

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT
PERMIT

PERMIT ISSUED

Permit Number: 101454

MAR - 9 2011

Please Read
Application And
Notes, If Any,
Attached

This is to certify that AVESTA OAK STREET LP / WEIGHT R CONSTRUCTION
has permission to New 4 story, 37 unit apartment building, 1 story includes secure open private parking garage & limited common
AT 72 OAK ST CE 037 A035001
City of Portland

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise used-in. 24 HOUR NOTICE IS REQUIRED.

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

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

[Signature] 3/9/11
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 72 OAK ST

CBL: 037- A-035-001

Issued to: Avesta Oak Street LP

Date Issued: 6/25/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-03-573-UI, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R-2
37 APARTMENTS
TYPE 2-B/ & 5-A
IBC 2003

Approved:
6-25-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

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

Permit No: 10-1454	Issue Date:	CBL: 037 A035001
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Location of Construction: 72 OAK ST	Owner Name: AVESTA OAK STREET LP	Owner Address: 307 CUMBERLAND AVE	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: B-3

Past Use: Vacant Land	Proposed Use: 37 Residential Apartments - New 4 story, 37 unit apartment building, 1st story includes secure open private parking garage & limited common use spaces	Permit Fee: \$35,885.00	Cost of Work: \$3,578,961.00	CEO District: 1
Proposed Project Description: New 4 story, 37 unit apartment building, 1st story includes secure open private parking garage & limited common use spaces		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	INSPECTION: Use Group: R-2 Type: 2B+ 5A IBC-2003 Signature: JMB 3/9/11	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 11/19/2010	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 3 zone C <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 11/22/10 approved 10-99700002 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 11/22/10	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation with a <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 11/22/10 B. Andrews
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PERMIT ISSUED

MAR - 9 2011

City of Portland

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1454	Date Applied For: 11/19/2010	CBL: 037 A035001
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Location of Construction: 72 OAK ST	Owner Name: AVESTA OAK STREET LP	Owner Address: 307 CUMBERLAND AVE	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: 37 Residential Apartments - New 4 story, 37 unit apartment building, 1st story includes secure open private parking garage & limited common use spaces	Proposed Project Description: New 4 story, 37 unit apartment building, 1st story includes secure open private parking garage & limited common use spaces
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 11/22/2010**Note:** **Ok to Issue:**

- 1) * All design details and materials to be consistent with plans approved by the Historic Preservation Board on June 2, 2010.
- * All outstanding conditions of approval imposed by the Historic Preservation Board to be satisfied.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/22/2010**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain 37 residential dwelling units with accessory community room and meeting areas. Any change of use shall require a separate permit application for review and approval.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:****Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant including all addendums and revisions. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) The alternating tread stair to the unoccupied roof equipment shall be fabricated in compliance with IBC 2003 Sec. 1009.10

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 12/15/2010**Note:** **Ok to Issue:**

- 1) Buildings with a Fire Alarm or sprinkler system require a Knox Box to be installed per city ordinance
- 2) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.
- 3) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require ammendments and approval.
- 4) All construction shall comply with City Code Chapter 10.
- 5) A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
- 6) A single source supplier should be used for all through penetrations.
- 7) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.

Location of Construction: 72 OAK ST	Owner Name: AVESTA OAK STREET LP	Owner Address: 307 CUMBERLAND AVE	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

- 8) New elevators are required to be ADA compliant.
- 9) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 10 Walls in structure are to be labeled according to fire resistance rating.
IE; 1 hr. / 2 hr. / smokeproof.
- 11 Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 12 The Standpipe system shall be installed in accordance with NFPA 14.
A signed compliance letter will be required.
- 13 A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model .
- 14 The sprinkler system shall be installed in accordance with NFPA 13.

Comments:

11/19/2010-mes: getting info from planning on getting an approved site plan. WAIT FOR SITE PLAN SIGN-OFF

11/23/2010-gg: received from historic as of 11-23-10. /gg

12/20/2010-jmb: Started building code plan review

1/7/2011-jmb: Spoke with Ben Walter and George for review details, they will reply on building type classes and send addendums. Advised to contact contractor for some items.

1/10/2011-jmb: Contacted Bill T. @ W/R via email for spec book including geotech, SI statement.

3/1/2011-jmb: Received garage ventilation calculations, addenda 04, revised statement of special inspections and revised C-1 plan

2/16/2011-amachado: Received final approved stamped site plan from planning. Put it with the permit in Jeanie's hold basket.

1/11/2011-jmb: Received spec books and addendums

2/18/2011-jmb: Spoke to Ben W., he will email the calculations on the open garage %, and have Becker revise the statement of special inspections to include Applied Fireproofing and update professionals and agencies. Ok to issue with conditions pending Planning Approval.



General Building Permit Application

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

Location/Address of Construction: <u>72 Oak Street, Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>7533 First Floor Footprint / 30850 building total</u>		Square Footage of Lot <u>9674</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>TM 37 A 35</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>AvestaOak Street LP</u> Address <u>307 Cumberland Avenue</u> City, State & Zip <u>Portland, Maine 04101</u>	Telephone: <u>207-553-7780</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3,578,961.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>35,885.00</u>
Current legal use (i.e. single family) <u>Surface Parking Lot</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>R-2 (37) Residential Apartments</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: The four-story, 37 unit apartment building will be of new construction. The first story includes a secure open private parking garage and limited common use spaces that provides support to the building's primary residential apartments use located on the three upper floors.		
Contractor's name: <u>Wright-Ryan Construction</u> Address: <u>10 Danforth Street</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>207-773-3625</u> Who should we contact when the permit is ready: <u>Tom Burrell</u> Telephone: <u>773-3625</u> Mailing address: _____		

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

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

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

RECEIVED
NOV 19 2010
Dept. of Building Inspection
City of Portland, Maine

Signature: [Signature] Date: 11/16/10

This is not a permit, you may not commence ANY work until the permit is issued
Project Manager for Wright-Ryan Construction Inc.



Certificate of Design Application

From Designer: Ben Walter, CWS Architects
 Date: 16 November, 2010
 Job Name: Oak Street Lofts
 Address of Construction: 72 Oak Street, Portland, Maine

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) R-2 Residential Apartments/S-2 (Parking)

Type of Construction 5A/2B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes - NFPA 13

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Separated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) Yes

Structural Design Calculations

 Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>STAIRS</u>	<u>100 PSF</u>
<u>RESIDENTIAL</u>	<u>40 PSF</u>
<u>PUBLIC ROOMS</u>	<u>100 PSF</u>

Wind loads (1603.1.4, 1609)

PER IBC Design option utilized (1609.1.1, 1609.6)
100 MPH Basic wind speed (1809.3)
1.00 Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
B Wind exposure category (1609.4)
±0.18 Internal pressure coefficient (ASCE 7)
PER IBC Component and cladding pressures (1609.1.1, 1609.6.2.2)
PER IBC Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

PER IBC Design option utilized (1614.1)
1 Seismic use group ("Category")
250, 091 Spectral response coefficients, S_D s & S_1 (1615.1)
C Site class (1615.1.5)

N/A Live load reduction
N/A Roof live loads (1603.1.2, 1607.11)
46.2 PSF Roof snow loads (1603.7.3, 1608)
60 PSF Ground snow load, P_g (1608.2)
46.2 PSF If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.1 Roof thermal factor, C_t (1608.4)
N/A Sloped roof snowload, P_s (1608.4)
B Seismic design category (1616.3)
SHEARWALLS Basic seismic force resisting system (1617.6.2)
R=3 Response modification coefficient, R , and deflection amplification factor C_d (1617.6.2)

PER IBC Analysis procedure (1616.6, 1617.5)
PER IBC Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)
N/A Elevation of structure

Other loads

N/A Concentrated loads (1607.4)
N/A Partition loads (1607.5)
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

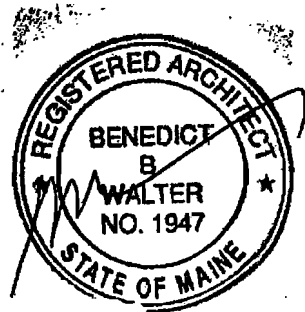
Date: 16 November, 2010

From: Ben Walter, CWS Architects

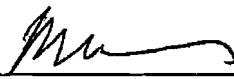
These plans and / or specifications covering construction work on:

Oak Street Lofts, 72 Oak Street, Portland, Maine

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: President

Firm: CWS Architects

Address: 434 Cumberland Avenue

Portland, Maine 04101

Phone: 207-774-4441

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



Accessibility Building Code Certificate

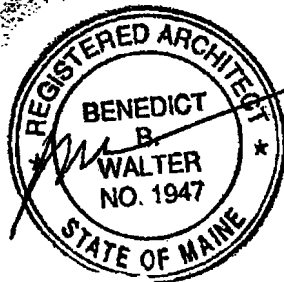
Designer: Ben Walter, CWS Architects

Address of Project: 72 Oak Street, Portland, Maine

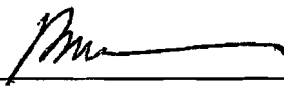
Nature of Project: RESIDENTIAL APARTMENTS

The four-story, 37 unit apartment building will be of new construction. The first story includes a secure open private parking garage and limited common use spaces that provides support to the building's primary residential apartments use located on the three upper floors.

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



(SEAL)

Signature: 

Title: President

Firm: CWS Architects

Address: 434 Cumberland Avenue
Portland, Maine 04101

Phone: 207-774-4441

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BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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

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

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

 X **Re-Bar Schedule Inspection: Prior to pouring concrete**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.**

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

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

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

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

Applicant: OAK ST EFFICIENCIES Date: 4/5/10
AVESTA Housing

Address: 72 OAK ST / OAK ST EFFICIENCIES B.L. 37-A-35

CHECK-LIST AGAINST ZONING ORDINANCE #10-1454

Date -

Zone Location - B-3 Zone IN Historic Overlay

Interior or corner lot - Affordable housing with an emphasis toward the Artist Community

Proposed Use/Work - existing pkg lot → to construct a New 4 Story Bldg -

Sevage Disposal - City pkg on 1st floor - 37 studio Apts community room ABOVE -

Lot Street Frontage - 15' min

Front Yard - None req Street - meeting ≈ 1' scaled

Rear Yard - ~~except for build-to requirement~~ → 5.5' scaled

Side Yard - 3' & 4' scaled

Projections -

Width of Lot - None req min - 35' - 48' scaled

Height - max - 210' - 48' scaled

Lot Area - 9,674 sq ft given - NOMIN LOT SIZE REQUIRED
9,481 sq ft after an ABUTTER CONVEYANCE

Lot Coverage/ Impervious Surface - 100% - 90% given

Area per Family - N/A

Off-street Parking - 8 vehicles - 8 scooters & 24 bicycle pkg spaces
24 PKG on side

Loading Bays - N/A

Site Plan - 10-99700002 - approved 6/22/10

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel B - Zone C Subdivision

Not in PAD - street build-to req - within 5' or PB Decides - ok 1' scaled
licenses for sidewalk encumbrances



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

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

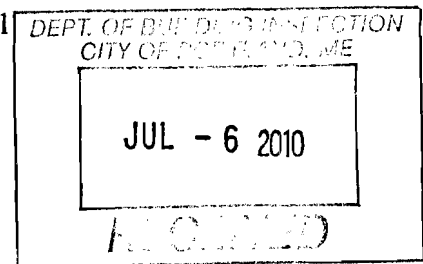
JUNE 30, 2010

Avesta Oak St., LP
307 Cumberland Avenue
Portland, ME 04101

Mitchell & Associates
70 Center Street
Portland, ME 04101

CWS Architects
434 Cumberland Ave.
Portland, ME 04101

Project Name: Oak Street Lofts
Project ID: 10-99700002
Project Address: 72 Oak St. **CBL:** 037-A-035-001
Planner: Erick Giles, AICP, LEED AP



Dear Mr. Payne:

On **June 22, 2010**, the Portland Planning Board considered the Oak Street Lofts major site plan and subdivision at 72 Oak Street. The Planning Board reviewed the proposal for conformance with the standards of the **Subdivision Ordinance and Site Plan Ordinance**. The Planning Board voted **6-0 (Silk absent)** to approve the application with the following motions, waivers, and conditions as presented below.

Waivers:

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations, contained in the Planning Board Report #15-10 for application **10-99700002** relevant to Portland's Technical and Design Standards, Subdivision Standards and other regulations, and the testimony presented at the Planning Board hearing:

1. The Planning Board waives Section XV: Site Lighting Standards (3) General Standards and (4)(D) Light Trespass to allow limited light trespass as shown on the Photometrics Plan, Sheet A, June 2, 2010, prepared by Mitchell and Associations.
2. The Planning Board waives Section 14-499. Required Improvements (f) from two trees per unit to one tree to per unit.
3. The Planning Board waives the parking stall standards to the sizes shown on the subdivision plat.

Site Plan and Subdivision:

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report #15-10 for application **10-99700002** relevant to the Site Plan and Subdivision Ordinance and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan is in conformance with the site plan and subdivision standards of the land use code subject to the following conditions:

1. Prior to issuance of a Building Permit the applicant shall submit a financial contribution towards the City's Street Tree Program based on the provision of one (1) tree per unit at a cost of \$200 per tree.
2. Prior to issuance of a Certificate of Occupancy the applicant shall obtain a license from the City of Portland to extend the canopy into the street right of way. All licenses shall be subject to the review and approval of the Corporation Counsel.
3. Prior to release of the subdivision plat the applicant shall submit a lease for 11 off-site parking spaces to the benefit of this project at the remote Avesta site which, in combination with the 8 on-site spaces is determined to meet the required parking for this development.
4. Avesta, or any successors and assigns, shall conduct an annual parking and transportation study, starting 6 months after initial occupancy, to assess the success of the Transportation Demand Management Plan (TDM) and to ensure that sufficient parking is available for the housing complex or additional parking demand reduction strategies are warranted, as stated in Tom Errico's, Consulting Traffic Engineer, review on June 3, 2010. The annual report and any revisions to the TDM plan shall be reviewed and approved by the Department of Public Services and the Planning Authority, paying specific attention to vehicle maneuvering in and out of the garage, minimizing traffic impacts on Oak St., and identifying detailed metrics for performance of the TDM plan. The TDM shall include but not be limited to, a report on automobile ownership and patterns of residents. The initial TDM plan must be approved prior to release of the subdivision plat.
5. Prior to release of the subdivision plat the applicant shall provide documentation of the affordability restrictions satisfactory to the Corporation Counsel.
6. Applicant shall adhere to bullet #1 of Tom Errico's, Consulting Traffic Engineer, memo of June 3, 2010. If the project exceeds .5 spaces/unit or 18 cars, then additional TDM measures shall be implemented or additional parking shall be provided.

The approval is based on the submitted plans and the findings related to site plan and subdivision review standards as contained in Planning Report #15-10 and the 6/18/10

Addendum to Planning Board Report #15-10 for application 10-99700002 which is attached.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

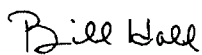
1. A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature prior to the issuance of a performance guarantee.
2. Pursuant to 30-A MRSA section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice and the plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval).
3. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14 of the Portland Land Use Code. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the Planning Authority or Planning Board, and field changes approved by the Public Services Authority as provided herein shall authorize any such modification or alteration.
4. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
5. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.
6. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
7. The subdivision approval is valid for three (3) years.
8. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

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

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

If you have any questions, please contact Erick Giles at **874-8723** or **egiles@portlandmaine.gov**

Sincerely,



Bill Hall, Chair
Portland Planning Board

Attachments:

1. 6/3/10 – TDM Memorandum from Tom Errico, Consulting Traffic Engineer
2. 6/18/10 – Addendum to Report #15-10
3. 6/3/10 – PB Report #15-10
4. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development

Alexander Jaegerman, Planning Division Director

Barbara Barhydt, Development Review Services Manager

Eric Giles, Planner

Philip DiPierro, Development Review Coordinator

Marge Schmuckal, Zoning Administrator

Tammy Munson, Inspections Division Director

Gayle Guertin, Inspections Division

Lannie Dobson, Inspections Division

Michael Bobinsky, Public Services Director

Kathi Earley, Public Services

Bill Clark, Public Services

David Margolis-Pineo, Deputy City Engineer

Greg Vining, Public Services

John Low, Public Services

Jane Ward, Public Services

Keith Gautreau, Fire

Jeff Tarling, City Arborist

Tom Errico, TY Lin

Dan Goyette, Woodard & Curran

Assessor's Office

Approval Letter File

Hard Copy: Project File

CITY OF PORTLAND, MAINE
PLANNING BOARD

Margy

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

July 20, 2007

Fuller Rock Island, LLC
P.O. Box 6799
Scarborough, ME 04070

David Lloyd
Archetype, P.A.
48 Union Wharf
Portland, ME 04101

RE: Oak Street Live Work Lofts, 72-80 Oak Street
CBL: 37-A-35
Application ID: #2007-0043

Dear Mr. Anderson and Mr. Lloyd:

On July 10, 2007 the Portland Planning Board considered the Oak Street Lofts proposal for a three-story building (23,357 square feet) with eight commercial units on the first floor and sixteen residential units on the upper two floors. The Planning Board reviewed the proposal for conformance with the standards of Portland's subdivision and site plan ordinances. The Planning Board approved the project with the following waiver and conditions of approval.

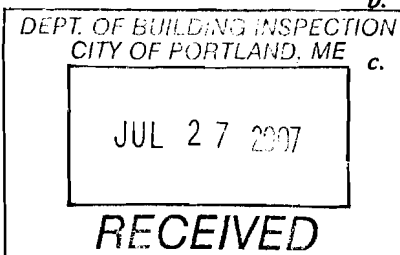
Waiver of Parking Regulations 14-334

The Planning Board voted unanimously (7-0) that the required off-street parking provided at the Gateway Garage, which is approximately 720 to 844 feet from the site and exceeds the standard that requires off-street parking to be within 100 feet of the use measured along public right-of-ways is a reasonable distance from the principal building or use and thus, grants this exception from the parking requirements under Section 14-334, provided that 1) an amended parking lease be submitted to the City prior to the release of the recording plat and 2) the obligation to provide parking consistent with this approval (ie. 64 in number) in accordance with the conditions above unless a lesser standard is required by the Land Use Code in effect at the time.

