Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 041893

PERMIT ISSUED
FEB 2 3 2005
CITY OF PORTLAND

This is to certify that Young Mens Christian Asso f/WRIGHT RYAN CONST CTIO

has permission to New SRO Multi unit housin

AT 70 Forest Ave 036 G020001

provided that the person or persons rm or ion a epting this permit shall comply with all of the provisions of the Statutes of ine and of the O an es of the City of Portland regulating the construction, maintenance and e of buildings uc ures, and of the application on file in this department.

Apply to Public Works for street line equires such information.

ificatio insp on mus e n and w en perm on proc d ore this lding or rt there s ed or erwis osed-in 4 UR NO QUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. [signature]

Health Dept. ______

Appeal Board ______

Other ______
Department Name

[signature] 2/24/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED
FEB 23 2005
CITY OF PORTLAND

Permit No:	Issue Date:	CBL
04-1853		036 G020001

Location of Construction:	Owner Name:	Owner Address:	Phone:
70 Forest Ave	Young Mens Christian Assoc Of	70 Forest Ave	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone:**
	WRIGHT RYAN CONSTRUCTIO	10 DANFORTH STREET Portland	2077733625
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Commercial	C3Z

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Parking Lot & YMCA Bldgs	~~Commercial~~ / New SRO Multi unit housing on YMCA Complex	$24,846.00	$2,750,000.00	1

contract Zone

FIRE DEPT: ☑ Approved ☐ Denied

Signature:

INSPECTION: Use Group: R2 Type: 2B

2/24/05

Signature:

Proposed Project Description:
New SRO Multi unit housing - 32 DU

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
ldobson	12/20/2004

1.

2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone Panel 13 Zone C	☐ Conditional Use	☐ Requires Review
☒ Subdivision	☐ Interpretation	☐ Approved
☒ Site Plan 2004-0113 Maj ☒ Minor ☐ MM ☐	☐ Approved	☐ Approved w/Conditions
OK with conditions	☐ Denied	☐ Denied
Date: 2/17/05	Date:	Date:

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

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.

✓ Required Submittals per conditions prior to commencement

✓	**Footing/Building Location Inspection:**	Prior to pouring concrete
✓	Re-Bar Schedule Inspection:	Prior to pouring concrete
✓	Foundation Inspection:	Prior to placing **ANY** backfill
✓	Framing/Rough Plumbing/Electrical: (mike collins)	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 a**ny of the inspections do not occur, the project cannot go on to the next **phase, REG**ARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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

Randy Allard — Signature of Applicant/Designee — Date 2/25/05

Jeanne Bourke — Signature of Inspections Official — Date 2/25/05

CBL: 36 G 20 Building Permit #: 04 1853

04-0113
Site Plan

All Purpose Building **Permit** Application

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

Location/Address of Construction: 231 High St. Portland, ME		
Total Square Footage of Proposed Structure: 18,250	Square Footage of Lot: 48,675	
Tax Assessor's Chart, Block & Lot — Chart# 36 Block# 6 Lot# 20	Owner: CCYSRO LP c/o Cumberland County YMCA	Telephone: 207.874.1111
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: 207.874.1111 70 Forest Ave Portland, ME 04101	Cost Of Work: $ 2,150,000.- Fee: $ 24,825.00

Current use: Parking Lot 1080 -

If the location is curr[illegible] was prior use: Multi-unit housing

Approximately how long has it been vacant: 30+ years

Proposed use: Multi-unit housing for Single Resident Occupancy

Project description: operated by the YMCA for affordable housing.

Contractor's name, address & telephone: Wright-Ryan Construction 10 Danforth St. Portland, ME 04101

Who should we contact when the permit is ready: ~~Stephen Schneider~~ RANDY ALLRED

Mailing address: WR Construction, 10 Danforth St. Portland 04101

We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A stop work order will be issued and a $100.00 fee if any work starts before the permit is picked up. PHONE: 207.773.3625

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

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

Signature of applicant: Stephen Schneider as agent for owner Date: 12/20/04

This is NOT a permit, you may not commence **ANY** work until the permit **is issued.**
If you are in a **Historic** District *you* may **be subject** to additional permitting **and** fees **with** the Planning Department on the 4th floor of City Hall

Permit No:	Date Applied For:	CBL:
04-1853	12/20/2004	036 G020001

Location of Construction:	Owner Name:	Owner Address:	Phone:
70 Forest Ave	Young Mens Christian Assoc Of	70 Forest Ave	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	WRIGHT RYAN CONSTRUCT10	10 DANFORTH STREET Portland	(207) 773-3625
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

Proposed Use:	Proposed Project Description:
Commercial / New SRO Multi unit housing for 32 d.u. In the High St side	New SRO Multi unit housing for 32 d.u.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/07/2005

Note: This is under a contract zone - #C-32 **Ok to Issue:** ☐

1) Separate permits shall be required for any new signage.

2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 02/24/2005

Note: **Ok to Issue:** ☑

1) All Planning Department pre-construction conditions must be satisfied prior to the commencement of construction.

2) Information on interior finishes establishing compliance with Chapter 8 of the IBC must be submitted and approved prior to the commencement of construction.

3) In addition to the NFPA 13R fire supression system, the north face on the building must be protected with an interior and exterior water curtain in accordance with **NFPA** 13

4) A Statement of Special Inspections must be provided and approved prior to the commencement of construction.

5) All Units Must be constructed as Type "B" accessible units as prescribed by ANSI 117.1 1998

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 02/08/2005

Note: **Ok to Issue:** ☐

1) the fire alarm system and sprinkler system shall be tested to the appropriate standard and the results submitted to the Portland Fire Department

2) the owner shall reference the city ordinance section-10-4 for special requirements

3) the sprinkler & standpipe system shall be approved by the Portland Fire Department

4) the fire alarm system shall be installed in accordance with NFPA 72 standards

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 06/06/2004

Note: **Ok to Issue:** ☑

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Barbara Barhydt **Approval Date:** 06/22/2004

Note: **Ok to Issue:** ☐

1) 8. [Warningsigns both at the crosswalk and in advance of the crosswalk shall be coordinated with the City Traffic Section. This coordination shall include both the identification of sign type and the location of the signs.

2) 7. The crosswalk width should be 8 feet and not 6 feet.

PERMIT ISSUED
FEB 23 2005
CITY OF PORTLAND

Location of Construction:	Owner Name:	Owner Address:	Phone:
70 Forest Ave	Young Mens Christian Assoc Of	70 Forest Ave	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	WRIGHT RYAN CONSTRUCT10	10 DANFORTH STREET Portland	(207) 773-3625
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

PERMIT ISSUED

FEB 2 3 2005

CITY OF PORTLAND

Memorandum

To: Guy Labrecque

From: **Mike** Nugent

Date: 2/3/2005

Re: 70 Forest Ave. YMCA SRO (036 G020)

Please fill out these Certification forms. (You used the old ones!) Also pay particular attention to the Federal Fair Housing language.

Also need a Statement of Special Inspections and a Geotechnical report for the project.

Permit review cannot commence without these.

CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress **St.,** Room **315**
Portland, **Maine 04**101

ACCESSIBILITY CERTIFICATE

Designer: _____

Address of Project: _____

Nature of Project: _____

_____

_____

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: _____

Title: _____

(SEAL)

Firm: _____

Address : _____

_____

Phone: _____

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

CITY OF PORTLAND
BUILDING CODE CERTFICATE
389 Congress St., Room 315
Portland, Maine 04 101

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

FROM: _____

RE: Certificate of Design

DATE: _____

These plans and / or specifications covering construction work on:

_____

_____

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: _____

Title: _____

Firm: _____

Address: _____

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.

CURTIS WALTERSTEWART
Architects

434 Cumberland Avenue
Portland ME 04101-2325

Benedict B. Walter, Vice President
Phone: 207.774.4441
Fax: 207.774.4016
E-mail: BWalter@CWSarch.com

February 4,2004

Mike Nugent
Inspection Services Manager
Housing & Neighborhood Services
Planning & Development Department
Room 315
City of Portland
389 Congress Street
Portland, ME 04101

Re: Fair Housing Certification
YMCA Apartments at 231 High Street
Portland, Maine

Dear Mike,

To the best of my professional experience and knowledge, the **plans** and specifications for the above referenced project were **designed** to comply with the architectural design guidelines requirements of the **ADA,** the Federal Fair Housing Act, the Maine **Human** Rights Act, the **NFPA** Life Safety **Code, the BOCA** Building Code and all other applicable design codes.

The plans have been reviewed for Barrier Free accessibility and have received a Fire Marshal's Construction Permit from the State of Maine.

Very truly yours,

CURTIS WALTER STEWART ARCHITECTS

Benedict B. Walter, Architect
Vice President

CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: CWS Architects - Guy T. Labrecque, Jr.

Address of Project 231 High Street - Portland

Nature of Project New Apartment Building

Date 12/10/04

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)

Signature

Title Architect

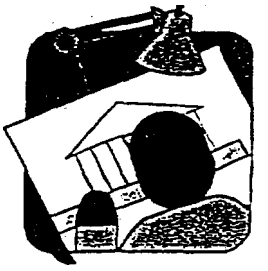
Firm CWS Architects

Address 434 Cumberland Avenue

Portland, Maine 04101

Telephone 774-4441

LICENSED ARCHITECT
GUY
T
LABRECQUE, JR.
No. 2568
STATE OF MAINE



CITY OF **PORTLAND** MAINE

383 Congress St., Rm 315
Portland, ME 04101
Tel. - 207-874-8704
Fax - 207-871-8716

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

FROM DESIGNER: CWS Architects - Guy T. Labrecque, Jr.

434 Cumberland Avenue Portland, Maine 04101

DATE: 12/10/04

Job Name: YMCA Apartments

Address of Construction: 231 High Street - Portland

THE *BOCA* NATIONAL BUILDING CODE/1999 FourteenthEDITION

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

Building Code and Year IBC 2003 Use Group Classification(s) R-2

Type of Construction 3B Bldg. Height 43'-0" Bldg. Sq. Footage 4,194/Floor

Seismic Zone II/Aa=0.1/Av=0.1 Group Class II

Roof *Snow Load Per Sq. Ft.* 42 Dead Load Per Sq. Ft. 70

Basic Wind Speed (mph) 100 Effective Velocity Pressure Per Sq. Ft. 28

Floor Live Load Per Sq. Ft. (40 Units), (100 Stairs & Corridors)

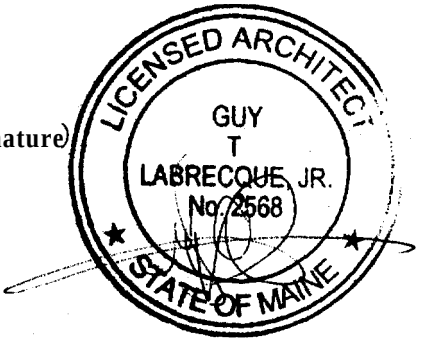
Structure has full sprinkler system? Yes Yes No ____ Alarm System? Yes Yes No ____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes—No Nn

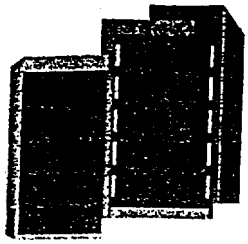
If mixed use, what subsection of 313 is being considered N/A

List *Occupant loading* for each room or space, designed into this Project.
Apartments, Office, Laundry Room, Mechanical Room

(Designers Stamp & Signature)



PSH 6/07/2K



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

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

FROM: **CWS Architects - Guy T. Labrecque, Jr.**
434 **Cumberland Avenue Portland, Maine** *04101*

RE: Certificate of Design

DATE: 12/10/04

These plans and/or specifications covering construction **work** on:

YMCA Apartments at *231* **High Street**

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

(SEAL)

LICENSED ARCHITECT
GUY
T
LABRECQUE, JR.
No. 2568
STATE OF MAINE

Signature _____

Title **Architect**

Firm **CWS Architects**

Address 434 **Cumberland Avenue**
Portland, Maine *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.

PSH 6/20/2k

YMCA 1/16/03

off High St

R-6 Zone

5th floor? [illegible] encouraged

masonry clad
fully sprinkler

HIGH ST. ELEVATIONS

4 stories
8 units per floor

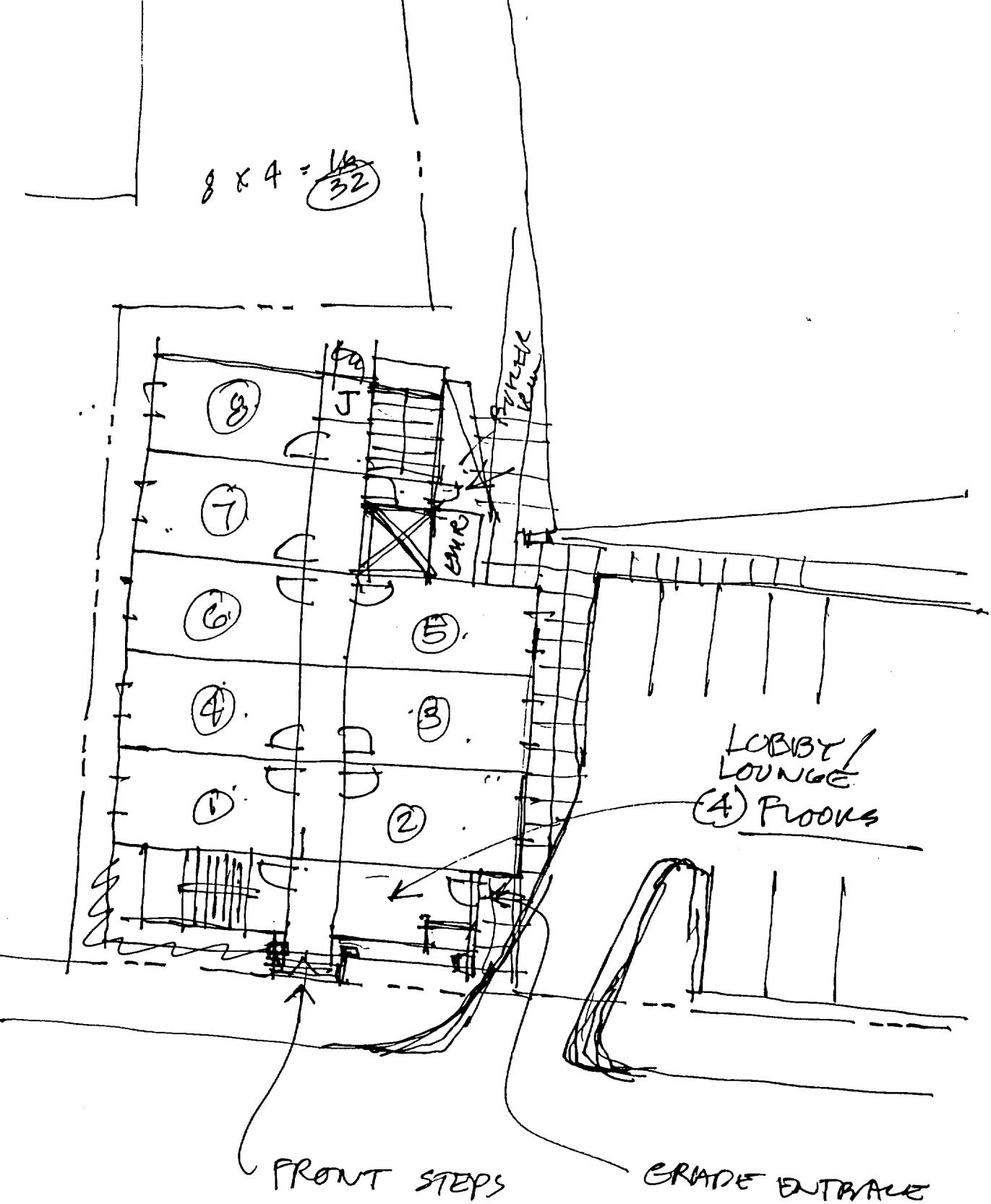
need a "Y" for the other rooms
$100/MO

$518 rent/mo
request to sign a 6 mo lease

will pay property taxes

presently 86 units in the "Y"

City will write a soft core letter



SITE SKETCH
1:20'-0"

High Sheet

YMCA SRO with Kitchenettes 1/16/03 cy ft sqe

SOURCES AND USES OF FUNDS

SOURCES OF FUNDS	Permanent	Construction Period	Terms/Comments Rate	Term	Payment
Amortizing Debt					
Subtotal Amortizing Debt					-
Non Amortizing Debt					
City of Portland/CDBG or HO LE	150,000	150,000	0.0%	30	0.00
MSHA Rental Loan Program	600,000	600,000	0.0%	30	0.00
FHLB AHP	313,000	313,000	0.0%	30	0.00
Subtotal Debt	1,063,000	1,063,000			
Construction Loan		1,816,000			
Total Debt Financing	1,063,000	2,879,000			
Developer Fee Payable	112,500				
Net Syndication Proceeds	2,410,075				
TOTAL SOURCES	3,585,575	2,879,000			

USES OF FUNDS	Total	Construction Period
Acquisition/Demo	285,000	285,000
Construction	2,228,500	2,228,500
Professional services	147,500	147,500
Interim Costs	97,500	97,500
Financing Fees	3,000	3,000
Other Soft Costs	57,500	57,500
Development Fee	450,000	60,000
Reserves	294,800	
TOTAL USES	3,563,800	2,879,000
DEVELOPMENT CONTINGENCY (GAP)	**21,775**	-

Prepared by MHIF

YMCA SRO

Operating Income & Expense				
Effective Gross Income			**Monthly**	**Annual**
Gross Potential Rental Income	32	$ 518.00	16,576	198,912
Plus Laundry, Other Income				
Less Vacancy & Collection Loss		7.0%	(1,160)	(13,924)
Effective **Gross** Income			15,416	184,988

Annual Expenses	Per Unit	Total
ADMINISTRATIVE EXPENSES	**Annual**	
Management Fee	$ 480	$ 15,360
Legal	$ 47	$ 1,500
Audit	$ 119	$ 3,800
Marketing	$ 8	$ 250
Site Manager	$ 328	$ 10,500
Other	$ 63	$ 2,000
Subtotal Administrative	$ 1,044	$ 33,410
OPERATING EXPENSES		
Water/Sewer	$ 194	$ 6,200
Electric	$ 484	$ 15,500
Heat/HW	$ 563	$ 18,000
Trash Removal	$ 109	$ 3,500
Other	$ 38	$ 1,200
Subtotal Operatitig	$ 1,388	$ 44,400
MAINTENANCE		
Building Maintenance	$ 375	$ 12,000
Supplies/Exterminating	$ 47	$ 1,500
Painting/Decorating	$ 125	$ 4,000
Grounds	$ 63	$ 2,000
Snow Removal	$ 234	$ 7,500
Janitorial	$ 188	$ 6,000
Subtotal Maintenance	$ 1,031	$ 33,000
GENERAL EXPENSES		
Property taxes	$ 1,000	$ 32,000
Insurance	$ 375	$ 12,000
Other	$ -	$
Subtotal General	$ 1,375	$ 44,000
REPLACEMENT RESERVE	$ 400	$ 12,800
TOTAL BUDGETED EXPENSES	$ 5,238	$ 167.610

Net Income Calculation	Annual
Net Operating Income	$ 17,378
Debt Service	$
Cash Flow	$ 17,378
Debt Service Coverage	**N/A**

