3,074
Miscellaneous	0	0	0	0	0	0	0	0
Other professional fees	0	3,624	0	0	0	0	0	0
Real estate tax expense	10,057	6,422	8,000	8,986	9,719	10,512	11,370	12,297
Bad Debts Expense	2,398	1,194	6,000	6,739	7,289	7,884	8,527	9,223
Total Property expenses	213,373	251,645	283,162	318,048	344,000	372,071	402,432	435,270
Replacement reserve	45,669	41,573	42,500	46,818	49,665	52,684	55,887	59,285
Total Expense	468,485	542,146	582,594	635,070	676,360	720,577	767,942	818,691

	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009
Operating cash flow	215,117	219,665	204,906	211,908	243,339	264,360	281,525	298,656
Other Income								
Other Income	4,056	3,126	0	0	0	0	0	0
Total Other Income	4,056	3,126	0	0	0	0	0	0
Loan payments								
Interest	176,803	185,231	192,164	207,537	215,839	224,472	233,451	242,789
Principal	57,425	48,997	41,954	45,310	47,123	49,008	50,968	53,007
Total Other Expense	234,228	234,228	234,118	252,847	262,961	273,480	284,419	295,796
	(230,172)	(231,102)	(234,118)	(252,847)	(262,961)	(273,480)	(284,419)	(295,796)
Operating cash flow	(15,055)	(11,437)	(29,212)	(40,940)	(19,622)	(9,120)	(2,894)	2,860
Net project developer's fees	30,131	(4,915)	200,000	275,000	75,000	75,000	75,000	75,000
Capital expenditures	(50,000)	(13,600)	(20,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Total unrestricted cash flow	(34,924)	(29,952)	150,788	184,060	5,378	15,880	22,106	27,860
Cash & unrestricted reserves								
Cash	12,414	7,402	20,000	20,000	20,000	20,000	20,000	20,000
Replacement fund			20,000	140,000	140,000	150,000	160,000	175,000
Operating reserve fund	52,438	27,498	75,688	139,748	145,126	151,006	163,112	175,972
Development fund			70,000	70,000	70,000	70,000	70,000	70,000
Total	64,852	34,900	185,688	369,748	375,126	391,006	413,112	440,972
Restricted RR reserves								
Beginning balance	111,173	131,842	145,415	181,915	223,733	268,398	316,082	366,969
Required deposits	45,669	41,573	42,500	46,818	49,665	52,684	55,887	59,285
Withdrawn for repairs	(25,000)	(28,000)	(6,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Ending balance	131,842	145,415	181,915	223,733	268,398	316,082	366,969	421,254

Implementation and Evaluation

The organization will commence the plan upon acceptance by the Board. Implementation is, simply put, the pursuit of the Operating Plan by means of the goals and objectives outlined, with efforts toward completion within the targeted goal date. The Executive Director and the Board of Directors will review progress toward completion twice annually; adjustments and/or additions will be made following input from these meetings. A revised goal and objective section will be developed at each anniversary of the implementation, or July of each year, and will accordingly amend the five-year plan as it progresses.

In the fifth year (or sooner as deemed suitable by the Executive Director or Board of Directors), the strategic plan will be fully updated for the pursuant five-year period.

Community Housing of Maine
Board of Directors Meeting
5/19/04 12-1:30pm
Minutes

In attendance: David Lakari, Sherry Lane, Aaron Shapiro, Nancy Rochat, Alison Beyea, Lois Lupica, Oliver Albino, Heidi Beaulieu, Erin Cooperrider, Cullen Ryan

- 1) The meeting was called to order at 12:10pm. Introductions were made, beginning with Oliver Albino, new Board Member. As minutes from the last meeting were rolled into the agenda packet for strategic planning to be continued today, no formal acceptance procedure was undertaken.
- 2) Pressing business:
 - a) Erin announced the receipt of MSHA allocation of low income housing tax credits for the Reed Street (Westbrook) project. Efforts continue to resolve the right of way issue. This is a major success for CHOM.
 - b) Cullen described the issue with the project with Spruce Run, reviewing two letters for background – one to Mike Finnegan outlining a request to move forward with project basing this domestic violence victim housing initiative, and another being a response from Bangor Housing Authority announcing willingness to accept project based Section 8 vouchers subject to BHA administering them (with a fee for this service). It was noted that this was a political issue involving turf, culminating in MSHA delivering a decision not to project base vouchers for this project. David outlined a strategy for a face to face meeting with MSHA, and BHA to resolve the situation.
 - c) David Lakari spoke on behalf of the Nominating Committee which nominated Luc Nya, Multicultural Coordinator for Maine Department of Behavioral and Developmental Services, to be on the Board of Directors of CHOM. Cullen added additional information about the candidate's background and re-circulated his resume. After positive comments by all, Alison moved, and Lois seconded that Luc be accepted as a new member of the Board of Directors. Luc was accepted to the Board by unanimous vote.
- 3) Cullen conducted Part Two of Strategic Planning, circulating a "Board Agenda Packet for Strategic Planning 5.19.04" which he designed as a guide for the process. Notes from the first planning session held 4/14, were incorporated into this document, which with input today would become the basis for the Strategic Plan. Phases 1 and 2 were quickly reviewed and finalized:

(a) The Mission Statement was accepted as written:

Community Housing of Maine is a 501 (c) (3) corporation organized exclusively for charitable and educational purposes with the following mission:

- 1) To acquire, develop, own, and maintain quality housing which is affordable for people with low- to moderate-incomes, including people who are homeless and/or have special needs; and
- 2) To foster and support additional housing opportunities for people with low- to moderate-incomes, people who are homeless, and people with special needs, through public education and policy development.

(b) The Vision Statement was accepted as written:

CHOM will advocate for people with special needs, and collaborate on their behalf to produce and maintain quality, community-based housing that fosters a sense of pride, dignity, and respect, while ensuring CHOM's long-term sustainability.

(c) A Purpose Statement (from Mission and Vision Statements) was accepted as written, designed for use in marketing materials:

What we do: Community Housing of Maine develops, owns, and maintains quality, affordable housing for people with low incomes and special needs. CHOM seeks to advocate for people with special needs, and collaborate on their behalf to produce and maintain community-based housing that fosters a sense of pride, dignity, and respect.

(d) The SWOT (strengths, weaknesses, opportunities, and threats) Analysis was accepted as written.

(e) CHOM's product was identified as Dignity, with comments noting that this be used cautiously so as to not be patronizing. Cullen noted that our product would likely be concealed in our message or come through in themes in our marketing materials, rather than spoken about directly.

(f) CHOM's Tag line was revisited: "Housing people in need" remained the most-liked tag line, followed closely by "Not just housing" in second place. There was a multiple tie for third: A new line suggested by Sherrie, "Where housing meets humanity", "Dignity through housing", "Helping people in need", "Housing with dignity", "We bring people home", and "Everyone deserves a home". This tag line will be reviewed in conjunction with development of a marketing strategy to decide appropriateness and use.

(g) Marketing Strategy – David will follow up with person in mind for marketing.

4) Cullen moved the group through Phases 3 and 4 (Prioritization and Goals):

(a) Priorities were reviewed. Cullen added a priority to target the three worst buildings each year and bring them up toward the top of the list in terms of condition. It was suggested that CHOM develop a plan for advocacy, including lobbying as a priority next session, plan for a visible advocacy role in that session, and that we bring state Representatives and Senators on a tour of some of our properties. It was suggested that the list be grouped and organized into a smaller list, including perhaps cost savings, asset management, and development. Cullen agreed to group the list.

(b) Organizational Goals were reviewed for input. It was suggested that a brochure be put on a pdf file and made the one primary marketing tool for CHOM. Cullen was asked to reword one item on the list. Comments were made to timelines, meeting frequency with Property Managers. It was recommended that our agreements (with Property Managers) be reviewed by a lawyer. As we are considering the effectiveness of current Property Management companies, it was recommended that our agreements be time-

limited for maximum flexibility. Goals about advocacy were expanded to include establishing a timeline and priorities for the next legislative session.

- (c) Next steps: Cullen will work with Jim to develop long range financial projections for the organization, and begin writing the strategic plan for review by the Board. Once completed, the Board will revisit twice annually.
- 5) Next Meeting: Wednesday 7/21 ****NOW MOVED TO FRIDAY 7/30****. A mid day boat tour of Boothbay Harbor and a chance for Board Members to get to know one another was suggested by Erin and agreed to by everyone present. It was noted that the attempt to do this last year was cancelled, making this the first retreat in two years. Details will follow, but Board members were encouraged to clear the day.
- 6) Future meeting dates: 3rd Wednesday of odd months 12 – 1:30pm. 9/15/04, 11/17/04, 1/19/05, 3/16/05, 5/18/05.
- 7) Adjourned at 1:30pm.

MEMORANDUM OF UNDERSTANDING

Rocky Coast Partners (“RCP”), a non-profit organization, was formed in 2002 for the purpose of creating a permanent home in the Boothbay community for special needs children who have reached adulthood. These children have long and established relationships with family members, peers, and community and educational organizations, and wish to continue them into adulthood by remaining in the Boothbay community. Without such a home, these individuals will be forced to move out of the community.

RCP has engaged the services of Community Housing of Maine (“CHOM”), an 11-year-old, non-profit developer of supportive housing, to acquire and rehabilitate a building for this home and to provide for the long-term care and maintenance of the building and compliance with financing requirements.

In furthering the goal of establishing a group home in the Boothbay community, CHOM has acquired the property located at 267 Townsend Avenue, Boothbay Harbor, which abuts the Boothbay Region YMCA (“YMCA”). In appreciation for support of the acquisition from the YMCA, CHOM will give the YMCA a right-of-first-refusal to purchase the property at 267 Townsend Avenue, should CHOM and RCP ever decide to sell it.

Further, RCP and CHOM recognize the YMCA’s intention to expand its existing facility in order to renovate the existing swimming pool and incorporate a therapeutic pool, and understand that this may mean expanding the building to the property line between the YMCA and 267 Townsend Avenue. RCP and CHOM applaud this effort by the YMCA to better serve the Boothbay community and will support the YMCA’s application to the Town of Boothbay Harbor for any variance necessary to expand the building. Also, should it become necessary, RCP and CHOM will provide the YMCA with an easement across the 267 Townsend Avenue property for emergency access to the rear of the YMCA building, provided such access does not conflict with RCP and CHOM’s intended use of the property or any permits are approvals obtained with respect to the property.

In support of the Rocky Coast Group Home and recognition of a shared mission to care for the most vulnerable members of the Boothbay community, the YMCA will provide on-going memberships to the residents and staff of the group home. The YMCA, RCP, and CHOM intend to enter into separate legal agreements detailing the right-of-first-refusal, easement, and membership agreements.

Rocky Coast Partners, Community Housing of Maine, and the Boothbay Region YMCA acknowledge their partnership in this endeavor and their commitment to the mutual cooperation described above by signature below of parties authorized to commit each organization to such actions.

Kitty Boyd, President Date
Boothbay Region YMCA

David Lakari, President Date
Community Housing of Maine

Susan Witt, President Date
Rocky Coast Partners

**Community Housing of Maine
Board Meeting 7/30/04
Boothbay Harbor**

The plan is to stop at Erin's house which is on the way to Boothbay, form carpools, and caravan together to our meeting place, which will allow us a brief stop at the building under development in Boothbay Harbor for a quick peek. Please plan to arrive at Erin's house between 10:30 and 10:45.