Subdivision Ordinance

The Planning Board voted unanimously (7-0) that the plan is in conformance with the subdivision standards of the land use code, subject to the following conditions of approval:

1. A revised recording plat shall be submitted for signature that contains the following additional information:
 - a. A revised recording plat be submitted for review and approval by Public Works and meeting the specifications contained in the review by Michael Farmer and William Scott, dated 7/5/07.
 - b. The recording plat shall be revised to state there are 16 residential dwelling units and 8 business/retail unit;
 - c. The plat shall list all Planning Board conditions of subdivision approval; and



d. The recording plat should be revised to note the proposed building setbacks from the property boundary corners.

2. The proposed condominium documents must be submitted for review and approval by Penny Littell, Associate Corporation Counsel, prior to the issuance of a building permit.
3. Soil and erosion control measure meeting DEP's best management practices must be installed during construction and shown on a construction mobilization site plan to be submitted to the Planning Authority for review and approval prior to the issuance of a building permit.
4. Revised plans addressing Michael Farmer's June 11, 2007 memo shall be submitted for review and approval by Public Works prior to the issuance of a building permit.
5. The applicant shall submit signed leases for off-site parking meeting Portland's Zoning Code Requirements for parking prior to the issuance of a Certificate of Occupancy to be reviewed and approved by the Planning Authority and Zoning Administrator.
6. The applicant shall contribute \$5,600 to the City's tree fund in lieu of planting 28 additional trees and that a revised landscaping plan, including the revised details for the tree grates and plant selection, be submitted for review and approval by the City Arborist prior to the issuance of a building permit.

Site Plan Review

The Planning Board voted unanimously (7-0) that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval:

1. A revised lighting plan that does not exceed the maximum standards of the City's Technical Standards must be submitted for review and approval by the Planning Authority prior to the issuance of a building permit.
2. A construction management site plan that shows soil and erosion control measures meeting the DEP's best management practices, any potential impacts on sidewalks and on the public right-of-way along with mitigation measures and the construction schedule for the estimated construction period must be submitted for review and approval by the Planning Authority prior to the issuance of a building permit.
3. The applicant shall submit plans showing doorway canopies and all roof-top appurtenances and screening for review and approval by the Urban Designer, prior to the issuance of a building permit.
4. Any revisions to the building's unified signage plan must be submitted for review and approval by Carrie Marsh, Urban Designer prior to the issuance of a certificate of occupancy.
5. Revised plans addressing Michael Farmer's June 11, 2007 memo shall be submitted for review and approval by Public Works prior to the issuance of a building permit.

6. The applicant shall submit amended signed leases for off-site parking meeting Portland's Zoning Code Requirements for parking prior to the issuance of a Certificate of Occupancy to be reviewed and approved by the Planning Authority and Zoning Administrator.
7. The applicant has an on-going obligation to provide sufficient parking consistent with this approval or a lesser standard as required by the Land Use Code in effect at the time.

The approval is based on the submitted plan and the findings related to subdivision and site plan standards as contained in Planning Board # 29-07, which is attached.

Please note the following provisions and requirements for all development review approvals:

1. Updated plans meeting the Planning Board's conditions of approval must be submitted for review and approval by the Planning Office prior to the issuance of any permits.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by Portland's Inspection Division.
3. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review

Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions regarding the Board's actions, please contact Barbara Barhydt, Development Review Services Manager at 874-8699.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Patterson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael J. Patterson, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works
Leslie Kaynor, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

From: Michael Farmer
To: Barhydt, Barbara
Date: 7/5/2007 4:43:12 PM
Subject: Fwd: Site plan review - Oak Street Lofts

Please forward these comments to the applicant. I suspect they have already done the work to address many of these comments; however, the information is not shown on the plans.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

>>> William Scott 07/03 2:33 PM >>>

Hello Mr. Farmer. As per your request, I reviewed the two sheets in the plan set that related to survey information. I compared the plans to Mr. Clark's Project Application and Plan Review Checklist, and I will relate to you the following observations:

Recording Plat:

The paper copy submitted to you does not appear to scale accurately.

The plan does not show or call out which City monuments were used to define street line.

The plan does not indicate ties to City monuments.

The plan does not indicate what field evidence was used to determine the boundary lines as shown.

It is unclear as to whether or not City Survey Network control points were used for this plan's coordinate basis.

It is unclear as to whether or not this plan's coordinate system is based on NAD83 (HARN) Maine West 2 Zone, US Foot.

It is unclear as to whether or not the north arrow shown is based on Grid North. Instead, the north arrow references a previous Owen Haskell plan bearing which may or may not be Grid North.

Topo Survey:

Although the plan indicates that "City Datum" is the basis for the plan's elevations, the official City of Portland benchmark used to establish this datum is not stated on the plan.

The plan's location map is not in the same orientation as the plan itself.

CC: Earley, Katherine

**CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
Engineering Division**

M E M O

TO: Barbara Barhydt
FROM: Michael Farmer, Project Engineer
DATE: June 11, 2007
RE: Oak Street Live Work Lofts

I am submitting the following comments on behalf of the D. P. W.

1. On sheet 2, the pavement thicknesses and subbase gravel thickness listed in the Pavement Section Detail do not meet City standards for Oak St. The detail should include the following minimum thicknesses:

Surface Pavement Course:	1 ¼ inches
Binder Pavement Course:	2 inches
Aggregate Base Course Gravel - Crushed (A)	3 inches
Aggregate Subbase Course Gravel (D)	15 inches
2. The size and type of material of the existing sewer in Oak Street should be shown on the plans. The pipe invert elevation in the existing manhole should be shown.
3. The proposed sanitary sewer and proposed roof drain should have separate connections into the existing sewer. The connections should be between manholes, not into an existing manhole. If possible, the roof drain should be 2 feet above, or below, the sanitary sewer at the curb line to facilitate future separation of storm sewer and sanitary sewer.
4. The plans should state that the curb and sidewalk along the project frontage shall be replaced. The new sidewalk should be brick on a bituminous base. The brick sidewalk pavement detail in the plans does not conform to City standards; it should be corrected.

**OAK STREET LIVE WORK LOFTS
VICINITY OF 72-80 OAK STREET
SUBDIVISION AND SITE PLAN REVIEW
FULLER ROCK ISLAND LLC, APPLICANT**

Submitted to:

Portland Planning Board
Portland, Maine

July 10, 2007

Prepared by:
Barbara Barhydt, Development Review Manager
July 5, 2007

I. INTRODUCTION

Fuller Rock Island LLC, is proposing a three-story mixed use building at 72-80 Oak Street. The proposal is to create eight retail spaces on the first floor with sixteen (16) residential units on the upper two floors. The Planning Board held a workshop on the proposal on April 24, 2007. The proposed project is subject to review under the City’s Subdivision and Site Plan standards. The representative for the applicant is David Lloyd, Architect at Archetype. The applicant’s submission is included as Attachment 1a through 1g.

A total of 180 notices were sent to area residents. A notice also appeared in the July 2nd edition of the *Portland Press Herald*.

II. SUMMARY OF FINDINGS

Zoning:	Downtown Business B-3 Zone
Parcel Size:	9,674 square feet
Uses:	Retail uses on the first floor and 16 residential units on upper two floors
Parking Spaces:	Proposing to lease 64 spaces
Parking Required	64 spaces
Building Footprint:	8,511 square feet
Total Floor Area:	23,357 square feet
Building Height:	Applicant states the three-story building height is 35 feet 2 1/8 inches. Marge Schmuckal, Zoning Administrator, is reviewing the plans to confirm it meets the minimum height requirements of the B-3 Zone.
Uses in the Area:	In general, the buildings along Congress Street and Forest Avenue have first floor retail. The upper floors of these buildings include office and residential uses. To the north of this site along Oak Street there are parking lots and business uses. Apartment buildings are located on Shepley Street.

III. PROPOSED DEVELOPMENT

The site at 72-80 Oak Street is currently used as a parking lot with access from Oak Street. The site has a total of 9,674 square feet of land area. Buildings facing Congress Street border the southerly and westerly edge of the site. In general, retail uses are located on the first floor of these buildings with offices and apartments on the upper floors. An alley is shown between the Congress Street buildings and the southerly edge of the proposed site. The applicant has submitted evidence of rights of access for the alley (Attachment 1o). A parking lot is situated to the north of this proposed site along Oak Street. Winslow Lofts are located across from the site on Oak Street. This building was recently renovated with retail uses and a bar on the first floor with upper story residential lofts. An aerial showing the vicinity of the proposed development site is shown below.

Fuller Rock Island LLC, is proposing a mixed use project with retail uses on the first floor and eight residential units proposed on each of the two upper stories (total of 16 residential units). The retail spaces range in size from 959 square feet to 977 square feet. Separate entrances and transparent display windows are shown for the retail spaces along the Oak Street frontage. While Oak Street is not within a Pedestrian Activity Zone, the proposed storefronts should attract pedestrian activity along the street. The building is setback from the right-of-way line approximately 2 feet and will be paved with the same brick as the public sidewalk. The Oak Street public sidewalk will be rebuilt and it is approximately 8 feet wide with four street trees and three new street lights (Congress Street style at a maximum height of 12 feet 6 inches).

Sixteen residential units are proposed on the second and third floors of the building. Four entrances along Oak Street are proposed and each entrance would serve four units. The individual lofts have between 807 and 836 square feet of floor area. Rear decks of approximately 100 square feet are proposed for each unit and small balconies are shown along the front of the building. Each loft unit has one bedroom, kitchen, bath and living/dining room. The total building square footage is 23,357 square feet.



The applicant has submitted agreements to lease 64 parking spaces for this project, which are required under the City's Off-Street Parking Requirements of the Zoning Code. Forty-three (43) of the spaces are proposed at the Gateway Garage, which is located beyond 100 feet from the site. The Planning Board will need to consider whether this is a reasonable distance from the site. Related to this proposal is Fuller Rock Island's separate request for a text amendment to the B-3 zone to modify the required number of parking spaces for development in the B-3 Downtown Business zone. The Planning Board held a workshop on this request on April 24, 2007 and a second workshop is tentatively scheduled for July 24, 2007. The applicant is seeking to reduce the number of spaces required for this project and for the downtown district in general. They suggest that Portland's zoning requirement for two spaces per unit plus one additional parking space for every six units or fraction thereof is excessive for downtown locations. The Planning

Board requested that the staff explore options to allow projects to go forward under the current regulations and offer as an alternative the option to undertake a parking analysis for Planning Board review.

IV. STAFF REVIEW

The proposed development is subject to review under the City's Subdivision and Site Plan Ordinances of the City's Land Use Code. In addition, the proposal shall be reviewed under the applicable standards of the B-3 Design Guidelines. The staff review includes the following subsections:

- I. Zoning, Right Title and Interest, and Neighborhood Meeting
- II. Subdivision Review
- III. Site Plan Review

I. ZONING , RIGHT TITLE AND INTEREST, AND NEIGHBORHOOD MEETING

A. Zoning

The proposed site is within the B-3 Downtown Business District. Marge Schmuckal, Zoning Administrator, has reviewed the plans and her comments are included as Attachment 2. Marge is requesting additional information to confirm that the building height complies with the minimum height requirements of the B-3 Downtown Business Zone. She has confirmed that the plan meets the loading requirements of the ordinance and that leases for 64 spaces have been submitted, which meets the City's parking requirements. The 43 spaces at the Gateway Garage are beyond 100 feet from the site, so the Planning Board may waive the 100 foot requirement, if the Board finds the spaces are within a reasonable distance of the site. This is discussed further under the Subdivision Review, Traffic, paragraph 5.

B. Right, Title and Interest

A purchase and sales agreement dated December 1, 2006 for Fuller Rock Island LLC to purchase 72-80 Oak Street is included as Attachment 1c. In the May 21, 2007 submittal, the applicant submitted a report from First American Title Insurance Company, which shows that the applicant has rights of access over 12.5 feet by 59 feet of the adjoining alley (Attachment 1o).

C. Neighborhood Meeting

A neighborhood meeting was held on May 9, 2007 and the meeting certification, notes, sign-in sheet and meeting notice are included as Attachment 1 h.

II. SUBDIVISION REVIEW

The proposed development is subject to review under the City's Subdivision Ordinance, Article IV, of the City's Land Use Code. The review criteria are found in Section 14-497, General Requirements.

A. SUBDIVISION PLAT

The applicant has submitted a recording plat for the proposed subdivision (Attachment 1g). William Scott, Surveyor, Department of Public Works has reviewed the recording plat and has recommendations for revisions (Attachment 9). Mr. Farmer also recommends that the distances of the building from the property corners be noted on the recording plat. In addition, the Planning staff recommends that the note regarding units be clarified and all conditions of subdivision approval be shown on the plat. Potential conditions of approval include:

- a. *A revised recording plat be submitted for review and approval by Public Works and meeting the specifications contained in the review by Michael Farmer and William Scott, dated 7/5/07.*
- b. *The recording plat shall be revised to state there are 16 residential dwelling units and 8 business/retail unit;*
- c. *The plat shall list all Planning Board conditions of subdivision approval; and*
- d. *The recording plat should be revised to note the proposed building setbacks from the property boundary corners.*

B. SUBDIVISION REVIEW CRITERIA

1. Water and Air Pollution

The proposed project will be served by public water and sewer. The site is not located within any flood plains. Michael Farmer, Project Engineer, reviewed the geotechnical report for this project and finds that the soils have sufficient capacity for the proposed building. The proposed mixed-use project will not result in undue water or air pollution.

2/3. Water

There is a six-inch water main in Oak Street and a nearby fire hydrant (static pressure 58 psi, pito pressure 38 psi, water flow of 919 gpm). A letter from the Portland Water District indicates that they have sufficient capacity available to meet all normal fire protection and domestic water service demands for this proposal (Attachment 1d). The proposed project has sufficient water available for the foreseeable needs of the subdivision and will not cause an unreasonable burden on the existing water supply.

4. Soil Erosion

The site is currently a flat paved parking lot and the proposal will replace the impervious surface with a building. The applicant has submitted a written construction management plan (Attachment 1m). The Planning Staff is recommending a condition of approval *that soil and erosion control measures meeting DEP's best management practices be installed during construction and shown on a construction mobilization site plan to be submitted to the Planning Authority for review and approval prior to the issuance of a building permit.* The proposal will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water.

5. Traffic

The City has not required a traffic study be conducted due to the size and location of the project and the plans are acceptable to James Carmody, Transportation Engineer. Mike Farmer, Project

Engineer with the Department of Public Works, has submitted comments (Attachment 3). In summary, he requests the following revisions to the plans regarding street improvements:

1. Revised pavement details for Oak Street that meet the City standards;
2. the plans should state that curb and sidewalk along the project frontage shall be replaced. The new sidewalk should be brick on a bituminous base. The brick sidewalk detail needs to be revised to conform with City standards.

Revised plans were submitted on June 26, 2007 to address the above concerns and Mr. Farmer is reviewing those revisions. A potential condition of approval is that *revised plans addressing Michael Farmer's June 11, 2007 memo shall be submitted for review and approval by Public Works prior to the issuance of a building permit.*

The applicant has two five-year parking lease option agreements for off-site parking totally 64 spaces, which meets the parking requirements of the Zoning Code. One agreement is to lease up to 43 spaces in the Gateway Garage and the other agreement is lease up to 21 spaces from the adjoining parking lot, owned by Northeast Realty, Inc. Penny Littell, Associate Corporation Counsel, has reviewed the lease options and has found them to be sufficient.

The Gateway Garage is more than 100 feet from the site. Using the City's GIS system, the distance from the site to the Gateway Garage is estimated as follows:

1. The distance measured along Oak Street to Congress and down Forest Avenue is approximately 844 feet; and
2. The distance measured along Oak Street to Cumberland Avenue to the Gateway Garage is approximately 720 feet.

Under Section 14-334, the Planning Board may grant a waiver from the 100 foot standard, if the Board finds that the off-street parking is located within a reasonable distance from the principal building or use as measured along lines of public access if the premises to be used for parking are held under the same ownership or by lease. The Planning Staff supports the waiver and the following conditions of approval:

1. *The applicant shall submit signed leases for off-site parking meeting Portland's Zoning Code Requirements for parking prior to the issuance of a Certificate of Occupancy to be reviewed and approved by the Planning Authority and Zoning Administrator.*

6. Sanitary Sewer/Stormwater

The Department of Public Works has reviewed the proposal and has submitted a letter stating that the City's sewer system has the capacity to serve this project (Attachment 1i), thus the project will not cause an unreasonable burden on the sanitary waste system. Dan Goyette reviewed the proposal and his comments are included as Attachment 4. He has requested additional information regarding catch basin or manhole details and clarification on the the stormwater collection system. He also recommended that a stormwater study evaluating the impacts on runoff during construction and of the building itself be conducted. The applicant submitted revised information on June 27, 2007, which is being reviewed. Dan Goyette submitted a memo on Friday, July 6, 2007, indicating that the revised plans meet his conditions of approval. Mike Farmer, Project Engineer, reviewed the May 21, 2007 submittal and his comments are included (Attachment 3). Mr. Farmer is reviewing the revised plans submitted to address his concerns on June 27, 2007. Two potential condition of approval are:

1. *Revised plans addressing Michael Farmer's June 11, 2007 memo shall be submitted for review and approval by Public Works prior to the issuance of a building permit; and*

7. Solid Waste

The applicant states that a private hauler will provide services for the retail uses and that the residents in the loft units will rely on the City's services for curbside pick-up. Michael Farmer, Project Engineer confirm in his e-mail (Attachment 5) that the City will provide services to the residential units of this project. As stated above, the Department of Public Works has submitted a letter stating the City's sewer system has sufficient capacity to serve this development. The project will not cause an unreasonable burden on the City to dispose of solid waste and sewage.

8. Scenic Beauty

The site is not within an historic district nor does it impact any historic structures. The site is currently paved and being used as a parking lot. In addition, the project is not within the shoreland zone and does not impact any significant wildlife habitats.