YMCA SRO

PROJECT DEVELOPMENT PRO FORMA

Development Budget	Cost	LIHTC Basis	Notes
ACQUISITION/DEMOLITION			
Land	85,000		
Structures	100,000		
Demolition	100,000		
Subtotal Acquisition/Demo	285,000		$9,500 land cost per unit
CONSTRUCTION			
Construction	I.980.000	1,980,00(	8,000 @ $110/sf
Furnishings	60,000	60,00(	
Site Work			
Off Site Improvements			
Permits & Fees	40,000	40,00(	
Construction Contingency	148,500	148,50(	7.5%
Subtotal Construction	2,228,500	2,228,50(	
PROFFESSIONAL SERVICES			
Architect	100,000	100,00(	
Engineer/Survey	30,000	30,00(	
Accounting/ Cost certification	5,000	5,00(	
Real Estate Attorney	12.500	12,50(	
Subtotal Prof. Services	147.500	147,50(	
INTERIM COSTS			
Constr. Loan Orig. Fee	7.500	7,50(	
Construction Legal & Inspection	15,000	15,00(	
Construction Interest	60,000	60,00(	
Construction Taxes & Insurance	15,000	15,00(	
Subtotatal Interim Costs	97.500	97,50(	
FINANCING EXPENSES			
Perm. Loan Orig. Fee	3,000		
Permanent Loan Legal			
Subotal Financing	3,000		
OTHER SOFT COSTS			
Property Appraisal	4,000	4,00(	
Market Study			
Environmental/Geotech Report	3,500	3,50(	
Tax Credit Fees	10,000	10,000	
Title Insurance & Recording	10,000	10,000	
Organizational (L.P.)	10,000		
Relocation	5,000	5,000	
Soft Cost Contingency	15,000	15,000	
Subtotal Other	57.500	47,500	
DEVELOPER'S FEES			
Developer's Ovhd. & Profit	420,000	420,000	13.36%
Consultant	30,000	30,000	
Subtotal development fees	450,000	450,000	14.45%
PROJECT RESERVES			
Rent up Reserve/Working Capital	15.000		
Marketing			
Transition/Services Rcscrvc	150,000		
Operating Reserve	80,000		
Replacement Reserve	19,800		
'repaid Taxes & Insurance	22,000		
'repaid Monitoring	8,000		
Subtotal Reserves	294,800		
TOTAL DEVELOPMENT COST	3,563,800	2,971,000	
ELIGIBLE BASIS		2,971,000	
APPLICABLE FRACTION	100.00%		
QUALIFIED BASIS		2,971,000	
LESS HISTORIC TAX CREDIT			
LESS FEDERAL GRANTS (CofC)			
TOTAL ELIGIBLE BASIS		2.971,000	
QUALIFIED CT ADJUSTMENT	130%	3,862,300	
CREDIT PERCENTAGE		8.00%	
ANNUAL LIHTC ELIGIBLE		308,984	
ANNUAL LIHTC ALLOCATED		308,984	
NET PROCEEDS	0.78	2,410,075	
per unit TDC	$118,793		

Prepared **by** MHlF

FROM DESIGNER: Mark F. Leasure - L&L Engineering

DATE: 2-4-05

Job Name: YMCA SRO

Address of Construction: 231 High Street

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) II

Type of Construction ~~2B~~ 2B - ok 2/23/05

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

Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3)

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

STRUCTURAL DESIGN CALCULATIONS

YES — 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
UNITS	40 PSF
CORRIDORS	100 PSF
STAIRS & EXITS	100 PSF

Wind loads *(1603.1.4, 1609)*

- 1609.1.1 — Design option utilized *(1609.1.1, 1609.6)*
- 100 PSF — Basic wind speed *(1808.3)*
- I/1.0 — Building category and wind Importance factor, I_w *(Table 7604.6, 1609.5)*
- B — Wind exposure category *(1609.4)*
- ± 0.18 — Internal pressure coefficient *(ASCE 7)*
- 24/40 — 25/50 — Component and cladding pressures *(1609.1.1, 1609.6.2.2)*
- 32 PSF — Main force wind pressures *(1609.1.1, 1609.6.2.1)*

Earthquake design data *(1603.1.5, 1614 - 1623)*

- IBC 03 — Design option utilized *(1814.1)*
- II — Seismic use group ("Category") *(Table 1604.5, 1616.2)*
- SDS=.296/SDI=.113 — Spectral response coefficients, S_{DS} & S_{D1} *(1615.1)*
- C — Site class *(1615.1.5)*

- NONE — Live load reduction *(1603.1.1, 1807.9, 1607.10)*
- N/A — Roof live loads *(1603.1.2, 1607.11)*

Roof snow loads *(1603.1.3, 1608)*

- 50 — Ground snow load, P_g *(1608.2)*
- 42 — If P_g > 10 psf, flat-roof snow load, P_f *(1608.3)*
- 0.9 — if P_g > 10 psf, snow exposure factor, C_e *(Table 1608.3.1)*
- II — If P_g > 10 psf, snow load Importance factor, I_s (Table *1604.5)*
- 1.0 — Roof thermal factor, C_t *(Table 1608.3.2)*
- N/A — Sloped roof snowload, P_s *(1608.4)*
- B — Seismic design category *(1676.3)*
- IJ. — Basic seismic-force-resisting system *(Table 1617.6.2)*
- 1 1/2/ 1 1/4 — Response modification coefficient, *R*, and deflection amplification factor, C_d *(Table 1617.6.2)*
- ASCE 9.5.5 — Analysis procedure *(7616.6*
- 98K — Design base shear *(1617.4,*

Flood loads *(1603.1.6, 1612)* — flood hazard area *(1612.3)*

- 62.5 — Elevation of structure

Other loads

- 0 — Concentrated loads *(1607.4)*
- 0 — Partition loads *(1607.5)*
- 0 — Impact loads (7607.8)
- 0 — Misc. loads (*Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)*

FRONT BUILDING ELEVATION FROM HIGH STREET

From: "Benedict B. Walter" <bwalter@cwsarch.com>
To: <BAB@portlandmaine.gov>
Date: Thu, Mar 4, 2004 5:38 PM
Subject: YMCA Height Exhibit

Barbara,

This is where we are at today in terms of building height vs. mean average grade around the building. As I mentioned, we may need to raise the building F/F height if there are pricing concerns with the structural system we are proposing. In such a case, the building height would increase by 12" per floor, or a total of 4' above the first floor finish grade. Therefore, we would like to preserve this option in the contract zone. Thus I suggest a 50' height limit would be sufficient, assuming my methods of measuring height are correct.

Ben

Ben Walter, CWS Architects
Tel: (207) 774-4441 Fax: (207) 774-4016
www.CWSarch.com

CC: "Cyrus Hagge" <Chagge1@maine.rr.com>

From: Marge Schmuckal
To: Barbara Barhydt
Date: Fri, Mar 5, 2004 11:27 AM
Subject: YMCA

Barbara,
I received a copy of the average building height. The current R-6 regulations state the maximum building height is 45 feet. The building height is a vertical measurement from grade to the highest point of the roof beams in flat roofs. The grade may be averaged to determine the grade measuring point. Roof structures such as stair towers, elevator towers, or HVAC housings may extend higher without regard to the maximum building height. The current proposal meets the maximum 45 feet height requirement.

If the applicant wishes to be higher than required by ordinance, then it should be included within the contract zone.

Marge Schmuckal
Zoning Administrator

CC: **PENNY LITTELL**

From: Marge Schmuckal
To: Barbara Barhydt
Date: Mon, Mar 1,2004 9:04 AM
Subject: YMCA

Barbara,
I have not heard from Penny one way or another. I am satisfied with my memo. You will have to check with here directly on her thoughts about it.
Marge

2/1/04

Marge

Did Ronna your name on the YMCA. I haven't given it to Cyrus yet. I'm waiting for your nod —

Thanks

Barbara

From: Barbara Barhydt
To: Ben Walter; Cyrus Hagge; Jim Seymour
Date: Mon, Jan 3,2005 10:53 AM
Subject: YMCA

Good morning:

Marge mentioned that the YMCA plans have been submitted for a building permit. I am attaching the approval letter for site plan and subdivision review, which includes specific conditions for your project and the City's standard conditions, such as the performance guarantee. We need to finalize these conditions before a building permit can be issued. If you have questions, please contact me.

I believe you have MSHA financing, so it is our experience that performance guarantees cannot be granted by them until you have your building permit and closing. In the past we have issued a conditional building permit that limits you from doing any work until the performance guarantee with the City is in place. We request that you submit the paperwork for the performance guarantee, so the amount and language for the agreement is agreed upon. I am attaching the language for a performance guarantee and the cost estimate form.

Thank you.

Barbara

cc: Alex Jaegerman; Jay Reynolds; Marge Schmuckal; ...

Applicant: YMCA Date: 2/7/05

Address: 70 Forest AVE (new bldg) C-B-L: 36- G-020
(231 High St)

CHECK-LIST AGAINST ZONING ORDINANCE permit #04-1853

Date - Existing Development

Zone Location - C32 contract zone

Interior or corner lot -

Proposed Use/Work - to construct New 32 units Single Room Occupancy
(Existing 86 rooming units in original Bldg)

Sewage Disposal - City

Lot Street Frontage - 50' min req - 310' on High St

Front Yard - None req per contract

Rear Yard - 5' min req - 6.5' scaled

Side Yard - 5' min req - 6' Scaled

Projections -

Width of Lot - 50' min req - 310' shown

Height - 55' min req - 43' scaled

Lot Area - No min req. per contract - ~~44,385~~ 55,137 sf remain - given OK

Lot Coverage/Impervious Surface - 100% ~~Allowed~~ per contract

Area per Family - 450 sq ft per DU = 450 x 32 = 14,400 sf

Off-street Parking - min 30 parking spaces on site per contract - shows 30 on site
and at a min. 11 spaces at an off site lot (currently on Sherman St)

Loading Bays - N/A

Site Plan - major & Subdivision # 2004-0113

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

open space ratio → None req

min shown
SRO DU size = 14' x 24 = 336 sf

min size unit = 250 sf OK

240
30
310

From: Marge Schmuckal
To: Barbara Barhydt
Date: Thu, Dec 23, 2004 3:45 PM
Subject: YMCA

Barbara,
I have a permit application for the new "Y" SROs. Can I get a copy of the contract and the stamped, approved site plan.

Thank you,
Marge

CC: Sarah Hopkins

CURTIS WALTER STEWART
A r c h i t e c t s

434 Cumberland Avenue
Portland ME 04101-2325

Benedict B. Walter, Vice President
Phone: 207.774.4441
Fax: 207.774.4016
E-mail: BWalter@CWSarch.com

February 4,2004

Mike Nugent
Inspection Services Manager
Housing & Neighborhood Services
Planning & Development Department
Room 315
City of Portland
389 Congress Street
Portland, ME 04101

Re: Fair Housing Certification
YMCA Apartments at 231 High Street
Portland, Maine

Dear Mike,

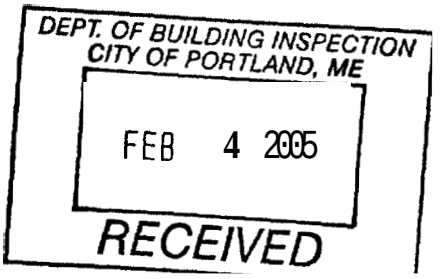
To the best of my professional experience and knowledge, the plans and specifications for the above referenced project were designed to comply with the architectural design guidelines requirements of the **ADA,** the Federal Fair Housing Act, the Maine Human Rights Act, the NFPA Life Safety Code, the BOCA Building Code and all other applicable design codes.

The plans have been reviewed for Barrier Free accessibility and have received a Fire Marshal's Construction Permit from the State of Maine.

Very truly yours,

CURTIS WALTER STEWART ARCHITECTS

Benedict B. Walter, Architect
Vice President



CUS

FAX TRANSMITTAL

CURTIS WALTER STEWART
ARCHITECTS
434 Cumberland Ave.
Portland ME 04101-2325
(207)-774-4441

DATE: **12/28/04**	JOB NO: 03407.sho
ATTENTION: **Mike Nugent**	
RE: YMCA – SRO	
# of sheets following: ()	

36 620

City of Portland Code Enforcement and Plans Review

WE ARE SENDING **YOU** Attached under separate cover via _____ the following items:

☐ Submittals ☐ Prints ☐ Sketches ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change Orders ☐ _____

COPIES	DATE	# Of Page.	DESCRIPTION
1			Specification PDF's
1			Masonry relieving angle revision information

THESE ARE TRANSMITTED as checked below:

■ For approval ☐ Approved as submitted ☐ Resubmit____copies for approval
☐ For your use ☐ Approved **as** noted ☐ Submit_____copies for distribution
■ As requested ☐ Returned for corrections ☐ Return _____corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE_____ ☐ PRINTS RETURNED AFTER LOAN TO **US**

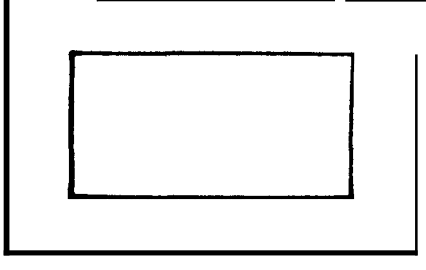
REMARKS:

Mike,

Enclosed, you will find the requested specifications in PDF format. Will this be an on-going request for future project submissions? We have also completed a study of the relieving angle requirements for the masonry veneer and have determined that the angle is not necessary. Thus, we have deleted it from the scope of work. I have copied you with the review done by L&L. Feel free to give me a call with any questions or concerns.

COPY TO: File

SIGNED
Guy Labrecque Guy LABRECQUE



CITY OF PORTLAND
BUILDING CODQ CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04 101

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
FEB 4 2005
RECEIVED

ACCESSIBILITY CERTIFICATE

Designer: Guy Labrecque - CWS Architects

Address of Project: 231 High Street

Nature of Project: New Apartment Building

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL) LICENSED ARCHITECT GUY T LABRECQUE, JR. NO. 2508 STATE OF MAINE

Signature:

Title: Vice-president

Firm: CWS Architects

Address: 434 Cumberland Ave.,
Portland, ME 04101

Phone: (207) 774-4441

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

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

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
FEB 4 2005
RECEIVED

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

FROM: Guy Labrecque - CWS Architects

RE: Certificate of Design

DATE: 12/10/04

These plans and / or specifications covering construction **work** on:

YMCA Apartments at 231 High Street.

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) LICENSED ARCHITECT GUY T LABRECQUE, JR. STATE OF MAINE

As per Maine State Law:

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

Signature:

Title: Vice-President

Firm: CWS Architects

Address: 434 Cumberland Ave.
Portland, ME 04101

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
Six Q Street
South Portland, ME 04106
Phone: (207)767-4830
Fax: (207)799-5432

December 21, 2004

Mr. Ben Walter
Curtis Walter Stewart Archftects
434 Cumberland Avenue
Portland, Maine 04101

Subject: YMCA SRO Relieving Angle and Anchored Veneer

Dear Mr. Walter

We have completed our analysis of the in-plane deflection of the masonry shear walls running perpendicular to High Street for the above mentioned project. As stated in IBC 2003 the exterior veneer system with metal stud backup shall be design in accordance with ACI 530, Section 6. This sections prescriptive approach states that the limiting height for veneer anchored to metal stud backup is thirty feet. There is no limiting height for veneer anchored to masonry backup. In further reviewing this section the designer is allowed to use either an "Alternative design method" or a "Prescriptive design method." The alternative design method is when rational engineering analysis is used to determine the performance of the anchored veneer. The prescriptive design method is used when a rational approach is not used and the design is based on the performance of structures previously constructed over the past several years.

Our concern regarding the removal of the relieving angle at the third floor is will the movement of the structure affect the masonry veneer during a hurricane or seismic event. Our analysis indicates that the maximum movement at the top of the 8" cmu shear walls perpendicular to High Street which brace the building is less than 1/16" under full static load. In addition if the relieving angle is removed then the masonry compressive stress at the base of the veneer is 35.2 psi (the allowable stress is 150 psi with out inspection and 300 psi with inspection). Therefore the bearing stress is within allowable limits.

The analysis approach is attached for your use. We have also included excerpts from ACT 530, as well as, the formula and graphs used to generate the deflections. You can see from the calculations that the movement of the building relative to the anchored veneer is negligible. Therefore, based on the analysis results the angle can be eliminated and the veneer will perform adequately. Also note that the shear walls running parallel to High Street have a larger H/d ratio and therefore the building is much stiffer in that direction. However, this is somewhat a moot point since there is no height limitation on veneer anchored to masonry backup.

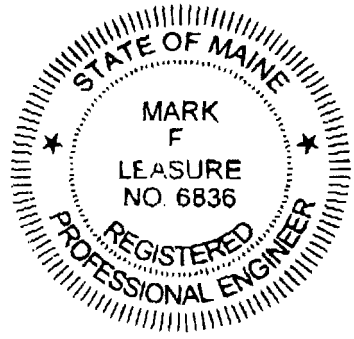
If you have any questions or comments, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.

Mark F Leasure

Mark F. Leasure, P.E.
Principal



CHAPTER 6
VENEERS

6.1 — General

6.1.1 *Scope*

6.1.1.1 This chapter covers the requirements for design and detailing of anchored masonry veneer and its anchors and of adhered veneer. The veneer is not subject to the allowable flexural tensile stress limitations of Section 2.2.

6.1.1.2 For masonry designed in accordance with this Chapter, the requirements of Section 1.2.2(c) shall not apply. Thus, the inclusion of specified compressive strength of masonry in the contract documents is not required for masonry designed in accordance with this chapter.

6.1.1.3 All materials and construction shall comply with Section 1.15, except that Articles 1.4 and 3.4 D of ACI 530.1/ASCE 6/TMS 602 shall not apply to any veneer and Articles 3.2 F and 3.3 B shall not apply to adhered veneer.

6.1.1.4 Anchored veneer shall meat the requirements of Section 6.1.2 and shall be designed rationally by Section 6.3.1 or detailed by the prescriptive requirements of Section 6.2.2.

6.1.1.5 Adhered veneer shall meet the requirements of Section 6.1.2 and shall be designed rationally by Section 6.3.1 or detailed by the prescriptive requirements of Section 6.3.2. Section 1.11 shall not apply to adhered veneer.

6.1.1.6 Dimension stone veneer is not covered under this Code. Any such system shall be considered a Special System and submitted accordingly to the Building Official.

6.1.2 *General design requirements*

6.1.2.1 Design and detail the backing system of exterior veneer to resist water penetration. Exterior sheathing shall be covered with a water-resistant membrane unless the sheathing is water resistant and the joints are scaled.

6.1.2.2 Design and detail flashing and weep holes in exterior veneer to divert water to the exterior. Weepholes shall be at least $^3/_{16}$ in. (4.8 mm) in diameter and spaced less than 33 in. (838 mm) on center.

6.133 Design and detail the veneer to accommodate differential movement.

6.2 — Anchored veneer

63.1 *Alternative design of anchored masonry veneer*

The design of anchored veneer is permitted under Section 1.3. The alternative design method shall have the following conditions:

(a) Loads shall be distributed through the veneer to the anchors and the backing using principles of mechanics.

(b) Out-of-plane deflection of the backing shall be limited to maintain veneer stability.

(c) All masonry, other than veneer. shall meet the appropriate provisions of Chapter 1 and Sections 2.1 and 2.2; or Chapter 1 and Sections 2.1 and 2.3; or Chapter 1, Section 2.1, and Chapter 5.

(d) The veneer is not subject to the provisions of Section 2.2.

(e) The provisions of Sections 6.1.1, 6.1.2, 6.2.2.9, and 6.2.2.10 shall apply.

63.2 *Prescriptive requirements for anchored masonry veneer*

6.2.2.1 Prescriptive requirements for anchored masonry veneer shall not be used in areas where the velocity pressure exceeds 25 lb/ft^2 (1 197 Pa) as defined in ASCE 7.

6.2.2.2 Connect anchored veneer to the backing with anchors that comply with Section 6.2.2.5 and Article 2.4 of ACI 530.1/ASCE 6/TMS 602.

6.2.2.3 *Vertical support of anchored masonry veneer*

6.2.2.3.1 The weight of anchored veneer shall be supported vertically on concrete or masonry foundations or other noncombustible structural supports, except as permitted in Sections 6.2.2.3.1.1 and 6.2.2.3.1.4.