Directions to Erin's house: **From Portland: 295 north to Brunswick, 1 north to Wiscasset. Shortly north of Wiscasset turn right on 27 south (toward Boothbay Harbor). Erin's house is on the right, 4.5 miles south of Route 1 on Route 27. Erin's house is connected to Edgcomb Boatyard.**

Landmarks just before this are Edgcomb Potters, then Army Navy Surplus. Her house the next property on the right after the Army Navy Surplus. Erin's office number is 882-8349.

Meeting to begin at 11am at Brown's Wharf in Boothbay Harbor; boat will be docked there.

Agenda:

- 11 – 11:15am Introductions, accept minutes, attend briefly to pressing business:
 - Introduction of new Board Member, Luc Nya
 - Introduction of new Asset Manager, Karen Collins
 - Introduction and tribute to MSW Summer Block Intern, Mike Mooney
 - Reed Street Low Income Housing Tax Credit Update
 - Spruce Run Project-Based Vouchers Update
 - Vote to ratify MOU with YMCA in Boothbay Harbor
 - Vote to ratify participation in 811

- 11:15am – 11:55am Discuss/review Strategic Plan and revisions since dissemination 7/2.

- 11:55am – 12pm Ratify Strategic Plan and ready for implementation

- 12pm – Lunch at Brown's Wharf.

- 12:30 – 3pm Boat ride and lunch in Boothbay Harbor

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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
- NA 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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

11/17/06
Date

[Signature]
Signature of Inspections Official

11/17/06
Date

CBL: 26-E-1

Building Permit #: 06-1496

Dept. of Planning & Development
Planning Division



Richard Knowland
Senior Planner

CITY OF PORTLAND

NO 0 17, 2006

TO:

JESSICA HANICOM (MILAR)

✓ MARGG SCHMYCKAL

ASSISTANT OFFICE

JAY RGYNOLDJ

ATTACHED IS A STAMPED APPROVAL
COPY OF THE JURISDICTION RECORDING
PLAT FOR THE PEARL FLAG
PROJECT BY AUGUSTA.

RK



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

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

FROM: AVESTA PEARL STREET ONE. L.P. / WINTON SCOTT ARCHITECTS

RE: Certificate of Design

DATE: OCTOBER 11, 2006

These plans and / or specifications covering construction work on:

PEARL PLACE BUILDINGS 1 & 2, PORTLAND ME 04101

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

(SEAL)



Signature: Winton Scott

Title: PRESIDENT

Firm: WINTON SCOTT ARCHITECTS, PA

Address: 5 MILK ST., PORTLAND, ME 04101

As per Maine State Law:

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



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: WINTON SCOTT ARCHITECTS, PA

Address of Project: PEARL PLACE BUILDINGS 1 & 2
159 OXFORD ST. and 180 PEARL ST., PORTLAND, ME 04101

Nature of Project: The project consists of two buildings of 24 and 36 units each for a
total of 60 units, 1 Community space in Building 1, and Laundry
space in each building. The parking is provided on site.

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.

Signature: *Winton Scott*

Title: PRESIDENT

Firm: WINTON SCOTT ARCHITECTS, PA

Address: 5 MILK ST., PORTLAND, ME 04101

Phone: 207-774-4811

(SEAL)



From: Gayle Guertin
To: Marge Schmuckal
Date: 10/12/2006 10:47:23 AM
Subject: 60 unit housing developement

Hi Marge!

I've routed 210 Pearl St. # 061496 CBL: 026 e001.

I did not see any site plan approvals yet.

Thank YOU Gayle

CC: Ann Machado; Gayle Guertin

FROM DESIGNER: WINTON SCOTT ARCHITECTS, PA
 DATE: OCTOBER 11, 2006
 Job Name: PEARL PLACE BUILDINGS 1 & 2
 Address of Construction: 159 OXFORD ST. and 180 PEARL ST. PORTLAND, ME 04101

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) R2 and S2 - for portion of parking garage in Building 1
 Type of Construction VB- for Building 1 with IIB for portion of parking in Building 1, and IIB - for Building 2
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC. YES
 Is the Structure mixed use? YES if yes, separated or non separated (see Section 302.3) B1 is mixed use R2 / S-2 w/ 2 HR separation per 302.3.2
 Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) YES

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (106.1, 106.1.1)

N/A Live load reduction (1603.1.1, 1607.9, 1607.10)
 N/A Roof live loads (1603.1.2, 1607.11)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
Private Rooms	40 PSF
Private Corridors	40 PSF
Public Rooms	100 PSF
Public Corridors	100 PSF
Stairs	100 PSF

Roof snow loads (1603.1.3, 1608)
 60 PSF Ground snow load, P_g (1608.2)
 46 PSF
 1.0 If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
 1.0 If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
 1.1 If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
 N/A Roof thermal factor, C_t (Table 1608.3.2)
 N/A Sloped roof snowload, P_s (1608.4)

Wind loads (1603.1.4, 1609)

1609.1.1 Design option utilized (1609.1.1, 1609.9)
 100 MPH Basic wind speed (1609.3)
 1.0 Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
 B Wind exposure category (1609.4)
 +/- .18 Internal pressure coefficient (ASCE 7)
 AS REQ'D Component and cladding pressures (1609.1.1, 1609.5.2.2)
 27 PSF Main force wind pressures (1609.1.1, 1609.5.2.1)

Light Framed Wood Walls

C Seismic design category (1616.3)
 Basic seismic-force-resisting system (Table 1617.5.2)
 R = 6 1/2 Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.5.2)
 Cd = 4

Equiv. Lat. Force Analysis procedure (1616.6, 1617.5)
 B1: V=44.5 kip Design base shear (1617.4, 1617.5.1)
 B2: V=52.8 kip

Flood loads (1603.1.8, 7672)
 N/A Flood hazard area (1612.3)
 N/A Elevation of structure

Earthquake design data (1603.1.5, 1614 - 1623)

1614.1 Design option utilized (1614.1)
 1 Seismic use group ("Category") (Table 1604.5, 1616.2)
 Sds = .371 Spectral response coefficients, S_{ps} & S_{p1} (1615.1)
 Sd1 = .157

Other loads
 N/A Concentrated loads (1607.4)
 N/A Partition loads (1607.5)
 N/A Impact loads (1607.8)
 N/A Misc. loads (Table 1607.8, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

LETTER OF TRANSMITTAL

TO: Mike Nugent
FROM: Pandika Pleqi
DATE: 10/16/06
RE: Pearl Place Buildings 1 & 2

FOLLOWING PLEASE FIND THE FOLLOWING:

COPIES	DATE	DESCRIPTION	STATUS
1	10/10/06	e-mail of 10/10 w/ attachments	
1	10/11/06	e-mail of 10/11 w/ attachments	
1	10/11/06	Addendum 4	
1	10/11/06	City Certificates	

- For Approval For Review and Comment For Your Use
 Approved as Submitted Approved as Noted Returned for Corrections

REMARKS:

COPY: WSA file



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

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

FROM: AVESTA PEARL STREET ONE, L.P. / WINTON SCOTT ARCHITECTS

RE: Certificate of Design

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(SEAL)



Signature: Winton Scott

Title: PRESIDENT

Firm: WINTON SCOTT ARCHITECTS, PA

Address: 5 MILK ST., PORTLAND, ME 04101

As per Maine State Law

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



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BUILDING CODE CERTIFICATE
389 Congress St., Room 315
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Signature: Winton Scott

Title: PRESIDENT

Firm: WINTON SCOTT ARCHITECTS, PA

Address: 5 MILK ST., PORTLAND, ME 04101

Phone: 207-774-4811

(SEAL)



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 DATE: OCTOBER 11, 2006
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 Is the Structure mixed use? YES if yes, separated or non separated (see Section 302.3) B1 is mixed use R2 / S-2 w/ 2 HR separation per 302.3.2
 Supervisory alarm system? YES Geotechnical/Soils report required?(See Section 1802.2) YES

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members
 (106.1, 106.1.1)

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Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
Private Rooms	40 PSF
Private Corridors	40 PSF
Public Rooms	100 PSF
Public Corridors	100 PSF
Stairs	100 PSF

N/A Live load reduction (1603.1.1, 1607.9, 1607.10)
 N/A Roof live loads (1603.1.2, 1607.11)
 Roof snow loads (1603.1.3, 1608)
 60 PSF Ground snow load, P_g (1608.2)
 46 PSF If $P_g > 10$ psf, flat-roof snow load, P_r (1608.3)
 1.0 If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
 1.0 If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
 1.1 Roof thermal factor, C_t (Table 1608.3.2)
 N/A Sloped roof snowload, P_s (1608.4)

C Seismic design category (1616.3)

Light Framed Wood Walls

Wind loads (1603.1.4, 1609)

1609.1.1 Design option utilized (1609.1.1, 1609.6)
 100 MPH Basic wind speed (1609.3)
 1.0 Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
 B Wind exposure category (1609.4)
 +/- .18 Internal pressure coefficient (ASCE 7)
 AS REQ'D Component and cladding pressures (1609.1.1, 1609.6.2.2)
 27 PSF Main force wind pressures (1608.1.1, 1609.6.2.1)

R = 6 1/2 Basic seismic-force-resisting system (Table 1617.6.2)
 Cd = 4 Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
 Equiv. Lat. Force Analysis procedure (1618.6, 1617.5)
 B1: V=44.5 kip Design base shear (1617.4, 1617.5.1)
 B2: V=52.8 kip

Flood loads (1603.1.8, 1672)

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 Impact loads (1607.8)
 N/A Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

Earthquake design data (1603.1.5, 1614 - 1623)

1614.1 Design option utilized (1614.1)
 1 Seismic use group ("Category") (Table 1604.5, 1616.2)
 Sds = .371 Spectral response coefficients, S_{DS} & S_{D1} (1615.1)
 Sd1 = .157

LETTER OF TRANSMITTAL

TO: Aaron Shapiro
FROM: Pandika Pleqi
DATE: 10/12/06
RE: Pearl Place Buildings 1 & 2

FOLLOWING PLEASE FIND THE FOLLOWING:

COPIES	DATE	DESCRIPTION	STATUS
1	10/3/06	Code review Plans 0.1- B1 and 0.2 - B2	
1	10/11/06	City of Portland Building Code Certificate of Design	
1	10/11/06	City of Portland Building Code Accessibility Certificate	
1	10/11/06	Structural Loads Certificate	

- For Approval For Review and Comment For Your Use
 Approved as Submitted Approved as Noted Returned for Corrections

REMARKS:



COPY: WSA file



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

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

FROM: AVESTA PEARL STREET ONE, L.P. / WINTON SCOTT ARCHITECTS

RE: Certificate of Design

DATE: OCTOBER 11, 2006

These plans and / or specifications covering construction work on:

PEARL PLACE BUILDINGS 1 & 2, PORTLAND ME 04101

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

(SEAL)



Signature: Winton Scott

Title: PRESIDENT

Firm: WINTON SCOTT ARCHITECTS, PA

Address: 5 MILK ST., PORTLAND, ME 04101

As per Maine State Law

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



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: WINTON SCOTT ARCHITECTS, PA

Address of Project: PEARL PLACE BUILDINGS 1 & 2
159 OXFORD ST. and 180 PEARL ST, PORTLAND, ME 04101

Nature of Project: The project consists of two buildings of 24 and 36 units each for a
total of 60 units, 1 Community space in Building 1, and Laundry
space in each building. The parking is provided on site.

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.