There are four street trees currently on the site and a resident submitted comments (Attachment 8) asking if those trees could be saved. The existing street trees will be removed during construction and replaced with new street trees. The recording plat shows five proposed street trees; however the site plan shows four trees and two sidewalk grates. The two plans need to be reconciled. The applicant is proposing a tree grate system that provides for uncompacted soils around the tree balls and total brick cover at the sidewalk. Dan Goyette, Consulting Engineer, reviewed the tree grate details and he suggests the City Arborist and Public Works review this detail (Attachment 4). Jeff Tarling, City Arborist has reviewed the plans and has the following recommendations:

1. The proposed use of structural soil for the street trees is acceptable.
2. The details for the tree grates must be revised and replaced with a granite frame with a rectangular tree grate (specifications: Neenah R—8811 (48" X 72" or 36"X 72").
3. Plant five street trees as shown on the recording plat, if feasible. He recommends that the trees be located between parking spaces, so as to avoid car doors hitting the trees. The trees shall be three-inch caliper and the species should be either Ginkgo or Princeton American Elm.
4. Mr. Tarling recommends that the applicant contribute \$5,600 (28 trees at \$200/tree) to the City's tree fund for the planting of street trees in the vicinity of the project.

The Planning Staff recommends a condition that the applicant contribute \$5,600 to the City's tree fund in lieu of planting 28 additional trees and that a revised landscaping plan, including the revised details for the tree grates and plant selection, be submitted for review and approval by the City Arborist prior to the issuance of a building permit.

The three-story structure will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites and significant wildlife habitat or rare and irreplaceable natural areas.

9. Comprehensive Plan

Housing: Sustaining Portland's Future encourages new housing to sustain Portland as a healthy city. Specific policies include the following:

- o Ensure the construction of a diverse mix of housing types that offers a continuum of options across all income levels, which are both renter and owner-occupied, including:

- Housing for special markets, such as SRO's , student or dormitory housing, group homes and artist housing, including live/work opportunities
- Maximize development where public infrastructure and amenities, such as school, parks, public/alternative transportation, sewer lines, and roads exist or may expanded at minimal costs.
- Create new housing to support Portland as an employment center and to achieve an improved balance between jobs and housing.
- Locate and design housing to reduce impacts on environmentally sensitive areas.
- Encourage housing within and adjacent to the downtown.

Downtown Vision also encourages more housing opportunities in the downtown with the goal to preserve and enhance the quality and vitality of neighborhoods within and adjacent to the Downtown.

The proposed subdivision is in conformance with the City's comprehensive plan.

10. Financial Capability

A letter was submitted from Gorham Savings Bank dated March 1, 2007 (Attachment 1 c) stating they have supported Kerry Anderson and his companies for a decade. The Bank is in the process of collecting information to take an application on this project.

11/12. Watershed/Groundwater

The proposed project is on Portland's peninsula and it is not situated near any pond, lake, wetland or river. The project will not adversely affect the shoreline of a water body nor will it adversely affect the quality or quantity of groundwater.

13. Flood Hazard/Shoreland

The site is not located within a Flood Hazard or Shoreland Area.

14/15. Wetlands and River, Stream and Brook

The site is currently paved, so it has an impervious coverage of almost 100 percent. There are no wetlands or other water bodies on the site.

16. Condominium Documents

Condominium documents were not submitted as part of the application. The Planning Staff recommends that *the proposed condominium documents be submitted for review by Penny Littell, Associate Corporation Counsel, prior to the issuance of a building permit.*

III. SITE PLAN REVIEW

The proposed development is subject to review under the City's Site Plan Ordinance, Article V of the City's Land Use Code. The Site Plan Standards of Review are found under Section 14-526, Standards.

A. SITE PLAN REVIEW CRITERIA

1/2. Traffic

Refer to section 5 of the Subdivision Review. The shared alley along the southerly boundary of the site will service as a loading bay for the development. The applicant has submitted evidence of rights to use the alley (Attachment 1.o) and Marge Schmuckal , Zoning Administrator, has found the alley to meet the City's Zoning Code requirements.

3. Bulk, Location, Health, Safety Air

The proposed three-story mixed-use building is separated by an alley from an adjacent four-story buildings on Congress Street. The building across Oak Street from the site is two stories. There is a parking lot to the north of the site. The applicant submitted a photo showing the context of the area and the massing of the proposed building in relationship to these other structures (Attachment 1g). The proposed building will not cause any substantial reduction in light and air, any significant wind impact, and any significant snow loading on any neighboring structure.

4. Bulk, Location, Height of Proposed Buildings

The proposed building has a foot print of 8,511 and a total floor area of 23,357 square feet. The three-story building has an average height of 35 feet 2 1/8 inches. Marge Schmuckal, Zoning Administrator has identified a potential discrepancy in the calculation of average grade and is seeking additional information from the applicant to confirm that the building meets the minimum height requirement of the B-3 zone (Attachment 2). Carrie Marsh, Urban Designer, has reviewed the plans under the B-3 Design Guidelines and has found the structure to meet those standards (Attachment 7). The project will not cause any substantial diminution in the value or utility of neighboring structures.

5. Sewers, Stormdrains, Water

Refer to Subdivision Review sections 2/3 and 6.

6. Landscaping and Existing Vegetation

Refer to Subdivision Review section 8.

7. Soils and Drainage

Refer to Subdivision Review sections 4 and 6.

8. Exterior Lighting

The applicant has submitted a lighting plan prepared by Larry Bartlett, Lighting and Electrical Engineering (Attachment 1L). Three pedestrian scale Congress Street Lights are proposed along Oak Street. Michael Farmer requested the base details for the street lights and public works is reviewing those details, which were submitted on June 26, 2007. Metal Halide 70W downlights are proposed under the canopies at the four doors leading to the residential units. The downlights produce illumination levels of 9 to 12 footcandles at grade, which exceed the City maximum light level of 5 footcandles. The Planning Staff recommends as a *condition of approval that a revised lighting plan that does not exceed the maximum standards of the City's Technical Standards be submitted for review and approval by the Planning Authority prior to the issuance of a building permit.*

In addition, above each of the four canopies, the applicant is proposing two fully adjustable and shielded 120 watt incandescent accent lights that are directed upward to highlight the building. According to Mr. Bartlett, the accent lights were not included in the illumination level calculations since the lights are directed at the building. The Planning Board has approved accent lighting on public and quasi/public buildings, historic structures and major commercial structures on major streets. The Planning Staff is concerned that the proposed lighting is excessive for the building and the neighborhood context. The City's technical standards do not directly address accent lighting. The Planning Board may to consider whether the proposal meets the site plan standard

number 9, which is as follows:

The provision of exterior lighting will not be hazardous to motorists traveling on adjacent public streets; is adequate for the safety of occupants or user of the site; and such lighting will not cause significant glare or direct spillover onto adjacent properties and complies with the applicable specifications of the City of Portland Technical and Design Standards and Guidelines.

9. Fire

Captain Cass has reviewed and approved the plans as submitted (Attachment 6).

10. City Infrastructure

The proposed site is constrained by adjoining buildings and Oak Street. A written construction management plan was submitted for review that outlines how the site will be managed during construction. A construction management site plan that shows how pedestrians, parking, and traffic will be accommodated during construction is needed. The Planning Staff recommends as a condition of approval that *a construction management site plan that shows soil and erosion control measures meeting the DEP's best management practices, any potential impacts on sidewalks and on the public right-of-way along with mitigation measures and the construction schedule for the estimated construction period be submitted for review and approval prior to the issuance of a building permit.*

16. B-3 Standards

The site plan ordinance contains B-3 standards Design Standards (14-526 (a) 16). The building faces Oak Street and the first level is intended for eight retail uses. The store fronts include one or two display windows with individual doors. Four doors have been added to the front of the building to serve the upper story residential uses. Carrie Marsh has reviewed the plans and finds them to be consistent with the B-3 standards. The Planning Staff recommends the following condition of approval that *the applicant submit plans showing doorway canopies and all roof-top appurtenances and screening for review and approval by the Urban Designer, prior to the issuance of a building permit.*

22. Signs

The applicant shows simple blade signs to be placed on the building as their signage plan. The Planning Staff recommends that *any revisions to the building's unified signage plan be submitted for review and approval by Carrie Marsh, Urban Designer.*

VI. MOTIONS FOR THE BOARD TO CONSIDER

Waiver:

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations, contained in the Planning Board Report #29-07 relevant to the Portland's Off-Street Parking Regulations 14-334 and other regulations, and the testimony presented at the Planning Board hearing:

1. The Planning Board finds that the required off-street parking provided at the Gateway Garage, which is approximately 720 to 844 feet from the site and exceeds the standard that required off-street parking be within 100 feet of the use measured along public right-of-ways (is/ is

not) a reasonable distance from the principal building or use and thus, (grants/ does not grant) this exception from the parking requirements under Section 14-334.

Subdivision Review:

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report #29-07 relevant to the Subdivision Ordinance and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan (is/is not) in conformance with the subdivision standards of the land use code, subject to the following conditions of approval:

Potential Conditions of Approval:

1. A revised recording plat shall be submitted for signature that contains the following additional information:
 - a. *A revised recording plat be submitted for review and approval by Public Works and meeting the specifications contained in the review by Michael Farmer and William Scott, dated 7/5/07.*
 - b. *The recording plat shall be revised to state there are 16 residential dwelling units and 8 business/retail unit;*
 - c. *The plat shall list all Planning Board conditions of subdivision approval; and*
 - d. *The recording plat should be revised to note the proposed building setbacks from the property boundary corners.*
2. The proposed condominium documents must be submitted for review and approval by Penny Littell, Associate Corporation Counsel, prior to the issuance of a building permit.
3. Soil and erosion control measure meeting DEP's best management practices must be installed during construction and shown on a construction mobilization site plan to be submitted to the Planning Authority for review and approval prior to the issuance of a building permit.
4. Revised plans addressing Michael Farmer's June 11, 2007 memo shall be submitted for review and approval by Public Works prior to the issuance of a building permit.
5. The applicant shall submit signed leases for off-site parking meeting Portland's Zoning Code Requirements for parking prior to the issuance of a Certificate of Occupancy to be reviewed and approved by the Planning Authority and Zoning Administrator.
6. The applicant shall contribute \$5,600 to the City's tree fund in lieu of planting 28 additional trees and that a revised landscaping plan, including the revised details for the tree grates and plant selection, be submitted for review and approval by the City Arborist prior to the issuance of a building permit.

Site Plan Review:

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 29-07 relevant to the Site Plan Ordinance and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan (is/is not) in conformance with the site plan standards of the land use code, subject to the following conditions of approval:

Potential Conditions of Approval:

1. A revised lighting plan that does not exceed the maximum standards of the City's Technical Standards must be submitted for review and approval by the Planning Authority prior to the issuance of a building permit.
2. A construction management site plan that shows soil and erosion control measures meeting the DEP's best management practices, any potential impacts on sidewalks and on the public right-of-way along with mitigation measures and the construction schedule for the estimated construction period must be submitted for review and approval by the Planning Authority prior to the issuance of a building permit.
3. The applicant shall submit plans showing doorway canopies and all roof-top appurtenances and screening for review and approval by the Urban Designer, prior to the issuance of a building permit.
4. Any revisions to the building's unified signage plan must be submitted for review and approval by Carrie Marsh, Urban Designer prior to the issuance of a certificate of occupancy.
5. Revised plans addressing Michael Farmer's June 11, 2007 memo shall be submitted for review and approval by Public Works prior to the issuance of a building permit.
6. The applicant shall submit signed leases for off-site parking meeting Portland's Zoning Code Requirements for parking prior to the issuance of a Certificate of Occupancy to be reviewed and approved by the Planning Authority and Zoning Administrator.

Attachments:

1. Applicant's Submission
 - a. Written submission, David Lloyd, Archtype, March 6, 2007
 - b. Site Plan Application
 - c. Letter, Gorham Saving Bank, Matthew Early, March 1, 2007.
 - d. Letter, Portland Water District, David Coffin, February 23, 2007
 - e. Purchase Agreement, date 12/4/06
 - f. Written Submission, David Lloyd, Archtype, May 21, 2007
 - g. Building Mass Photos
 - h. Neighborhood Meeting Packet
 - i. Letter, Department of Public Works, Waste water, Frank Brancelly, May 10, 2007

- j. Parking Lease Option, May 17, 2007 by and between Gateway Garage, LLC and Fuller Rock Island, LLC
 - k. Parking Lease Option, May 14, 2007 by and between Northeast Realty, Inc. and Fuller Rock Island, LLC
 - l. Lighting Fixtures and Calculations, Bartlett Designs, May 17, 2007
 - m. Written Construction Management Plans, John Ryan, Wright Ryan Construction, May 18, 2007
 - n. Fire Protection Plan
 - o. Commitment for Title Insurance , First American Title Insurance Company
 - p. Written submission, Joseph LaVerriere, Delucca-Hoffman Engineers
 - q. Plans and elevations
2. Memo, Marge Schmuckal, Zoning Administrator, XXX
 3. Memo, Michael Farmer, Project Engineer, Department of Public Works, June 11, 2007
 4. Memo, Dan Goyette, P.E. and Lauren Swett, EIT, Woodard and Curran, June 15, 2007
 5. E-mail, Michael Farmer, Project Engineer, Department of Public Works, July 2, 2007
 6. Memo, Captain Greg Cass, Fire Department, May 22, 2007
 7. E-mail, Carrie Marsh, Urban Designer, June 29, 2007
 8. Public Comment, letter, Mr. Robert Grano, April 3, 2007
 9. e-mail, Michael Farmer and William Scott, 7/5/07
 10. Memo, Dan Goyett, P.E, Woodard and Curran, July 6,2007

Jeanie Bourke - RE: Oak st. loft plan review

From: "Ben Walter" <bwalter@cwsarch.com>
To: "Tom Burrill" <tburrill@wright-ryan.com>, "Jeanie Bourke" <JMB@portlandm...>
Date: 1/11/2011 9:19 AM
Subject: RE: Oak st. loft plan review
CC: "George Lavigne" <glavigne@cwsarch.com>
Attachments: FM Permit.pdf; Oak Street Addendum 01.pdf; Oak Street Addendum 02.pdf; Oak Street Addendum 03.pdf

Jeanie,

Also, attached is our copy of the SFM permit – you should be receiving one soon I would guess.

I've also attached the addenda (1, 2 and 3). Item number 16 in Addendum 01 addresses the fireproofing of the steel beams supporting the second floor system that we talked about on Friday – this was based on agreement with the SFM.

Feel free to call if you have additional questions.

Ben

Ben Walter AIA, President
CWS Architects | Portland, Maine
Maine Licensed Architect
www.cwsarch.com
T: 207-774-4441
F: 207-774-4016
C: 207-232-3348
bwalter@cwsarch.com

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City of Portland Maine

From: Tom Burrill [<mailto:tburrill@wright-ryan.com>]
Sent: Tuesday, January 11, 2011 9:08 AM
To: Ben Walter; Jeanie Bourke
Subject: RE: Oak st. loft plan review

Jeanie,

You will receive both a hard copy and disc of the specifications which include all of these items by noon today via courier.

Please let me know if you need any additional information.

Thanks,
Tom Burrill

Thomas E. Burrill LEED AP
Project Manager
Wright-Ryan Construction Inc.
Phone - 207-773-3625
Fax - 207-773-5173
Cell - 207-756-2542
www.wright-ryan.com



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
45 COMMERCE DR STE 1
AUGUSTA, ME 04333-0001

Construction Permit

No.19818

In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Each permit issued shall be displayed at the site of construction.

Building: OAK STREET APARTMENTS
Location: 72 OAK STREET, PORTLAND, ME 04101
Owner: AVESTA OAK STREET LP
Owner Address: 307 CUMBERLAND AVE, PORTLAND, ME 04101-4920

Occupancy Type: Apartments
Supervised Sprinkler System
Fire Alarm System
Barrier Free
Construction Mode: New Building
Unprotected Noncombustable: Type II (000)
Final Number of Stories: 4

Permit Date: 12/22/2010

Expiration Date: 06/21/2011

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A handwritten signature in black ink, appearing to read "A. H. F.", written over a horizontal line.

COMMISSIONER OF PUBLIC SAFETY

Copy 2 - Architect

CWS Architects

Architecture • Planning • Construction Services

434 Cumberland Avenue Portland, Maine 04101
www.CWSarch.com

Phone: (207) 774-4441
Fax: (207) 774-4016

Addendum 01

Date: November 12, 2010

To: Wright Ryan Construction (Construction Manager)
From: Ben Walter, CWS Architects
Regarding: Oak Street Apartments – Portland, Maine
Subject: Addendum 01

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City of Portland Maine

Modify the previously issued documents dated October 25, 2010 and any previously issued addenda, if applicable, as follows:

Book 1 -Bidding and Contract Documents Manual:

1.

Book 2 -Specifications Manual:

2. Add item 3. Alternate 3 to 1.11.C Schedule of Alternates in specification Section 01 20 000 Price and Payment Procedures as indicated below:
 3. Alternate No. 3: Provide new bituminous asphalt paving in place of existing paving in the alley passageway as indicated on site drawing Sheet 2 and corresponding details.
 - a. Base Bid Item: Patch existing pavement in alleyway as required to complete the scope of work.
 - b. Alternate Item: Remove and replace bituminous asphalt paving in entire alley passageway.
3. Add specification Section 07 81 00 APPLIED FIREPROOFING (attached) to the SPECIFICATIONS INDEX in Division 07 THERMAL AND MOISTURE PROTECTION and to the body of the specification.
4. Replace specification Section 07 19 50 Air and Vapor Barrier in its entirety with the attached specification Section 07 19 50 Air and Vapor Barrier. The update changes the product to a fluid-applied, vapor permeable air barrier membrane system.
5. In 08 54 13 All Fiberglass Windows Section 3.2, C: Delete the sentence "Do not use expanding foam sealant." Replace with "Seal rough-opening to window frame gaps with low-expanding foam sealant."
6. Add item B. to 2.2 Components of specification Section 08 71 00 Door Hardware as follows:
 - B. Access Control System
 1. Refer to Door Hardware Schedule for Access Control Components.
 2. Provide main Processor/Controller: Schlage "Bright Blue" SBB with Power Supply SBB-3-APS (Connected to Static IP address), or equal.
 3. Door with Auto Openers shall have "Altronics" Power Supply Model RB12-24, or equal to shunt exterior Actuator.
 4. Provide programming and owner training of card access system and components by hardware supplier/distributor.