6.2.2.3.1.1 Anchored veneer is permitted to be supported vertically by preservative-treated wood foundations. The height of veneer supported by wood foundations shall not exceed 18 ft (5.49 m) above the support.

6.2.2.3.1.2 Anchored veneer with a backing of wood framing shall not exceed the height above the noncombustible foundation given in Table 6.2.2.3.1.

6.2.2.3.1.3 If anchored veneer with a backing of cold-formed steel framing exceeds the height above the noncombustible foundation given in Table 6.2.2.3.1, the weight of the veneer shall be supported by noncombustible construction for each story above the height limit given in Table 6.2.2.3.1.

Table 6.2.2.3.1 — Height limit from foundation

Height at plate, ft (m)	Height at gable, ft (m)
30 (9.14)	38 (11.58)

6.1.1.5 Adhered veneer differs from anchored veneer in its means of attachment. The designer should consider conditions and assumptions given in Code Section 6.3.1 when designing adhered veneer.

6.1.1.6 Dimension stone veneer should be covered as a Special System of Construction, under Code Section 1.3.

6.1.2 *General design requirements*

Water penetration through the exterior veneer is expected. The wall system must be designed and constructed to prevent water from entering the building.

The requirements given here and the minimum air space dimensions of Sections 6.2.2.6.3, 6.2.2.7.4, and 6.2.2.8.2 are those required for a drainage wall system. Proper drainage requires weep holes and a clear air space. It may be difficult to keep a 1 in. *(25 mm)* air space free from mortar bridging. Other options are to provide a wider air space, a vented air space, or to use the rain screen principle.

6.2 — Anchored veneer

6.2.1 *Alternative design of anchored masonry veneer*

There are no rational design provisions for anchored veneer in any code or standard. The intent of Section 6.2.1 is *to* permit the designer to use alternative means of supporting and anchoring masonry veneer. See Commentary Section 6.1.1 for conditions and assumptions to consider. The designer may choose to not consider stresses in the veneer or may limit them to a selected value such as the allowable stresses of Section 2.2, the anticipated cracking stress, or some other limiting condition. The rational analysis used to distribute the loads must be consistent with the assumptions made. See Commentary Section 6.2.2.5 for information on anchors.

The designer should provide support of the veneer; control deflection of the backing; consider anchor loads, stiffness, strength and corrosion; water penetration; and air and vapor transmission.

6.2.2 *Prescriptive requirements for anchored masonry veneer*

The provisions are based on the successful performance of anchored masonry veneer. These have been collected from a variety of sources and reflect current industry practices. Changes result from logical conclusions based on engineering consideration of the backing, anchor, and veneer performance.

6.2.2.3 *Vertical support of anchored masonry veneer* — These requirements are based an current industry practice and current model building codes. Support does not need to occur at the floor level; it can occur at a window head or other convenient location.

The full provisions for preservative-treated wood foundations are found in the National Forest Products Association Technical Report 7.[6.9]

There are no restrictions on the height limit of veneer backed by masonry or concrete, nor are there any requirements that the veneer weight be carried by intermediate supports. The designer should consider the effects of differential movement *on* the anchors and connection of the veneer to other building components.

6.2.2.5 *Anchor requirements* — It could be argued that the device between the veneer and its backing is not an anchor as defined in the Code. That device is often referred *to* as a tie. However, the *term* anchor is used because of the widespread use of anchored veneer in model building codes and industry publications, and the desire to differentiate from tie as used in other chapters.

U.S. industry practice has been combined with the requirements of the Canadian Standards Association[6.10] to produce the requirements given. Each anchor type has physical requirements that must be met. Minimum embedment requirements have been set for each of the anchor types to ensure load resistance against push-through or pull-out of the mortar joint. Maximum air space dimensions are set in Sections 6.2.2.6 through 6.2.2.8.

There are no performance requirements for veneer anchors in previous codes. Indeed, there are none in the industry. Tests on anchors have been reported[6.4, 6.11]. Many anchor manufacturers have strength and stiffness data for their proprietary anchors.

Veneer anchors typically allow for movement in the plane of the wall but resist movement perpendicular to the veneer. The mechanical play in adjustable anchors and the stiffness *of* the anchor will influence load transfer between the veneer and the backing. Stiff anchors with minimal mechanical play provide more uniform transfer of load, increase the stress m the veneer, and reduce veneer deflection.

The anchors listed in 6.2.2.5.6.1 are thought to have lower strength or stiffness than the more rigid plate-type anchors. Thus fewer plate-type anchors *are* required. These provisions may result in an increase in the number of anchors required when compared to the editions of the BOCA and SBCCI model building codes published in 1993 and 1991, respectively.[6.12, 6.13] The number of anchors decreases in low seismic zones from the requirements in the UBC.[6.14] Anchor spacing is independent of backing type.

Anchor frequency should be calculated independently for the wall surface in each plane. That is, horizontal spacing of veneer anchors should not be continued from one plane of the veneer to another.

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
Six Q Street
South Portland, Maine 04106
Phone: (207) 767-4830
Fax: (207) 799-5432
e_mail: mleasure@ll-eng.com

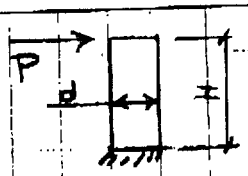
PROJECT YMCA

SHEET NO. 200 OF

CALCULATED BY: MFL DATE 12-21-04

CHECKED BY DATE

RELEIVING & REVIEW



$\Sigma\Delta$ for Cant

$H = 9.34'/FLR$ $\quad H/d = 0.61$

$d = 15.34'$

$\Delta_c = 0.333\left(H/d\right)^3 + 0.25\left(H/d\right)$ (includes shear & bending deformation)

∴

FLOOR	Δ_c (P=1000# PER CHART)
R	0.228" ← AS INDICATED IN GRAPH
4	"
3	"
2	"
1 - SOG	

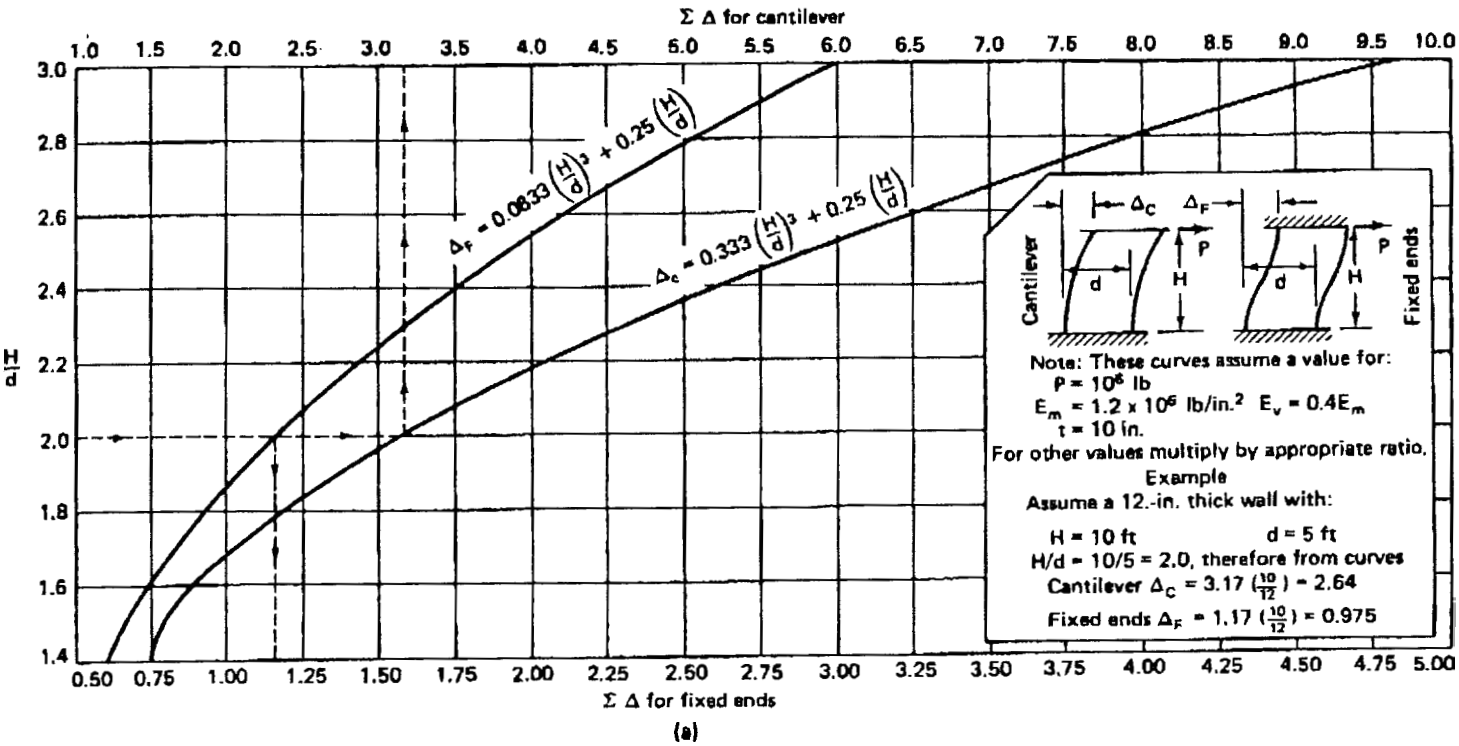
ACTUAL SHEAR FORCE / THOSE USED TO PRODUCE THE GRAPH

∴

FLOOR	LOAD RATIO	Δ_c' (mev) = Δ_c (RATIO)
R	0.0092	0.0021
4	0.0077	0.0018
3	0.0051	0.0012
2	0.0026	0.0006
1	SOG	0.0057"

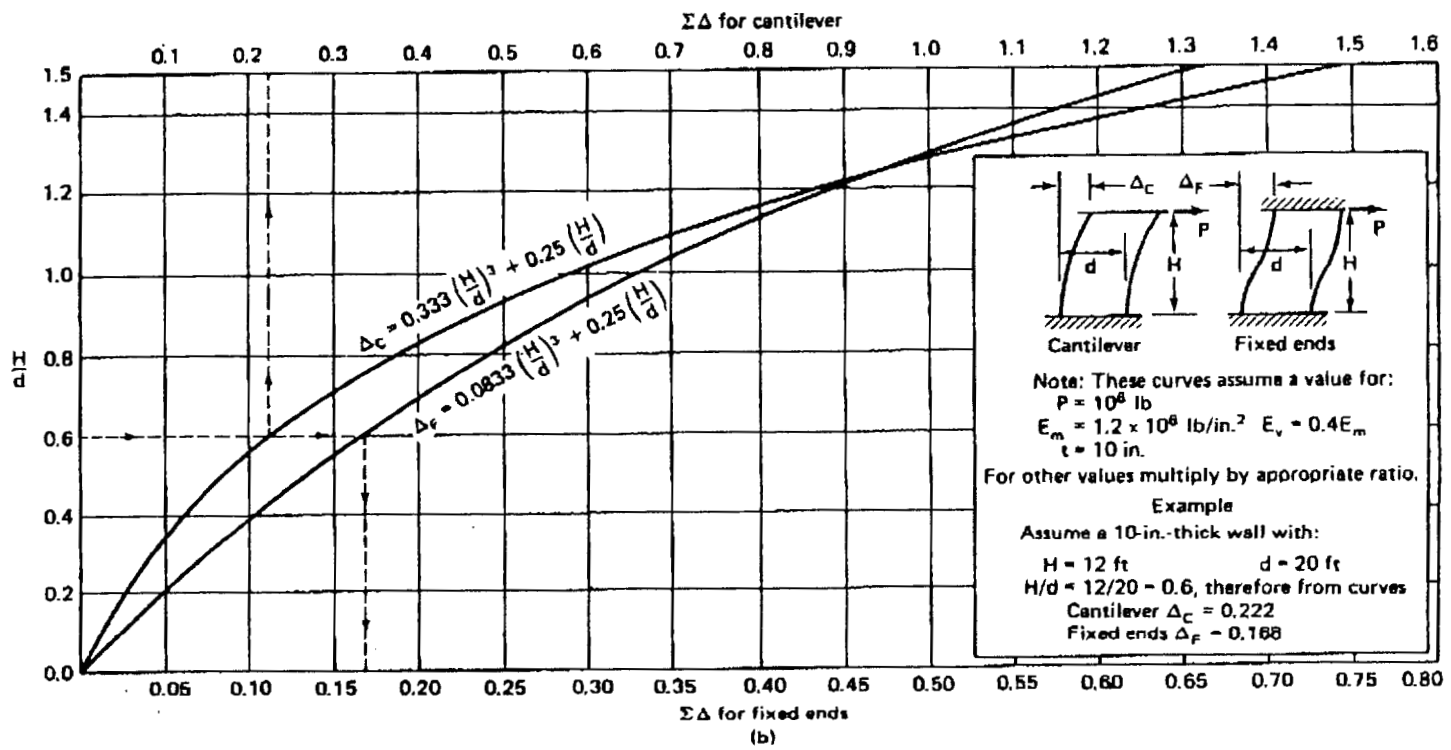
Δ max allow (PER ABCE) $= .0025H = .0234"$ OK

Δ_c'



(a)

FIGURE **10-16.** Wall deflections. Δ. (a) $0.0 \leq H/d \leq 1.5$. (b) $1.5 \leq H/d \leq 3.0$.



(b)

FIGURE 10-16. (continued)

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

December 21, 2004

David Thompson
YMCA SRO **L.P.**
C/o The Cumberland **County** YMCA
70 Forest Avenue
Portland, Maine 04101

Dear Mr. **Thompson,**

At your request we are **writing** to inform you of **our** intent to perform special inspections for the above referenced project in accordance with **IBC** 2003 Sections 109 & **1704.** In conversation with the architect **our** firm will be retained **to** proceed **with these** inspections. We will be responsible for **the** inspection of the following.

1. Refer **to our** proposal **dated** December 21, 2004

The testing reports required **by** the design documents **and** special inspections will be filed **with** the Engineer *of* Record. **A** copy of these reports will **be sent to the City of Portland** after all structural **work** is complete.

If you have **any** questions or **require** additional information, please do not hesitate to call

Sincerely,

L&L Structural Engineering Servlces, Inc.

Mark F Leasure

Mark F. Leasure, **P.E.**
Principal

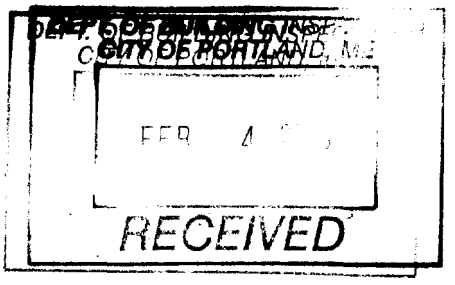
This statement is understood and accepted.

By David W. Thompson

Title CEO

Date 12/22/04

Cc: Ben Walter (Curtis Walter Stewart Architects)



L & L STRUCTURAL
ENGINEERING SERVICES, INC.
Six Q Street
South Portland, ME 04106
Phone; (207)767-4830
Fax: (207)799-5432

December 21,2004

David Thompson
YMCA SRO L.P.
C/o The Cumberland County YMCA
70 Forest Avenue
Portland, Maine 04101

Subject: **Proposal to** provide special inspection services for the **YMCA SRO** project **located** in Portland, Maine.

Dear **Mr.** Thompson

We are pleased to submit this proposal for structural engineering services **for** the above project.

PROJECT DESCRIPTION

The project consists of construction of a new YMCA SRO in the **Portland** area. **As** you know **the** facility will be a **masonry** structure **with** precast hollow core plank **for** the floors.

SCOPE OF SERVICES

a. Prepare *a* statement of special inspection to be filed with the City of Portland.

b. We will perform site visits to review the installation of materials being used as the primary structural components as required by **IBC** 2003 Sections 109 **and** 1704. These materials include: Cast-In-Place **Concrete,** Structural Steel, Light **Gage** Steel **Framing,** Concrete Masonry, **and** Precast Hollow Core Plank.. **We have included** the cost *of* ten site visits during **specific** stages of construction to verify that the installation conforms to the design documents. Each visit will be documented and included **in** a final report near the end of construction in order for the City **of** Portland to **issue a** Certificate **of** Occupancy. The final report will include all changes during construction, as well as, report of **the material** testing.

c. Review the project specification to determine the testing requirements for the above mentioned materials and coordinate the testing with the general contractor.

d. Review the concrete mix design(s) to verify that it meets the requirements of the design documents. Also we will review the concrete cylinder breaks *to* verify that the concrete has obtained design strength.

e. Review the formwork and placement of reinforcement prior to placing concrete. We can coordinate the timing ofthe concrete placement with the general contractor.

f. Review the material and installation of the structural steel framing and connections to verify that it conforms to the design documents, as well as, the approved shop drawings. An independent testing agency will be retained for weld inspection.

g. Review the installation of the precast hollow core plank and masonry construction to determine if it is in compliance with the design documents.

h. Prepare a special inspection report at the end of the structural phase of the project to be submitted to the City of Portland. We understand based on previous conversations with the Code Enforcement Officer this report will be required in order to obtain a certificate of occupancy.

SCHEDULE

Our office will need to coordinate our site visits with the project schedule, as well as, confirm that the project is still on schedule with the general contractor. We can assure *you* of *our* firms successful project and office management, and will be able to integrate the anticipated project requirements comfortably with our other commitments and deadlines.

COMPENSATION

We will. provide the above inspection services on a time and expense basis in accordance with our attached schedule of fees. The cost of our services as outlined in our scope, items A through H, is estimated not to exceed $3,800.00. An allowance of $600.00 for the weld inspection is included in this fee. Services for additional work authorized by The Cumberland Couoty YMCA will bc provided for a lump sum fee or on an hourly basis in accordance with our schedule of fees attached.

"hank you for inviting us to present you with our proposal. Wc look forward to working with you on this project. Should you require adjustment to the above scope of services and/or compensation to meet your project and budgetary needs, please do not hesitate to call and discuss this in more detail.

Sincerely,

L&L Structural Engineering Services, Inc.

Mark F Leasure

Mark F. Leasure, P.E.
Principal

SCHEDULE OF FEES

(2004)

REGISTERED PROFESSIONALS:

Principal	$ 80.00/Hr.
Project Engineer	$ 50.00/Hr.
All Consultants	1.1 x **Hourly** Rate

OTHER PERSONNEL:

Computer-Aided Designer **(CAD)**	$45.00/Hr.
Draftsperson	$ 35.00/Hr.
Clerical/Word **Processing**	$ 32.50/Hr.

REIMBURSABLE EXPENSES:

Travel (outside Greater Portland Area)	$ 0.36/Mile
Postage, Express Mail, Overnight **Delivery, Telephone** (Long **Distance Toll Charges), Subsistence,** Film **& Developing**	**At Cost**
Blue Prints (30x42).	$ 2.50/Sht.
Bluo Prints (24x36)	$ 2.00/Sht.
CAD Plots **(30x42)**	$ 20.00/Sht.
CAD Plots (24x36)	$ 15.00/Sht.
Photocopies	$ 0.15/Ea.

MATERIALS:

Model or Mock-up materials and supplies:	**At Cost**

Payments are due thirty **(30) days from the date** of **the invoice. Interest will be charged** at 1% **per month (compounded) on amounts unpaid after thirty (30) days.**

CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: CWS Architects - Guy T. Labrecque, Jr.