Signature: Winton Scott

Title: PRESIDENT

Firm: WINTON SCOTT ARCHITECTS, PA

Address: 5 MILK ST., PORTLAND, ME 04101

Phone: 207-774-4811

(SEAL)



FROM DESIGNER: WINTON SCOTT ARCHITECTS, PA

DATE: OCTOBER 11, 2006

Job Name: PEARL PLACE BUILDINGS 1 & 2

Address of Construction: 159 OXFORD ST. and 180 PEARL ST. PORTLAND, ME 04101

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) R2 and S2 - for portion of parking garage in Building 1

Type of Construction VB- for Building 1 with IIB for portion of parking in Building 1, and IIB - for Building 2

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

Is the Structure mixed use? YES if yes, separated or non separated (see Section 302.3) B1 is mixed use R2 / S-2 w/ 2 HR separation per 302.3.2

Supervisory alarm system? YES Geotechnical/Soils report required?(See Section 1802.2) YES

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (106.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
Private Rooms	40 PSF
Private Corridors	40 PSF
Public Rooms	100 PSF
Public Corridors	100 PSF
Stairs	100 PSF

Wind loads (1603.1.4, 1609)

1609.1.1

100 MPH

1.0

B

+/- .18

AS REQ'D

27 PSF

Earthquake design data (1603.1.5, 1614 - 1623)

1614.1

1

Sds = .371

Sd1 = .157

Design option utilized (1609.1.1, 1609.6)

Basic wind speed (1609.3)

Building category and wind importance factor, I_w (Table 1604.5, 1609.5)

Wind exposure category (1609.4)

Internal pressure coefficient (ASCE 7)

Component and cladding pressures (1609.1.1, 1609.6.2.2)

Main force wind pressures (1609.1.1, 1609.6.2.1)

Design option utilized (1614.1)

Seismic use group ("Category") (Table 1604.5, 1616.2)

Spectral response coefficients, S_{DS} & S_{D1} (1616.1)

N/A

Live load reduction (1603.1.1, 1607.6, 1607.10)

N/A

Roof live loads (1603.1.2, 1607.11)

Roof snow loads (1603.1.3, 1606)

60 PSF

Ground snow load, P_g (1606.2)

46 PSF

If $P_g > 10$ psf, flat-roof snow load, P_r (1606.3)

1.0

If $P_g > 10$ psf, snow exposure factor, C_e (Table 1606.3.1)

1.0

If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)

1.1

Roof thermal factor, C_t (Table 1606.3.2)

N/A

Sloped roof snowload, P_s (1606.4)

C

Seismic design category (1616.3)

Light Framed Wood Walls

Basic seismic-force-resisting system (Table 1617.6.2)

R = 6 1/2

Gd = 4

Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)

Equiv. Lat. Force

Analysis procedure (1616.6, 1617.5)

B1: V=44.5 kip

B2: V=52.8 kip

Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1607.2)

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

Impact loads (1607.8)

N/A

Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

Pearl Place Buildings 1 & 2

**Developer
Avesta Pearl Street One L.P.**

ADDENDUM IV

October 11, 2006

WINTON SCOTT ARCHITECTS, PA

Pearl Place
Buildings 1 & 2
Portland, Maine

Client: Pearl Street One Associates, L.P.

ADDENDUM NO. 4

October 11, 2006

To: <u>Owner</u>	
Avesta Pearl Street One, L.P.	Jay Waterman
<u>State</u>	
Office of the State Fire Marshall	Steve Dodge
MSHA	David Schoenherr
<u>City of Portland</u>	
Housing and Neighborhood Services	Aaron Shapiro
<u>Design Team</u>	
Architect	Winton Scott Architects
Landscape Architect	Carroll Associates
Civil Engineer	Gorrill – Palmer Cons. Engineers
Structural Engineer	Becker Structural Engineers
Mechanical Engineer	Mechanical Systems Engineers
Electrical Engineer	Bartlett Designs
Danuta Drozdowicz	Fore Solutions

TABLE OF CONTENTS

- Addendum #4
- Mechanical Systems Change Porposal
- Drawings:

Architectural

ASK 9a, 9b

ASK 10a, 10b, 10c, 10d

ASK 11a, 11b

Structural

SSK-15

SSK-16

Mechanical

MSK 2-1

Electrical

SK-E2.1a

Addendum #4

ITEM 1:

A1.5

Building 2 First Floor Plan

Relocate Elevator Machine Room #2-109 as shown on ASK 9 attached here. Add Elevator Lobby Room #2-113. See attached sketches for required revisions.

ITEM 3:

A1.2, A1.3, A2.2

B1 Plans and B1 Elevations

At Southwest Elevation change double windows to single windows and
At Southeast Elevation change single windows to double windows as
shown on sketch A11.

ITEM 3:

A4.2

Wall Sections

See clarification details on ASK 10 for party wall penetrations and top of party wall as shown on Section 5.

ITEM 3:

Mechanical

Add fire dampers as described on Change Proposal by Mechanical Systems attached to this Addendum.

ITEM 4:

E0.1

Site Electrical

Change power on Oxford St. to underground as shown on the attached revised E0.1.

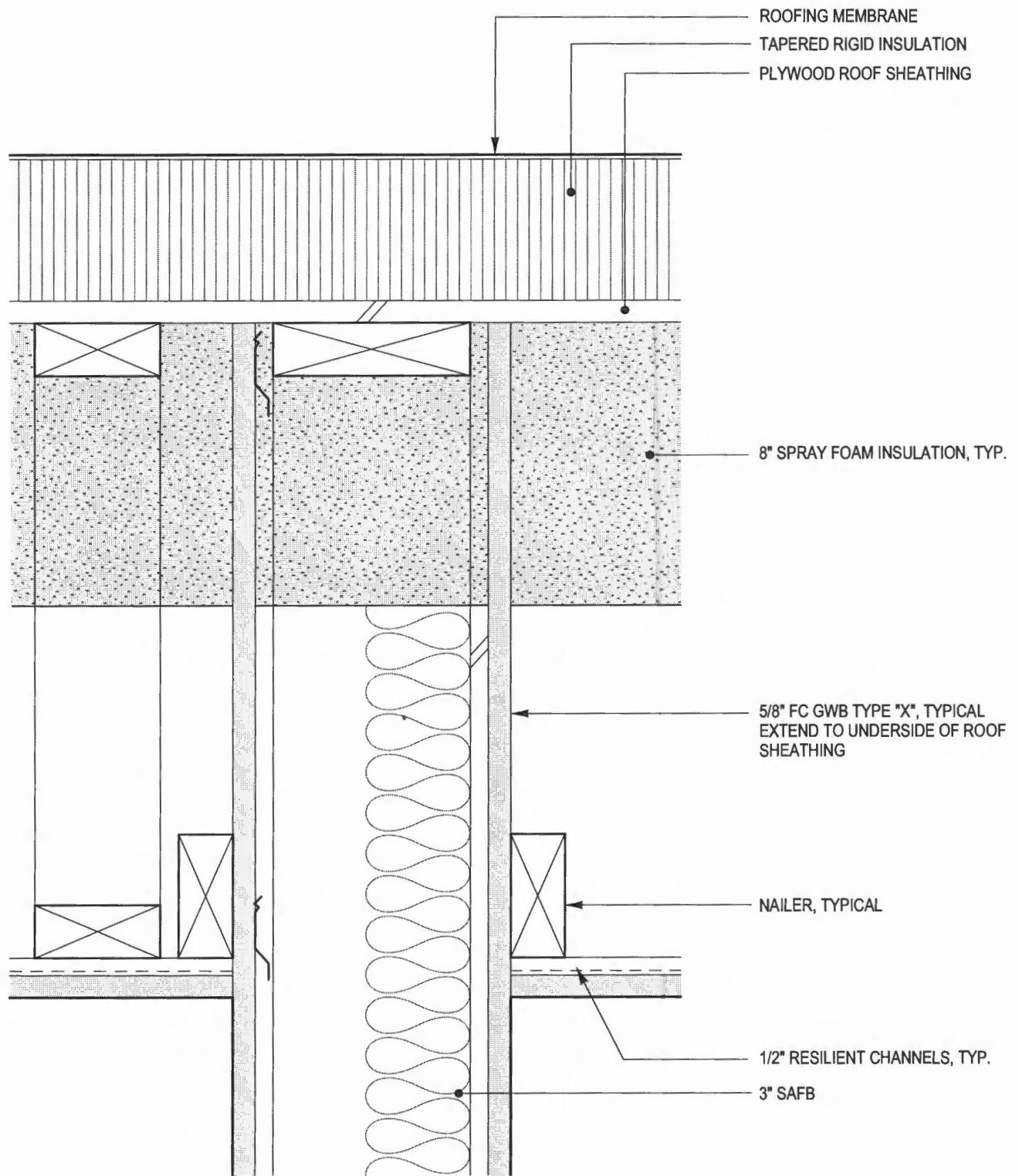


MECHANICAL SYSTEMS ENGINEERS, INC.

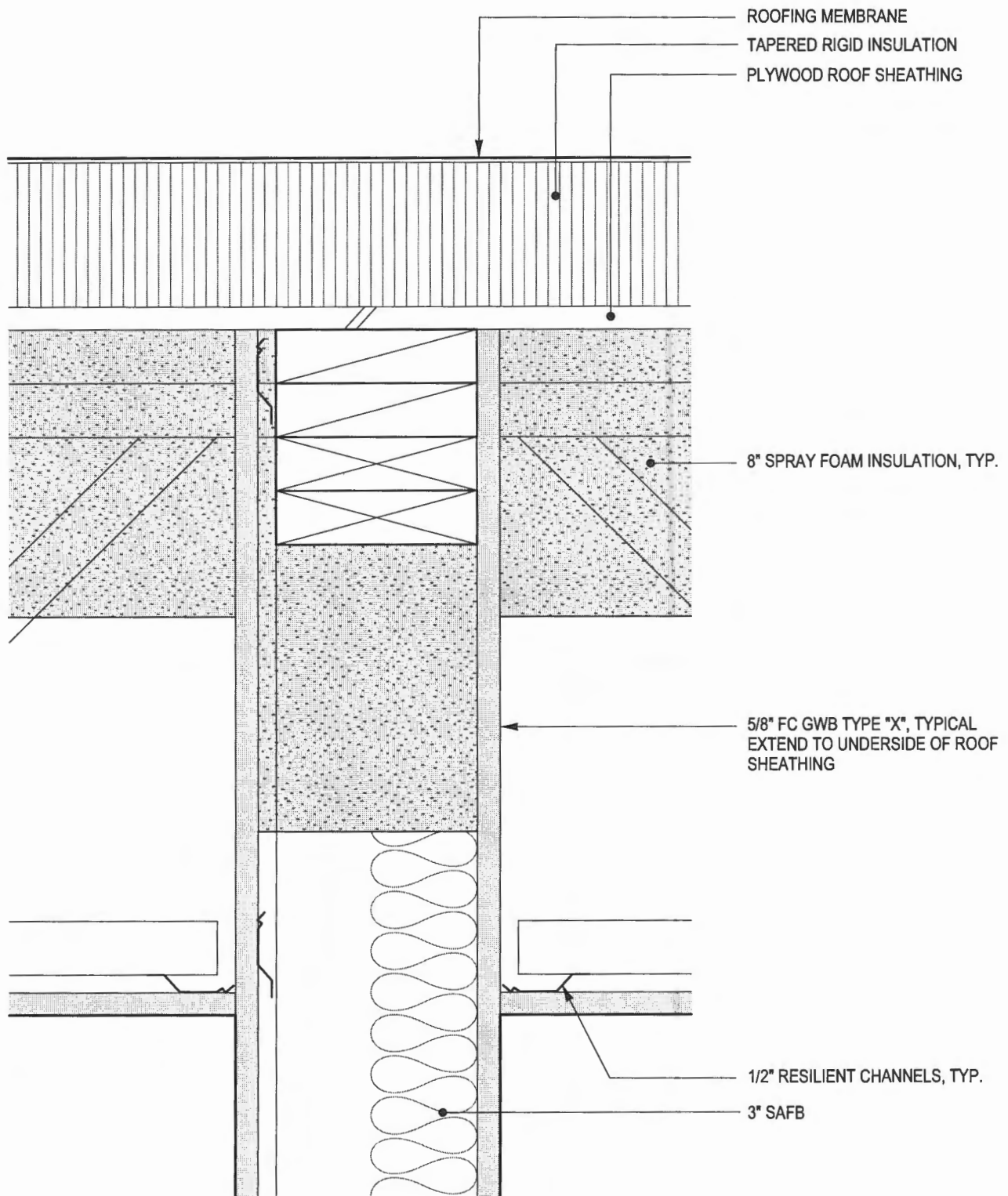
Royal River Center, Unit #10
10 Forest Falls Drive, Yarmouth, Maine 04096
Tel. (207) 846-1441 * Fax. (207) 846-1443
mechsyst@maine.rr.com

Per your request, we did a more in-depth code review in response to Mike Nugent's comments regarding fire dampers. As a result of that review we are requesting the following Change Proposal to be issued prior to signing of construction contracts.