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7. Add "Weatherstripping" to the Hardware description of Door 01 in the "IBC Type "B" Unit – SRO unit" as listed on 08 10 00 DOOR AND FRAME SCHEDULE.
8. Add the following items to 08 70 00 DOOR HARDWARE SCHEDULE:

Key FOBs/User Buttons	Schlage	IBF-110	
Wall Mounted Credential Reader	Schlage	1050	Schlage SBB-RI interface

9. On 08 10 00 DOOR AND FRAME SCHEDULE, add "Wall Mounted Credential Reader" to the hardware description of Doors 101A and 102A.
10. On 08 10 00 DOOR AND FRAME SCHEDULE, add "Wall Mounted Credential Reader, credential lock, electric hinges, electric strike tied to intercom and credential lock" to the hardware description of 113A and 113B.
11. Clarification specification 26 00 00 ELECTRICAL Part 2 2.6B does not apply to service conductors from transformer vault to main service equipment. Provide COPPER ONLY service conductors from transformer vault to main service equipment per CMP.
12. Add item D. to 2.1 INSULATION MATERIALS in specification Section 07 21 00 MISCELLANEOUS BUILDING INSULATION as follows

D. Fiberglass Board Insulation: mechanically fastened 4" rigid faced Fiberglass Board Insulation, Owens Corning Fiberglas 700 Series Insulations, or equal.

13. Replace the Building Use Summary in the International Building Code – Code Calculation dated August 10, 2010 with the schedule below:

	Level 1	Level 1	Levels 1+2	Levels 2-4
Building Use Summary	Parking S-2	Residential R-2	R-2 Accessory - Assembly	Residential R-2
Number of Floors (Proposed)	1	1	1	3
Level 1	4,373	2,426	734	
Level 2			733	6,610
Level 3				7,343
Level 4				7,343
Total floor area per use (SF)	4,373	2,426	1,467	21,297
Total Building Area	29,563			

Drawings:

Title Page

N/A

Civil and Site:

14. Provide new buried Telephone service entrance - Telephone Conduit: Telephone conduit shall be extended from the end of a vacant 1 ½ inch conduit in Oak Street as shown on SKC-1 of CSK-1. Provide a new 1 ½ inch steel conduit extended from terminus of vacant conduit to new mechanical room as

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30. Clarification: QUESTION: There isn't a mole limiter cabinet shown anywhere. I thought CMP would require one to be installed on the underground system in this area. ANSWER: This project is not on the "downtown network". No mole limiters are required on this project.

End of Addendum 01

Attachments: (See attached specifications, sketches and drawings listed above, if applicable)

SECTION 07 19 50

AIR AND VAPOR BARRIER

PART 1 GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Materials and installation methods for fluid-applied, vapor permeable air barrier membrane system located in the non-accessible part of the wall.
2. Materials and installation methods to bridge and seal air leakage pathways in roof and foundation junctions, window and door openings, control and expansion joints, masonry ties, piping and other penetrations through the wall assembly.

B. Related Sections include the following:

1. Section 03300 – Cast-In-Place Concrete
2. Section 04810 – Unit Masonry Assemblies
3. Section 06161 - Gypsum Sheathing
4. Section 07115 – Bituminous Dampproofing
5. Section 07131 – Self-Adhering Sheet Waterproofing
6. Section 07530 – Elastomeric Membrane Roofing
7. Section 07620 – Sheet Metal Flashing and Trim
8. Section 07920 – Joint Sealants

1.2 DEFINITIONS

A. Air Barrier Assembly: The collection of air barrier materials and auxiliary materials applied to an opaque wall, including joints and junctions to abutting construction, to control air movement through the wall.

1.3 PERFORMANCE REQUIREMENTS

A. General: Air barrier shall be capable of performing as a continuous vapor-permeable air barrier and as a liquid-water drainage plane flashed to discharge to the exterior incidental condensation or water penetration. Air barrier assemblies shall be capable of accommodating substrate movement and of sealing substrate expansion and control joints, construction material changes, and transitions at perimeter conditions without deterioration and air leakage exceeding specified limits.

B. The building envelope shall be designed and constructed with a continuous air barrier to control air leakage into, or out of the conditioned space. An air barrier shall also be provided for interior partitions between conditioned space and space designed to maintain temperature or humidity levels which differ from those in the conditioned space by more than 50% of the difference between the conditioned space and design ambient conditions. The air barrier shall have the following characteristics:

1. It must be continuous, with all joints made airtight.

2. It shall have an air permeability not to exceed 0.004 cfm/sq. ft. under a pressure differential of 0.3 in. water (1.57 psf) (equal to 0.02 L/s. x sq. m. @ 75 Pa), when tested in accordance with ASTM E2178.
3. It shall have an air permeability not to exceed 0.04 cfm/sq. ft. under a pressure differential of 0.3 in. water (1.57 psf) (equal to 0.2 L/s. x sq. m. @ 75 Pa), when tested in accordance with ASTM E2357.
3. It shall be capable of withstanding positive and negative combined design wind, fan and stack pressures on the envelope without damage or displacement, and shall transfer the load to the structure. It shall not displace adjacent materials under full load.
4. It shall be durable or maintainable.
5. The air barrier shall be joined in an airtight and flexible manner to the air barrier material of adjacent systems, allowing for the relative movement of systems due to thermal and moisture variations and creep. Connection shall be made between:
 - a. Foundation and walls
 - b. Walls and windows or doors
 - c. Different wall systems
 - d. Wall and roof
 - e. Wall and roof over unconditioned space
 - f. Walls, floor and roof across construction, control and expansion joints
 - g. Walls, floors and roof to utility, pipe and duct penetrations
6. All penetrations of the air barrier and paths of air infiltration/exfiltration shall be made airtight.

1.4 REFERENCES

- A. The following standards and publications are applicable to the extent referenced in the text. The most recent version of these standards is implied unless otherwise stated.
- B. American Society for Testing and Materials (ASTM)
 1. ASTM C1193 Guide for Use of Joint Sealants
 2. ASTM D412 Standard Test Methods for Rubber Properties in Tension
 3. ASTM D570 Test Method for Water Absorption of Plastics
 4. ASTM D903 Standard Test Method for Peel or Stripping Strength of Adhesive Bonds
 5. ASTM D1004 Test Method for Initial Tear Resistance of Plastic Film and Sheeting
 6. ASTM D1876 Test Method for Peel Resistance of Adhesives
 7. ASTM D1938 Test Method for Tear Propagation Resistance of Plastic Film and Sheeting
 8. ASTM D1970 Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection
 9. ASTM D4258 Practice for Surface Cleaning Concrete for Coating
 10. ASTM D4263 Test Method for Indicating Moisture in Concrete by the Plastic Sheet Method
 11. ASTM E96 Test Methods for Water Vapor Transmission of Materials
 12. ASTM E154 Test Methods for Water Vapor Retarders Used in Contact with Earth Under Concrete Slabs, on Walls, or as Ground Cover
 13. ASTM E1186 Practice for Air Leakage Site Detection in Building Envelopes and Air Retarder Systems
 14. ASTM E2178 Standard Test Method for Air Permeance of Building Materials

1. Submit manufacturer's warranty that air & vapor barrier and accessories are free of defects at time of delivery, and are manufactured to meet manufacturer's published physical properties and material specifications.
2. Installer to warrant that air & vapor barrier and accessories have been installed in accordance with manufacturer's recommendations.

PART 2 PRODUCTS

2.01 FLUID-APPLIED, VAPOR PERMEABLE MEMBRANE AIR BARRIER

- A. **FLUID-APPLIED AIR BARRIER MEMBRANE:** Fluid-applied, vapor permeable, acrylic membrane that cures to form a resilient, monolithic, fully bonded elastomeric membrane when applied to construction surfaces. The membrane provides superior protection against the damaging effects of air and liquid water ingress on the building structures. Perm-A-Barrier VP, as manufactured by Grace Construction Products, 62 Whittemore Avenue, Cambridge, MA, or equal. Product shall have the following minimum physical properties:
1. Membrane Air Permeance: ASTM E2178: Not to exceed 0.0004 cfm/sq. ft. under a pressure differential of 0.3 in. water (1.57 psf) (equal to 0.002 L/s. x sq. m. @ 75 Pa)
 2. Assembly Performance: Provide a continuous air barrier assembly that has an air leakage not to exceed 0.0008 cfm/sq. ft. of surface area under a pressure differential of 0.3 in. water (1.57 psf) (equal to 0.004 L/s. x sq. m. of surface area at 75 Pa) when tested in accordance with ASTM E2357.
 3. Membrane Vapor Permeance: ASTM E96, Method B: 11.2 perms
 4. Peel Adhesion: ASTM D903: min. 5 pli or substrate failure to glass faced wall board, min. 20 pli to concrete/CMU
 5. UV Exposure Limit: Not more than 180 calendar days
- B. **TRANSITION MEMBRANE:** Perm-A-Barrier Detail Membrane manufactured by Grace Construction Product; a 0.9 mm (36 mils) of self-adhesive rubberized asphalt integrally bonded to 0.1 mm (4 mil) of cross-laminated, high-density polyethylene film to provide a min. 1.0 mm (40 mil) thick membrane. Membrane shall be interleaved with disposable silicone-coated release paper until installed, conforming with the following:
1. Water Vapor Transmission: ASTM E96, Method B: 0.05 perms (2.9 ng/Pa s. sq. m.) max.
 2. Air Permeance at 75 Pa (0.3 in. water) pressure difference: 0.0006 L/s. sq. m (0.00012 cfm/ sq. ft.) max.
 3. Puncture Resistance: ASTM E154: 178 N (40 lbs.) min.
 4. Lap Adhesion at -4°C (25°F): ASTM D1876: 880 N/m (5.0 lbs./in.) of width
 5. Low Temperature Flexibility: ASTM D1970: Unaffected to -43°C (-45°F)
 6. Tensile Strength: ASTM D412, Die C Modified: min. 2.7 MPa (400 psi)
 7. Elongation, Ultimate Failure of Rubberized Asphalt: ASTM D412, Die C: min. 200%
- C. **FLEXIBLE MEMBRANE WALL FLASHING:** Perm-A-Barrier Wall Flashing manufactured by Grace Construction Products; a 0.8 mm (32 mils) of self-adhesive rubberized asphalt integrally bonded to 0.2 mm (8 mil) of cross-laminated, high-density polyethylene film to provide a min. 1.0 mm (40 mil) thick membrane. Membrane shall be interleaved with disposable silicone-coated release paper until installed, conforming with the following:
1. Water Vapor Transmission: ASTM E96, Method B: 0.05 perms (2.9 ng/ Pa s. sq. m.) max.
 2. Water Absorption: ASTM D570: max. 0.1% by weight

- A. Verify that substrates and conditions are ready to accept the Work of this section. Notify [engineer] [architect] [consultant] in writing of any discrepancies. Commencement of the Work or any parts thereof shall mean acceptance of the prepared substrates.
- B. All surfaces must be sound, dry, clean and free of oil, grease, dirt, excess mortar or other contaminants detrimental to the adhesion of the membranes. Fill voids, gaps and spalled areas in substrate to provide an even plane. Strike masonry joints full-flush.
Curing compounds or release agents used in concrete construction must be resin based without oil, wax or pigments.

3.02 SURFACE PREPARATION

- A. Refer to manufacturer's literature for requirements for preparation of substrates. Surfaces shall be sound and free of voids, spalled areas, loose aggregate and sharp protrusions. Remove contaminants such as grease, oil and wax from exposed surfaces. Remove dust, dirt, loose stone and debris. Use repair materials and methods that are acceptable to manufacturer of the fluid-applied air barrier assembly.
- B. Exterior sheathing panels: Ensure that the boards are sufficiently stabilized with corners and edges fastened with appropriate screws. Pre-treat all board joints with 50 – 75 mm (2-3 in.) wide, manufacturer's recommended mesh-style wallboard tape. Gaps greater than 6 mm (1/4 in.) should be filled with mastic or caulk, allowing sufficient time to fully cure before application of the mesh-style wallboard tape and fluid applied air barrier system.
- C. Masonry Substrates: Apply air and vapor barrier over concrete block and brick with smooth trowel-cut mortar joints, struck full and flush. Fill all voids and holes, particularly in the mortar joints, with a lean mortar mix, non-shrinking grout or parge coat.
- D. Related Materials: Treat construction joints and install flashing as recommended by manufacturer.
- E. Clean, prepare, treat, and seal substrate according to manufacturer's written instructions. Provide clean, dust-free, and dry substrate for air barrier application.
- F. Mask off adjoining surfaces not covered by air barrier to prevent spillage and overspray affecting other construction.
- G. Remove grease, oil, bitumen, form-release agents, paints, curing compounds, and other penetrating contaminants or film-forming coatings from concrete.
- H. Remove fins, ridges, mortar, and other projections and fill honeycomb, aggregate pockets, holes, and other voids in concrete with substrate patching membrane.
- I. Remove excess mortar from masonry ties, shelf angles, and other obstructions.
- J. At changes in substrate plane, apply sealant or Bituthene Liquid Membrane at sharp corners and edges to form a smooth transition from one plane to another.
- K. Cover gaps in substrate plane and form a smooth transition from one substrate plane to another with stainless-steel sheet mechanically fastened to structural framing to provide continuous support for air barrier.

3.03 JOINT TREATMENT

F. Wall Openings: Prime concealed perimeter frame surfaces of windows, curtain walls, storefronts, and doors. Apply transition membrane so that a minimum of 3 inches (75 mm) of coverage is achieved over both substrates.

1. Transition Membrane: Roll firmly to enhance adhesion.

G. Fill gaps in perimeter frame surfaces of windows, curtain walls, storefronts, and doors, and miscellaneous penetrations of air barrier membrane with foam sealant.

H. Repair punctures, voids, and deficient lapped seams in strips and transition membrane. Slit and flatten fish-mouths and blisters. Patch with transition membrane extending 6 inches (150 mm) beyond repaired areas in strip direction.

3.06 FIELD QUALITY CONTROL

A. Testing Agency: Owner may engage a qualified testing agency to perform tests and inspections and prepare test reports.

B. Inspections: Air barrier materials and installation are subject to inspection for compliance with requirements. Inspections may include the following:

1. Continuity of air barrier system has been achieved throughout the building envelope with no gaps or holes
2. Continuous structural support of air barrier system has been provided
3. Masonry and concrete surfaces are smooth, clean and free of cavities, protrusions, and mortar droppings
4. Site conditions for application temperature and dryness of substrates have been maintained
5. Maximum exposure time of materials to UV deterioration has not been exceeded
6. Surfaces have been primed, if applicable
7. Laps in strips and transition membrane have complied with minimum requirements and have been shingled in the correct direction (or mastic has been applied on exposed edges), with no fish-mouths
8. Termination sealant has been applied on cut edges
9. Strips and transition membrane have been firmly adhered to substrate
10. Compatible materials have been used
11. Transitions at changes in direction and structural support at gaps have been provided.
12. Connections between assemblies (membrane and sealants) have complied with requirements for cleanliness, preparation and priming of surfaces, structural support, integrity, and continuity of seal
13. All penetrations have been sealed

C. Tests: Testing to be performed will be determined by Owner's testing agency from among the following tests:

1. Qualitative Testing: Air barrier assemblies will be tested for evidence of air leakage according to ASTM E1186.

D. Remove and replace deficient air barrier components and retest as specified above.

3.07 CLEANING AND PROTECTION

SECTION 07 81 00
APPLIED FIREPROOFING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Spray-on cementitious fireproofing for interior structural steel.
 2. Spray-on cementitious fireproofing for exterior exposed structural steel.
 3. Spray-on cementitious fireproofing for exposed metal deck.

1.2 RELATED SECTIONS

1. Drawings and general provisions of Contract including General and Supplementary Conditions and all Division 1 specification sections.
2. Provision of waste management: Section 01 74 19, Construction Waste Management and Disposal.
3. Provision of general LEED requirements and forms: Section 01 81 13, Sustainable Design and LEED Requirements.”
4. Specification Section 05 12 00 Structural Steel
5. Specification Section 07 21 19 Foamed-in-Place Insulation

1.3 SYSTEM DESCRIPTION

- A. Applied (Sprayed-On) Fireproofing Systems: Provide UL fire rated assemblies to hourly ratings as follows:
1. Interior Columns: N/A.
 2. Exterior Columns: N/A.
 3. Interior Beams: 1 hour.
 4. Exterior Beams: 1 hour.
 5. Interior Floors: N/A.
 6. Interior Roof Deck: N/A.
- B. Air Erosion: Maximum 0.005 gram/sq. ft (0.05 gram/sq. m) allowable weight loss of fireproofing when tested in accordance with ASTM E859.
- C. Corrosion: No contribution to corrosion of steel test panels when tested in accordance with ASTM E937.
- D. Dry Density: The field density shall be measured in accordance with ASTM Standard E605. Minimum average density shall be that required by the manufacturer, or as listed in the UL Fire Resistance Directory for each rating indicated, or as required by the authority having jurisdiction, or a minimum average 640 kg/m³ (40pcf) whichever is greater.
- E. Mold Resistance: Material to show resistance to fungi growth when tested in accordance with ASTM C665 requirements for fungi resistance of insulation or ASTM G21.
- F. Deflection: Material shall not crack or delaminate from the surface to which it is applied when tested in accordance with ASTM E759.

1. Tested Rating: Determined in accordance with ASTM E119.
- B. Surface Burning Characteristics: Maximum 25/450 flame spread/smoke developed index when tested in accordance with ASTM E84.
- C. Maintain one copy of each document on site.

1.7 ENVIRONMENTAL REQUIREMENTS

- A. Maintain minimum ambient and substrate temperature of 40 degrees F (4 degrees C) during and for minimum 24 hours after application of fireproofing, unless otherwise recommended by manufacturer.
- B. Provide ventilation in areas to receive fireproofing during application and 24 hours afterward, to dry applied material.
- C. Provide temporary enclosure to prevent spray from contaminating air.

1.8 WARRANTY

- A. Furnish five year manufacturer warranty for applied fireproofing.

PART 2 - PRODUCTS

2.1 SPRAY-ON CEMENTITIOUS FIREPROOFING

- A. Manufacturers:
 1. Grace Construction Products Monokote Z-146.
 2. Isolatek International
 3. Pyroc
 4. Substitutions: Permitted subject to compliance with requirements.
- B. Product Description:
 1. High Density Cementitious Type: Factory mixed, portland cement blended for uniform texture with mineral aggregates and additives, without chlorides, approved for exterior use and conforming to the following requirements:
 - a. Compressive Strength: ASTM E761, minimum 500 psi.
 - b. Dry Density: ASTM E605, minimum density of 40 pcf.
 - c. Bond Strength: ASTM E736, 10,000 psf when set and dry.
 - d. Bond Impact: ASTM E760, no cracking, flaking or delamination.
 - e. Durometer Hardness: ASTM D2240, not less than 40.
 - f. VOC: Less than 1PPM/W.
 - g. Leachable Ammonia: Less than 50 PPB.