Address of Project 231 High Street - Portland

Nature of Project New Apartment Building

Date 12/10/04

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)

LICENSED ARCHITECT
GUY
T
LABRECQUE, JR.
No. 2568
STATE OF MAINE

Signature

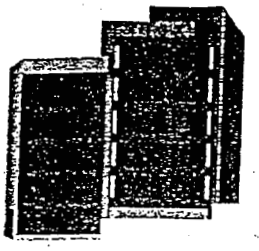
Title Architect

Firm CWS Architects

Address 434 Cumberland Avenue

Portland, Maine 04101

Telephone 774-4441



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

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

FROM: **CWS Architects - Guy T. Labrecque, Jr.**
434 Cumberland Avenue Portland, Maine 04101

RE: Certificate of Design

DATE: 12/10/04

These plans and/or specifications covering construction work on:

YMCA Apartments at 231 High Street

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

(SEAL) LICENSED ARCHITECT GUY T LABRECQUE, JR. No. 2568 STATE OF MAINE

Signature

Title Architect

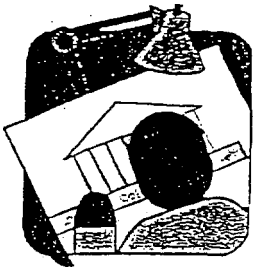
Firm **CWS Architects**

Address 434 **Cumberland Avenue**
Portland, Maine 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.

PSH 6/20/2k



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. – 207-874-8701
Fax – 207-871-8716

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

FROM DESIGNER: **CWS Architects - Guy T. Labrecque, Jr.**

434 **Cumberland Avenue Portland, Maine** *04101*

DATE: 12/10/04

Job Name: **YMCA Apartments**

Address of Construction: 231 High Street - Portland

THE BOCA NATIONAL BUILDING CODE/1999 FourteenthEDITION

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

Building Code and Year IBC 2003 Use Group Classification(s) R-2

Type of Construction 3B Bldg. Height 43'-0" Bldg. Sq. Footage 4,194/Floor

Seismic Zone II/Aa=0.1/Av=0.1 Group Class II

Roof Snow Load Psr Sq. Ft. 42 Dead Load Per Sq Ft 70

Basic Wind Spcsd (mph) 100 Effective Velocity Pressure Per Sq. Ft. 28

Floor Live Load Per Sq. Ft. *(40* **Units) , (***100* **Stairs & Corridors)**

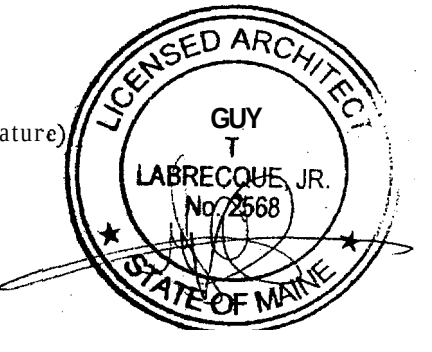
Structure has full sprinkler system? Yes Yes No ____ Alarm System? Yes Yes No ____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Firs Department.

Is structure being considered unlimited area building: Yes—No **No**

If mixed use. what subsection of 3 13 is being considered **N/A**

List Occupant loading for each room or space, designed into this Project
Apartments, Office, Laundry Room, **Mechanical Room**

(Designers Stamp & Signature)



PSH 6/07/2K

SebagoTechnics

Engineering **Expertise You** Can Build On

Report on Subsurface and Foundation Investigation

YMCA Apartments
Portland, Maine

for

CCYSRO, L.P.
c/o Cumberland County YMCA
70 Forrest Avenue
Portland, ME 04101

September 17, 2004

One Chabot Street, P.O. Box 1339, Westbrook, Maine 04098-1339 Ph. *207-856-0277* Fax *856-2206*

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

September 17, 2004
98661

Mr. David Thompson
CCYSRO, L.P.
c/o Cumberland County YMCA
70 Forrest Avenue
Portland, ME 04101

Report on Subsurface and Foundation Investigation
YMCA Apartments, Portland, Maine

Dear Mr. Thompson:

This report presents the results of our subsurface and foundation investigation for the proposed YMCA Apartments at 231 High Street in Portland, Maine. These services were completed in accordance with our proposal dated August 2, 2004.

In summary, it is our opinion that the building may be supported on spread and continuous footings bearing on undisturbed naturally-deposited soils, sound intact bedrock, or on compacted structural fill placed after removal of unsuitable soil or for raises-in-grade. In addition, an earth-supported slab-on-grade may be used for the lowest floors. Specific recommendations regarding foundation design and construction considerations are presented below.

Introduction

The site is located at 231 High Street adjacent to the northwest corner of the YMCA building. The site is presently paved and used for parking for the YMCA. We understand that a house with foundation previously occupied a portion of the site. The proposed apartments will consist of a four-story structure having a plan area of approximately 4,200 square feet. There will be a basement in a portion of the building with floor at approximately El. 53.2. First floor will be at El. 62.5. Ground surface elevations within the limits of the building vary from approximately El. 58 to El. 63.

Subsurface Explorations

On August 30 and August 31, 2004, Maine Test Borings, Inc. (MTB) drilled five borings, B1 to B5, and two probes, P1 and P2, at locations shown on Sheet 1, Site and Subsurface Exploration Plan. MTB drilled the borings and probes to depths below ground surface varying from 4.0 to 12.4 feet. Sebago Technics, Inc., monitored the borings and probes and prepared the logs included in Appendix A. Table I summarizes the results of borings and probes.

Recommendations for Foundation Design

Recommended Foundation Type and Design Criteria

The bituminous and existing fill are not considered suitable for support of the building. In addition, it is likely that portions of existing foundations are buried below the bituminous. All bituminous concrete, existing fill, and remains of foundations should be removed from within the limits of the building. We recommend that the building be supported on spread and continuous footings bearing on the undisturbed glacial till or bedrock, or on compacted structural fill placed after removal of the unsuitable material.

Individual footings should be founded either on soil or bedrock. Continuous footings may span both soil and rock provided a transition from soil to rock is provided. Tapering the bedrock surface to a slope of 4 horizontal to 1 vertical and backfilling with soil to a minimum depth of 1 foot would be acceptable.

Footings bearing on soil should be proportioned for an allowable bearing stress in pounds per square foot (psf) equal to 2,000 multiplied by the least lateral dimension of the footing in feet, up to a maximum of 6,000 psf. Footings bearing on sound bedrock should be proportioned for an allowable bearing stress in psf equal to 8,000 multiplied by the least lateral dimension of the footing in feet, up to a maximum of 24,000 psf. All footings should be at least 1.5 feet wide. For footings bearing on bedrock, the maximum slope of the bedrock surface should not be steeper than 4 horizontal to 1 vertical. Steeper slopes should be benched or tapered to the above criteria.

Exterior footings bearing on soil should be founded at least 4.5 feet below the lowest adjacent ground surface exposed to freezing. Interior footings should be founded a minimum of 1.5 feet below the ground floor slab. Exterior footings bearing on sound bedrock may be founded at least *2* feet below the lowest adjacent ground surface exposed to freezing.

Column and wall footings near the basement should be designed to bear at an elevation below the envelop defined by 1 horizontal to 1 vertical line drawn upward and outward from the bottom of the basement wall to minimize lateral pressure on the wall from the footings.

Bedrock may be encountered above the proposed basement floor level and bearing level for some foundations. Therefore, rock cuts may be required for foundation construction in some areas. Rock should be defined as "any material that is geologically classified as rock and requires mechanical means such as hoe-ram or drilling and blasting to excavate." Boulders, cobbles and existing foundations should not be classified as bedrock.

Compacted structural fill supporting footings should extend laterally from the footings to at least the limits defined by 1 horizontal to 1 vertical lines sloped outward and downward from points located at least 2 feet horizontally beyond the bottom edges of the footings.

At the recommended bearing stress, we anticipate that foundation settlement for foundations bearing on soil will be less than 1 inch. We estimate that more than 50 percent of this settlement will occur during the construction period. We anticipate that settlement of this magnitude is acceptable. However, L&L Structural Engineering Services, Inc. should determine final acceptability of settlement.

Backfill Materials

Structural fill used below foundations and floor slabs and for backfill adjacent to walls should consist of sandy gravel to gravelly sand. It should be free of organic material, loam, trash, snow, ice, frozen soil and other objectionable material, and should conform to the following gradation:

Sieve Size	Percent Finer by Weight
3 in.	100
No. 4	30 to 90
No. 40	10 to 50
No. 200	0 to 8

Compacted structural fill should be placed in layers not exceeding eight inches in loose measure and compacted by self-propelled vibratory equipment at the approximate optimum moisture content to a dry density of at least 95 percent of the maximum dry density, as determined in accordance with ASTM Test Designation D1557. In confined areas, the loose layer thickness should be reduced to 6 inches and compaction performed by hand-guided vibratory equipment.

Compacted structural fill on the outside of the exterior foundation walls should extend laterally a minimum of 2 feet from the wall. Backfill beyond this limit may consist of common fill. The top 12 inches of fill on the exterior of the building should consist of low permeability material to minimize water infiltration next to the building. Grading should provide for runoff away from the building.

Common fill may consist of inorganic mineral soil that can be placed in layers and compacted. Common fill should be placed and spread in layers not exceeding 12 inches in thickness and compacted with a minimum of two systematic passes of the equipment placing the fill.

Pavement Section

We recommend the following pavement section for parking areas:

Automobile Parking Areas
3 inches bituminous concrete, placed in two layers
18 inches sand or gravel subbase course

Subbase course materials should conform to the following gradation:

Sand or Gravel (Maine DOT Standard Specification, Highways and Bridges; Section 703.06b, Type D)

Sieve Size	Percent Finer by Weight
4 in.	100
¼ in.	25-70
No. 40	0-30
No. 200	0-7

We anticipate that foundation excavation can be accomplished with sloped open excavation through the overburden soils provided safe side slopes can be maintained. Some sloughing and raveling should be anticipated in temporary slopes. Temporary excavations should be made in accordance with all **OSHA** and other applicable regulatory agency requirements.

We anticipate that groundwater may be encountered at the proposed subgrade level or bearing level of footings. If encountered, open pumping from sumps can likely control groundwater. In general, the contractor should control groundwater and water from runoff and other sources by methods which prevent disturbance of bearing surfaces or adjacent soils and allow construction in-the-dry.

Suberade Preparation

The subgrade soil is susceptible to disturbance from construction traffic. Equipment and personnel should not be permitted to travel across exposed footing bearing surfaces or exposed slab subgrades. Any subgrade areas that are disturbed should be recompacted or excavated and replaced with compacted structural fill prior to placing concrete. Subgrades should be protected against freezing temperatures if exposed during construction. Final excavation to subgrade should be performed using equipment with smooth-edge buckets.

onstruction Monitoring

The foundation recommendations contained herein are based on the known and predictable behavior of a properly engineered and constructed foundation. Monitoring of the foundation construction is required to enable the geotechnical engineer to keep in contact with procedures and techniques used in construction. Therefore, we recommend that a person qualified by training and experience be present to provide monitoring at the site during preparation of foundation bearing surfaces, rock blasting, and placement of compacted structural fill.

imitations of Rec lations

This report has been prepared for specific application to the subject project in accordance with generally accepted geotechnical engineering practices. In the event that any changes in the nature, design or location of the building are planned, the conclusions and recommendations contained in this report should not be considered valid, unless the changes are reviewed and the conclusions of this report modified or verified in writing.

The recommendations presented herein are based in part on the data obtained from the referenced test borings and probes. The nature and extent of variations between the explorations may not become evident until construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations of this report.

TABLE I
SUMMARY OF EXPLORATIONS
Proposed Apartments
Greater Portland YMCA
Portland, Maine

Exploration Number	Depth (Ft)	Ground Sur. El. (Ft)	Depth to Water (Ft)	Strata Thickness (Ft)					Approx. El. Top of Bedrock (Ft)
				Bituminous	Fill	Glacial Till	Weathered Rock	Bedrock	
B1	12.4	61.0	NE	0.3	1.1	**5.4**	0.4	5.2*	53.8
B2	4.0	63.3	NE	0.2	1.9	--	1.9	0.0"	59.3
B3	8.0	61.0	NE	0.2	7.1	0.2	0.5	0.0"	53.0
B4	7.0	58.0	NE	0.1	**4.4**	2.5"	--	--	--
B5	8.0	60.8	NE	0.2	3.0	4.3	0.5	0.0"	52.8
P1	7.2	65.2	NE	0.3	6.5	--	0.4	0.0*	58.0
P2	5.3	66.3	NE	0.2	5.0	--	0.1	0.0"	61.0

NOTES:

1. NE INDICATES GROUNDWATER NOT ENCOUNTERED WITHIN DEPTH OF EXPLORATION
2. -- INDICATES STRATUM NOT ENCOUNTERED WITHIN DEPTH OF EXPLORATION.
3. * INDICATES DEPTH OF PENETRATION INTO STRATUM.

Appendix A

Logs of Test Borings and Probes

SEBAGO TECHNICS, INC.

TEST BORING REPORT

BORING NO. **B1**

Page 1 of 2

PROJECT	PROPOSED APPARTMENTS	STI JOB NO.	98661
LOCATION	GREATER PORTLAND YMCA, HIGH STREET, PORTLAND, MAINE	PROJECT MGR.	J. SEYMOUR
CLIENT	CCYSRO, L. P., C/O CUMBERLAND COUNTY YMCA	FIELD REP.	K. B. STEPHENSON
CONTRACTOR	MAINE TEST BORINGS, INC.	DATE STARTED	8/31/04
DRILLER	B. ENOS	DATE FINISHED	8/31/04

Elevation 61.0 ft. Datum — Boring Location See Plan

Item	Casing	Sampler	Core Barrel
Type	SSA/NW	SS	NQ
Inside Diameter (in.)	–/3.0	1 3/8	2
Hammer Weight (lb.)	300	140	
Hammer Fall (in.)	16	30	

Rig Make & Model: Mobile B47

☐ Truck ☐ Tripod ☐ Cat-Head
☐ ATV ☐ Geoprobe ☑ Winch
☐ Track ☐ Air Track ☐ Roller Bit
☐ Skid ☑ Trailer ☑ Cutting Head

Hammer Type: ☐ Safety ☑ Doughnut ☐ Automatic

Drilling Mud: ☐ Bentonite ☐ Polymer ☑ None

Casing Advance: Type Method Depth — NW/DRIVEN/7.2

Drilling Notes:

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel % Coarse	Gravel % Fine	Sand % Coarse	Sand % Medium	Sand % Fine	% Fines	Field Test Dilatancy	Field Test Toughness	Field Test Plasticity	Field Test Strength
0					0.3		-BITUMINOUS CONCRETE-										
	10	S1	0.4			SM	Medium dense, brown silty SAND with gravel (SM), mps = 1.0 in., dry	5	10	30	10	30	15				
	7				1.4		-FILL-										
	6					SM	Medium dense, brown silty SAND (SM), mps = 0.25 in., trace rootlets, dry			15	15	50	20				
	37	16	2.4				-GLACIAL TILL DEPOSITS-										
							Note: advanced SSA to 3.0 ft. through probable cobble										
	33	S2	3.0			SM	Very dense, brown silty SAND (SM), mps = 1.25 in., dry	5	5	20	10	40	20				
	48																
	54						-GLACIAL TILL DEPOSITS-										
5	66	24	5.0														
	57	S3	5.0			SM	Very dense, brown silty SAND (SM), mps = 0.25 in., dry			15	15	50	20				
	68																
	100/.2	15	6.2		6.8		-GLACIAL TILL DEPOSITS-										
							Probable top of weathered bedrock at 6.8 ft. Drove NW casing to 7.2 ft.										
					7.2		-WEATHERED BEDROCK-										
							Begin NQ core boring at 7.2 ft.										
10																	
15																	
20																	
25																	
30																	

Water Level Data

Date	Time	Elapsed Time (hr.)	Depth in feet to: Bottom of Casing	Bottom of Hole	Water
8/31/04			Caved	12.2	9.6

Sample ID

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon Sample
G Geoprobe

Well Diagram

Riser Pipe
Screen
Filter Sand
Cuttings
Grout
Concrete
Bentonite Seal

Summary

Overburden (Linear Ft.)	7.2
Rock Cored (Linear ft.)	5.2
Number of Samples	3S, 1C

BORING NO. B1

Field Tests

Dilatancy: R - Rapid S - Slow N - None
Toughness: L - Low M - Medium H - High
Plasticity: N - Nonplastic L - Low M - Medium H - High
Dry Strength: N - None L - Low M - Meduim H - High V - Very High

*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.

NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

SEBAGO TECHNICS. INC.

TEST BORING REPORT

BORING NO. B2

Page 1 of 1

PROJECT	PROPOSED APPARTMENTS	STI JOB NO.	98661
LOCATION	GREATER PORTLAND YMCA, HIGH STREET, PORTLAND, MAINE	PROJECT MGR.	J. SEYMOUR
CLIENT	CCYSRO, L. P., C/O CUMBERLAND COUNTY YMCA	FIELD REP.	K. B. STEPHENSON
CONTRACTOR	MAINE TEST BORINGS, INC.	DATE STARTED	8/31/04
DRILLER	B. ENOS	DATE FINISHED	8/31/04

Elevation 63.3 ft. Datum — Boring Location See Plan

Item	Casing	Sampler	Core Barrel
Type	SSA	SS	–
Inside Diameter (in.)		13/8	–
Hammer Weight (lb.)	–	140	
Hammer Fall (in.)	–	30	

Rig Make & Model: Mobile B47

☐ Truck ☐ Tripod ☐ Cat-Head
☐ ATV ☐ Geoprobe ☑ Winch
☐ Track ☐ Air Track ☐ Roller Bit
☐ Skid ☑ Trailer ☑ Cutting Head

Hammer Type: ☐ Safety ☑ Doughnut ☐ Automatic

Drilling Mud: ☐ Bentonite ☐ Polymer ☑ None

Casing Advance: Type Method Depth — SSA/SPIN/4.0

Drilling Notes:

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel % Coarse	Gravel % Fine	Sand % Coarse	Sand % Medium	Sand % Fine	% Fines	Field Test Dilatancy	Field Test Toughness	Field Test Plasticity	Field Test Strength
0					0.2		-BITUMINOUS CONCRETE-										
	11	S1	0.3			SM	Medium dense, brown silty SAND (SM), roots, mps = 0.75 in., dry	5	5	15	10	50	15				
	11																
	7				2.1		-FILL-										
	75/.4	17	2.2				Very dense, gray rock fragments, mps = 1.5 in., dry										
							-PROBABLE BEDROCK-										
					4.0												
5							Advanced SSA to 4.0 ft.										
							SSA refusal at 4.0 ft.										
							Bottom of exploration at 4.0 ft. below ground surface										
10																	
15																	
20																	
25																	
30																	

Water Level Data

Date	Time	Elapsed Time (hr.)	Depth in feet to: Bottom of Casing	Bottom of Hole	Water
8/31/04			Caved	3.5	Dry

Sample ID

O	Open End Rod
T	Thin Wall Tube
U	Undisturbed Sample
S	Split Spoon Sample
G	Geoprobe

Well Diagram

Riser Pipe, Screen, Filter Sand, Cuttings, Grout, Concrete, Bentonite Seal

Summary

Overburden (Linear ft.)	4.0
Rock Cored (Linear ft.)	–
Number of Samples	1S
BORING NO.	B2

Field Tests

Dilatancy: R - Rapid S - Slow N - None
Toughness: L - Low M - Medium H - High
Plasticity: N - Nonplastic L - Low M - Medium H - High
Dry Strength: N - None L - Low M - Medium H - High V - Very High

*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.

NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

SEBAGO TECHNICS, INC.