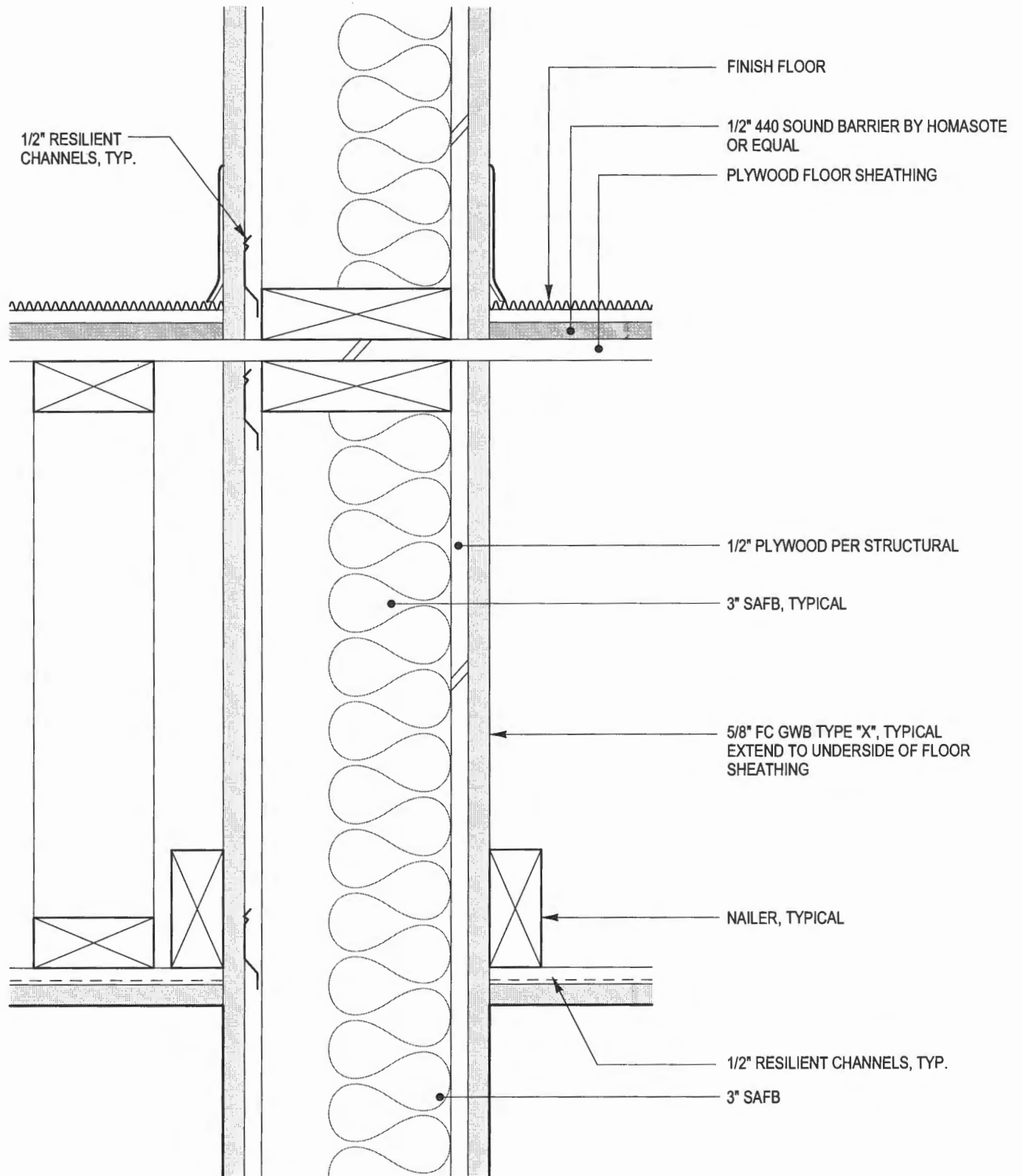
1. Provide a fire damper at all ceiling supply and exhaust registers (and grilles) within apartments and corridors and discharge grille from EF-6 (Building 2). Dampers shall be intended for installation within the ductwork immediately above each register or grille. Please modify specification section 15600, "MECHANICAL", Par. 2.21, "SHEETMETAL", sub-par. "L" to read as follows:
 - L. Fire Dampers
 1. Fire dampers shall be installed to comply with NFPA Code No. 90A and shall bear a U.L. label. Provide fire rated access door at each fire damper not accessible through grille. All dampers shall comply with UL555 for dynamic testing and positive closure under air flow.
 2. All fire dampers for mounting in walls and floors to be provided by damper manufacturer with integral sleeves and mounting angles. Sleeves provided "in-field" are not acceptable. Models indicated are Ruskin to establish a standard: Dampers installed above ceiling registers and grilles shall be designed to mount within ductwork.
 - a. Wall and floor types; Model IBDT, Style "B".
 - b. Wall type behind grilles; Model IBDT2, Style "A"
 - c. Above ceiling grilles and registers; Model CFD2W
 3. Units (not located behind grilles) shall be style "B" with the curtain isolated out of the stream.
 4. Provide factory mounted fusible links designed to melt at 165°F. and close the damper.
 5. Installation shall be in accordance with damper manufacturer's instructions
2. Mount Exhaust Fan 5 (B2 Mechanical 2-111) below the gypsum ceiling.



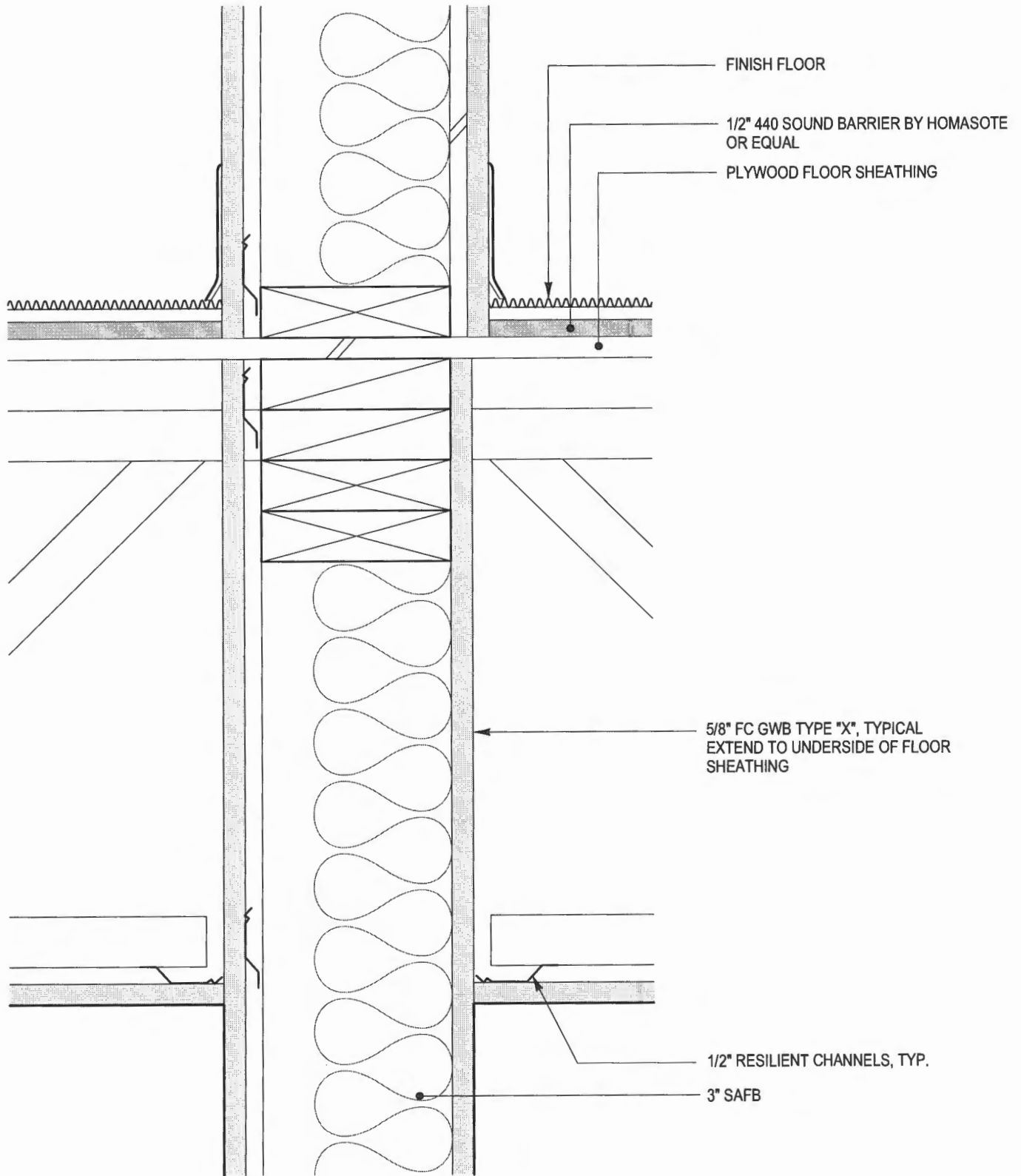
1 **TYPICAL UNIT DEMISING WALL**
 PARALLEL TO TRUSSES 3" = 1'-0"



2 **TYPICAL UNIT DEMISING WALL**
 PERPENDICULAR TO TRUSSES 3" = 1'-0"



3 **TYPICAL UNIT DEMISING WALL**
 PARALLEL TO TRUSSES 3" = 1'-0"



4 **TYPICAL UNIT DEMISING WALL**
 PERPENDICULAR TO TRUSSES 3" = 1'-0"