2.2 ACCESSORIES

- A. Primer, Bonding Agent: Of type recommended by fireproofing manufacturer.
- B. Overcoat, Sealer: As recommended by manufacturer of fireproofing material for exposed condition and to receive overcoat application of spray foam insulation where indicated.

- D. In exposed locations, trowel surface smooth and form square edges, using tools and procedures recommended by fireproofing manufacturer.
- E. Apply overcoat, sealer at rate and in applications recommended by fireproofing manufacturer.
- F. Remove excess material, overspray, droppings, and debris.
- G. Remove fireproofing from materials and surfaces not required to be fireproofed.
- H. At exposed fireproofing, clean surfaces soiled or stained, using manufacturer's recommended procedures.
- I. Patch damaged work as recommended by manufacturer.

3.4 FIELD QUALITY CONTROL

- A. Section 01 40 00 - Quality Requirements, 01 70 00 - Execution and Closeout Requirements. Field inspecting, testing, adjusting, and balancing.
- B. Independent Testing Agency To:
 - 1. Inspect fireproofing substrates prior to application of fireproofing for surface temperature and surface preparation in accordance with manufacturer's instructions.
 - 2. Inspect installed fireproofing after application and curing for integrity, prior to its concealment.
 - 3. Test frequency and type in accordance with applicable code and authorities having jurisdiction.
 - 4. Inspect for the following:
 - a. Installed Thicknesses and Density: ASTM E605.
 - b. Bond Strengths: ASTM E736.
 - 5. Re-inspect installed fireproofing for integrity of fire protection, after installation of subsequent Work.

...END OF SECTION 07 81 00

CWS Architects

Architecture • Planning • Construction Services

434 Cumberland Avenue Portland, Maine 04101
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Phone: (207) 774-4441
Fax: (207) 774-4016

Addendum 02

Date: November 16, 2010

To: Wright Ryan Construction (Construction Manager)
From: Ben Walter, CWS Architects
Regarding: Oak Street Apartments – Portland, Maine
Subject: Addendum 02

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City of Portland Maine

Modify the previously issued documents dated October 25, 2010 and any previously issued addenda, if applicable, as follows:

Book 1 -Bidding and Contract Documents Manual:

1. In Document 00 10 00, change the words "renovations and addition to the existing historic building" to read "construction of a new building".
2. Change the last two sentences in item 10.E of Document 00 11 00 to read "The construction contract will include a retainage equal to 10% of the construction contract amount and may be reduced at the Owner's discretion subject to approval by the financial authority, when the total value of work completed has reached 50% of the contract amount including Change Orders. Retainage amount shall not be reduced to any amount less than 5% of the total contract value. Reduction in retainage shall be approved by the Owner, Architect and Maine Housing."
3. Add item 16.8 to ARTICLE 16 – OTHER CONDITIONS OF THE CONTRACT as follows "Comply with the requirements published in Section 00 31 00 Available Project Information, subsection 1.2 MaineHousing Documents, items 1.2.A through 1.2.O as a priority in the event of conflict over other requirements of the Supplemental General Conditions contained herein."
4. Add item (7) to Article 9 – Payment and Completion item B as follows: "(7) At the completion of construction, and as part of the closeout documentation, the Construction Manager shall provide a certification to the Maine State Housing Authority stating the amounts included in the total Construction Cost for Overhead and Profit."

Book 2 -Specifications Manual:

5. In Section 01 10 00 SUMMARY, change item 1.2.A to read "Work of the Project includes construction of a new building on Oak Street in Portland, Maine."
6. Delete item 1.2.C in Section 01 10 00 SUMMARY.
7. Change the last two words in item 1.6.A in Section 01 30 00 – Administrative Requirements to read "2 week intervals (weekly meetings are preferred)."
8. In specifications Section 08 41 13 Aluminum Framed Storefront Window System, item 2.2.E.1 and specification Section 05 54 13 2.4.C, add to the description of the glass type the words "Winter U-Factor = .24; Solar Heat Gain Coefficient = .27". The glazing product hasn't changed.
9. Due the discontinuation of specified product in the New England region, the Cementitious Reveal Panels specified in 07 45 70, PART 2 shall be replaced with the HardiePanel Vertical Siding system as follows:

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Fax: (207) 774-4016

Architectural:

23. On Drawing A0.2, Wall Types 20 and 21, add the words "R-21 Minimum" after the words "FILL STUD CAVITIES WITH CELLULOSE INSULATION".
24. Provide R-21 Foamed in Place Insulation per 07 21 19 continuously around the perimeter of exterior solidly blocked truss bearing locations within the truss cavity at the following detail locations: 1 and 8/A7.4, 1/A7.7.
25. On Detail 9/A7.8, completely fill the wall cavity below the unit demising wall above with Blown Insulation per 07 21 26.
26. On Detail 1/A7/11, provide radon piping in a manner to allow for vertical installation of future radon fan.
27. Clarification: Fluid-Applied Waterproofing system specified in Section 07 14 00 shall be provided only around the perimeter of the elevator pit (including the portion of the elevator pit wall shared with the stair) and tied into CB#1.
28. On Drawings A 1.8, change all detail reference of flooring transitions at roll in showers to reference Detail 5/A4.13. On Drawings A1.6, A1.7 and A1.9, provide flooring transitions to transfer showers per attached SKA-2 (attached).

Mechanical:

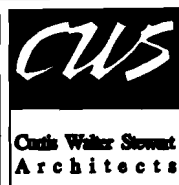
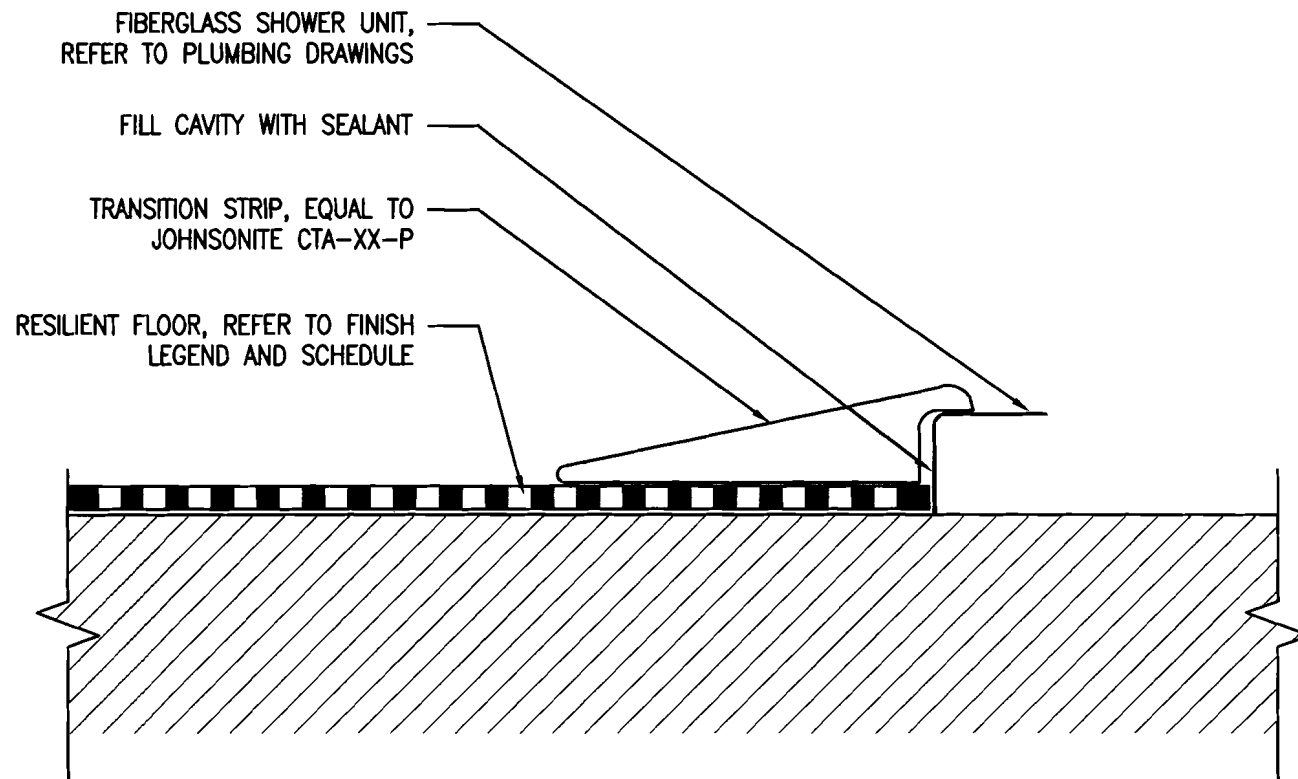
29. Attached is SKM-1 which was inadvertently omitted from ADDENDUM 01 and referenced in item number 21 as follows: "Drawing M1.4 - Add solar collector piping from 4th floor ceiling cavity up to collectors on roof as shown on SKM-1."
30. DRAWINGS AND SPECIFICATIONS – Delete references to ERV-1 alternate to add dehumidification to Unit ventilation system, not allowed per MHD&C Manual.

Electrical:

31. Item number 22 in ADDENDUM 01 stated "Provide buried telephone service entrance per attached SKC-1, see civil items, above." Attached is SKE-1 that indicates this change to the electrical documents.

End of Addendum 01

Attachments: (See attached specifications, sketches and drawings listed above, if applicable)



454 Cumberland Avenue
Portland, ME 04101
Phone: (207) 774 4441
Fax: (207) 774-4016

Project:

OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

PROJECT #: 07446

Drawing Title:

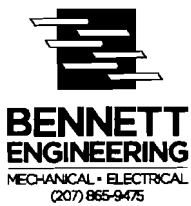
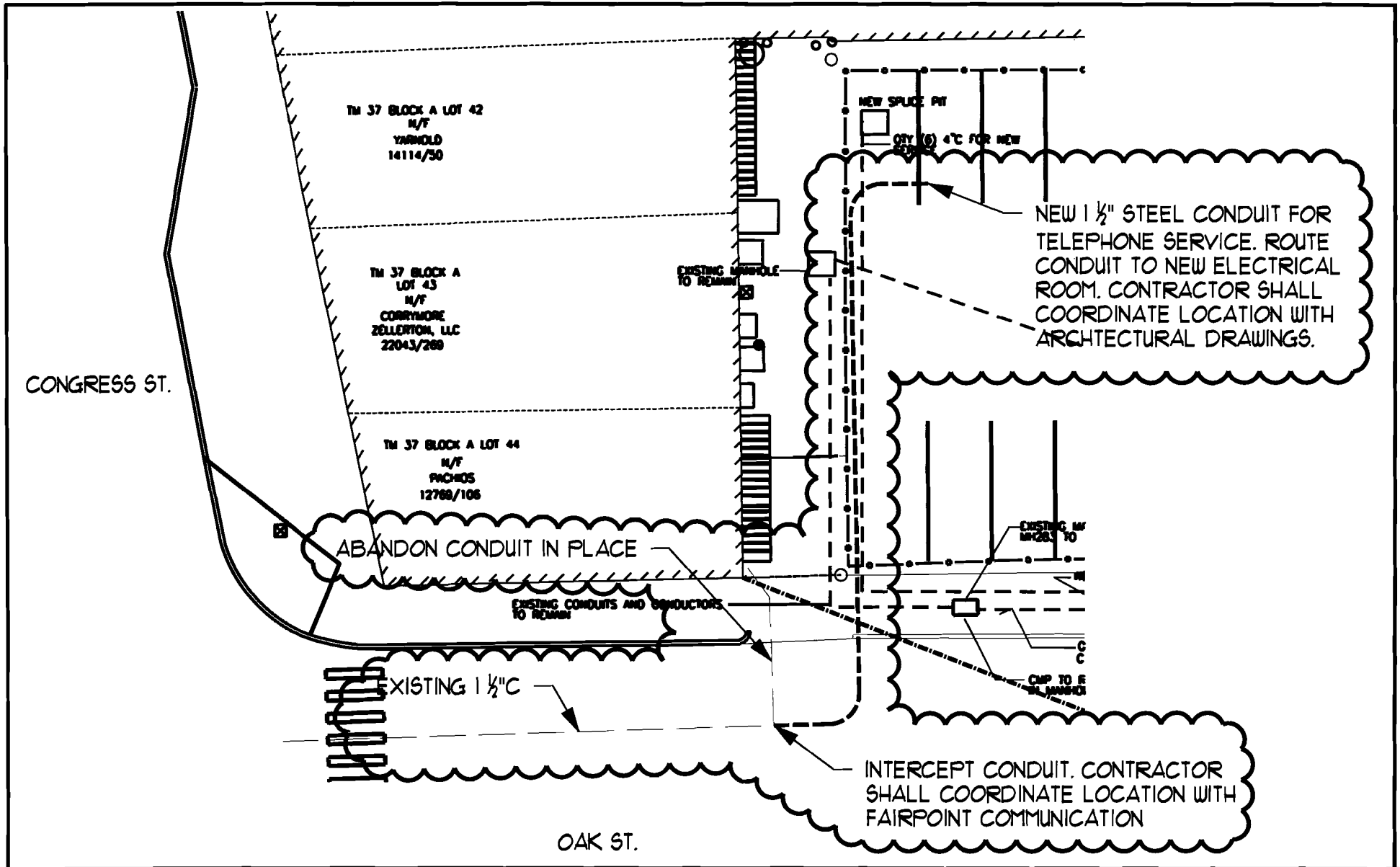
RESILIENT TERMINATION @ TRANSFER SHOWER

Scale: 1/4" = 1'-0"

Date: November 16, 2010

Drawing Number:

SKA-2



Oak Street Lofts
Portland, Maine

TITLE
New Telephone
Conduit Location

JOB # 3004
DATE Nov 11, 2010
SCALE NONE

SHEET
SKE-1

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Addendum 03

Date: November 17, 2010

To: Wright Ryan Construction (Construction Manager)
From: Ben Walter, CWS Architects
Regarding: Oak Street Apartments – Portland, Maine
Subject: Addendum 03

Modify the previously issued documents dated October 25, 2010 and any previously issued addenda, if applicable, as follows:

Book 1 -Bidding and Contract Documents Manual:

Book 2 -Specifications Manual:

1. 26000 Electrical – Modify 2.13 FIRE ALARM SYSTEM to add the following in place of the digital alarm communicator transmitter and associated telephone interface hardware: “Contractor shall supply and install radio fire alarm master box manufacturer by AES with antenna per City of Portland Fire Alarm Standards. Exact type of master box shall comply with City of Portland and be installed at the location specified by the Portland Fire Department.”

Drawings:

Title Page
N/A

Civil and Site:
N/A

Structural:
N/A

Architectural:
N/A

Mechanical:
N/A

Electrical:
N/A

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End of Addendum 03

Attachments: (See attached specifications, sketches and drawings listed above, if applicable)

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Addendum 04 – Post Bid

Date: March 3, 2011

To: Wright Ryan Construction (Construction Manager)
From: Ben Walter, CWS Architects
Regarding: Oak Street Apartments – Portland, Maine
Subject: Addendum 04 –Post Bid

Modify the previously issued documents dated October 25, 2010 and any previously issued addenda, if applicable, as follows:

1. Add item 1.3.J Architectural Statement of Special Inspections – Prepared by CWS Architects to Section 00 31 00 Available Project Information in DOCUMENT 00 01 10 TABLE OF CONTENTS.

Book 1 -Bidding and Contract Documents Manual:

2. Add the Architectural Statement of Special Inspections (attached) as item 1.3.J to Section 00 31 00 Available Project Information.

Book 2 -Specifications Manual:

Drawings:

Title Page

3. Replace Drawing C1 CODE REVIEW PLANS with Drawing C1 CODE REVIEW PLANS Revision 1 dated 3-1-2011. Note that the reprint of this sheet was made at the request of the local Authority Having Jurisdiction and that the actual changes associated with the Drawing replacement were made in Addendum 01.

Civil and Site: N/A

Structural: N/A

Architectural: N/A

Mechanical: N/A

Electrical: N/A

End of Addendum 04 – Post Bid

Attachments: (See attached specifications, sketches and drawings listed above, if applicable)

Jeanie Bourke - RE: Oak Street Plan Clarifications.

From: "Ben Walter" <bwalter@cwsarch.com>
To: <jmb@portlandmaine.gov>
Date: 3/1/2011 5:03 PM
Subject: RE: Oak Street Plan Clarifications.
CC: "George Lavigne" <glavigne@cwsarch.com>, "Cordelia Pitman" <cpitman@wrig...>
Attachments: Architectural Statement of Special Inspections.pdf; C1 Revised 3-1-11.pdf

Hi Jeanie:

Attached are the two remaining items you requested. The C1 drawing change was made in written form in Addendum 01 and this is just a reprint of the drawing to show the change.

Do you need a hard copy? If so I can have someone run it down tomorrow morning.

Thanks,

Ben

Ben Walter AIA, President
CWS Architects | Portland, Maine
 Maine Licensed Architect
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 C: 207-232-3348
bwalter@cwsarch.com

From: Ben Walter
Sent: Friday, February 18, 2011 5:17 PM
To: Jeanie Bourke (jmb@portlandmaine.gov)
Cc: George Lavigne; Cordelia Pitman; TBurrill@wright-ryan.com
Subject: Oak Street Plan Clarifications.

Hi Jeanie:

Per your phone call this afternoon, below are the garage ventilation area calculations.

I will be working on adding the Applied Fire Proofing to the scope of Special Inspections and get that to you next week.

CWS will revise the C1 Drawing to reflect the updated construction – All 2B, except rate the beam – that was agreed to by the State Fire Marshal and included in the addendum for next week as well.