TEST BORING REPORT

BORING NO. **B4**

Page 1 of 1

PROJECT	PROPOSED APPARTMENTS	STI JOB NO.	98661
LOCATION	GREATER PORTLAND YMCA, HIGH STREET, PORTLAND, MAINE	PROJECT MGR.	J. SEYMOUR
CLIENT	CCYSRO, L. P., C/O CUMBERLAND COUNTY YMCA	FIELD REP.	K. B. STEPHENSON
CONTRACTOR	MAINE TEST BORINGS, INC.	DATE STARTED	8/31/04
DRILLER	B. ENOS	DATE FINISHED	8/31/04

Elevation 58.0 ft. Datum — Boring Location See Plan

Item	Casing	Sampler	Core Barrel
Type	SSA	SS	–
Inside Diameter (in.)		1 3/8	–
Hammer Weight (lb.)	–	140	
Hammer Fall (in.)	–	30	

Rig Make & Model: Mobile B47

☐ Truck ☐ Tripod ☐ Cat-Head
☐ ATV ☐ Geoprobe ☑ Winch
☐ Track ☐ Air Track ☐ Roller Bit
☐ Skid ☑ Trailer ☑ Cutting Head

Hammer Type: ☐ Safety ☑ Doughnut ☐ Automatic

Drilling Mud: ☐ Bentonite ☐ Polymer ☑ None

Casing Advance: Type Method Depth — SSA/SPIN/7.0

Drilling Notes:

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel % Coarse	Gravel % Fine	Sand % Coarse	Sand % Medium	Sand % Fine	% Fines	Field Test Dilatancy	Field Test Toughness	Field Test Plasticity	Field Test Strength
0					0.1		-BITUMINOUS CONCRETE-										
	8	S1	0.4			SW-SM	Medium dense, brown well-graded SAND with silt (SW-SM), brick, tar-										
	13						like seam at 1.0 ft., mps = 1.25 in., dry	5	5	30	30	20	10				
	13						-FILL-										
	9	13	2.4				Note: advanced SSA to 3.0 ft. through probable cobble fill										
	4	S2	3.0			SW-SM	Medium dense, brown well-graded SAND with silt (SW-SM), brick,										
	10				4.0		mps = 1.25 in., dry -FILL-	5	5	30	30	20	10				
	6				4.5	SM	Medium dense, brown silty SAND (SM), mps = 0.25 in., traces brick, dry			15	5	60	20				
5	7	14	5.0		5.0	SM	Medium dense, brown silty SAND (SM), mps = 0.25 in., dry			15	5	60	20				
	9	S3	5.0			SM	Dense, brown silty SAND with gravel (SM), seam of damp fine sand at	10	10	15	5	40	20				
	21						5.7 ft., mps = 1.25 in.										
	22						-GLACIAL TILL DEPOSITS-										
	31	24	7.0														
							Bottom of exploration at 7.0 ft. below ground surface										
							No refusal										
10																	
15																	
20																	
25																	
30																	

Water Level Data

Date	Time	Elapsed Time (hr.)	Depth in feet to: Bottom of Casing	Bottom of Hole	Water
8/31/04			Open	7.0	Dry

Sample ID

O Open End Rod
T Thin Wall Tube
U Undisturbed Sample
S Split Spoon Sample
G Geoprobe

Well Diagram

Riser Pipe
Screen
Filter Sand
Cuttings
Grout
Concrete
Bentonite Seal

Summary

Overburden (Linear ft.)	7.0
Rock Cored (Linear ft.)	–
Number of Samples	3S

BORING NO. B4

Field Tests

Dilatancy: R - Rapid S - Slow N - None
Toughness: L - Low M - Medium H - High
Plasticity: N - Nonplastic L - Low M - Medium H - High
Dry Strength: N - None L - Low M - Medium H - High V - Very High

*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.

NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

SEBAGO TECHNICS, INC.

PROBE REPORT

PROBE NO. P1

Page 1 of 1

PROJECT	PROPOSED APPARTMENTS	STI JOB NO.	98661
LOCATION	GREATER PORTLAND YMCA, HIGH STREET, PORTLAND, MAINE	PROJECT MGR.	J. SEYMOUR
CLIENT	CCYSRO, L. P., C/O CUMBERLAND COUNTY YMCA	FIELD REP.	K.B. STEPHENSON
CONTRACTOR	MAINE TEST BORINGS, INC.	DATE STARTED	8/31/04
DRILLER	B. ENOS	DATE FINISHED	8/31/04

Elevation	65.2 ft.	Datum		Boring Location	See Plan						
Item	Casing	Sampler	Core Barrel	Rig Make & Model		Mobile B47		Hammer Type	Drilling Mud	Casing Advance	
Type	SSA			☐ Truck	☐ Tripod	☐ Cat-Head		☐ Safety	☐ Bentonite	Type Method Depth	
Inside Diameter (in.)				☐ ATV	☐ Geoprobe	☐ Winch		☐ Doughnut	☐ Polymer	SSA/SPIN/7.2	
Hammer Weight (lb.)				☐ Track	☐ Air Track	☐ Roller Bit		☐ Automatic	☑ None		
Hammer Fall (in.)				☐ Skid	☑ Trailer	☐ Cutting Head		Drilling Notes:			

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel % Coarse	Gravel % Fine	Sand % Coarse	Sand % Medium	Sand % Fine	% Fines	Field Test Dilatancy	Field Test Toughness	Field Test Plasticity	Field Test Strength
0					0.3		-BITUMINOUS CONCRETE-										
							Brown SAND with silt and gravel										
							-FILL-										
					2.0		Dark brown SAND with silt and gravel, brick										
5							-FILL-										
					6.8		-PROBABLE BEDROCK-										
					7.2		SSA refusal at 7.2 ft.										
							Bottom of exploration at 7.2 ft. below ground surface										
10																	
15																	
20																	
25																	
30																	

Water Level Data

Date	Time	Elapsed Time (hr.)	Depth in feet to: Bottom of Casing	Bottom of Hole	Water
8/31/04			Caved	2.8	Dry

Sample ID

O	Open End Rod
T	Thin Wall Tube
U	Undisturbed Sample
S	Split Spwn Sample
G	Geoprobe

Well Diagram

- Riser Pipe
- Screen
- Filter Sand
- Cuttings
- Grout
- Concrete
- Bentonite Seal

Summary

Overburden (Linear ft.)	7.2
Rock Cored (Linear ft.)	--
Number of Samples	--

PROBE NO. P1

Field Tests

Dilatancy: R - Rapid S - Slow N - None

Toughness: L - Low M - Medium H - High

Plasticity: N - Nonplastic L - Low M - Medium H - High

Dry Strength: N - None L - Low M - Meduim H - High V - Very High

*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.

NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

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PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Map 36, Block G, Lots 21-23
217-221 High Street
Portland, Maine

Prepared for:

Cumberland County YMCA
70 Forest Avenue
Portland, ME 04104

Prepared by:

Sebago Technics, Inc.
P.O. Box 1339
Westbrook, ME 04098-1339

Table of Contents

98661

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Map 36, Block G, Lots 21-23
High Street
Portland, Maine

EXECUTIVE SUMMARY

Sebago Technics, Inc. (STI) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-00 of the properties identified as 217-221 High Street in Portland, Maine. Any exceptions to, or deletions from, this practice are described in Section **1.3** of this report.

The subject site is an approximate .15-acre lot located on the eastern side of High Street, immediately east of the intersection **of** Sherman Street and High Street. The subject site consists of two separate residential apartment buildings located on three small lots (217-221 High Street). The building located at 219-221 (Lots 21 and 22) High Street has been vacant since having been condemned **in** 1989. The subject site is located within a densely developed residential area of Greater Portland. Existing access to the site is from High Street. The subject site has long contained residential multi-unit apartment buildings, having been recently acquired by the Cumberland County YMCA, with the 217 High Street units occupied by YMCA tenants.

The subject site is zoned for residential use and lies within a significantly developed residential area located within close proximity of downtown Portland. Central Maine Power (CMP) supplies electricity to the subject site. Access to both potable water and sanitary sewage systems are provided by the Portland Water District and the City of Portland.

At the time of STI's site inspection, no evidence of USTs was observed on the subject site. STI did observe 275-gallon No.2 oil ASTs in the basements of the units. Northeast Test Consultants' site inspection revealed evidence of recognized environmental conditions, with portions of the site's apartment buildings having asbestos containing building materials and lead-based paint. Areas of the basements in both buildings contained areas of Oil and Hazardous Materials (OHM) associated with the storage of new and used motor oil, paints, cleaners and detergents, and miscellaneous household solvents. Staining associated with OHM was observed on concrete floors in each unit.

The soils on the subject site are part of the Hinckley series, with sandy loam profiles. According to the Maine Geological Survey, the subject site is not part of a significant sand and gravel aquifer. The subject site's bedrock is part of the Hutchins Corner Formation, which consists of flaggy, bluish to purplish gray, biotite-quartz-plagioclase granofels with thin interbeds of greenish-gray calc-silicate granofels. No wetlands were observed on the subject site.

1.0 Introduction

Sebago Technics, Inc. (STI) was retained by the Cumberland County YMCA to conduct a Phase I Environmental Site Assessment (ESA) of a property in Portland, Maine, identified as Lots 21-23 on the City of Portland Assessor's Map ***36,*** Block ***G*** (hereinafter "subject site"). This work was done in conformance with ASTM Standard Practice E **1527-00.**

1.1 Purpose

The purpose of the Phase I ESA is to identify recognized environmental conditions (RECs) as defined in ASTM Standard Practice **E 1527-00.** In addition, this **ESA** intends to identify environmental issues, which may be present in quantities and under conditions that may lead to contamination of the property (i.e., business environmental risk).

A "recognized environmental condition" is defined in ASTM Standard Practice E 1527-00 **as** "the presence or likely presence of any hazardous substances (i.e., as defined under Comprehensive Environmental Response, Compensation and Liability Act [CERCLA]) or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." The ASTM definition of REC does not include "de-minimis" conditions, which generally do not present risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of the appropriate governmental agencies. Therefore, de-minimis conditions are not considered RECs.

A "business environmental risk" is defined in ASTM Standard Practice **E 1527-00** as **"a** risk which can have a material environmental or environmentally-driven financial impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice."

1.2 Scope of Work

In performing the scope of work (SOW) for the Phase I ESA, STI performed the following activities:

- **Records Review** - Federal and State databases were reviewed by utilizing a database search provided by Firstsearch Technology Corporation (Firstsearch) of Dedham, Massachusetts. The Firstsearch report included information compiled from, but not limited to, the following federal databases:

- Adjoining property research was limited to those properties directly abutting the subject site, and historical information for the adjoining properties was limited to the information revealed during research conducted on the subject site.

2.0 Site Review

This section consists of discussion of the following topics: site description, site history, environmental setting, and environmental issues.

2.1 Site Description

The subject site is an approximate .15-acre parcel located at 217-221 High Street across from the intersection of Sherman and High Streets in Portland, Maine (see Figure 1, Site Location Map). The subject site is located within the R-6 residentially zoned area of Portland.

Two, three-story, multi-unit residential apartment buildings are located on the subject site (see Figure 2, Site Plan and Photos 1 and 2). The buildings are constructed of wood framing with standard roof decking, and are supported by concrete, brick and stone foundations. The building's siding and exterior is faded and in poor condition, with numerous entrances accessing the two buildings. The building at 217 High Street is fully occupied by numerous tenants within the thirteen separate units. Most units share a common bathroom and kitchen, with the exception of two apartments in the rear of the building. The building occupying Lots 21 and 22 (219-221 High Street) was similar in construction, with small bedrooms sharing common bathrooms and kitchens on each floor. This building is separated into two distinct sides, with three floors of units each. This building was condemned in 1989 and has not been occupied for some time. According to Sanborn Fire Insurance Maps, the subject site contained the residences as early as 1896.

217 High Street

STI observed the building's exterior and interior. The interior of the apartment was inspected, with access to all three floors, including the basement. The basement is situated on a gravel floor, with concrete brick and block used for the foundation (see Photo 14). Many areas contain discarded debris, including but not limited to furniture, bedding, clothing, tools, HVAC equipment, paints, oils, and trash. Two buckets of an unidentified granular substance were observed during inspection (see Photo 17). The basement is primarily used for storage and laundry, with the building's heating system and fuel source contained here. The current heat source includes a No.2 oil-fired boiler, with forced hot water heating the units above (see Photo 16). Portions of the ceiling in the basement appeared to have been burned from a previous small fire; however, no records reviewed indicate a documented fire response (see Photo 18). The basement is accessible from a separate entrance on the south side of the building. All other entrances to the basement were inaccessible.

solvents, pressurized gas tanks, tools, new and used motor oil, and full buckets of oil and other debris (see Photos **28** and 29). **A** small work bench and overhead shelving house numerous containers of paint, lubricants, household cleaners and solvents (see Photo 27). Minimal staining was noted on portions of the concrete floor.

The majority of the subject site is covered by the apartment buildings, small rear courtyards, a walkway, and small landscaped area between the two buildings. A 5' x 10' area between the two buildings appears to have fill and debris previously placed (see Photos **4** and ***5).*** A small mound was observed with unidentified fill protruding through the vegetation. Other areas of the property contain walkways associated with the various entrances to the buildings.

This area of Portland is densely developed, with infrastructure making up a majority of the available land. The site is bounded to the west by High Street, a major artery connecting intown Portland with Route **302.** The subject site is bordered to the east by the existing YMCA facility, located between the subject site and Forest Avenue. High Street with dense residential development extends north and south from the subject site, representative of the intown residential area. A small parking lot is located immediately south of the subject site, providing parking for the YMCA and its tenants. Existing access to the site is from High Street. The subject site is sloping in grade, with a slight slope downgradient to the north. Elevations were determined at approximately 70 feet above sea level.

Utilities

Central Maine Power (CMP) supplies electricity to the subject site. There is no water or sewage handling systems on site; however, there is access to both potable water and sanitary sewage systems. These are both provided by the Portland Water District and the City of Portland.

Waste Management

Solid waste generated on site is collected in a trash dumpster unit and is removed and appropriately disposed of by Waste Management of Maine.

Environmental Setting

According to the U. S. Department of Agriculture's (USDA) Cumberland County Soil Survey (CCSS), the soils underlying the site are classified as Hinkley gravelly sandy loam (i.e., soils that are deep, moderately coarse textured, and excessively drained).

Stormwater flows off the site in a northerly direction, which is consistent with the topography of the subject site.

STI contacted Firstsearch Technology Corporation to obtain historical Sanborn Fire Insurance Maps. Firstsearch had coverage for the subject site in their historical map collection covering the years 1896, 1909, 1949, 1954, 1980, 1986 and 1988. A copy of the coverage document and maps are presented in Appendix A. The two buildings located on the subject site are clearly visible in the 1896 photos, indicating prior existence. No record of RECs was found in reference to the previous structures located in the vicinity of the subject site.

In STI's opinion, based on the information reviewed as part of the **SOW,** none of the past site uses are considered a REC.

2.3 Environmental Issues

2.3.1 *Oil and/or Hazardous Materials (OHM) Storage and Handling*

STI observed many areas containing **OHM** on the subject site. No.2 fuel oil is used for the on-site furnaces within the buildings, with aboveground tanks observed as well as furnaces themselves (see Photos 15 and 31). Buckets of discarded heating oil associated with the furnaces were observed in both buildings. Oil stained concrete was also observed in the basements of both units, primarily in the areas of the No. 2 oil ASTs (see Photo 31). Various containers of used and new motor oil were observed in the basement of the 221 High Street unit, with numerous containers of paint, solvents and cleaners also visible (see Photo 30).

2.3.2 *USTs and ASTs*

STI did not observe and has found no record of USTs; however, three 275-gallon No. 2 oil ASTs were observed on site during STI's site inspection. The tanks are located along the inside wall of the basements in each respective unit. The 219-221 High Street unit has one tank each, located in each side of the partitioned basement. The tanks were inspected during site reconnaissance and appeared to be in fair to poor condition and without secondary containment.

2.3.3 *Spills and Dumping*

Evidence of spills and dumping was observed on site throughout STI's site inspection. Various areas within the basement appear stained due to unidentified spills over the years. Containers of virgin and used absorbent material were observed in the basement adjacent to the furnaces and the oil tanks. The basements have also collected various amounts of trash and debris over the years. A small mounded area within the courtyard appears to contain fill, with the contents of the fill material undetermined.

2.3.8 *Lead-Based Paint*

The subject site's buildings were constructed prior to the ban on the use of lead-based paint. Therefore, all surfaces both on the interior and exterior of the structures potentially contain lead-based paint. Contractors performing renovation/demolition activities in which excessive amounts of dust may be generated should use sufficient amounts of water to suppress dust levels, and comply with Occupational Safety and Health Administration (OSHA) ***Lead in Construction Standard*** CFR 1926-62. No specific requirements for the disposal of LBP building materials are present in the state of Maine.

3.0 Adjoining Properties Review

This section consists of discussion of the current and historical uses of the adjoining properties.

3.1 Current Uses

Current uses of the surrounding properties include the following:

North: Immediately to the north lies a paved parking lot, with an additional apartment building located along High Street. Deering Oaks Park and significant residential development extend northerly from the subject site.

South: Residential apartments extending to the Eastland Hotel along High Street extend north from the subject site. Congress Street and the heart of downtown Portland is less than ½ mile south of the subject site.

East: Immediately east of the subject site is the current location of the Cumberland County YMCA. The YMCA building extends all the way through the block over to Forest Avenue, the next closest street to the east of the site. Mixed commercial and residential development is located east from the subject site.

West: Immediately west of the subject site is the intersection of the one-way Sherman and High Streets. Densely populated residential development is located further westward from the site.

Uses in the vicinity are retail, light commercial, and primarily residential development.

• LUST (1/2 mile)	No sites identified.
• UST (site and abutters)	One site identified and discussed below.
• State Spill Sites (site and abutters)	No sites identified.

4.1 Underground Storage Tank Sites

The Cumberland County YMCA, located at **70** Forest Avenue, was identified by Firstsearch as a site formerly containing a UST. The registered UST was a 5000-gallon steel tank and contained #4 fuel oil. The tank was installed in October of 1926 and was removed in March of 1999.

American Business Systems, Inc., located at 60 Forest Avenue, was identified by Firstsearch as a site formerly containing a UST. The registered UST was a 1,000-gallon steel tank and contained #2 fuel oil. The tank was installed in October of 1969 and was removed in December of 1995.

In STI's opinion, based on removal of the tanks and absence of a release, the registered UST's do not represent a REC to the subject site.

5.0 Findings

Based on the information gathered from activities associated with the **SOW** for this Phase I ESA, STI makes the following findings and opinions for the subject site:

- The subject site is currently an occupied .15-acre lot, containing two separate apartment buildings with walkways and limited landscaping. The building on the 217 High Street portion of the subject site is completely occupied with tenants from the YMCA housing program. The 219-221 High Street building located on the northern end of the subject site is vacant and has been condemned since 1989.
- Current uses of the surrounding properties include significant residential development on the outskirts of the downtown Portland commercial and retail district.
- The subject site's residences are likely to contain areas of lead-based paint.
- The subject site's residences contain ACBM.
- The Firstsearch database search identified two sites with environmental concerns in its regulatory database search within the prescribed radii for the subject site. The Cumberland County YMCA and American Business Systems, Inc. were identified by Firstsearch as sites formerly containing USTs. In STI's opinion, based on removal of the tanks and absence of a release, the registered USTs do not represent a REC to the subject site.

6.0 Conclusions

STI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of **ASTM** Practice E 1527-00 of the property identified as 217-221 High Street in Portland, Maine. Any exceptions to, or deletions from, this practice are described in Section **1.3** of this report. This assessment has revealed evidence of recognized environmental conditions (RECs) in connection with the subject site.

- Portions of the existing residences on the subject site contain areas of asbestos and/or lead based paint.

The assessment also revealed the following environmental issues associated with business environmental risk:

- Portions **of** the existing residences on the subject site contain areas of asbestos and/or lead based paint.