SOUTHWEST ELEVATION

SOUTHEAST ELEVATION

Pearl Place
Buildings 1 & 2

Portland, Maine

BUILDING 1 - SOUTHWEST ELEVATION REVISION

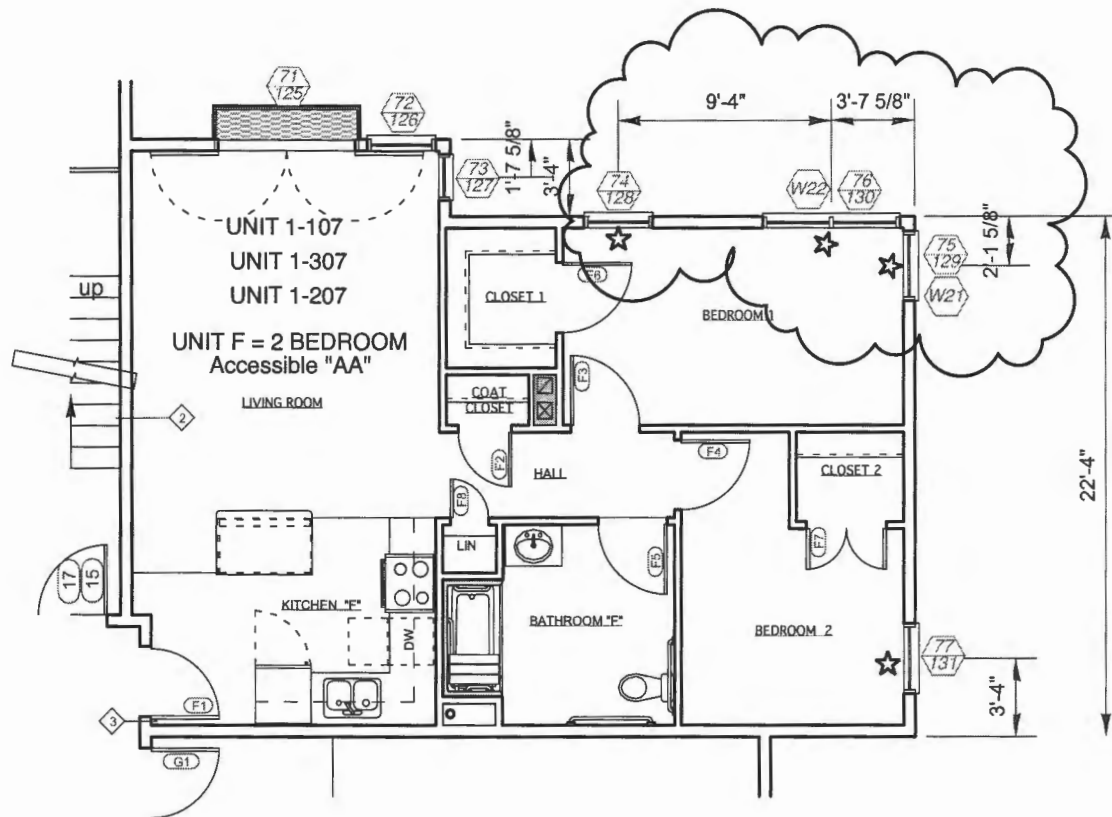
WINTON SCOTT ARCHITECTS, PA
5 Milk Street
Portland, Maine 04101
207 774 4811

Reference: B2 SW ELEVATION - A2.2

ASK-11a

October 5, 2006

ADDENDUM 4



Pearl Place
Buildings 1 & 2

Portland, Maine

BUILDING 1 - SOUTHWEST ELEVATION REVISION

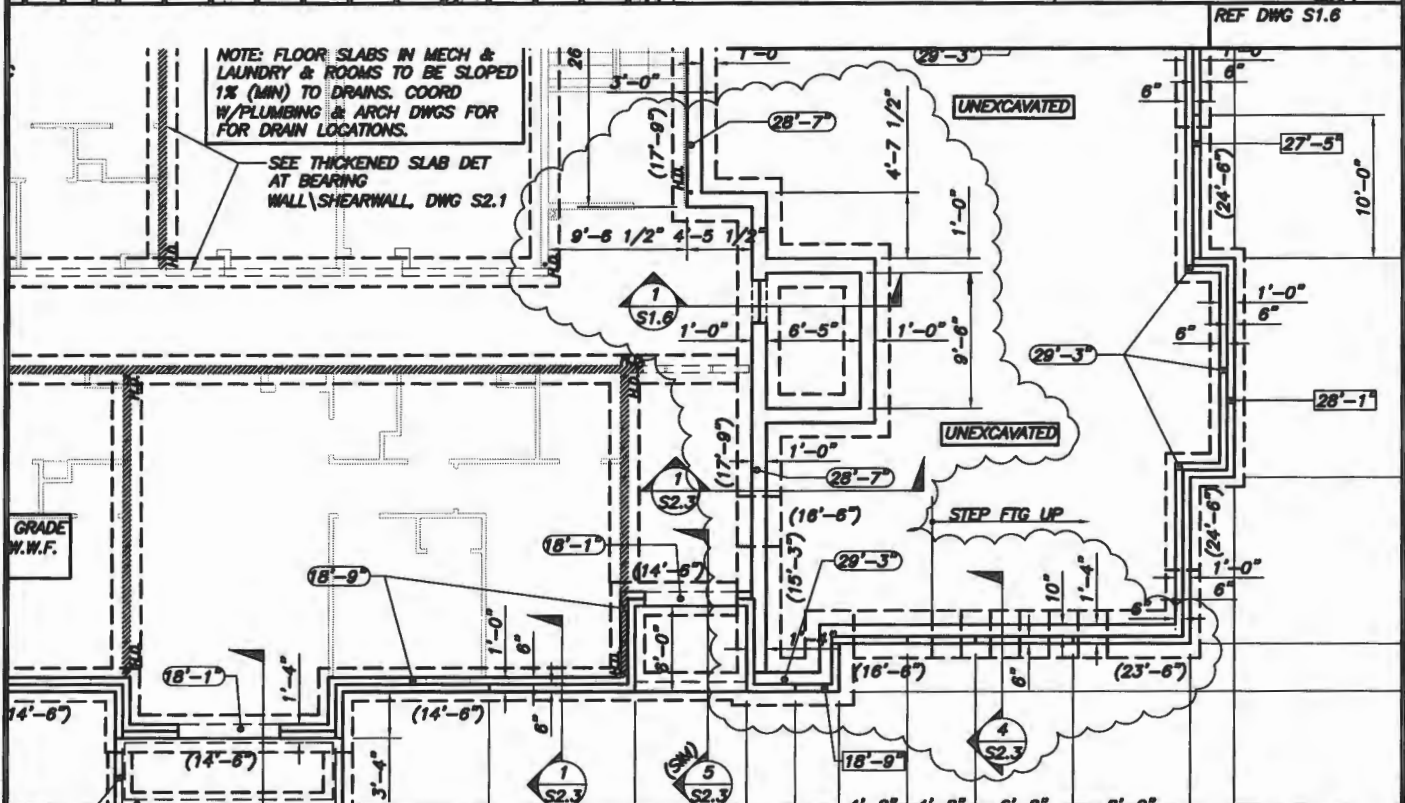
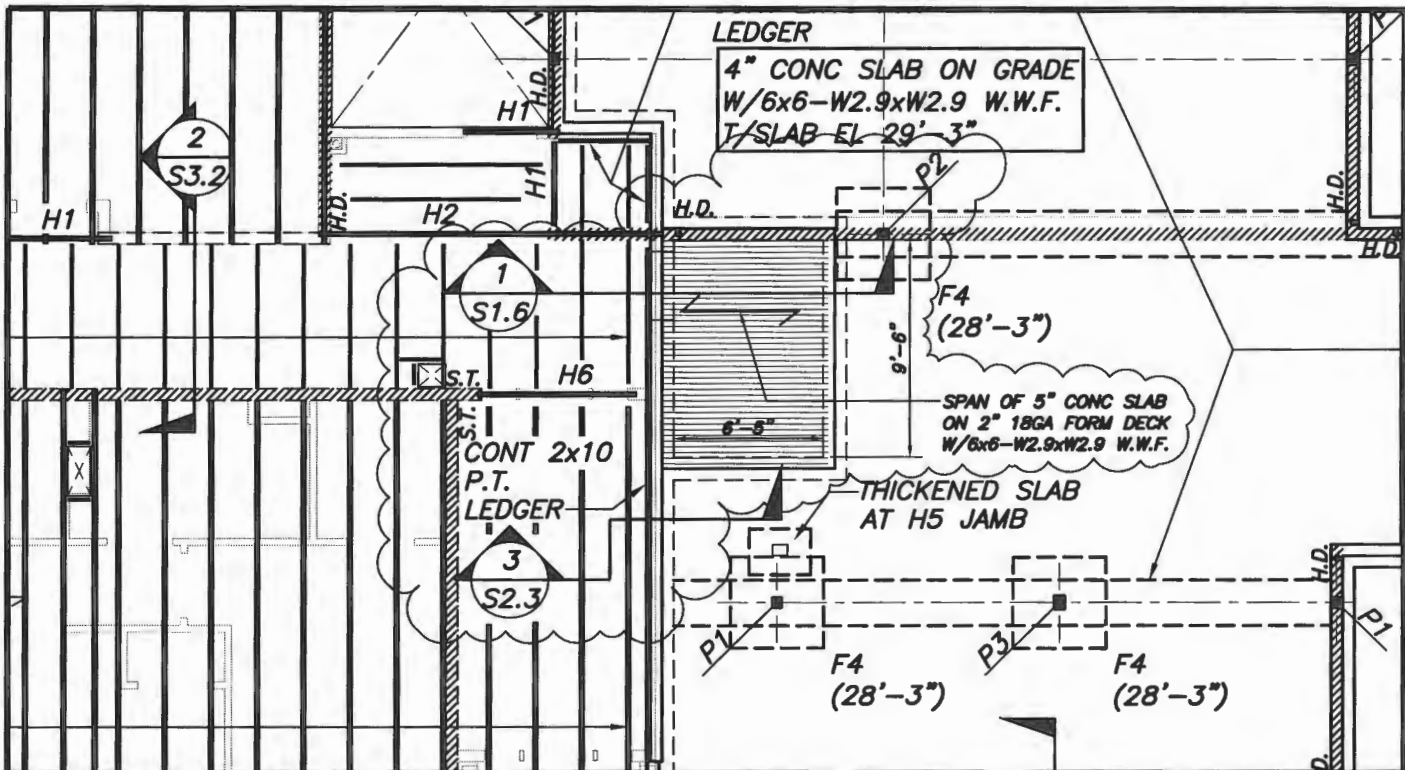
WINTON SCOTT ARCHITECTS, PA
5 Milk Street
Portland, Maine 04101
207 774 4811

Reference: B2 SW ELEVATION - A2.2

ASK-11b

October 5, 2006

ADDENDUM 4



REF DWG S1.6

REF DWG S1.5

BECKER

structural engineers, inc.