Ben

Oak Street Apartments
 Oak Street, Portland, Maine

CWS Architects
 Portland, Maine

Preliminary Code Analysis
 International Building Code 2003
 Calculations for Open parking Garages Per IBC Section 406.3

Date: 18-Feb-11

IBC 406.3 Open Parking Garages		Garage Floor Area (SqFt)	Garage Perimeter (FT)	Garage Height (2)(FT)	Garage Wall Area (SqFt)	Garage Opening	Length of Opening (LF)	Height of Opening (LF)	Area of Opening (SqFt)	Net Free Area Factor	Clear Area of Opening (SqFt)
Parking Garage (1)		5,320	302.00	12.91	3,898.82	WEST FAÇADE					
406.3.3.1 Req'd. Percent of Perimeter Wall Area:					20%	Garage Opening "A"	7.75	5.75	44.56	100%	44.56
Required Clear Area of Opening (SF):					779.764	Garage Opening "B"	29.66	5.75	170.55	100%	170.55
Provided Clear Opening (SF):					814.64	Garage Opening "C"	29.66	5.75	170.55	100%	170.55
Percent Provided:					20.89%	Garage Opening "D"	19.33	5.75	111.15	100%	111.15
406.3.3.1 Req'd. Percent of Perimeter Length:					40%	SOUTH FAÇADE					
Require Length (FT):					120.8	Garage Opening "E"	5.30	6.97	36.94	100%	36.94
Provide Length (FT):					126.03	EAST FAÇADE					
Percent Provided:					41.73%	Garage Opening "F"	25.33	9.75	246.97	100%	246.97
						Garage Opening "G"	9.00	6.50	58.50	58%	33.93
TOTAL OPENING LENGTH:							126.03		TOTAL OPENING AREA:		814.64

Notes:
 (1) 95 feet x 56 feet
 (2) Clear Height measured to underside of Deck

IBC 406.3.3.1 Openings. For naturally ventilated purposes, the exterior side of the structure shall have uniformly distributed openings on two or more sides. The area of such openings in exterior walls on a tier must be at least 20 percent (20.89 percent provided) of the total perimeter wall area. The aggregate length of the openings considered to be providing natural ventilation shall constitute a minimum of 40 percent (41.73 percent provided) of the perimeter of the tier. Interior walls (none proposed) shall be at least 20 percent open with uniformly distributed openings. Exception: is not needed to meet code.

Project: Oak Street Efficiencies, Portland, Maine
Date Prepared: March 1, 2011

Architectural Statement of Special Inspections

Project: *Oak Street Efficiencies*
Location: *Oak Street, Portland, Maine*
Owner: *Avesta Oak Street LP, 307 Cumberland Avenue, Portland, Maine*

This Statement of Special Inspections encompass the following discipline:

Mechanical/Electrical/Plumbing

Architectural Other: _____
Design Professional in Responsible Charge:

Firm Name:

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

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

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

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

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

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

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

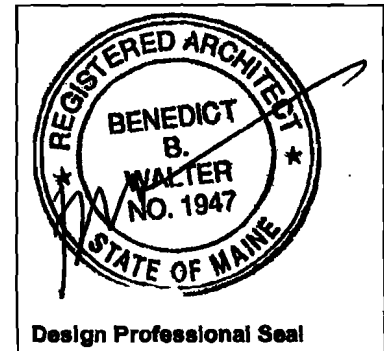
Prepared by:

Benedict B. Walter

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


Signature

3-1-2011
Date



Owner's Authorization:

Building Code Official's Acceptance:

Signature

Date

Signature

Date

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Project: Oak Street Efficiencies, Portland, Maine
Date Prepared: March 1, 2011

Architectural Statement of Special Inspections (Continued)

List of Agents

Project: *Oak Street Efficiencies*

Location: *Oak Street, Portland, Maine*

Owner: *Avesta Oak Street, LP*

This Statement of Special Inspections encompass the following discipline:

- Architectural Mechanical/Electrical/Plumbing
 Other: _____

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

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

- Spray Fire Resistant Material
 Exterior Insulation and Finish
 Mechanical & Electrical
 Architectural Systems
 Special Cases

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Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator (SIC)	<i>George Lavigne CWS Architects</i>	<i>434 Cumberland Avenue Portland, ME 04101 glavigne@cwsarch.com</i>
2. Special Inspector (SI 1)	<i>George Lavigne CWS Architects</i>	<i>434 Cumberland Avenue Portland, ME 04101 glavigne@cwsarch.com</i>
3. Special Inspector (SI 2)	<i>To Be Determined</i>	
4. Testing Agency (TA 1)	<i>To Be Determined</i>	
5. Testing Agency (TA 2)		
6. Other (O1)		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Project: Oak Street Efficiencies, Portland, Maine
Date Prepared: March 1, 2011

Architectural Statement of Special Inspections (Continued)

Final Report of Special Inspections (SIC)

[To be completed by the Special Inspections Coordinator (SIC). Note that all Agent's Final Reports must be received prior to issuance.]

Project: *Oak Street Efficiencies*
Location: *Oak Street, Portland, Maine*
Owner: *Avesta Oak Street LP*
Owner's Address: *307 Cumberland Avenue, Portland, Maine 04101*

Architect of Record: *Benedict Walter* *CWS Architects*
(name) (firm)

Registered Design
Professional in Responsible Charge: *Benedict Walter* *CWS Architects*
(name) (firm)

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

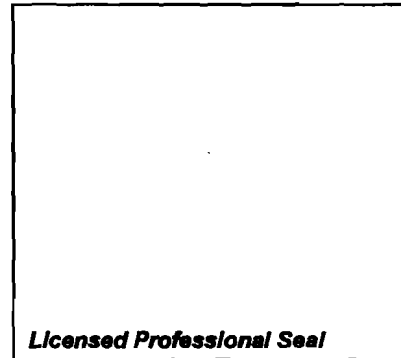
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Respectfully submitted,
Architectural Special Inspection Coordinator

(Type or print name)

(Firm Name)

Signature Date



Project: Oak Street Efficiencies, Portland, Maine
Date Prepared: March 1, 2011

Architectural Statement of Special Inspections (Continued)
Special Inspector's/Agent's Final Report

Project: *Oak Street Efficiencies*

Special Inspector or
Agent:

(name)

(firm)

Designation:

To the best of my information, knowledge and belief, the Special Inspections or testing required for this project, and designated for this Inspector/Agent in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

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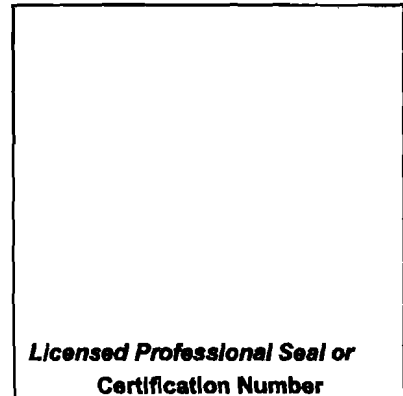
Dept. of Building Inspections
City of Portland Maine

Respectfully submitted,
Special Inspector or Agent:

(Type or print name)

Signature

Date



Architectural Schedule of Special Inspections

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided to the Special Inspector for their records. *NOTE VERIFICATION THAT QUALIFIED INDIVIDUALS ARE AVAILABLE TO PERFORM STIPULATED TESTING AND/OR INSPECTION SHOULD BE PROVIDED PRIOR TO SUBMITTING STATEMENT. AGENT QUALIFICATIONS IN SCHEDULE ARE SUGGESTIONS ONLY; FINAL QUALIFICATIONS ARE SUBJECT TO THE DISCRETION OF THE REGISTERED DESIGN PROFESSIONAL PREPARING THE SCHEDULE.*

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge or Special Inspector of Record deems it appropriate that the individual performing a stipulated test or inspection have a specific certification, license or experience as indicated below, such requirement shall be listed below and shall be clearly identified within the schedule under the Agent Qualification Designation.

RA	Registered Architect – a licensed Registered Architect
PE	Professional Engineer – a licensed PE specializing in the discipline to be inspected
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

Experienced Testing Technician

ETT	Experienced Testing Technician – An Experienced Testing Technician with a minimum 5 years experience with the stipulated test or inspection
-----	---

International Code Council (ICC) Certification

ICC-SFSI	Spray-Applied Fireproofing Special Inspector
----------	--

Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector
----------	----------------------------

Other

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Dept. of Building Inspections
City of Portland, Maine

Architectural Schedule of Special Inspections

SPRAYED FIRE-RESISTANT MATERIALS

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
IBC Section 1704.11						
1. Surface Conditions: Verify surfaces are prepared in accordance with the approved fire-resistance design and the approved manufacturer's written instructions prior to application of the sprayed fire-resistant material			IBC 1704.11.1	TA-1	IIC-SFSI	
2. Application: Verify the substrate shall have a minimum ambient temperature before and after application as specified in the approved manufacturer's written instruction. The area for application shall be ventilate during and after application as required by the approved manufacturer's written instructions.			IBC 1704.11.2	TA-1	IIC-SFSI	
3. Thickness: Verify average thickness of the sprayed fire-resistant materials applied to structural elements shall not be less than the thickness required by the approved fire-resistance design.						
a. Floor, Roofs & Walls: The thickness of the sprayed fire-resistant material applied to floor, roof and wall assemblies shall be determined in accordance with ASTM E 605, taking the average of not less than four measurements for each 1,000 square feet (93 m2) of the sprayed area on each floor or part thereof.			IBC1704.3.1; ASTM E605	TA-1	IIC-SFSI	
b. Structural Framing: The thickness of the sprayed fire-resistant material applied to structural members shall be determined in accordance with ASTM E 605. Thickness testing shall be performed on not less than 25 percent of the structural members on each floor.			IBC1704.3.2; ASTM E605	TA-1	IIC-SFSI	
4. Density: Verify density of the sprayed fire-resistant material not be less than the density specified in the approved fire-resistant design.			IBC1704.4; ASTM E605	TA-1	IIC-SFSI	
5. Bond: Verify the cohesive/adhesive bond strength of the cured sprayed fire-resistant material applied to structural elements shall not be less than 150 pounds per square foot (psf) (7.18 kN/m2). The cohesive/adhesive bond strength shall be determined in accordance with the field test specified in ASTM E 736 by testing in-place samples.				TA-1		
a. The test samples for determining the cohesive/adhesive bond strength of the sprayed fire-resistant materials shall be selected from each floor, roof and wall assembly at the rate of not less than one sample for every 10,000 square feet (929 m2) or part thereof of the sprayed area in each story.			IBC 1704.11.5.1; ASTM E 736	N/A	IIC-SFSI	
b. The test samples for determining the cohesive/adhesive bond strength of the sprayed fire-resistant materials shall be selected from beams, girders, joists, trusses and columns at the rate of not less than one sample for each type of structural framing member for each 5,000 square feet (464 m2) of floor area or part thereof in each story.			IBC 1704.11.5.2; ASTM E 736	TA-1	IIC-SFSI	

Project: Oak Street Efficiencies, Portland, Maine
Date Prepared: March 1, 2011

RECEIVED
MAR - 2 2011

Contractor's Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. The Statement of Responsibility is required for Seismic Design Category C or higher. Make additional copies of this form as required.

Dept. of Building Inspections
City of Portland, Maine

Project: Oak Street Efficiencies

Contractor's Name: Wright-Ryan Construcion

Address: 10 Danforth Street, Portland, ME 04101

License No.:

Description of designated building systems and components included in the Statement of Responsibility:

Contractor's Acknowledgment of Special Requirements

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

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

Signature

Date

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

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





PORTLAND MAINE

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Penny St. Louis Littell, Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Meeting Information

DATE: 10/27/09 ZONE: B-3

LOCATION: ⁷⁰⁻⁸² OAK ST 37-A-35

PEOPLE PRESENT: Greg Fayne George L. ^{average} Betsy Melrose -

Bob Metcalf - BARBARA - Marge - Deb A. - Ben ^{WALTERS}

DISCUSSION: Existing open parking lot - share ACCESSWAYS
 Proposed SRO - parking at grade level - Bike RACKS 14 SPACES → Planning BD Determines
 37 Efficiency units - 3' setbacks on sides
 4 story - over 35' min height required
 Needs site plan & subdivision - IS in Historic Area
 Not in PAD
 Tree preservation?
 100% Affordable housing → Affordable housing ordinance
 urban wall along the street line → happen street frontage
 Stepping back bldg in the rear from the adjacent bldg - fire & bldg codes
 Very conceptual at this time -
 Solar Panels should look integral to the design, not tacked on

70-82 OAK ST

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

integrity of materials - Needs to meet LEED certificate because getting some City funds - Go thru T.J.

Room 315 - 389 Congress Street - Portland, Maine 04101 (207) 874-8695 - FAX: (207) 874-8716 - TTY: (207) 874-3936

H.P. does the Design Review - Brick Sidewalks Reg.

From: Barbara Barhydt
To: Andrews, Deb; BMelrose@mitchellassociates.biz; gpayne@avestahousing.org; rmetcalf@mitchellassociates.biz; Schmuckal, Marge; Walter, Ben
Date: 10/22/2009 1:34:38 PM
Subject: RE: Oak Street Efficiency Apartments CBL: 37-A-35(Outoftheoffice 10/16/09)

Hello:

We will meet at 2 p.m. on the fourth floor. Deb Andrews can join us for ½ hour. She is trying to reschedule a 2:30 meeting.

Thanks.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

>>> "Ben Walter" <BenWalter@cwsarch.com> Thursday, October 22, 2009 11:39 AM >>>
I am available Monday or Tuesday after 2pm. Ben

Ben Walter AIA, President
CWS Architects | Portland, Maine
Maine Licensed Architect
www.cwsarch.com
T: 207-774-4441
F: 207-774-4016
C: 207-232-3348
bwalter@cwsarch.com

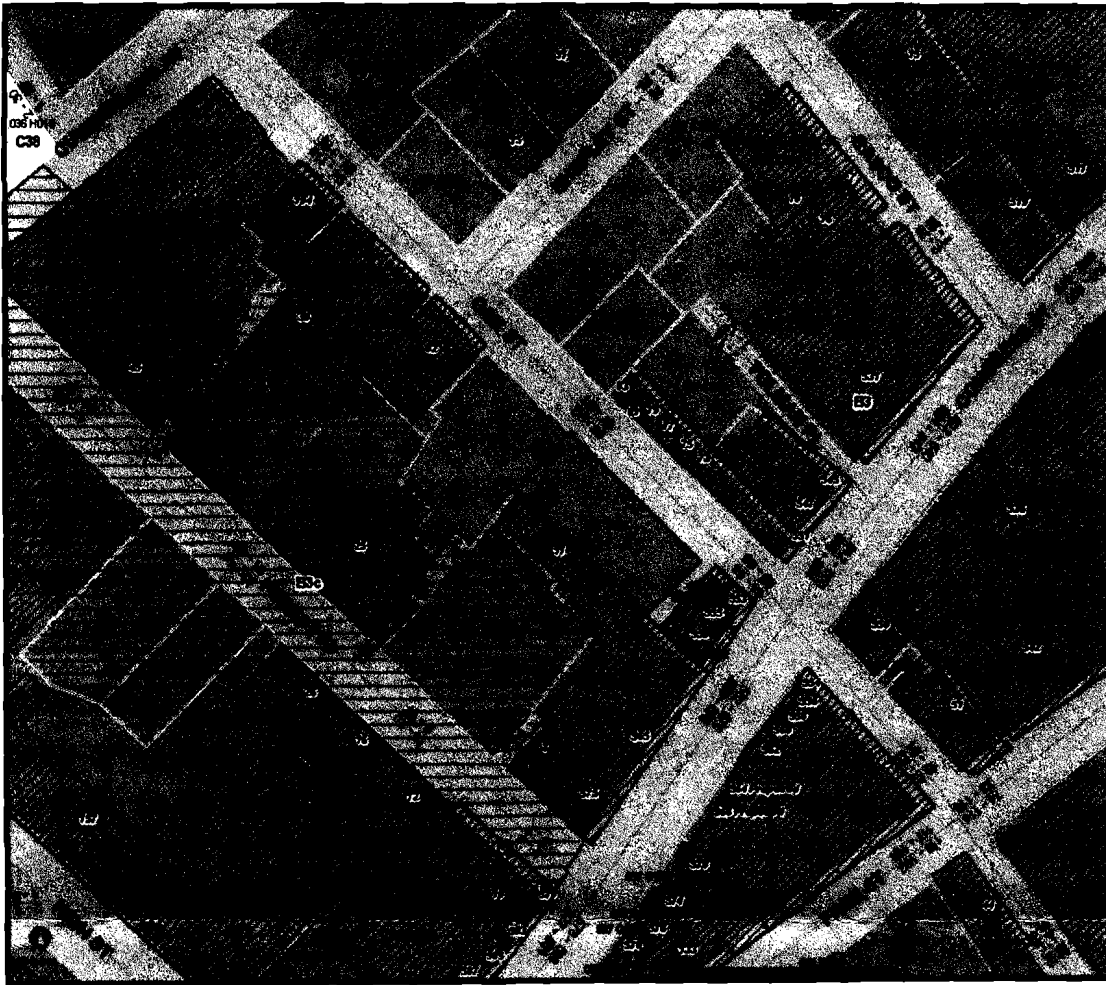
-----Original Message-----

From: Marge Schmuckal [<mailto:MES@portlandmaine.gov>]
Sent: Thursday, October 22, 2009 9:06 AM
To: gpayne@avestahousing.org; Ben Walter;
BMelrose@mitchellassociates.biz; rmetcalf@mitchellassociates.biz;
Barbara Barhydt
Cc: George Lavigne; Deb Andrews
Subject: RE: Oak Street Efficiency Apartments CBL:
37-A-35(Outoftheoffice 10/16/09)

Right now I am available on both those times also.
Marge

>>> "Betsy Melrose" <BMelrose@mitchellassociates.biz> 10/21/2009
4:35:11 PM >>>
I am available anytime, both days.
Betsy

-----Original Message-----
From: Bob Metcalf



City of Portland
GIS



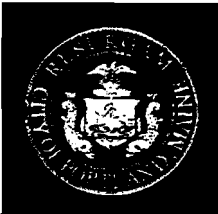
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389 Congress St.
Portland, Maine
04101

9,674# lot
9481#

B-3

Street build to line - within 5' OK
35' min height - 52' 3/8"



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Penny St. Louis Littell, Director of Planning and Development
Marge Schmuckal, Zoning Administrator

"growes"

Meeting Information

DATE: 4/1/10

ZONE: B-3

LOCATION: 72 OAK Street - Efficiencies Avesta -

PEOPLE PRESENT: George Lavigne - Ben Walter - Betsy

Melrose - Bob Metcalfe - Dave M-P - Marge - Jean F

DISCUSSION: Existing pkg lot - subdivision
Bldg brought up to front property - Grg Payne/Baba

8 pkg spc / 8 scooters : 24 bike racks
24' garage opening - Needs to redo brick sidewalk
Community space along front (Semi-public)

Community Artists -
37 efficiencies SROs - pental
4 story - 64' x 150' - LEED Silver Bldg ≈ 30,000 sq ft total
providing bump outs - 4' wide - Public Services still wanted
underground elec

OAK → maratorum st? DAVE will confirm

All easements need to be part of the Application

- Construction Management concerns -

Separate fees for Historic Application

HandyPlank.com - reveal panel - solar panels on roof -

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

Need licenses for easements - H.P. does the design review
A-488 → PLANNING BD will determine PKG based on Affordable Housing

Room 315 - 389 Congress Street - Portland, Maine 04101 (207) 874-8695 - FAX: (207) 874-8716 - TTY: (207) 874-3936

Noise of HVAC systems mentioned - Submitting on Monday

Marge Schmuckal - Re: Oak Street Efficiencies

From: Barbara Barhydt
To: Metcalf, Bob; Roncarati, Doug; Schmuckal, Marge
Date: 3/30/2010 3:26 PM
Subject: Re: Oak Street Efficiencies
CC: Lavigne, George; Melrose, Betsy; Payne, Greg; Walter, Ben

Hi Bob:

Deb Andrews, David Margolis-Pineo, Jean Fraser and I are available to meet at 4 p.m. on Thursday, April 1st. Does that work for you?