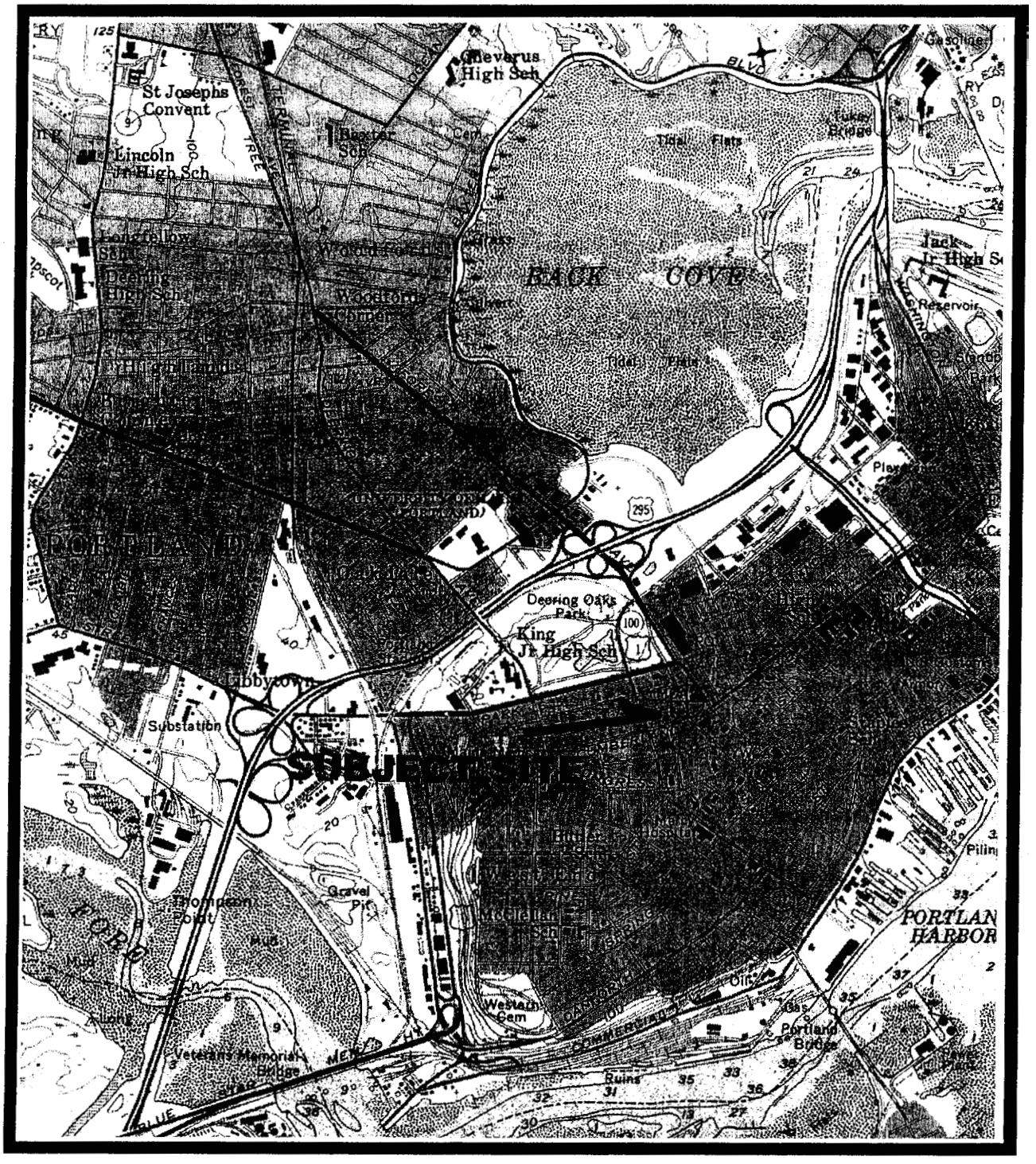
- Subsurface areas below the basement floors may have been impacted by **OHM** from periodic OHM spills observed within the buildings.

- Unidentified fill observed on the subject site may contain demolition/construction debris from repeated renovations on the buildings located on the subject site.

FIGURES

98661

FIGURE 1



SITE LOCATION MAP

USGS TOPOGRAPHIC

7.5 MIN. QUADRANGLE

PORTLAND WEST

SCALE: 1"=24,000'

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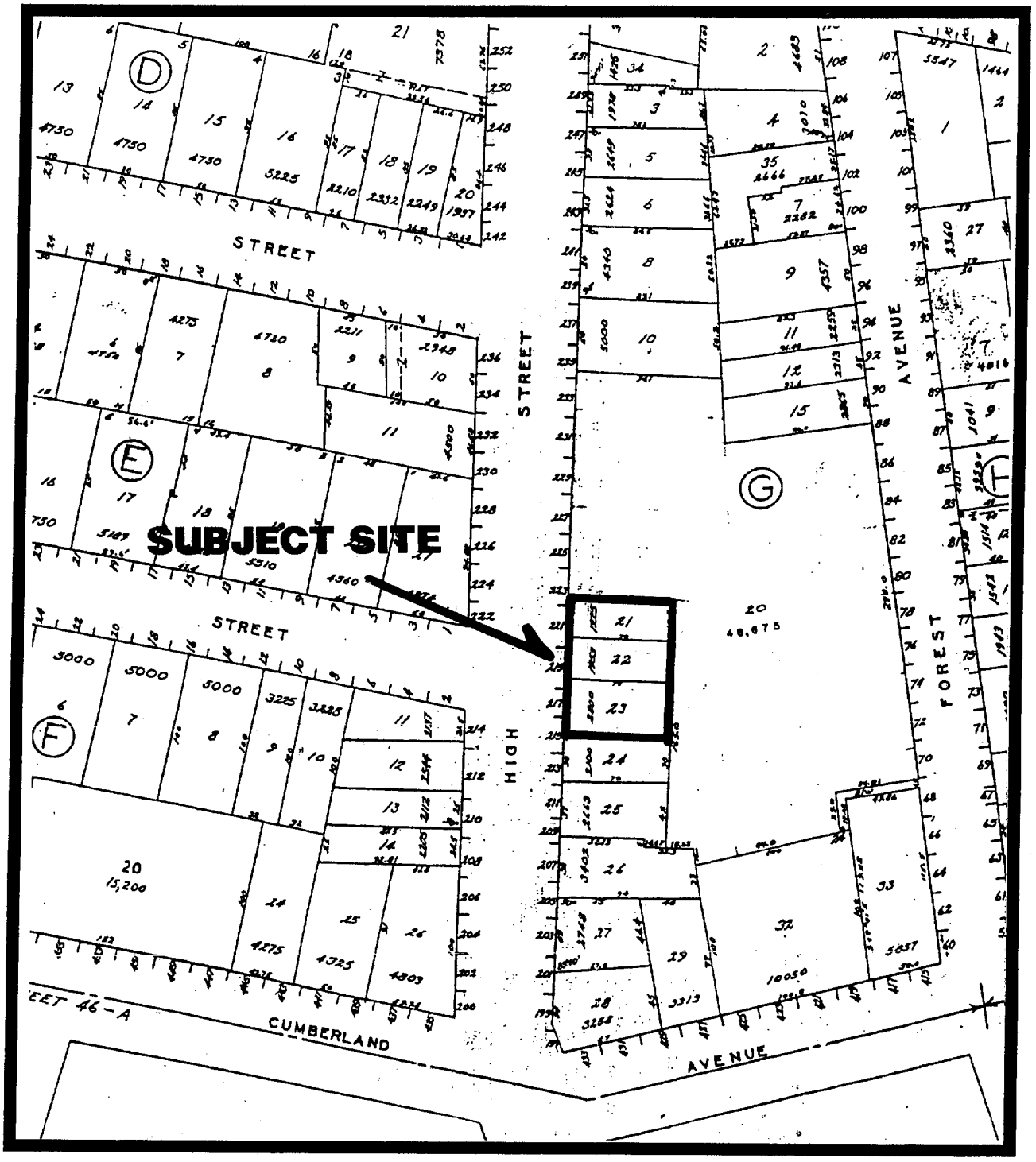
Westbrook, Me 04098-1339
Tel (207) 856-0277

FIGURE **2**



TAX MAP SKETCH

LOTS **21–23** BLOCK G

MAP 36

SCALE: NOT **TO SCALE**

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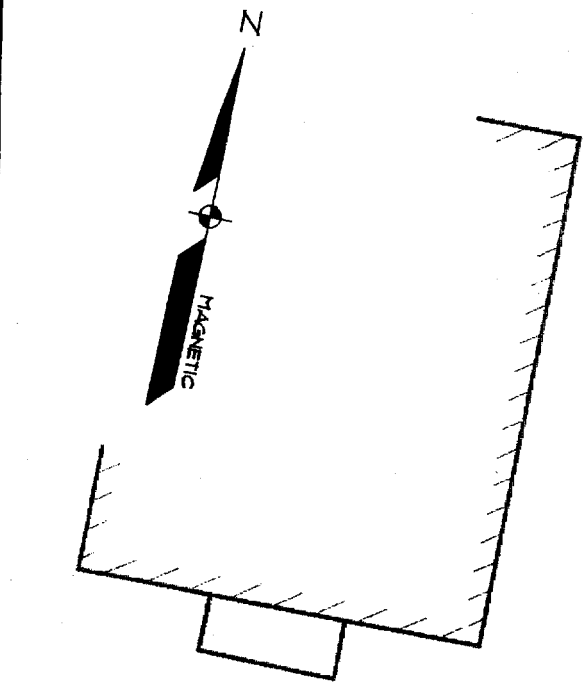
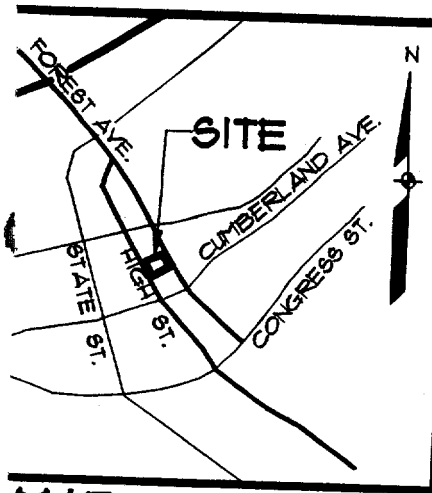


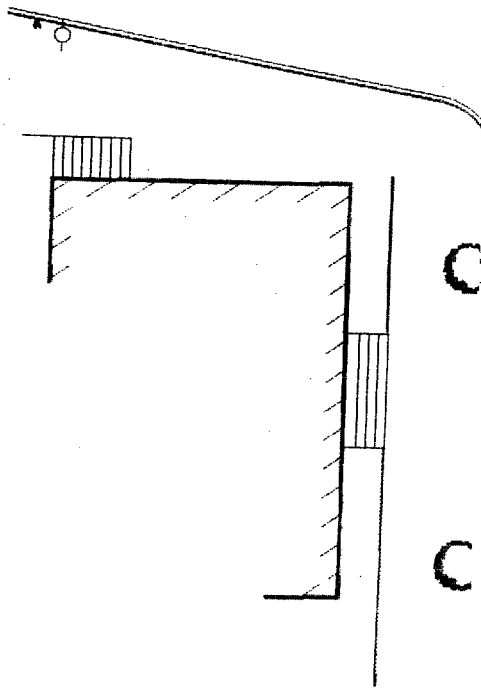


MAP N.T.S.

END

	DESCRIPTION
	PROPERTY/ROW
	BUILDING
	SIGN
	EDGE PAVEMENT
	GRAVEL ROAD
	CURBLINE
24	CONTOURS
G	GAS
W	WATER
S	SEWER
SD	STORM DRAIN
FM	FORCE MAIN
UD	UNDERDRAIN
HE	OVERHEAD ELEC. & TEL.
GE	UNDERGROUND ELEC. & TEL.
	GATE VALVE
	LIGHT POLE
	UTILITY POLE
	HYDRANT
	CATCH BASIN
	MANHOLE
	POTABLE WELL

SHERMAN STREET



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EXISTING CONDITIONS PLAN

OF:
GREATER PORTLAND YMCA
217-222 HIGH STREET
PORTLAND, MAINE

FOR:
GREATER PORTLAND YMCA
70 FOREST AVENUE
PORTLAND, MAINE 04101

DESIGN BY:	–
DRAWN BY:	MAL
CHECKED BY:	GEA
DATE:	6-18-04
SCALE:	1"=20'
FIELD BK:	–
PROJ. NO:	98661
DRAWING:	98661ESA

SHEET 1 OF 1

6.1.1.5 Adhered veneer differs from anchored veneer in its means of attachment. The designer should consider conditions and assumptions given in Code Section 63.1 when designing adhered veneer.

6.1.1.6 Dimension stone veneer should be covered as a Special System of Construction, under Code Section 1.3,

6.1.2 *General design requirements*

Water penetration through the exterior veneer is expected. The wall system must be designed and constructed to prevent water from entering the building.

Tho requirements given here and the minimum air space dimensions *of* Sections 6.2.2.6.3, 6.2.2.7.4, and 6.2.2.8.2 are those required for a drainage wall system- Proper drainage requires weep holes and a clear air space. It may be difficult to keep a 1 in. (25 nun) air space free from mortar bridging. Other options are to provide a wider air space, a vented air space, or to use the n i n screen principle.

6.2 — Anchored veneer

6.2.1 *Alternative design of anchored masonry veneer*

There are no rational design provisions for anchored veneer in any *code or* standard. The intent of Section 63.1 is to permit tho designer to use alternative means of supporting and anchoring masonry veneer. See Commentary Section 6.1.1 for conditions and assumptions to consider, The designer may choose to nut consider stresses in the veneer or may limit them to a selected value such as the allowable stresses of Section 2.2, tho anticipated cracking stress, or some other limiting *condition,* The rational analysis used to distribute the lords must be consistent with the assumptions made. See Commentary Section 6.2.2.5 for information *on* anchors.

The designer should provide support of the veneer; control deflection of the backing; consider anchor loads, stiffness, strength and corrosion; water penetration; and air and vapor transmission.

6.2.2 *Prescriptive requirements for anchored masonry veneer*

The provisions are based on the successful performance of anchored masonry veneer. These have been collected from a variety of sources and reflect current industry practices. Changes result from logical conclusions based on engineering consideration *of* the backing, anchor, and veneer performance.

6.2.2.3 *Vertical support of anchored masonry* veneer — These requirements are based on current industry practice and current model building codes. Support does not need to occur at the floor level; it *can* occur at a window head or other convenient location.

The full provisions for preservative-treated wood foundations are found in the National Forest Products Association Technical Report 7.[6.9]

There are no restrictions on the height limit of veneer backed by masonry or concrete, nor are there any requirements that the veneer weight be carried by intermediate supports. The designer should consider the effects of differential movement *on ths* anchors and connection of the veneer to other building components.

6.2.2.5 *Anchor requirements* — It could be argued that the device between the veneer and its backing is not an anchor as defined in the Code. That device is often referred to as a tic. However, the term anchor is used because of the widespread use of anchored veneer in model building *codes* and industry publications, and the desire to differentiate from tie as used in other chapters.

U.S. industry practice has been combined with the requirements of the Canadian Standards Association[6.10] to produce the requirements given. Each anchor type has physical requirements that must be met. Minimum embedment requirements have been set for each of the anchor types to ensure load resistance against push-through or pull-out of the mortar joint. Maximum air space dimensions are set in Sections 6.2.2.6 through 6.2.2.8.

There are no performance requirements Ear veneer anchors in previous codes. Indeed, there are none in the industry. Tests on anchors have been reported[6.4, 6.11]. Many anchor *manufacturers* have strength and stiffness data for their proprietary anchors.

Veneer anchors typically allow for movement in ?he plane of the wall but resist movement perpendicular to the veneer. The mechanical play in adjustable anchors and the stiffness of the anchor will influence load transfer between the veneer and the backing. Stiff anchors with minimal mechanical play provide more uniform transfer of load, increase the stress m the veneer, and reduce veneer deflection.

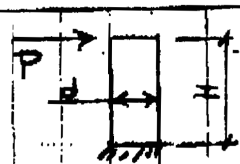
The anchors listed in 6.2.2.5.6.1 are *thought to* have lower strength or stiffness than the more rigid plate-type anchors. Thus fewer plate-type anchors are required. These provisions may result in an increase in the number of anchors required when compared to the editions of the BOCA and SBCCI *model building* coder published in 1993 and 1991, respectively.[6.12, 6.13] The number of anchors decreases in low seismic zones from the requirements in the UBC.[6.14] Anchor spacing is independent of backing type.

Anchor frequency should be calculated independently for the wall surface in each plane. That is, horizontal spacing of veneer anchors should not be continued from one plane of the veneer to another.

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
Six Q Street
South Portland, Maine 04106
Phone: (207) 767-4830
Fax: (207) 799-5432
e_mail: mleasure@ll-eng.com

PROJECT YMCA
SHEET NO. 200 OF
CALCULATED BY: MFL DATE 12-21-04
CHECKED BY DATE

RECEIVING & REVIEW



Δ for Cant

H = 9.34'/FLR H/d = 0.61
d = 15.34'

$\Delta_c = 0.333 (H/d)^3 + 0.25 (H/d)$ (includes shear & bending deformation)