75 York Street
Portland, ME 04101-4701
info@beckerstructural.com

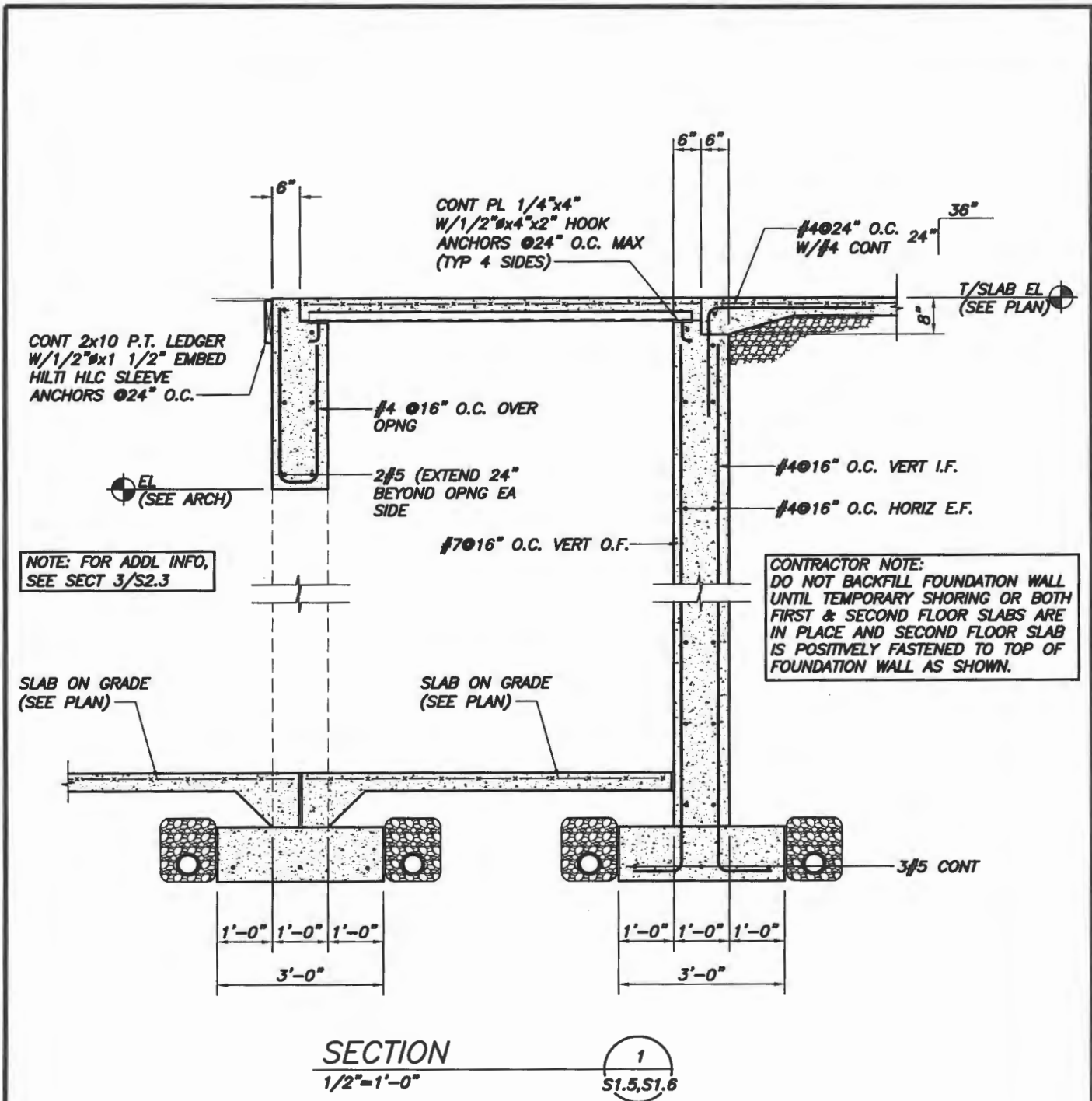
Tel 207-879-1838
Fax 207-879-1822
www.beckerstructural.com

Designed	JCF
Drawn	APP
Checked	PBB
Scale	NOTED
Date	10/10/06

Pearl Place
Building 1&2
Portland, Maine

Becker Job Number
1481

SSK-15
ADDENDUM NO. 4



REF DWG S1.5

BECKER
structural engineers, inc.

75 York Street
Portland, ME 04101-4701
Info@beckerstructural.com

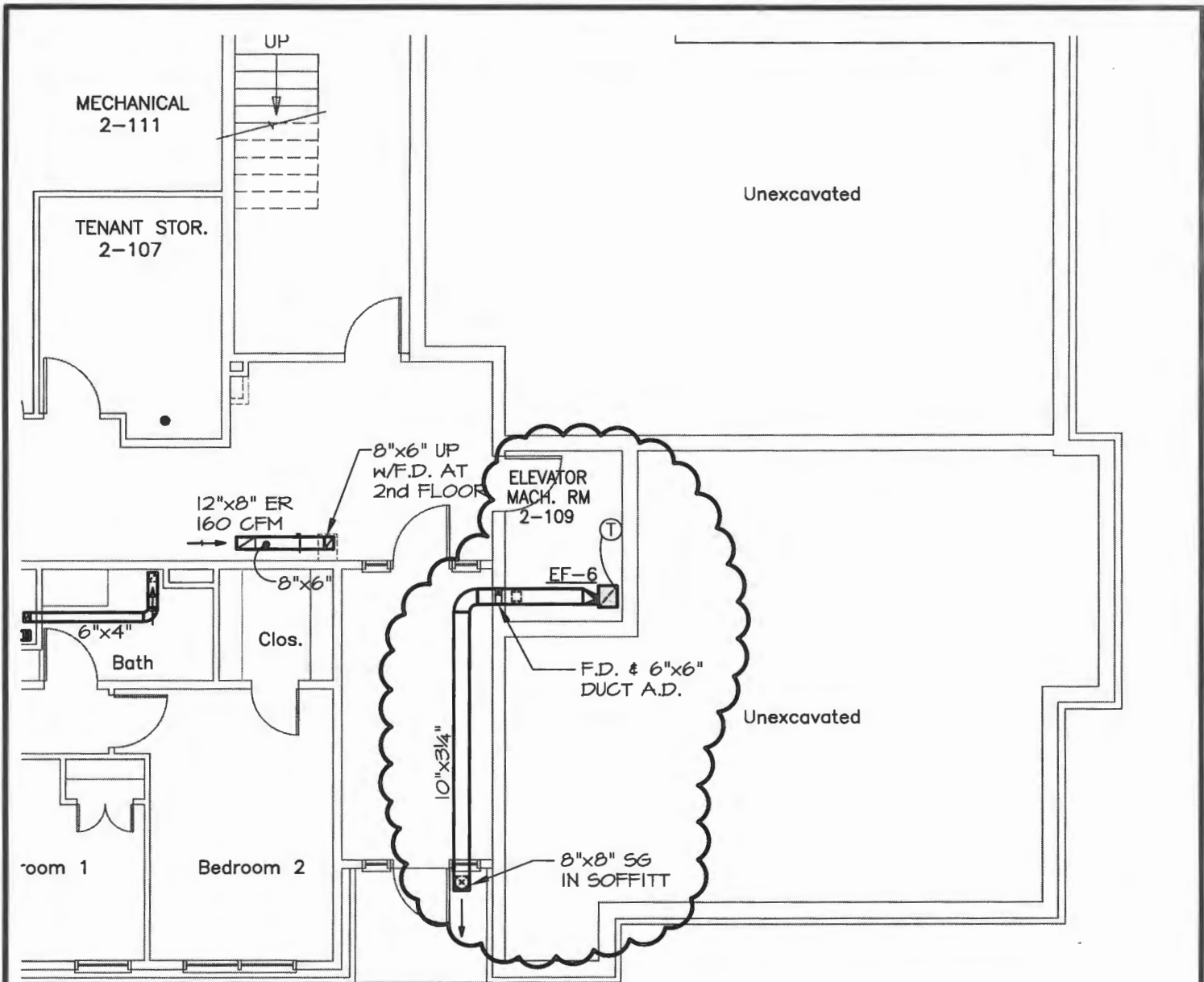
Tel 207-879-1838
Fax 207-879-1822
www.beckerstructural.com

Designed	JCF
Drawn	APP
Checked	PBB
Scale	NOTED
Date	10/10/06

Pearl Place
Building 1&2
Portland, Maine

Becker Job Number
1481

SSK-16
ADDENDUM NO. 4



ELEVATOR MACHINE ROOM BUILDING 2, BASEMENT



MECHANICAL SYSTEMS ENGINEERS
 ROYAL RIVER CENTER, UNIT #10
 10 FOREST FALLS DRIVE
 YARMOUTH, MAINE 04096
 VOICE: (207) 846-1441
 FAX: (207) 846-1443
 mechsys@maine.rr.com
 © COPYRIGHT 2006

JOB NO. 0606	NAME: PEARL PLACE 1 & 2	FILE: MSK 2-1
DRAWING PLAN & DUCTWORK CHANGES - REF. DRAWING M8		
<input type="checkbox"/> FIELD ORDER	<input type="checkbox"/> CHANGE ORDER	<input checked="" type="checkbox"/> SKETCH
DRAWN BY: REM	CHECKED BY: KFM	DATE: 10.05.06
SCALE: 1/8" = 1'-0"	SHEET: 	OF:
Developer Avesta Pearl Street One, L.P.		Pearl Place Building 1 & 2 Portland Maine
Architect Winton Scott Architects		

October 25, 2006

Capt. Gregory Cass
Fire Prevention Officer
Portland Fire Department
Central Station
380 Congress St.

Re: Pearl Place Buildings 1 & 2 – Plan Review

Dear Capt. Cass:

As you requested following are the calculations on the fire hydrant site location and numbers based on NFPA 1.

Building 1 – Total Fire area: 29,156 SF
Construction Type V(000) – Fire Area = 26,097 SF – GPM = 4250 ✓
Construction Type II(000) – Fire Area = 3,059 SF – GPM = 1500 ✓

Total Required Fire Flow = ~~5750~~ GPM
75% reduced for Sprinklers = 1438 GPM (H5.2, Exception; subject to approval) *ok*

Required Number of Fire Hydrants = 1
Maximum Street Frontage Distance = 250 FT *ok*

Building 2 – Total Fire area: 36,123 SF
Construction Type III(200) – Fire Area = 36,123 SF – GPM = 4000 *5250*

Total Required Fire Flow = 4000 GPM
75% reduced for Sprinklers = 1000 GPM (H5.2, Exception; subject to approval)

Required Number of Fire Hydrants = 1
Maximum Street Frontage Distance = 250 FT

The attached site plan sketch L-PFD shows the existing fire hydrants F.H.#1 and F.H.#2 on Oxford Street. As shown on the plan F.H.#1 complies with requirement for Building 1 on Oxford Street and F.H.#2 complies with requirements for Building 2 on Pearl Street.

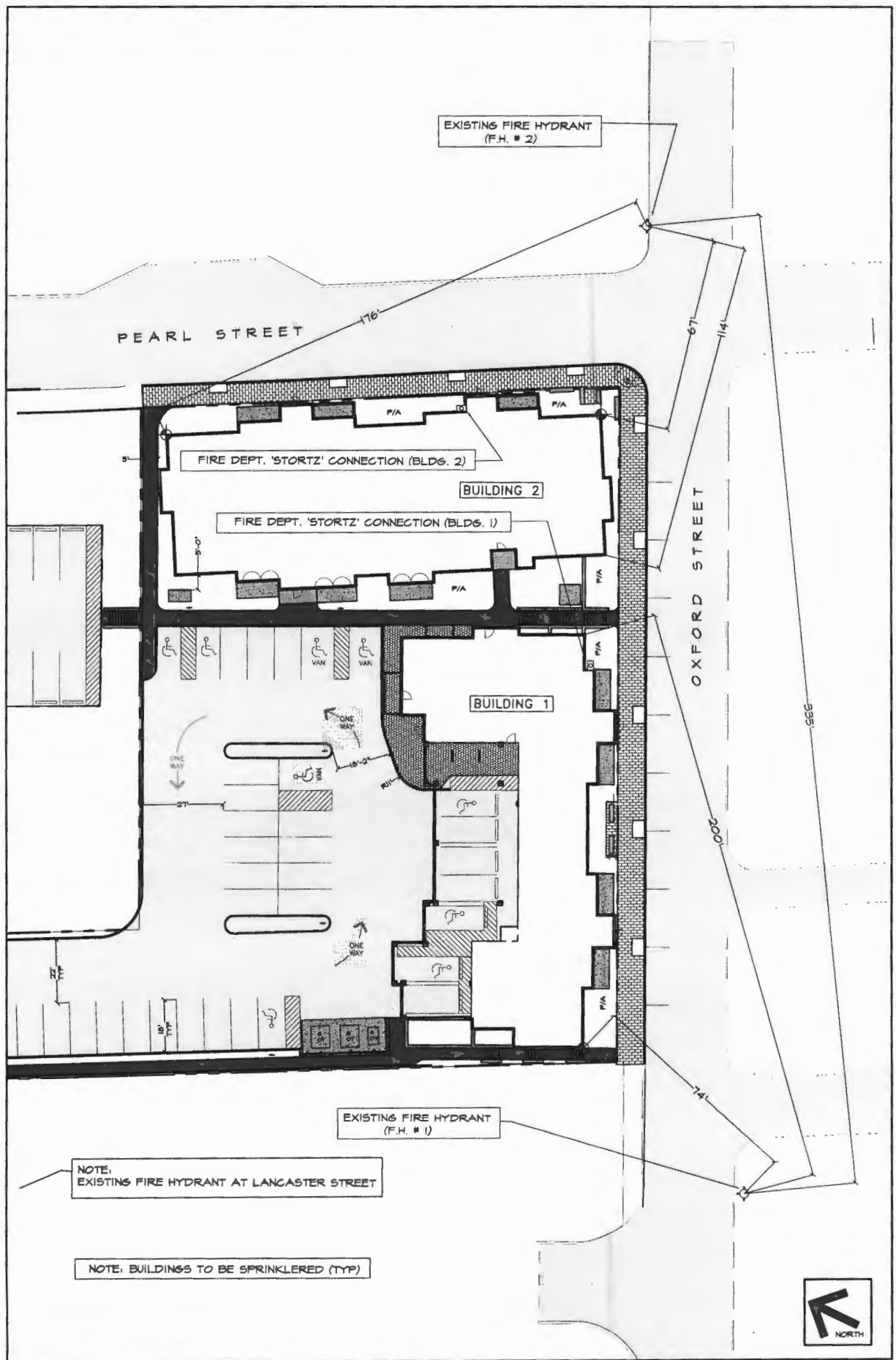
Please call or e-mail if you have any comments or questions on this information.