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

>>> "Bob Metcalf" <rmetcalf@mitchellassociates.biz> Tuesday, March 30, 2010 9:07 AM >>>
Good morning Barbara,

We are intending on submitting an application for Avestas proposed Oak Street project and would like the opportunity to meet with you and staff to review the submission for input before we complete the submission. Would it be possible to meet on Thursday any time after 8:30.

Thank you,

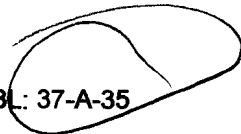
Bob

Mitchell & Associates
70 Center Street
Portland, Maine 04101

TEL: (207)-774-4427
FAX: (207)-874-2460

rmetcalf@mitchellassociates.biz

From: Barbara Barhydt
To: Andrews, Deb; Schmuckal, Marge
Date: 10/21/2009 8:19:05 AM
Subject: Fwd: RE: Oak Street Efficiency Apartements CBL: 37-A-35



Ben has sent me another e-mail. What is your availability on Thursday or Friday?

Thanks.

Barbara

B-3
Zane

>>> "Ben Walter" <BenWalter@cwsarch.com> Friday, October 16, 2009 8:33 AM >>>
Thanks Barbara.

Attached are the quick concept sketches we used to apply for funding. This project will have city housing money in it (previously awarded) and will thus require LEED silver certification. Over the next week or two we will be mapping out our approvals and development schedule and hope to start the design process in earnest shortly thereafter.

We look forward to hearing from you on Monday.

Thanks again, Ben

Ben Walter AIA, President
CWS Architects | Portland, Maine
Maine Licensed Architect
www.cwsarch.com
T: 207-774-4441
F: 207-774-4016
C: 207-232-3348
bwalter@cwsarch.com

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

From: Barbara Barhydt [<mailto:BAB@portlandmaine.gov>]
Sent: Thursday, October 15, 2009 5:48 PM
To: Ben Walter
Cc: gpayne@avestahousing.org; George Lavigne;
BMelrose@mitchellassociates.biz; rmetcalf@mitchellassociates.biz
Subject: Re: Oak Street Efficiency Apartements CBL: 37-A-35

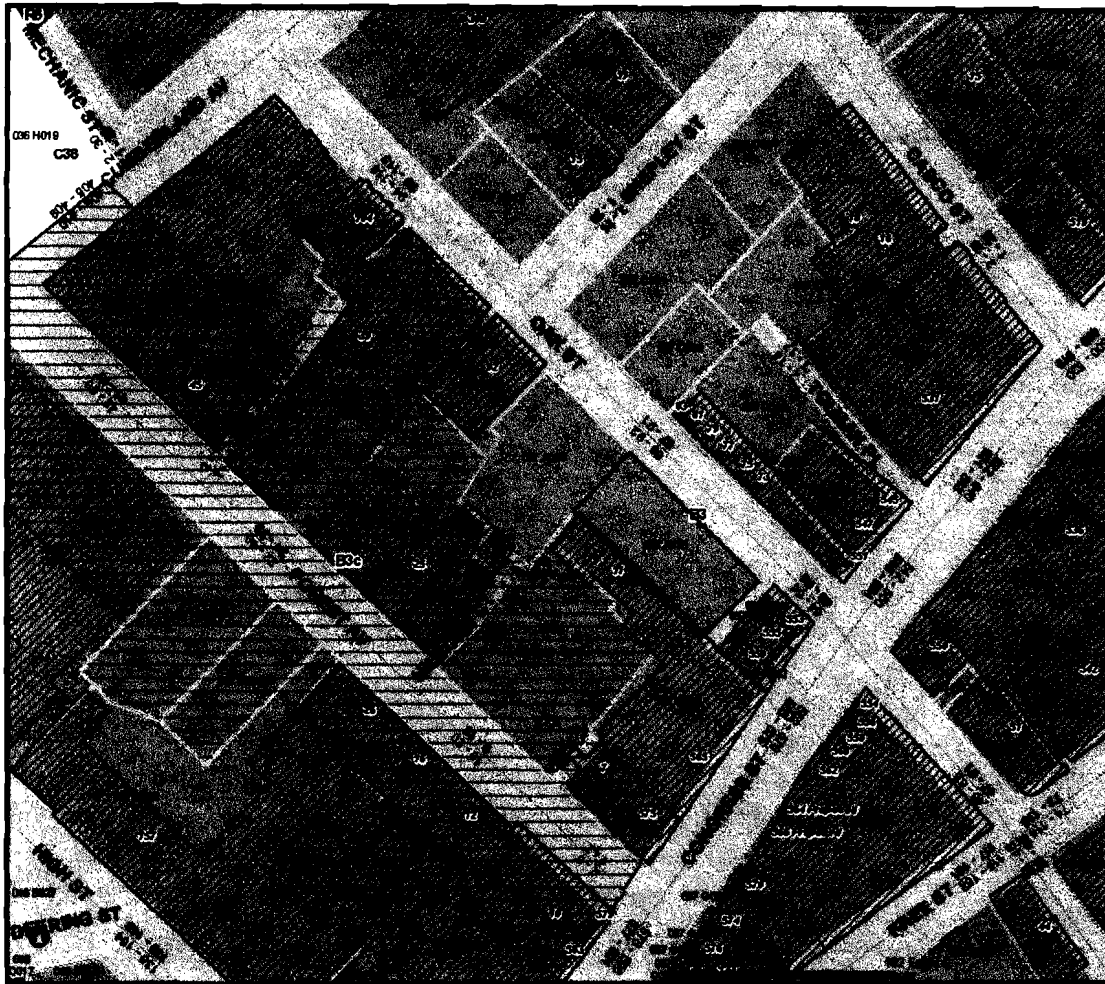
Hello:

Deb is at conference this week and I have a staff meeting at 9:30 on Tuesday. I will check with Deb and Marge on Monday to schedule a meeting time. Any materials that you can provide in advance would be helpful.

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor



City of Portland
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Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

>>> "Ben Walter" <BenWalter@cwsarch.com> Wednesday, October 14, 2009
3:23 PM >>>
Hi Barbara:

As per our voice message to you this afternoon, the following times are available for our team to meet with you next week (week of the 19th through the 23rd).

Tuesday after 9:30am

Wednesday after 1:00pm

Friday all day

We would like to understand the zoning considerations, so if Marge is available that would be helpful. We expect that this site is in the historic district and thus believe it may be beneficial to have staff representation from the Historic Preservation Committee (Deb?) attend this meeting too.

As a matter of reference, this site was recently approved for Live Work Lofts by Kerry Anderson, Application ID: #2007-0043. Kerry has abandoned his development efforts on this site and Avesta Housing has secured an option to purchase the property and has been awarded funding for the construction of a 4-story, 37 unit efficiency apartment building on the site. CWS has prepared some very preliminary concept sketches of the development which we can bring to the meeting. Greg Payne (cc) will be the development officer for Avesta Housing.

Let us know what time works best for you. If none of these times work, please suggest some alternatives.

Feel free to call or email me or Bob Metcalf if you have any questions.

Thanks,

Ben

Ben Walter AIA, President

CWS Architects | Portland, Maine

Maine Licensed Architect

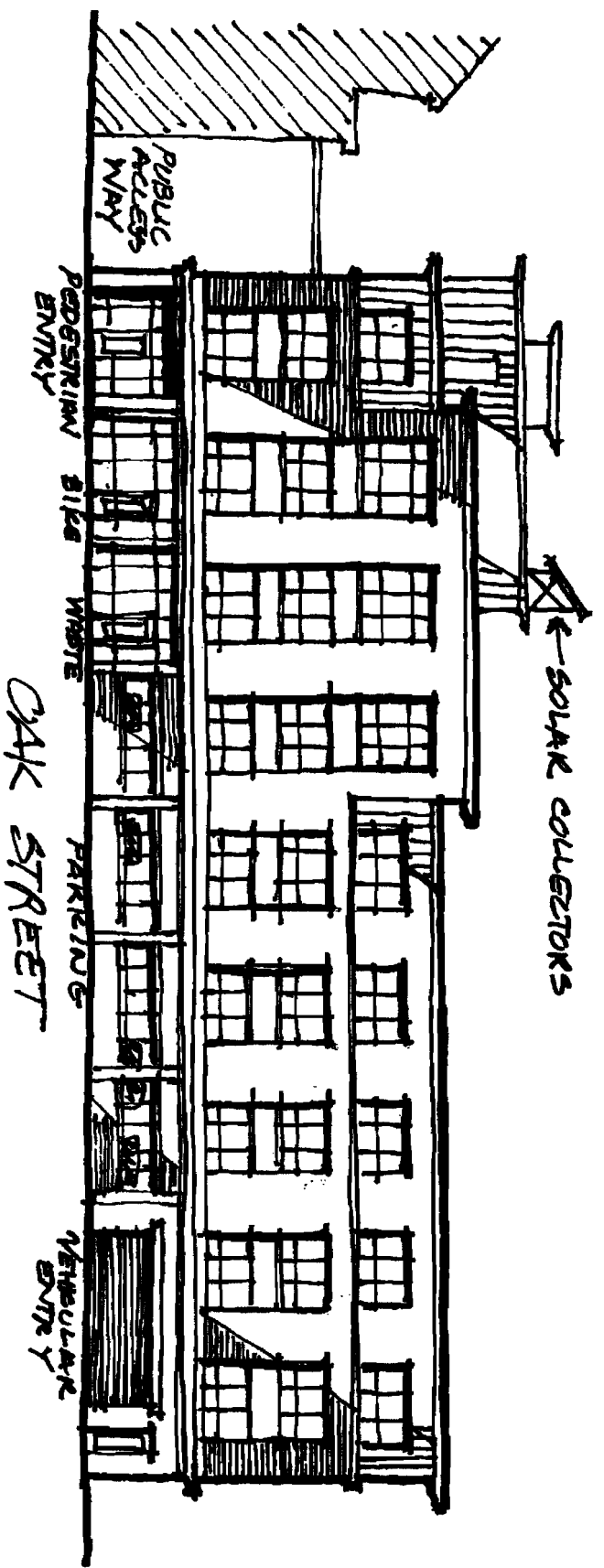
www.cwsarch.com

T: 207-774-4441

F: 207-774-4016

C: 207-232-3348

bwalter@cwsarch.com <blocked::mailto:bwalter@cwsarch.com>

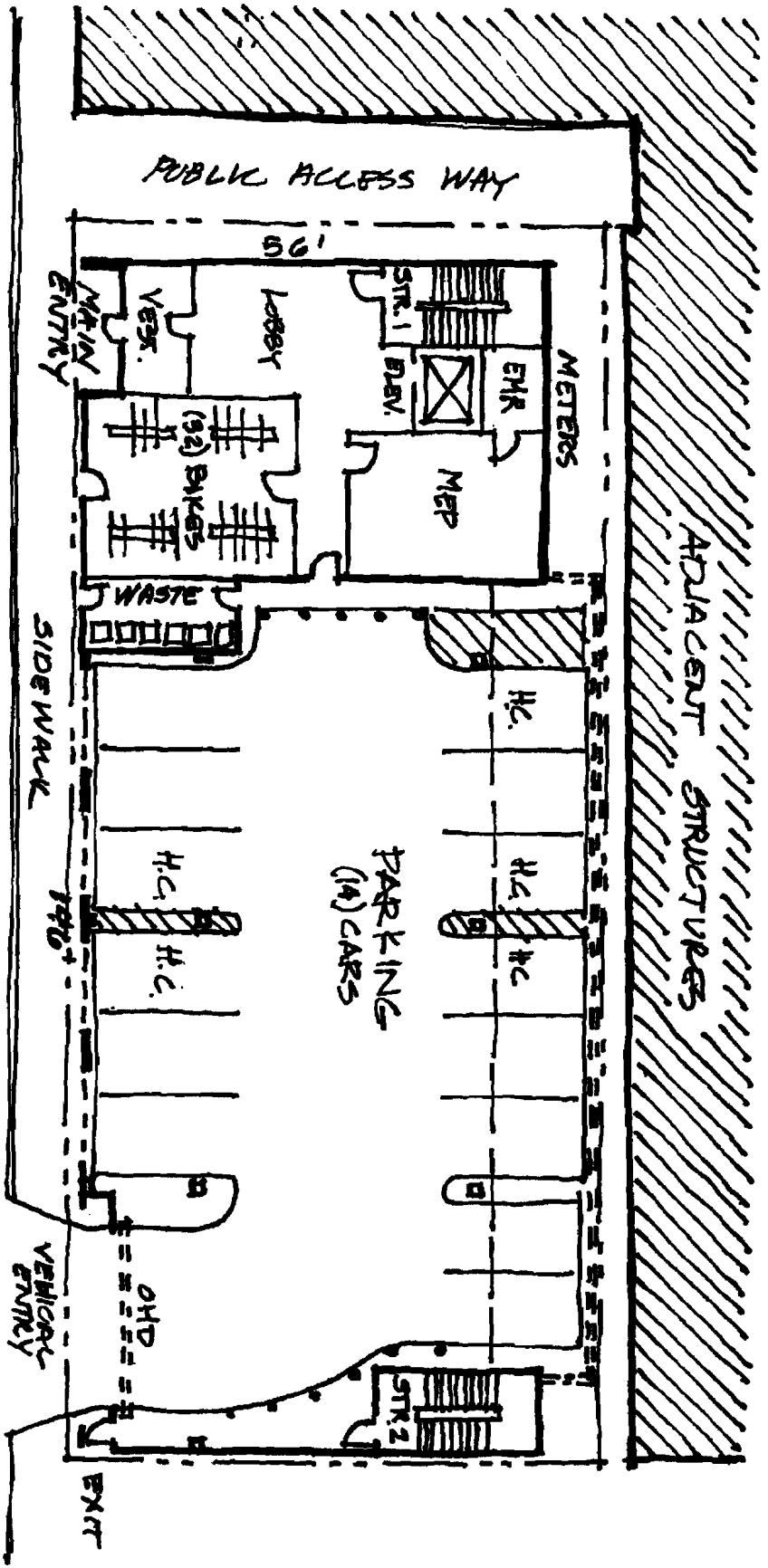


CONCEPT FRONT ELEVATION (OAK ST.)

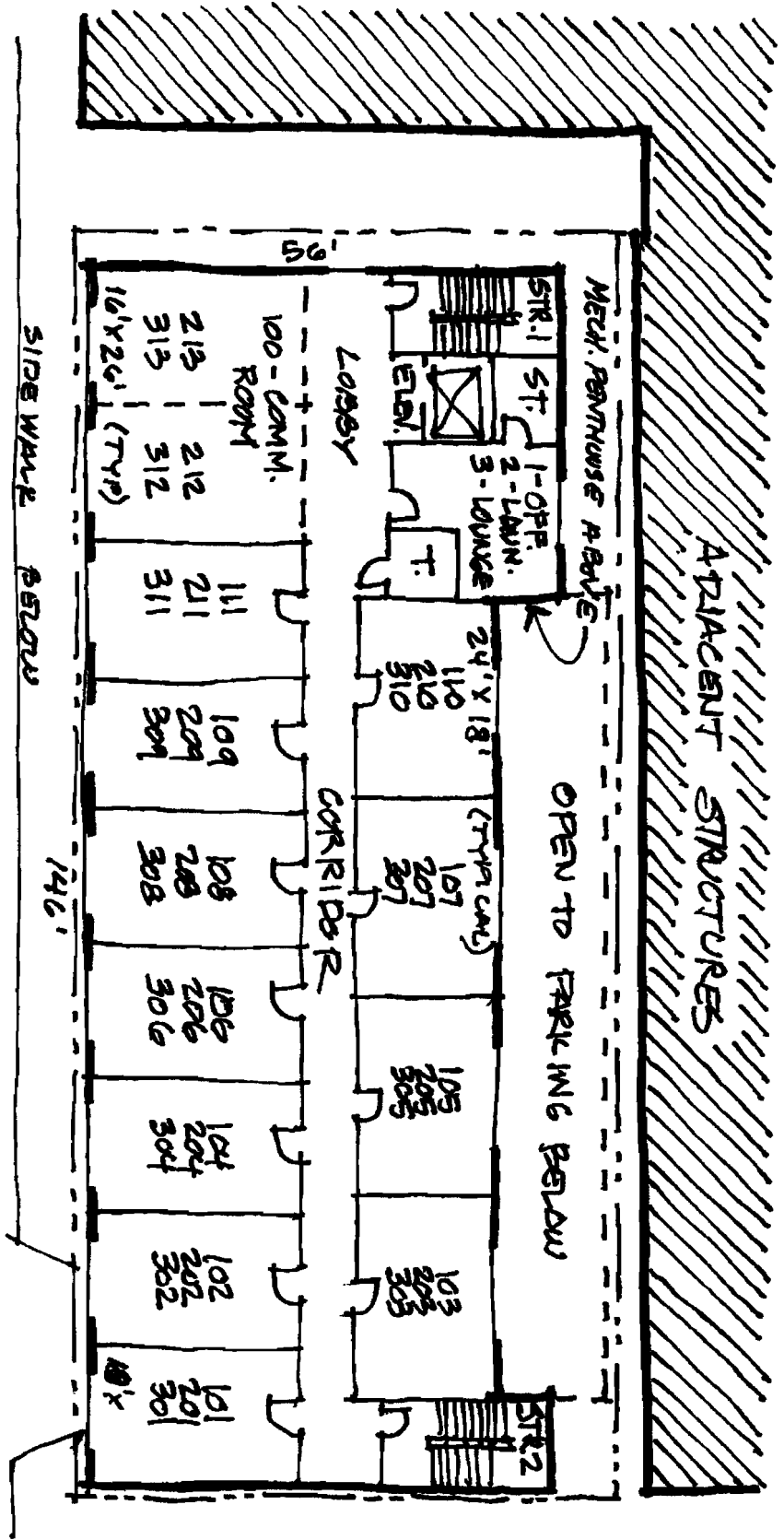
CMS ARCHITECTS

SCALE: 1" = 20'-0"

9-4-2009



CONCEPT LOWER LEVEL FLOOR PLAN
 SCALE: 1" = 20'-0"
 CMS ARCHITECTS
 9-4-2009



CONCEPT 2nd - 4th LEVEL FLOOR PLAN

SCALE: 1" = 20'-0"

CNS ARCHITECTS

9-4-2009

May 18, 2010

Mr. Erick Giles
and Planning Board Members
City of Portland
389 Congress Street
Portland, Maine 04101

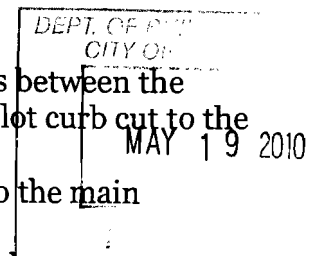
**RE: Oak Street Efficiencies
Site Plan and Subdivision Review
72 Oak Street**

Dear Erick and Board Members:

We have reviewed the staff comments, Planning Board comments and public comments received as of May 18, 2010 and have prepared the following plan revisions and responses:

Plan Revisions

- Removed curb bump-outs in front of building on Oak Street.
- Maintained the existing six (6) on-street metered parking spaces between the passageway to the south of the project site and the next parking lot curb cut to the north of the site.
- Added two (2) on-street scooter and motorcycle spaces closest to the main building entrance and Congress Street.
- Added one (1) Congress Street standard style pedestrian scale light.
- Maintained two (2) bicycle hitches within sidewalk area.
- Maintained three (3) street trees within right-of-way with City Standard tree grates.
- Removed raised stormwater planter and sidewalk drainage grates between main pedestrian entrance and vehicle entrance, all roof water will tie into combined system within the street via separate stormwater pipes.