∴

FLOOR	Δ_c (P=1000k PER CHART)
R	0.2282"
4	"
3	"
2	"
1 - SOG	

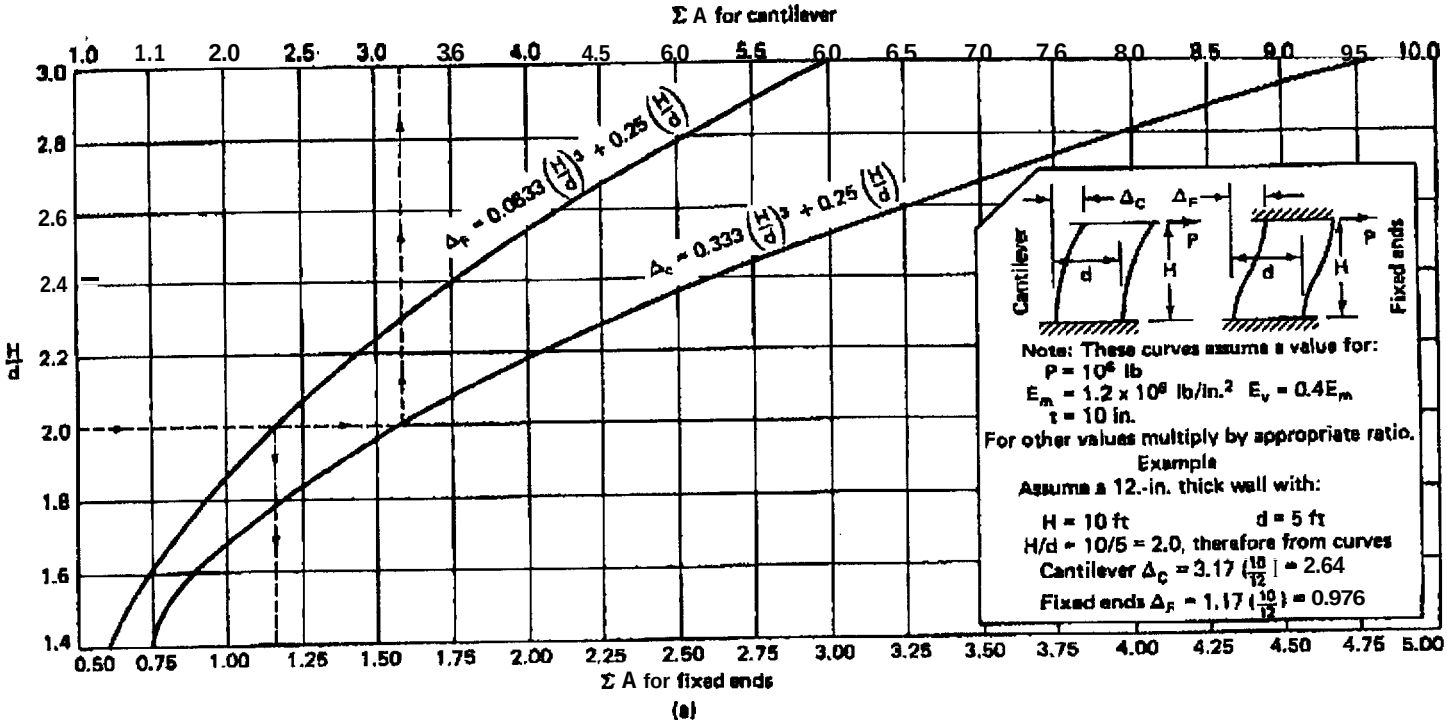
↑ AS INDICATED IN GRAPH

ACTUAL SHEAR FORCE / THOSE USED TO PRODUCE THE GRAPH

∴

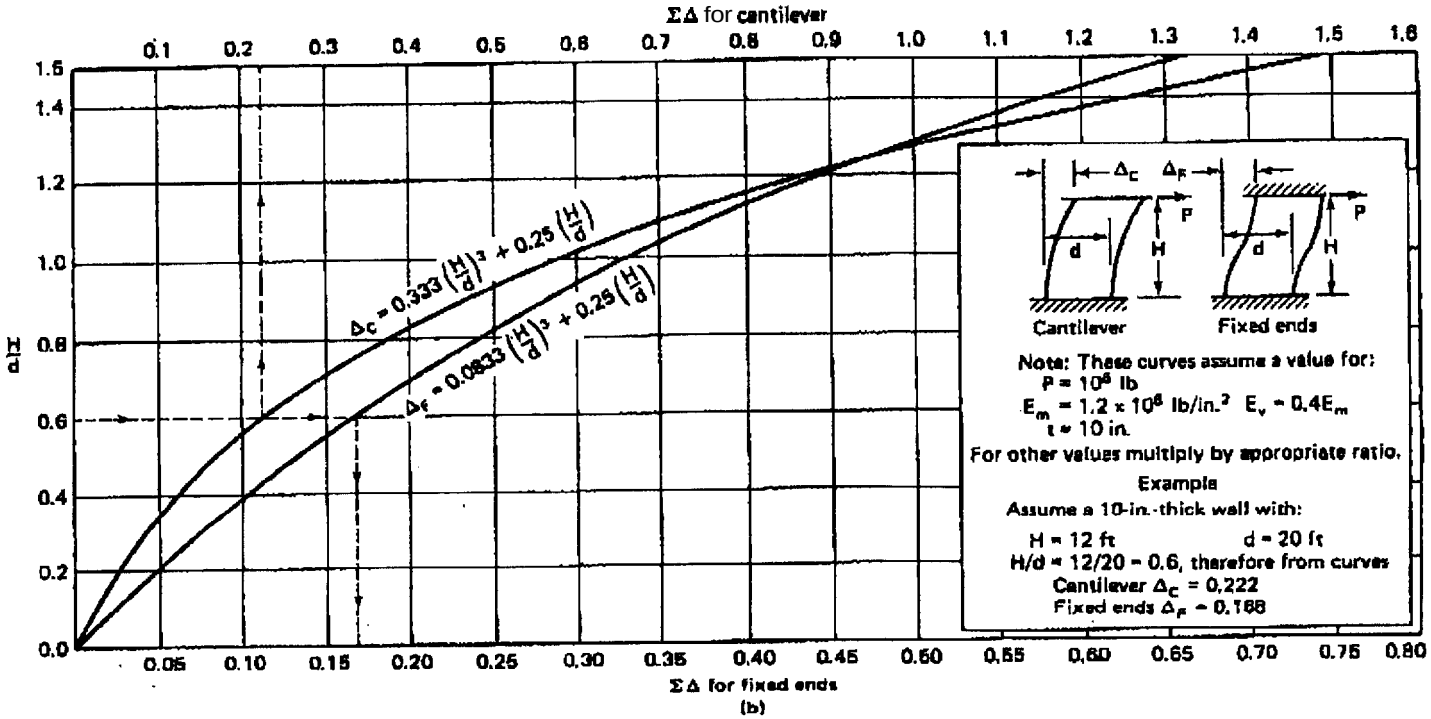
FLOOR	LOAD RATIO	Δ_c' (max) => Δ_c (ratio)
R	0.0092	0.0021
4	0.0077	0.0018
3	0.0051	0.0012
2	0.0026	0.0006
1	SOG	0.0057"

$\Delta_{max\ allow}$ (per story) = .0025 H = .0234" OK
(PER ASCE) $> \Delta_c'$



(a)

FIGURE 10-16. Wall deflections, Δ. (a) $0.0 \leq H/d \leq 1.5$. (b) $1.5 \leq H/d \leq 3.0$.



(b)

FIGURE 10-16. (continued)

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Phone: (207) 767-4830
Fax: (207) 799-5432

December 21, 2004

Mr. Ben Walter
Curtis Walter Stewart Architects
434 Cumberland Avenue
Portland, Maine 04101

Subject: YMCA SRO Relieving Angle and Anchored Veneer.

Dear Mr. Walter

We have completed our analysis of the in-plane deflection of the masonry shear walls running perpendicular to High Street for the above mentioned project. As stated in IBC 2003 the exterior veneer *system* with metal stud backup shall be design in accordance with ACI 530, Section 6. This sections prescriptive approach states that the limiting height for veneer anchored *to* metal stud backup is thirty feet. There is no limiting height for veneer anchored to masonry backup. In further reviewing this section the designer is allowed to use either an "Alternative design method" or a "Prescriptive design method." The alternative design method is when rational engineering analysis is used to determine the performance of the anchored veneer. The prescriptive design method is used when a rational approach is not used and the design is based *on* the performance of structures previously constructed over the past several years.

Our concern regarding the removal of the relieving angle at the third floor is will the movement of the structure affect the masonry veneer during a hurricane or seismic event. Our analysis indicates that the maximum movement at the top of the 8" cmu shear walls perpendicular to High Street which brace the building is less than 1/16" under full static load. In addition if tho relieving angle is removed then the masonry compressive stress at the base of the veneer is 35.2 psi (the allowable stress is 150 psi with out inspection and 300 psi with inspection). Therefore the bearing stress is within allowable limits.

The analysis approach is attached for your use. Wc have also included excerpts from ACI 530, as well as, the formula and graphs used to generate the deflections. You can see from the calculations that the movement of the building relative to the anchored veneer is negligible. Therefore, based on the analysis results the angle can be eliminated and the veneer will perform adequately. Also note that the shear walls running parallel to High Street havc a larger H/d ratio and therefore the building is much stiffer in that direction. However, this is somewhat a moot point since there is no height limitation on veneer anchored to masonry backup.

If *you* have any questions or comments, please do not hesitate to call,

Sincerely,

L&L Structural Engineering Services, Inc.

Mark F. Leasure, P.E.
Principal

CHAPTER 6
VENEERS

6.1 — General

6.1.1 *Scope*

6.1.1.1 This chapter covers the requirements for design and detailing of anchored masonry veneer and its anchors and of adhered veneer. The veneer is not subject to the allowable flexural tensile stress limitations of Section 2.2.

6.1.1.2 For masonry designed in accordance with this Chapter, the requirements of Section 1.2.2(c) shall not apply. Thus, the inclusion of specified compressive strength of masonry in the contract documents is not required for masonry designed in accordance with this chapter.

6.1.1.3 All materials and construction shall comply with Section 1.15, except that Articles 1.4 and 3.4 D of ACI 530.1/ASCE 6/TMS 602 shall not apply to any veneer and Articles 3.2 F and 3 3 B shall not apply to adhered veneer.

6.1.1.4 Anchored veneer shall meet the requirements of Section 6.12 and shall be designed rationally by Section 62.1 *or* detailed by the prescriptive requirements of Section 6.2.2.

6.1.1.5 Adhered veneer shall meet the requirements of Section 6.1.2 and shall be designed rationally by Section 6.3.1 or detailed by the prescriptive requirements of Section 6.3.2. Section 1.11 shall not apply to adhered veneer.

6.1.1.6 Dimension stone veneer io not covered under this Code. *Any* such system shall *be* considered a Special System and submitted accordingly to the Building Official.

6.1.2 *General design requirements*

6.1.2.1 Design and detail the backing system of exterior veneer to resist water penetration. Exterior sheathing shall bo covered with a water-resistant membrane unless the sheathing is water resistant and the joints are sealed.

6.1.2.2 Design and detail flashing and weep holes in exterior veneer *to* divert water to the exterior. Weepholes shall be at least $^3/_{16}$ in. (4.8 mm) in diameter and spaced less than 33 in. (838 mm) *on* center.

6.1.2.3 Design and detail the veneer to accommodate differential movement.

42 — Anchored veneer

6.2.1 *Alternative design of anchored masonry veneer*

The design of anchored veneer is permitted under Section 1.3. The alternative design method shall have tho following conditions:

(e) Loads shill be distributed through the veneer to the anchors and the backing using principles of mechanics.

(b) Out-of-plane deflection of the backing shall be limited to maintain veneer stability.

(c) All *masonry,* other than veneer, shall meet the appropriate provisions of Chapter I and Sections 2.1 and 2.2; or Chapter 1 and Sections 2.1 and 2.3; or Chapter 1, Section 2.1, and Chapter 5.

(d) The veneer is not subject to the provisions of Section 2.2.

(e) The provisions of Sections 6.1.1, 6.1.2, 6.2.2.9, and 6.2.2.10 shall apply.

6.2.2 *Prescriptive requirements for anchored masonry veneer*

6.2.2.1 Prescriptive requirements for anchored masonry veneer shall not be used in areas where the velocity pressure exceeds 25 lb/ft^2 (1197 Pa) as defined in ASCE 7.

6.2.2.2 Connect anchored veneer to the backing with anchors that comply with Section 6.2.2.5 and Article 2.4 of ACI 530.1/ASCE 6/TMS 602.

6.2.2.3 *Vertical support of anchored masonry veneer*

6.2.2.3.1 The weight of anchored veneer shall bo supported vertically on concrete or masonry foundations or other noncombustible structural supports, except as permitted in Sections 6.2.2.3.1.1 and 6.2.2.3.1.4.

6.2.2.3.1.1 Anchored veneer is permitted *to* be supported vertically by preservative-treated wood foundations. The height of veneer supported by wood foundations shall not exceed 18 ft (5.49 m) above the support.

6.2.2.3.1.2 Anchored veneer with a backing *of* wood framing shall not *exceed* the height above the *noncombustible* foundation given m Table 6.2.2.3.1.

6.2.2.3.1.3 If anchored veneer with a backing of cold-formed steel framing exceeds the height above the noncombustible foundation given in Table 6.2.2.3.1, the weight of the veneer shall be supported by noncombustible construction for each story above the height limit given in Table 6.2.2.3.1.

Table 6.2.2.3.1 — Height limit from foundation

Height at plate, ft (m)	Height It gable, ft (m)
30 (9.14)	38 (I 1.58)

L & L STRUCTURAL

ENGINEERING SERVICES, INC.
Six Q Street
South Portland, ME 04106
Phone; (207)767-4830
Fax: (207)799-5432

December 21, 2004

David Thompson
YMCA SRO L.P.
C/o The Cumberland County YMCA
70 Forest Avenue
Portland, Maine 04101

This is a different project
36620
04185

Subject: LOGAN PLACE located in Portland, Maine

Dear Mr. Thompson, --

At your request we are writing to inform you of our intent to perform special inspections for the above refercnccd project in accordance with IBC 2003 Sections 109 & 1704. In conversalion with the architectour firm will be retained to proceed with these inspections. We will *be* responsible for the inspection of the following.

1. Refer to our proposal dated December 21, 2004.

The testing reports required by the design documents and special inspections will be filed with the Engineer of Record. A copy of these reports will be sent to the City of Portland after all structural work is complete.

If you have any questions or require additional information, please do not hesitate to call

Sincerely,

L&L Structural Engineering Servlces, Inc.

Mark F Leasure

Mark F. Leasure, P.E.
Principal

This statement is understood and accepted.

By David W. Thompson

Title CEO

Date 12/22/04

Cc: Ben Walter (Curtis Walter Stewart Architects)

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
Six Q Street
South Portland, ME 04106
Phone; (207) 767-4830
Fax: (207) 799-5432

December 21, 2004

David Thompson
YMCA SRO L.P.
C/o The Cumberland County YMCA
70 Forest Avenue
Portland, Maine 04101

Subject: **Proposal to provide special inspection services for the YMCA SRO project located in** Portland, **Maine.**

Dear **Mr.** Thompson

We are pleased to submit **this proposal for structural engineering services for the above** project.

PROJECT DESCRIPTION

The **project consists of construction of a new YMCA SRO in the Portland area. As you know the facility will be a masonry** structure with **precast hollow** core **plank** for **the** floors.

SCOPE OF SERVICES

a. **Prepare a statement of special inspection to be filed with the City of Portland.**

b. **We** will **perform site visits to review the installation of materials being used as the primary structural components as required by IBC 2003 Sections 109** and **1704. These materials include: Cast-In-Place Concrete, Structural Steel, Light Gage Steel Framing, Concrete** Masonry, **and Precast** Hollow Core **Plank.. We have included the cost of ten site visits during** specific ***stages* of** construction **to verify that the installation conforms** to the **design documents.** Each **visit** will **be documented and included in a final report near** the **end of** construction **in order** for **the City of Portland to issue a Certificate of Occupancy. The** final **report will include all changes during construction, as well as, report of** the **material testing.**

c. Review the project specification to determine the testing requirements for the above mentioned materials and coordinate the testing with the general contractor.

d. Review the concrete mix design(s) to verify that it meets the requirements of the design documents. Also we will review the concrete cylinder breaks to verify that the concrete has obtained design strength.

e. Review the formwork and placement of reinforcement prior to placing concrete. We can coordinate the timing of the concrete placement with the general contractor.

f. Review the material and installation of the structural steel framing and connections to verify that it conforms to the design documents, as well as, the approved shop drawings. An independent testing agency will be retained for weld inspection.

g. Review the installation of the precast hollow core plank and masonry construction to determine if it is in compliance with the design documents.

h. Prepare a special inspection report at the end of the structural phase of the project to be submitted to the City of Portland. We understand based on previous conversations with the Code Enforcement Officer this report will be required in order to obtain a certificate of occupancy.

SCHEDULE

Our office will need to coordinate our site visits with the project schedule, as well as, confirm that the project is still on schedule with the general contractor. We can assure you of our firms successful project and office management, and will be able to integrate the anticipated project requirements comfortably with our other commitments and deadlines.

COMPENSATION

We will provide the above inspection services on a time and expense basis in accordance with our attached schedule of fees. The cost of our services as outlined in our scope, items A through H, is estimated not to exceed $3,800.00. An allowance of $600.00 for the weld inspection is included in this fee. Services for additional work authorized by The Cumberland County YMCA will be provided for a lump sum fee or on an hourly basis in accordance with our schedule of fees attached.

Thank you for inviting us to present you wirh our proposal. We look forward to **working with you** on **this project.** Should **you require adjustment to the above scope of services** and/or **compensation to meet your project and** budgetary **needs, please do** not **hesitate to call and discuss this in** more **detail.**

Sincerely,

L&L Structural Engineering Services, Xnc.

Mark F Leasure

Mark **F. Leasure, P.E.**
Principal

SCHEDULE OF FEES

(2004)

REGISTERED PROFESSIONALS:

Principal	$ 80.00/Hr.
Project Engineer	$ 50.00/Hr.
All Consultants	1.1 x **Hourly Rate**

OTHER PERSONNEL:

Computer-Aided Designer *(CAD)*	$ 45.00/Hr.
Draftsperson	$ 35.00/Hr.
Clerical/Word **Processing**	$ 32.50/Hr.

REIMBURSABLE EXPENSES:

Travel (outside Greater Portland **Area)**	$ 0.36/Mile
Postage, Express Mail, **Overnight Delivery, Telephone** (Long **Distance Toll Charges), Subsistence, Film & Developing**	**At cost**
Blue Prints (30x42)	$ 2.50/Sht.
Blue **Prints (24x36)**	$ 2.00/Sht.
CAD Plots **(30x42)**	$ 20.00/Sht.
CAD Plots **(24x36)**	$ 15.00/Sht.
Photocopies	$ 0.15/Ea.

MATERIALS:

Model or **Mock-up** materials **and supplies:** **At Cost**

Payments *are* **due thirty (30) days** from **the date of the invoice. Interest will be charged at** 1% **per month (compounded) on** amounts **unpaid after** thirty **(30) days.**

Doc#: 80773 Bk:21883 Pg: 155

C32

CONDITIONAL REZONING AGREEMENT

CCYSRO, L. P. AND THE CUMBERLAND COUNTY YMCA

AGREEMENT made this 14th day of September, 2004 by CCYSRO, L.P., a Maine limited partnership with a place of business in Portland, Maine and the Cumberland County YMCA, formerly known as the Greater Portland YMCA and the Young Men's Christian Association of Portland, Maine, a nonprofit corporation with a place of business in Portland, Maine, and each of their successors and assigns (hereinafter collectively **"OWNER").**

W I T N E S S E T H

WHEREAS, Cumberland County YMCA owns a parcel of land located at 70 through 88 Forest Avenue and 209 through 233 High Street in Portland, consisting of parcels shown on City of Portland Tax Map 36, Block G, Lots 20 through 25, and more particularly described on the attached Exhibit A. (collectively the **"PROPERTY");** and

WHEREAS, the parcel comprising the northerly section of the Preliminary Subdivision Plan, submitted by Sebago Technics dated 12-29-03 and revised 4-2-04(Exhibit 1), denoted as "leased parcel" shall be leased by "CCYSRO, L.P." (Leased Lot); and

WHEREAS, the entire parcel shown on the Site Plan and comprising (CBL Map 36, lots 20 through 25) is owned by Cumberland County YMCA (Lot **11);** and

WHEREAS, the **OWNER** will demolish two existing apartment buildings, one at 217 High Street and the other at 219 to 221 High Street, which buildings are recorded by the City as containing a total of seven (7) dwelling units and nine **(9)** rooming units, which buildings currently house eleven number of occupants; and

WHEREAS, the **OWNER** has requested a conditional rezoning of the Property in order to permit the development of thirty-two (32) low-income efficiency apartment units (the **"PROJECT");** and

WHEREAS, the number of new housing units exceeds the number of housing units being demolished and, thus, the proposal complies with Portland's Ordinance, Division **29.** Preservation and Replacement of Housing Units, Portland City Code, Sec. 14-483 to 14-488; and

WHEREAS, the **OWNER** intends to maintain the current uses in the existing YMCA facility at 70 through 88 Forest Avenue, which include a day care facility, membership services (i.e. athletic facilities, educational opportunities, etc.), administrative offices, eighty-six (86) single room occupancy units, and also provides space for a variety of recreational, community and social services; and

WHEREAS, the **OWNER** will change the primary entrance for Cumberland County YMCA members from Forest Avenue to High Street, by adding a new entrance, lobby and waiting area on the High Street side of the building; and

WHEREAS, the parking lot along High Street will have a minimum of thirty (30) spaces and will be rebuilt with **a** maximum of two curb cuts and landscaping; and

WHEREAS, the Portland Planning Board has determined that the rezoning and proposed development would provide needed housing in the City for low income

individuals, is consistent with the housing component of the Comprehensive Plan and would not have an adverse impact on the surrounding residential community; and

WHEREAS, the Planning Board of the City of Portland, pursuant to **30-A** M.R.S.A. § 4352(8) and Portland City Code (the "Code") §§ 14-60 to 14-62 and 14-264, and after notice and hearing and due deliberation thereon, recommended the rezoning of the **PROPERTY,** subject, however, to certain conditions; and

WHEREAS, because of the unusual nature and unique location of the proposed development, it is necessary and appropriate to have the following conditions and restrictions imposed on this development in order to ensure that the rezoning is consistent with the **CITY'S** Comprehensive Plan; and

WHEREAS, the City Council of the **CITY** authorized the execution of this Agreement on June 7, 2004, by City Council Order No. 282-03/04, a true copy of which is attached hereto as Exhibit 2;

NOW, THEREFORE, in consideration of the rezoning, **OWNER** covenants and agrees as follows:

1. Effective upon the recording of this Agreement at the Cumberland County Registry of Deeds, but no later than sixty (60) days after the date of Portland City Council approval, the **CITY** hereby amends the Zoning Map of the City of Portland, dated December, 2000 (as amended from time to time and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by § 14-49 of the Code) by adopting the map change amendment shown below. **If** this Agreement is not recorded by said date, then the conditional rezoning shall be null and void, and the zoning of the **PROPERTY** shall revert to the pre-existing Residential R-6 zone.