Sincerely,

Pandika Pleqi, LEED® AP
Associate

Winton Scott Architects, PA
Ph. 207-774-4811, ext. 4#
Fax 207-774-3083
ppleqi@wintonscott.com

attached: Site Plan Sketch L-PFD dated October 25, 2006



From: Marge Schmuckal
To: Rick Knowland
Date: 10/12/2006 11:50:59 AM
Subject: Re: Fwd: 60 unit housing development

That would be helpful so I can review for zoning at least - but I will mark it so the permit won't be issued until we get your ok. How's that?
Marge

>>> Rick Knowland 10/12/2006 11:36:35 AM >>>

Marge, I can't give you a stamped one because they haven't met all of the conditions yet and performance guarantee has not been posted. If it would help I can get you the plan approved by the Board.

>>> Marge Schmuckal 10/12/2006 11:28:39 AM >>>

Rick,
can I get a stamped approved site plan for Pearl Place? We have a permit application.
Marge

CC: Jay Reynolds

wait for final
sign off from
planning - giving
OK to review

From: Gayle Guertin
To: Aaron Shapiro
Date: 10/11/2006 2:34:32 PM
Subject: Avesta Permit

Hi Aaron!

Mike Nugent gave me the large plans for the Avesta Permit (Maine State Housing).

He said you have the application??

Gayle

CC: Gayle Guertin; Jeanie Bourke



PEARL PLACE BUILDING 1 NFPA 13R
4 STORY STRUCTURE TYPE 5 CONST

BUILDING TWO NFPA 13 SYSTEM:
5 STORY TYPE 3 CONSTR.

STRUCTURALS
NOT STAMPED

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

2006-0035
Application I. D. Number

2/15/2006
Application Date

Avesta Housing Development
Applicant
307 Cumberland Ave , Portland , ME 04101
Applicant's Mailing Address

Pearl Place Reconfiguration
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 553-7777 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

210 - 210 Pearl St, Portland, Maine
Address of Proposed Site
026 E001001
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) _____

64,647 s.f. Proposed Building square Feet or # of Units **B5** Zoning
Acreage of Site

Check Review Required:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input checked="" type="checkbox"/> Subdivision # of lots <u>30</u> | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$2,250.00 Subdivision _____ Engineer Review _____ Date 2/21/2006

Zoning Approval Status:

Reviewer Marge S. - Insp.

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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





February 15, 2006

Sarah Hopkins
Development Review Manager
City of Portland Planning Department
389 Congress Street, 4th Floor
Portland, ME 04101

Subject: Pearl Place Site Plan Review

Dear Sarah,

Attached please find Avesta Housing's application for site plan approval for the Pearl Place development in Portland. Pat Carroll Associates and Winton Scott Architects have prepared the site plan, existing conditions information and building floor plans attached to the application. I have also submitted a check for \$2,250.00 for the fee to the City.

We are submitting this application in hopes that we can be on the planning board agenda for a workshop in April. I believe you spoke with Winton Scott about the workshop on April 25th. The remainder of this letter explains why the timing of this application and the planning board workshop date is so critical.

Pearl Place has been discussed between Avesta Housing, our design team and the City for almost two years. The development has been envisioned as a mixed-income, rental and homeownership community of over 100 housing units re-establishing a residential feel to this part of the Bayside neighborhood.

The first phase of 30 units of rental housing has planning board approval. But when this phase came in almost \$500,000 over budget, we took a step back to re-evaluate. Meanwhile, Maine State Housing Authority approved the financing for the second phase of 30 units of rental housing. We then saw the opportunity to combine the first and second phases into one development in order to get some economy of scale, save on both construction and soft costs and reduce our subsidy request to the City of Portland.

By combining the two phases into one 60-unit development we are presenting a new site plan that more effectively uses the slope at Oxford Street, creates a 24-unit building along Oxford Street and a 36-unit building along Pearl Street, and helps us bring the project within our targeted budget.

Most importantly, this 60 unit project must meet the shorter time frame of the phase one funding. MSHA's tax credit program follows federal requirements that state the first

phase must be open for occupancy by the end of 2007 or we lose our tax credit equity. In this case that amounts to over \$4,800,000. We therefore must be under construction by October of 2006 to be within our 12-13 month construction schedule and have a little room for construction delays before the December 31, 2007 deadline. The design process, the bidding process and MSHA's closing process are lengthy and will occur between now and October.

I hope to have discussions with you and your staff in the next few weeks to explain the changes made to the Pearl Place development. I believe our design team has designed more efficient, attractive buildings that will greatly benefit the community.

I appreciate you fitting us into the April 25th planning board meeting. The viability of this very important project depends on this critical time frame. Please do not hesitate to call if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Waterman", with a long, sweeping horizontal flourish extending to the right.

Jay Waterman
Avesta Housing

Cc: Aaron Shapiro, City of Portland w/o enclosures



City of Portland Site Plan 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.

Address of Proposed Development:

210 Pearl Street
Portland, Maine 04101

Zone: B-5, Urban Commercial Mixed Use**Total Square Footage of Proposed Structure:**

64,647 square feet

Square Footage of Lot:

43,865 square feet (1.007 ac.)

Tax Assessor's Chart, Block & Lot:

Chart# 026
Block# 001
Lot#001

Property owner's mailing address:

Avesta Housing
Attn. Jay Waterman
307 Cumberland Avenue
Portland, Maine 04101

Telephone #:

207-553-7777

Consultant/Agent, mailing address, phone # & contact person:

Patrick Carroll
Carroll Associates
75 Market Street
Portland, Maine 04101
207-775-1552

Applicant's name, mailing address, telephone #/Fax#/Pager#:

Avesta Housing
Attn. Jay Waterman
307 Cumberland Avenue
Portland, Maine 04101
207-553-7777

Project name:

Pearl Place Development
Phase One
210 Pearl Street
Portland, Maine 04101

- Please see next page -

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 30 (\$25.00 per lot) \$750.00
- Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot _____)
- Traffic Movement (\$1,000.00) Stormwater 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)

Total fee submitted 2/15/06 = \$2,250.00

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

Avesta Housing, Attn. Jay Waterman
307 Cumberland Avenue, Portland, Maine 04101 207-553-7777

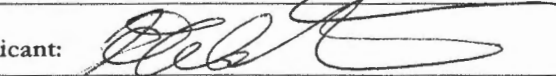
Submittals shall include (9) separate folded packets of the following:

- 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 check list

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; copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

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: 2/15/06
---	---------------

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

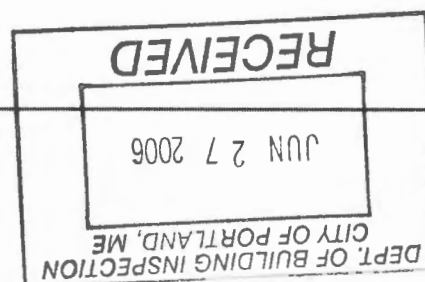
Rick Knowland - FW: FW: question

From: "Patrick Carroll" <pcarroll@carroll-assoc.com>
To: "Rick Knowland" <RWK@portlandmaine.gov>
Date: 06/22/2006 3:21 PM
Subject: FW: FW: question

Rick,

This is the response I got from the mechanical engineer on the project. Appears that there are heat recovery units mounted on the roofs, and they have fans which are enclosed in a housing. Appears to meet the ordinance. No HVAC or chillers will be installed on this project. I can have a more definitive memo prepared if that is still an issue.

Patrick J. Carroll
Carroll Associates
207-772-1552
pcarroll@carroll-assoc.com



From: Rob Michael [<mailto:remmse@maine.rr.com>]
Sent: Thursday, June 22, 2006 12:36 PM
To: Patrick Carroll
Cc: 'Pandica Pleqi'; 'Jay Waterman'
Subject: Re: FW: question

No problem. This is a fan only application and they're encased in a closed housing.
The city is slipping. They made us do 30 db (at night) on the Family Practice Center up on the hill.

Rob

Patrick Carroll wrote:

Will they meet the city noise levels in the B-7 zone (60 db from 7 am to 10 pm; 50 db from 10 pm to 7 am)

Patrick J. Carroll
Carroll Associates
207-772-1552
pcarroll@carroll-assoc.com

From: Rob Michael [<mailto:remmse@maine.rr.com>]
Sent: Thursday, June 22, 2006 11:24 AM
To: Patrick Carroll
Cc: Pandica Pleqi; Jay Waterman
Subject: Re: FW: question

There is no A/C on this project other than possible window units owned by tenants.
We do have a rooftop heat recovery unit on each building but those are fans only and are enclosed.

Rob

Patrick Carroll wrote:

Shed any light on this issue? I did not think we had air conditioning. Do we have roof mounted units anywhere?

Patrick J. Carroll
Carroll Associates
207-772-1552
pcarroll@carroll-assoc.com

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

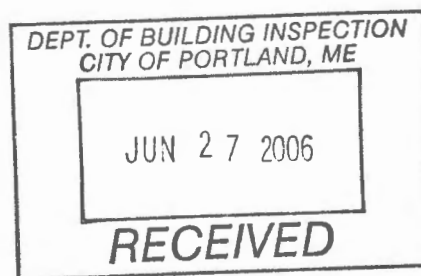
From: Rick Knowland [<mailto:RWK@portlandmaine.gov>]
Sent: Thursday, June 22, 2006 11:05 AM
To: pcarroll@carroll-assoc.com
Subject: question

Pat, Marge Schmuckal has signed-off on zoning issues for pearl place except she needs info on the project air conditioners. Will be units that go on the roof or in back of the buildings? If so she needs info on the noise they would produce. See B-7 zoning (maximum permissible sound levels). Zoning is on the City's web site. Thanks.

--



Rob Michael
MECHANICAL SYSTEMS ENGINEERS, INC.
Royal River Center, Unit #10
10 Forest Falls Drive, Yarmouth, Maine 04096
Tel. (207) 846-1441 * Fax. (207) 846-1443
Voicemail Ext. 212
Mon. - Fri. 7:30 AM to 4:00 PM



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

2006-0035
Application I. D. Number
2/15/2006
Application Date
Pearl Place Reconfiguration
Project Name/Description

Avesta Housing Development
Applicant
307 Cumberland Ave , Portland , ME 04101
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 553-7777 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

210 - 210 Pearl St, Portland, Maine
Address of Proposed Site
026 E001001
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)

64,647 s.f.
Proposed Building square Feet or # of Units Acreage of Site **B5 B-7**
Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots **30** PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$2,250.00** Subdivision Engineer Review Date **2/21/2006**

Zoning Approval Status:

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

Performance Guarantee Required* Not Required

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

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

From: Marge Schmuckal
To: RICK KNOWLAND
Date: 6/21/2006 3:26:41 PM
Subject: Pearl Place -210 Pearl St

Rick,

I have reviewed the most current plans that I received on 6/21/06. This property is located within the B-7 zone. This proposal is meeting the zoning requirements of the B-7 zone. That means that the minimum setbacks are being met along with the minimum and maximum heights, and parking setbacks. All are being met.

It is understood that the parking will be a conditional use approval by the Planning Board.

→ None to be provided per Rick

I would like to ask about air conditioning units. Are there any units that will go on the roof or in the back of the building(s)? If so, I would request that they give us information on the noise that it would produce.

Marge Schmuckal
Zoning Administrator

CITY OF PORTLAND, MAINE

PLANNING BOARD

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

June 28, 2006

Mr. Jay Waterman
Avesta Housing Development Corporation
307 Cumberland Avenue
Portland, ME 04101

Re: Pearl Place (phase one); 210 Pearl Street (Oxford and Lancaster Street)
#2006-0035; CBL #26-E-010

Dear Mr. Waterman:

On June 27, 2006, the Portland Planning Board voted on the following motions for a proposal by Avesta Pearl Street One, LP for a proposed 60 unit residential development in the vicinity of 210 Pearl Street.

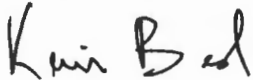
1. The Planning Board voted 5-0 (Anton and Silk recused) that the plan was in conformance with the Site Plan Ordinance of the Land Use Code with the following conditions of approval:
 - i. That the Applicant contribute \$2,400 towards traffic related improvements to the Franklin Arterial to mitigate the impacts of phase one of Pearl Place.
 - ii. That the Applicant submit to the City Arborist for review and approval revised specifications to support the sidewalk tree grates and that the tree grates along Pearl Street be reduced in width.
 - iii. That the Applicant submit final and executed legal documents for Corporation Counsel's review and approval including various agreements between lot one and two; and easement agreement with Chestnut Street parking garage owner for construction and connection to the former Myrtle Street sewer line.
 - iv. That the Applicant submit a revised site plan for review and approval reflecting the review comments of James Seymour (memo dated June 23, 2006) with the exception of the Pearl Street catch basin which shall be constructed in phase two.
 - v. That the site plan be revised reflecting one-way traffic circulation around the two landscaped parking islands.

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. Please schedule any property closing with these requirements in mind.

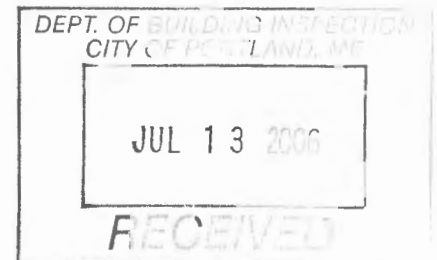
If there are any questions, please contact Richard Knowland at 874-8725.

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
Richard Knowland, Senior Planner
Jay Reynolds, Development Review Coordinator
— Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File
Pat Carroll, Carroll Associates, 75 Market Street, Portland, ME 04101
Winton Scott, Winton Scott Architects, 5 Milk Street, Portland, ME 04101
William Haskell, Gorrill-Palmer Engineers, P.O. Box 1237, Gray, ME 04039



Applicant: Pearl PL
Address: 210 Pearl St

Date: 6/21/06
C-B-L: 26-E1

CHECK-LIST AGAINST ZONING ORDINANCE

06-1496

Date -

Zone Location - B-7

Interior or corner lot -

Proposed Use/Work - Bldg 1 & 2 - 60 residents

Sewage Disposal -

Lot Street Frontage -

Front Yard - \rightarrow Me $\frac{110}{142.33} = 77.28\%$ ok No less than 75% Req

Rear Yard -

Side Yard - } None Req

Projections -

Width of Lot -

Height - "B" height zone - ok 42.63 - Bldg 1
52.42 - Bldg 2
MAX 105' ; 3 floor MAX height

Lot Area - given 44,697 sq ft

Lot Coverage/ Impervious Surface - 100%

Area per Family - No Min

Off-street Parking - is a condition use with PB - but showing 35' back from all streets

Loading Bays - Does NOT apply under the ordinance

Site Plan - # 2006-0035

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 Zone C

Air conditioning units ? N/A per R10



CITY OF PORTLAND, MAINE
Department of Building Inspections

11-14 2005

Received from Environ Services

Location of Work 210 Pearl

Cost of Construction \$ _____

Permit Fee \$ 111

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Demo

CBL: 26 E 1

Check #: 1395

Total Collected \$ 111⁰⁰ / 10

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

PRODUCER Phone: (207) 775-3793 Fax: (207) 775-3691
HOLDEN AGENCY INSURANCE
 PO BOX 10610
 1085 BRIGHTON AVE
 PORTLAND ME 04104

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

CITY CLERK

2007 DEC 17 11:13 Agency Lic# AGR 1995

INSURERS AFFORDING COVERAGE

NAIC #

INSURED

INSURER A: **Acadia Insurance Company**
 INSURER B:
 INSURER C:
 INSURER D:
 INSURER E:

31325

LEDGEWOOD CONSTRUCTION, ET AL
 27 MAIN ST
 SOUTH PORTLAND ME 04106

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY	CPP0140287-13	12/31/07	12/31/08	EACH OCCURRENCE	\$ 1,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 250,000
		CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED. EXP (Any one person)	\$ 5,000
		GEN'L AGGREGATE LIMIT APPLIES PER:				PERSONAL & ADV INJURY	\$ 1,000,000
		<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS-COMP/OP AGG.	\$ 2,000,000
A		AUTOMOBILE LIABILITY	CAP0140375-13	12/31/07	12/31/08	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
		<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
		<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)	\$
		<input type="checkbox"/> HIRED AUTOS					
		<input type="checkbox"/> NON-OWNED AUTOS					
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$
		<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY: EA ACC	\$
						AGG	\$
A		EXCESS / UMBRELLA LIABILITY	CUA0140288-13	12/31/07	12/31/08	EACH OCCURRENCE	\$ 10,000,000
		<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$ 10,000,000
		DEDUCTIBLE					\$
		RETENTION \$ 0					\$
A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	WCA0140289-14	12/31/07	12/31/08	WC STATUTORY LIMITS	OTHER
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT	\$ 250,000
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE-EA EMPLOYEE	\$ 250,000
		OTHER:				E.L. DISEASE-POLICY LIMIT	\$ 500,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/ SPECIAL PROVISIONS
 PROJECT: PEARL PLACE, BLDG. 1 & BLDG. 2. THE CITY OF PORTLAND & AVESTA PEARL STREET ONE, LP (OWNER) ARE NAMED AS ADDITIONAL INSURED WITH RESPECT TO GENERAL LIABILITY BUT ONLY WITH RESPECT TO THE INSURED'S ACTIVITIES. A 10 DAY NOTICE OF CANCELLATION IS PROVIDED FOR NON-PAYMENT OF PREMIUM AS REQUIRED BY MAINE STATUTE.

CERTIFICATE HOLDER

CANCELLATION

CITY OF PORTLAND
 389 CONGRESS STREET
 PORTLAND, ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, IT'S AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Thomas W. Holden
 Thomas W. Holden

Attention:

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.



State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

15182

Sprinkled
Sprinkler Supervised

PEARL PLACE PHASE ONE
Located at: OXFORD STREET
PORTLAND
Occupancy/Use: APARTMENTS

2621

Permission is hereby given to:

AVESTA PEARL STREET ONE

307 CUMBERLAND AVE.
PORTLAND, ME 04101

to construct or alter the afore referenced building according to the plans hitherto filed with the Commisioner and now approved. No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 27 th of March 2006

Dated the 28 th day of September A.D. 2005

Michael P. Cantara

Commissioner

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer
PORTLAND, ME

Hello Mr. Nugent,

From the e-mail that Winton got from you on 10/5/06 it is my understanding that you have not received my responses to your questions which I e-mailed on 9/22/06. I am forwarding that e-mail again in case it got lost. Please see my responses below marked in red.
Please e-mail or call me if you need further information.

Thank you very much for your assistance.

Sincerely,

Pandika Pleqi
Associate

Winton Scott Architects
t. 207-774-4811 ext. 4#
f. 207-774-3083
<http://wintonscott.com>

Begin forwarded message:

From: Pandika Pleqi <ppieqi@wintonscott.com>
Date: September 22, 2006 11:13:31 AM EDT
To: Michael Nugent <MJN@portlandmaine.gov>
Cc: Winton Scott <wscott@wintonscott.com>, Jay Waterman <jwaterman@avestahousing.org>, Aaron Shapiro <AJS@portlandmaine.gov>

Hello Mr. Nugent,

Thank you for your review of the project.

Please see responses marked on red. Also attached please find a sketch of a new 2-hr rated shaft wall that was added by Add. 2 for the chases in Building 2; and a sketch of B1 that shows the analysis of the elevations in regards to the basement status.

Addendum 1 was issued last Monday and 2 will be issued today. You should be receiving both copies for your review.

At this time I am working on completing the application for the general building permit which will follow this submission.

Please e-maill or call if you have further questions or would like more information.

Sincerely

Pandika Pleqi
Associate

Winton Scott Architects
t. 207-774-4811 ext. 4#
f. 207-774-3083
<http://wintonscott.com>

From: "Mike Nugent" <MJN@portlandmaine.gov>
Date: September 17, 2006 2:38:21 PM EDT

5) The mechanical plans do not include fire dampers for duct penetrations that are traditionally in the ceilings. Because the ceilings are required 1 hour fire separation assemblies, fire/smoke dampers are required. Please advise

Whereas the walls and ceilings have one hour ratings and the building is sprinkled no fire dampers are required. The only ceiling penetrations are for the registers and grilles. The ducts themselves are in chases and there are fire dampers present at each floor.

6) The Structural plans submitted are not stamped.

The stamp was unintentionally omitted. If you agree the structural engineer will be available at your schedule to come to the office and stamp the drawings there. Please advise. He will also sign the record sets for Contractor, Owner, Architect and other entities involved.

7) Is emergency power provided for the elevator in building 2 (see section 1007 of the code)

Yes a stand-by generator is provided in the project

8) The **STC** of the tenant separation walls is not shown on Page A9.1 of the plans.

UL DES U327 = STC 50

9) It appears that the chases in building 2 are wall type 2C which is only a one hour rated assembly, because these are 4 story chases, section 707.4 of the IBC requires that these be 2 hour.

This was revised by Addendum 2. See attached sketch ASK4 that was issued with that Addendum

10 There is no UL listing, fire rating or stc for wall type 6 or 8 on page A.9.1, also please provide UL listing w/ fire ratings STC's and IIC's for all floor/ ceiling, roof/ceiling and wall assemblies that are spec's for use in areas required to be fire/sound separated

WALL TYPE 6, 6A, 6B: 2-HR+ (UL DES U914) STC 50+

WALL TYPE 7, 7A, 7B: 2-HR+ (UL DES U905) STC 50+

WALL TYPE 8: 2-HR+ (UL DES U914) STC 50+

these were all indicated in the addendum 2

See Construction Assemblies on Sheets A4.1-A4.5 for fire and sound ratings.