2. The **OWNER** will demolish two apartment buildings, one at 217 High Street and the other at 219 to 221 High Street. Prior to the issuance of the demolition permits, the **OWNER** shall provide to the City all information required by the Preservation and Replacement of Housing Units, Portland City Code, Sec. 14-483 to 14-488, shall comply with the requirements of said ordinance, and further ensures that all tenants of said buildings shall be offered replacement housing of a kind and quality similar to that being demolished. In addition, as a condition of this contract, the **OWNER** agrees that it shall maintain the adjacent property at 207 High Street so as to prevent deterioration and maintain code compliance of the building located thereon, for as long as the **OWNER** shall own said property.

3. The **LEASED LOT** is to be developed with a single four-story building consisting of thirty-two (32) efficiency apartments as depicted on the attached Site Plan submitted by Sebago Technics, dated 12-29-03 and revised 2-4-04, attached hereto as Exhibits 1, 2 and 3, and Elevations, submitted by CWS Architects dated 4-2-04 and 3-9-04, attached hereto as Exhibits 4, 5, and 6.

4. Execution **of** this Agreement binds the **OWNER,** and their successors and assigns, to the terms set forth in this Agreement.

5. Any change in ownership shall be brought to the Planning Board for its review and approval, but this requirement shall not apply to the granting of mortgages by **OWNER.** to the enforcement by the mortgagees of their rights under such mortgages, or to any change of ownership due to the transfer to an entity that is a wholly owned subsidiary or related entity of OWNER. Notwithstanding the provision contained herein and in paragraph 2, any change in ownership which includes the granting of a mortgage by the **OWNER** or the transfer of the property to any entity affiliated with the **OWNER,** shall include the obligation for the new owner to maintain 207 High Street so as to prevent deterioration and maintain code compliance of the building located thereon.

6. Permitted Uses. **OWNER** shall be authorized to establish and maintain the following uses on the **PROPERTY:**

a. Eighty six (86) rooming units presently existing within the main YMCA building at 70 Forest Avenue (delineated as YMCA building on the Site Plan), which rooming units share bathroom facilities and a common kitchen; and

b A new four-story structure, containing thirty-two (32) low-income efficiency apartments[1] to be constructed over the existing High Street parking lot in the vicinity of 231 High Street (delineated as Proposed 32 Unit (SRO) on the Site Plan). There shall be on site laundry facilities in the basement, an office and vestibule on the first floor and common meeting rooms on the three upper floors, only for use of residents, guests and staff.

c. The following additional uses shall be permitted in the main building of the YMCA:
Fitness facilities (including swimming, racquet sports, gym sports, yoga, dance, running, biking, etc);
Day care and after school programming for school-age children;
Teen center, focused on fitness, counseling and educational programs;
Day camps for school age children, to be held during the school year and vacations;
Elder programs;
Office and staff facilities;
Teaching and educational programs;
Therapeutic services;
Other membership and community services traditionally provided by the **YMCA.**

d. A minimum of thirty (30) dual use parking spaces (i.e. parking used by occupants of the efficiency apartments, the **SRO** and members of the YMCA) on site will be provided as delineated in the parking layout plan attached hereto as Exhibit 2.

---

[1] For purposes of this Agreement, "efficiency apartment" is defined as a self-contained living unit of not less than two hundred and fifty (250) square feet of living space, with a kitchen (containing at minimum, a kitchen sink, stove with an oven and refrigerator), and a bathroom. Occupancy of an efficiency apartment shall be targeted to one person.

14 x 24 = 336 ft

The uses specified herein supersede the otherwise permitted uses contained within the underlying Residential **R-6** zone.

7. Upon approval of the Site Plan for the **PROJECT,** the **OWNER** shall implement a Parking Management Plan to be approved by the Planning Board during site plan review and any additional parking management initiatives otherwise required by the Portland Planning Board during site plan review, with the goal of informing members, on an ongoing basis, of the availability of off-street, off-site parking provided by the **OWNER,** including parking at the so-called Gateway Garage, or any other parking lot under the control of the **OWNER** within a four block radius of the site. Such Parking Management Plan shall be subject to twice per year monitoring by the Planning Authority and the Parking Authority, with reports submitted to the District One and District Two City Councilors.

8. The front entrance for the existing YMCA facility at 70 through 88 Forest Avenue will be used primarily for residents of the existing facility and the executive offices. **A** new entrance will be provided on High Street, which will primarily serve **YMCA** members and guests. The addition to the existing facility, as shown on the Site Plan, will create the new entrance, with a lobby and waiting area.

9. Performance guarantees will be required for entire buildout of the Site Plan shown on Exhibits **1, 2** and **3.** The amount and terms of such performance guarantee shall be determined by the Planning Authority at the time of Site Plan, Conditional Use and Subdivision approval of the project. The parking lot and landscaping, designated on Exhibits 2 and **3** shall be completed prior to the issuance of a Certificate **of** Occupancy. The cost of the curb extensions for a cross
walk (as shown on the Site Plan) shall be included in a separate escrow account in favor of the City. If High Street is converted to a two-way street, prior to the installation of said curb extension, then the curb extensions shall not be required by the City, and the escrow money shall be returned to the **OWNER.**

10. OWNER shall be responsible for ongoing maintenance of the **PROPERTY,** including snow removal, salting, sanding, sweeping, lighting, trash pickup, maintenance, mowing, etc.

11. The **PROPERTY** will be developed substantially in accordance with the Site Plans and Elevations shown on Exhibits 1 through ***6,*** submitted by Sebago Technics dated **12-29-03** and revised **4-2-04** and submitted by CWS Architects dated **4-2-04** and 3-**9-04.** In addition to the space and bulk requirements of paragraph **12** below and the applicable provisions of Article IV (subdivisions) and Article V (site plan) of the Code, the development proposal shall show a unified design of the site, including the architecture, the layout of the buildings, pedestrian and vehicular circulation plan, open space, drainage, and the topography, soil conditions, vegetation, and other natural features of the site.

#2004-0113

12. The Planning Board shall review and approve the project according to the Site Plan, Subdivision, and Conditional Use provisions of the Portland Land Use Code.

13. *Space and Bulk Requirements.* The following space and bulk requirements will apply to the efficiency apartment building (shown as leased lot on Exhibit 1):

Minimum lot size:	None.
Minimum area per dwelling (density):	450 sq. feet
Minimum street frontage:	50 feet.
Minimum front yard:	none required.
Minimum rear yard:	Five ***(5)*** feet
Minimum side yard:	Five (5) feet
Minimum lot width:	50 feet.
Maximum lot coverage:	100%
Maximum structure height:	55 feet
Open space ratio:	none required
Parking requirements:	minimum 30 parking spaces on site, and at minimum, eleven (11) spaces at an off site lot [2]

14, OWNER agrees to maintain, for a period of ninety years, the rent levels and income requirements for the efficiency apartments on the Leased Lot as follows:

100% of units at 60% of Area Median Income.

The foregoing restriction on rent levels and income requirements will be secured by covenants and restrictions and conditions in any deeds conveyed out by **OWNER.**

15. This conditional rezoning shall be enforced pursuant to the land use enforcement provisions of state law (including 30-A **MRSA** 4452) and City Ordinance. Following any determination of a zoning violation by the Court, the Zoning Administrator, or the Portland Zoning Board of Appeals, the City, after recommendation of the Planning Board, may amend, modify or rescind this rezoning.

16. The above stated restrictions, provisions, and conditions are an essential part of the rezoning, shall run with the **PROPERTY,** shall bind and benefit **OWNER,** any entity affiliated with **OWNER** which takes title to the **PROPERTY,** their successors or assigns, and any party in possession or occupancy of said **PROPERTY** or any part thereof, and shall inure to the benefit of and be enforceable by the **CITY,** by and through its duly authorized representatives. The **OWNER** shall file **a** counterpart original of this Agreement in the Cumberland County Registry of Deeds.

---

[2] The current off site lot **is** located on Sherman Street.

If any of the restrictions, provisions, conditions, or portions thereof set forth herein should be for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as **a** separate, distinct and independent provision and such determination shall not affect the validity of the remaining portions hereof.

WITNESS:

Eleanor L. Blanchard

Cumberland County YMCA

By: Cyrus Y. Hasse
Its: President

WITNESS:

Eleanor L. Blanchard

CCYSRO LP

By: Cyrus Y. Hasse
Its: President

STATE OF MAINE
CUMBERLAND, ss.

Personally appeared before me the above-named Cyrus Y. Hasse, in his capacity as President of Cumberland County YMCA', as afor'esaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said organization, a non-profit entity.

SEAL

Eleanor L. Blanchard
Notary Public/Attorney at Law

ELEANOR L. BLANCHARD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 14, 2010

STATE OF MAINE
CUMBERLAND, ss.

Personally appeared before me the above-named Cyrus Y. Hasse, in his capacity as President of CCYSRO LP, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said organization, a non-profit entity.

SEAL

Eleanor L. Blanchard
Notary Public/Attorney at Law

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NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 14, 2010

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director

CITY OF PORTLAND

TO: Barbara Barhydt, Senior Planner

FROM: Marge Schmuckal, Zoning Administrator

SUBJECT: Parking requirements under existing Zoning Ordinance as would apply to the newly proposed **32** unit **SRO** for the **YMCA – 036-G-020 – R-6** zone

DATE: February **24,2004**

Barbara,

I have researched our files for the legal uses of other structures on site. Those legal uses are as follows:

217 Hi& Street **– 036-G-023:** A **zoning** use determination letter on file states that the legal use of this property is **2** dwelling units and **9** rooming units. There is no other change of use permit on file since that determination letter.

219 High Street – **036-G-022:** Our microfiche files distinguish this building fkom the attached **22**1 High Street building. A zoning use determination letter on file dated October **19, 1993** states that the legal me of this property is **3** dwelling units. There is no other change of use permit on file since that determination letter.

221 High Street **– 036-G-021:** Our microfiche file shows several different uses **from 2** dwelling units **(1941)** to a rooming house (1**947).** There are no more recent permits to document the legal use. Therefore *I* have used some other tools to determine the use just prior to **1957. A** 1955 City Directory shows two dwelling units as a use on this property. The **pre-1957** Assessor's card shows this property to be a single family. I have made a determination on the legal number of dwelling units based on the **1955 City** Directory for two dwelling units.

That makes a total of **7** dwelling units and **9** rooming units to be demolished. Currently there is a proposal to demolish these three buildings and to build a new **32** unit Single **Room** Occupancy dwelling units elsewhere on the **YMCA's** site. Comparing dwelling units with rooming units is

not normally done because they are two distinct defined uses within the Zoning Ordinance. In this case there is a net increase of 25 dwelling units (32-7=25). 25 new dwelling units require 2 parking spaces for each new constructed unit plus one additional parking space for every six units or fraction thereof under Section 14-332 . That would mean that 50 + 5, or 55 extra parking spaces would be required without regard to contract zone language.

It should also be noted that the legal use of these new **SRO** units would be considered dwelling units because of the private kitchen facilities and bathrooms in each unit. However, for parking requirements only, the Planning Board has previously considered the Logan Place **SRO** units similar in nature to rooming units in regard to their contract zone. Section 14-332 would require 1 parking space for each five *(5)* rooming units. That would translate into 5 extra parking spaces to be provided with the new proposal.

Currently the submitted site plan revised on 1/27/04 shows 35 parking spaces on the site. Previously, the **YMCA** was approved for 11 parking spaces at 26 Sherman Street (036-F-005). That is a total of 46 currently available parking spaces. The new plans, after the demolition and new **SRO** building, show a total on 32 parking spaces on site with the 11 parking spaces at **26** Sherman Street for a total of 43 parking spaces available.

CC: Penny Littell, Corporation Counsel

APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Development
Portland Planning Board

1. Applicant Information:

CUMBERLAND County YMCA
Name

70 FOREST AVE
Address

PORTLAND, ME 04101

775-7442 761-0922
Phone Fax

2. Subject Property:

70-88 FOREST AVE & 1
Address

209-233 HIGH ST.

MAP-36-(20-25)
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: X Applicant ____ Other

Name
CUMBERLAND County YMCA
Address

ABOVE

Phone Fax

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, MAINE
NOV 7 2003
RECEIVED

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

PROPERTY OWNER

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

5. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

6. Existing Use:

Describe the existing use of the subject property:

THE RROPERTY IS CURRENTLY USED AS A YMCA with SRO HOUSING AND PARKING

7. Current Zoning **Designation(s):** R6

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

SEE ATTACHMENTS

9. Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant, (Scale to suit, range from 1"=10' to 1"=100'.)

10. Proposed Zoning: Please check all that apply:

A. _____ Zoning Map Amendment, from _____ to _____

B. _____ Zoning Text Amendment to Section 14-_____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out **(~~example~~),** and language to be added is depicted with underline (example).

C. _X_ Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division **1.5,** Sections **14-60 to** 62)

11. Application Fee: A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

_____	Zoning Map Amendment	$2,000.00
_____	Zoning Text Amendment	$2,000.00
_X_	Contract/Conditional Rezoning	
	Under 5,000 sq. ft.	$1,000.00
	5,000 sq. ft. and over	$3,000.00
	Legal Advertisements	percent of total bill
	Notices (receipt of application, workshop and public hearing)	.55 cents each

NOTE: Legal notices placed in the newspaper are required by State Statue and local ordinance. Applicants are billed directly by the newspaper for these notices.

12. Signature: The above information is true and accurate to the best of my knowledge.

10-1-03
Date of Filing

V.P.
Signature of Applicant

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter **or** narrative to accompany the rezoning application which can provide additional background **or** context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds **of** the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July ***6,*** 1998

8. Proposed Use of Property:

The Portland YMCA proposes to build a 32 Unit Efficiency Apartment building at its Forest Avenue site. The purpose is to create additional affordable housing for Men on a long term basis. The Y is working through the Maine State Housing Authority for Low Income Housing Tax Credit financing. The proposed project will be located in the Y's lower parking lot on High Street with its front door opening onto High Street. The proposed structure will be four stories high. The scope of the work is as follows

1. Construct 32 unit (21,000 SF) affordable housing efficiency apartment building.
2. Demolish two existing apartment buildings at 217, 219 and 221 High Street using the new housing units as replacement housing.
3. Construct a new "Front Door" at High Street entrance to the YMCA facility with new lobby and waiting area.
4. Re-grade the parking lot eliminating two of the four curb cuts.
5. Re-landscape the edge between the parking lot and the High Street Sidewalk.

The remaining YMCA uses will not change.

MAPQUEST.

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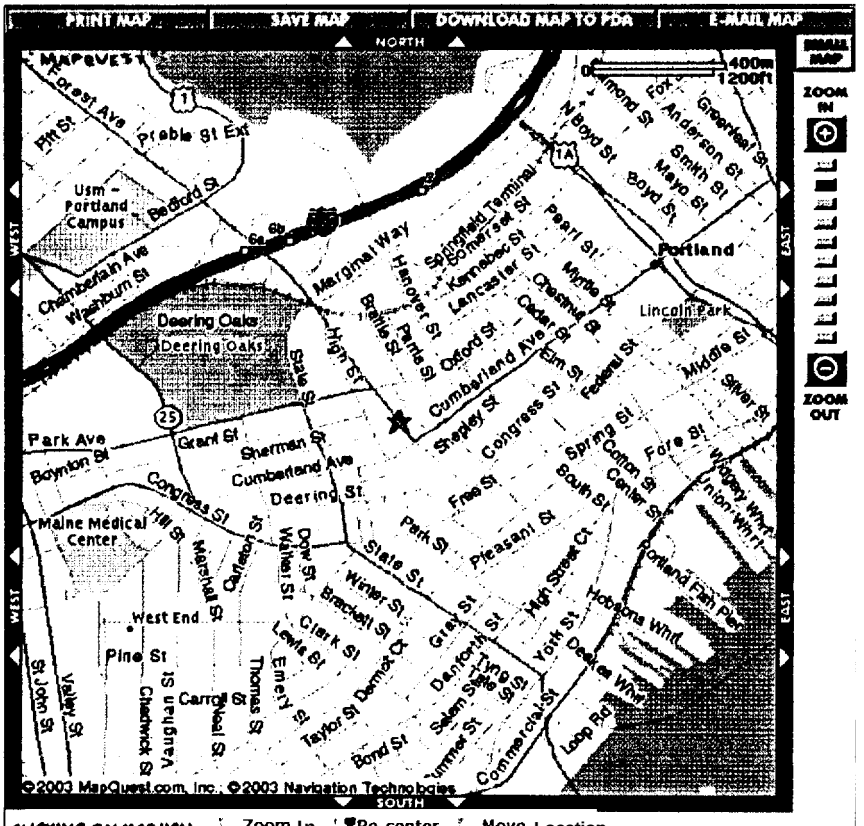

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ADDITIONAL MAP FEATURES: Customize Map | Add A Location

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10/08/C3

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MAP-36-(20-25)
Assessor's Reference (Chart-Block-Lot)

217-219 High Demo
32 SRO

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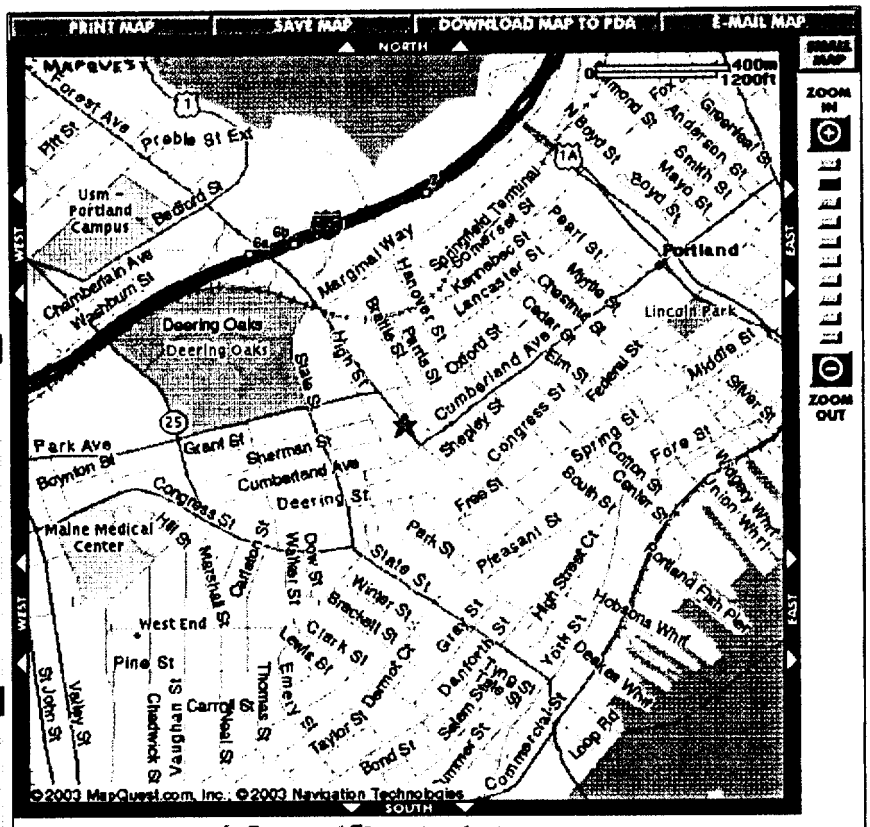

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