5/19/10

- Narrowed curb cut into garage to 24 foot width, as required for two way site access in the Technical Design Standards.
- Revised building mounted lighting, see architectural elevations for locations and see narrative below for model information.
- Added crosshatch noting area to north of site for property conveyance and easement area.
- Added General Notes and Erosion and Sedimentation Control Plan notes to Sheet 3, Grading and Drainage Plan.
- Added Utility Notes to Sheet 4, Utilities Plan.
- Added Planting Detail to Sheet 5, Landscape Plan.
- Note has been added to set pin at back westerly corner of property.
- A brick driveway apron is specified as the project is within the Historic District.
- Revised Sheets 6 and 7, Site Details, see below:
 - Type 'B' gravel has been added to all notes with Type 'A' gravel as an acceptable alternative within the Right-of-Way.
 - The driveway apron detail has been revised to note brick.
 - Details for brick sidewalk, granite curbing, pipe trenches and street paving requirements have been revised.
 - The catch basin detail has been revised to only allow a Casco Trap.
 - Notes have been added to plans noting "All work within the street right of way shall meet City of Portland standards".
 - The stone infiltration size has been defined as 3/4" to 1- 1/2 ".

Response Comments

- **TDM and Parking Requirements.** The applicant is working with Bruce Hyman, of Bruce Hyman Planning to create a Transportation Demand Management Plan. Submission material is not ready at this time, although the following information is available.
 - The existing parking lot contains 33 parking spaces and 16 spaces are leased for the month of May. None of these leased parking spaces are linked to parking requirements for other projects approved by the Planning Board. Several parking lots exist in the area with spaces available for lease.
 - Six (6) parking spaces exist between the passageway to the south of the project site and the northern parking lot curb-cut on the abutting lot. These six (6) parking spaces will remain post construction. No on-street metered parking spaces will be eliminated.
 - Two (2) scooter and motorcycle spaces are proposed within the right-of-way.

- Two (2) bicycle hitches are proposed within the right-of-way.
- Covered parking proposed within the site includes eight (8) vehicle spaces, one of which is designated as accessible for a van, eight (8) scooter and motorcycle spaces and twenty-four (24) sheltered and secured bicycle parking spaces.
- The applicant is working refine parking demand numbers for the prospective tenant population to determine whether off-site leased spaces will be required, or if use of alternative transportation, such as UCar, would be a viable option. Conversations with UCar, Maine College of Art, Portland Arts and Cultural Alliance, Portland Green Streets, GoMaine and the Bicycle Coalition of Maine are part of the TDM research.
- The Transportation Demand Management Plan will be submitted when completed.
- **Landscape Plan.** The four (4) trees located on the site are on private property, not within the street right of way. These trees will be removed for construction of the building. Three (3) trees are proposed on the street frontage, due to overhead utility wires, underground electrical vaults and distance requirements from curb cuts, parking meters, bicycle hitches and to avoid car doors. The applicant will be contributing to the City's tree fund in lieu of planting the two trees per unit required under the Subdivision standards.
- **Waiver Requests.**
 - Parking Space Dimensions. Eight (8) parking spaces are proposed in the parking garage. Three (3) meet the dimensional requirements established by the City, one space is an accessible van space and two are standard parking spaces. The remaining five (5) parking spaces meet the standard for a compact parking space, which is 7'-6" by 15'-0". Two (2) spaces are the minimum standard and the three (3) other spaces meet the depth, but have a wider width of 8'-6". The applicant requests a waiver to allow five (5) compact parking spaces within the garage.
 - Lighting Levels. A waiver for illumination past property boundaries may be required. Please see lighting description below.
- **Leed Certification.** The city funding requires that this project achieve a LEED Silver rating and meet the AIA 2030 Challenge for carbon reduction. The project is pursuing the LEED for Homes Mid-Rise Pilot program and expects to easily achieve LEED Silver with the possibility of achieving LEED Gold or Platinum. The project will meet the AIA 2030 Challenge for carbon reduction by incorporating several insulation and energy reduction systems such as the roof-top solar hot water pre-heat system.

- **Historic Preservation Review.** The applicant met with the Historic Preservation Board on May 5, 2010 to review the site and architectural plans. Several revisions have been made to the building design in response to questions and comments by the Board and staff. These revisions are noted on the attached architectural plans. The applicant is submitting a packet for further review by the Board at the June 2, 2010 meeting and will continue to work with staff.
- **Easement.** A description of the metes and bounds of the easement has been submitted, please see attached. Also attached are descriptions of the license area and property conveyance area.
- **Subdivision Plat.** A draft Subdivision Plan has been submitted, please see attached.
- **Engineering Details.** Revisions have been added to details. Please see Site Details, Sheets 6 and 7.
- **Construction Management Plan.** Please see the attached Construction Management Plan submitted by Tom Burrill of Wright-Ryan Construction, Inc.
- **Lighting.**
 - A street light pole, Congress Street standard pedestrian scale, has been proposed along the Oak Street frontage. Please see Layout Plan, Sheet 2 for location.
 - Building mounted lights along Oak Street shall be Shaper 660-WP 32 watt CFL color silver metallic. Building mounted lights along the passageway and the rear of the building to be Shaper 682-WP 32 watt CFL color silver metallic. Lighting illumination will extend past the property line although the close proximity of the building to the front property line and safety concerns along the south and west of the building justify a waiver of this provision. Please see the attached cut sheets for building mounted lighting.
 - A photometric plan is being created by Charron Incorporated and will be submitted when completed.
- **Neighborhood Meeting.** A neighborhood meeting is scheduled for this Thursday May 20, 2010 at 6pm at the Maine College of Art Auditorium.

Submission

Please see the attached materials for review.

1. Cover Letter dated May 18, 2010
2. Legal Descriptions for
 - Conveyance Area
 - Easement Area
 - License Area
3. Oak Street Construction Plan, submitted by Wright-Ryan
4. Cut Sheets for Building Mounted Lighting
5. Revised Set of Plans (7 full sized copies and 1-11x17, unless otherwise noted)
 - Sheet 1 – Subdivision Plat Plan (2 Copies)
 - Sheet 2 – Layout Plan
 - Sheet 3 – Grading and Drainage Plan
 - Sheet 4 – Utilities Plan
 - Sheet 5 – Landscape Plan
 - Sheet 6 – Site Details
 - Sheet 7 – Site Details and Erosion Control Details
 - Sheet A1.1 – Concept First Floor Plan
 - Sheet A1.2 – Concept Second Floor Plan
 - Sheet A1.3 – Concept Third Floor Plan
 - Sheet A1.4 – Concept Fourth Floor Plan
 - Sheet A1.5 – Concept Roof Plan
 - Sheet A3.1 – Concept Exterior Elevations
 - Sheet A5.1 – Concept Building Section

We look forward to meeting with you and the planning board to discuss this project at the June 8, 2010 Planning Board Meeting. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,
Mitchell & Associates



Betsy Melrose, RLA

cc: Greg Payne
Ben Walter

CONVEYANCE AREA

Oak Street Efficiencies
72 Oak Street

Exhibit A
(193 S.F.)

A certain lot or parcel of land 3 feet in width and approximately 64 feet in length, adjacent and parallel to the northerly property line between Avesta Oak Street, LP and Northeast Realty, Inc. in the City of Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

BEGINNING at a 5/8" iron rod on the westerly right-of-way line of said Oak Street, being approximately 208 feet northerly of the intersection of the northerly sideline of Congress Street with the westerly sideline of Oak Street, said iron rod also marking the southeasterly corner of land now or formerly (N/F) of Northeast Realty Inc. as recorded in Deed Book 4083, Page 215, Cumberland Country Registry of Deeds (CCRD);

THENCE S 30°25'49" E parallel with the westerly right-of-way line of said Oak Street 3.00 feet,

THENCE S 59°34'11" W parallel with the shared property line between Avesta Oak Street LP and Northeast Realty, Inc. to the land now or formerly (N/F) of Pachios as recorded in Deed Book 15295 Page 226 CCRD, a distance of 64.25 feet,

THENCE N 30°14'41" W along the eastern property boundary of said Pachios land 3.00 feet to an iron rod,

THENCE N 59°34'11" E along the shared property line between Avesta Oak Street LP and Northeast Realty, Inc. 64.24 feet to the POINT OF BEGINNING.

The above described lot or parcel of land contains 193 square feet more or less.

Meaning and intending to describe a portion of Avesta Oak Street LP property 3 feet in width and approximately 64 feet in length in the City of Portland, County of Cumberland, State of Maine.

EASEMENT AREA

Oak Street Efficiencies
72 Oak Street

Exhibit A
(193 S.F.)

A certain lot or parcel of land 3 feet in width and approximately 64 feet in length, adjacent and parallel to the northerly property line between Avesta Oak Street, LP and Northeast Realty, Inc. in the City of Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

BEGINNING at a 5/8" iron rod on the westerly right-of-way line of said Oak Street, being approximately 208 feet northerly of the intersection of the northerly sideline of Congress Street with the westerly sideline of Oak Street, said iron rod also marking the southeasterly corner of land now or formerly (N/F) of Northeast Realty Inc. as recorded in Deed Book 4083, Page 215, Cumberland Country Registry of Deeds (CCRD);

THENCE S 30°25'49" E parallel with the westerly right-of-way line of said Oak Street 3.00 feet,

THENCE S 59°34'11" W along the shared property line between Avesta Oak Street LP and Northeast Realty, Inc. to the land now or formerly (N/F) of Pachios as recorded in Deed Book 15295 Page 226 CCRD, 64.25 feet,

THENCE N 30°14'41" W along the eastern property boundary of said Pachios land 3.00 feet to an iron rod,

THENCE N 59°34'11" E parallel with the shared property line between Avesta Oak Street LP and Northeast Realty, Inc. 64.24 feet to the POINT OF BEGINNING.

The above described lot or parcel of land contains 193 square feet more or less.

Meaning and intending to describe a portion of Northeast Realty, Inc. property 3 feet in width and approximately 64 feet in length in the City of Portland, County of Cumberland, State of Maine.

LICENSE AREA

Oak Street Efficiencies
72 Oak Street

Exhibit A
(749 S.F.)

A certain lot or parcel of land 5 feet in width and approximately 150 feet in length, adjacent and parallel to the westerly side of Oak Street, in the City of Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

BEGINNING at a 5/8" iron rod on the westerly right-of-way line of said Oak Street, being approximately 208 feet northerly of the intersection of the northerly sideline of Congress Street with the westerly sideline of Oak Street, said iron rod also marking the southeasterly corner of land now or formerly (N/F) of Northeast Realty Inc. as recorded in Deed Book 4083, Page 215, Cumberland Country Registry of Deeds (CCRD);

THENCE N 59°34'11" E through a portion of said Oak Street 5.00 feet,

THENCE S 30°25'49" E parallel with the westerly right-of-way line of said Oak Street 149.81 feet,

THENCE S 59°01'59" W through a portion of said Oak Street 5.00 feet to an iron rod on the westerly right-of-way line of said Oak Street and northeasterly corner of 12.5' wide passageway,

THENCE N 30°25'49" W along the westerly right-of-way line of said Oak Street 149.72 feet to the POINT OF BEGINNING.

The above described lot or parcel of land contains 749 square feet more or less.

Meaning and intending to describe a portion of Oak Street 5 feet in width and approximately 150 feet in length in the City of Portland, County of Cumberland, State of Maine.



MEMORANDUM

DATE: 5/17/2010
TO: Betsey Melrose - Mitchell & Associates
FROM: Tom Burrill
RE: Oak Street Construction Plan

The following items are in response to the City of Portland's construction plan requirements as requested .

1. Pedestrian Management Plan - see the attached drawing indicating the proposed alternate routes.
2. Construction Traffic Flow - see attached drawing which indicates traffic pattern and construction entrances.
3. Contractor Parking - parking to be per City regulations, also Wright-Ryan is in the process of securing an adjacent offsite lot for parking and storage.
4. Construction Trailers - to be placed within the confines of the construction area.
5. Temporary Toilets - to be placed within the confines of the construction area, isolated from the neighbors and public when possible.
6. Staging and Materials storage - to be confined within the construction area or offsite storage and relocated to site when required.
7. Deliveries & Cranes - Loading and off-loading to be conducted in front Oak Street loading zone or onsite when possible. Construction hours will typically be 7:00 am to 5:00 pm.
8. Stockpiles - Material stockpiles onsite to be minimized due to site limitations, materials to be delivered to the site as required.
9. Wright-Ryan to install a construction fence around the entire perimeter or utilize existing fencing where possible at the rear of the site.
10. Erosion Controls to be placed at the perimeter of the site per State and City requirements.

Building Maine's Great Spaces

Wright-Ryan Construction, Inc. • 10 Danforth Street • Portland, Maine 04101
Phone (207)773-3625 • Fax (207)773-5173 • www.wright-ryan.com

DESCRIPTION

660-WP Floating Shield Wall Sconce features bronze construction with a fully enclosed lamp compartment.

Catalog #		Type
Project	OAK STREET EFFICIENCIES	
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Material

Solid bronze shield with open top, sides and bottom.

Finish

Natural bronze or two component polyurethane paint, 2.5 mil nominal thickness for superior protection against fade and wear.

Standard: Natural Bronze (NBZ) [Sustainable Design].

Note: Bronze will weather to a dark bronze patina.

Premium: Black (BK), Grey (GY), White (WH), Dark Platinum (DP), Graphite Metallic (GRM), Silver Metallic (SM), Gold Metallic (GM), Bronze Metallic (BM), Verdigris (VG) or Custom Color (CC).

Optics

Refer to www.shaperlighting.com for complete photometrics.

Ballast

Integral electronic HPF, multi-volt 120/277V (347V Canada), thermally protected with end-of-life circuitry to accommodate the specified lamp wattage.

Lamp/Socket

One (1) 26W (G24q-3) or 32W (GX24q-3) triple CFL lamp or one (1) 60W A-19 lamp. CFL socket injection molded plastic. INC socket fired ceramic rated for 660W-250V. Lamps furnished by others.

Installation

Supplied with a universal circular strap for a standard 4" J-box or stucco ring.

Options

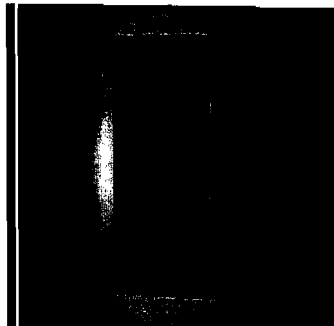
Energy Star Rating - Contact factory.

Labels

U.L. and C.U.L. listed for wet location. Energy Star Rating - contact factory.

Modifications

Shaper's skilled craftspeople with their depth of experience offer the designer the flexibility to modify standard exterior wall luminaires for project specific solutions. Contact the factory regarding scale options, unique finishes, mounting, additional materials/colors, or decorative detailing.



660-WP SERIES

Exterior Wall Luminaire
Floating Shield



ORDERING INFORMATION

Sample Number: 660-WP-CFL/1/26-277V-BK

660-WP	CFL/1/32		SM
--------	----------	--	----

Series

660-WP = Floating Shield

Lamp

CFL/1/26
CFL/1/32
INC/1/60

Voltage

120V
277V¹
347V¹

Finish^{2,3}

Standard
NBZ = Natural Bronze
Premium
BK = Black
BM = Bronze Metallic
CC = Custom Color
DP = Dark Platinum
GM = Gold Metallic
GRM = Graphite Metallic
GY = Grey
SM = Silver Metallic
VG = Verdigris
WH = White

Notes:

- ¹ Available with CFL only.
- ² Premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.
- ³ Bronze will weather to a dark bronze patina.

SUSTAINABLE DESIGN

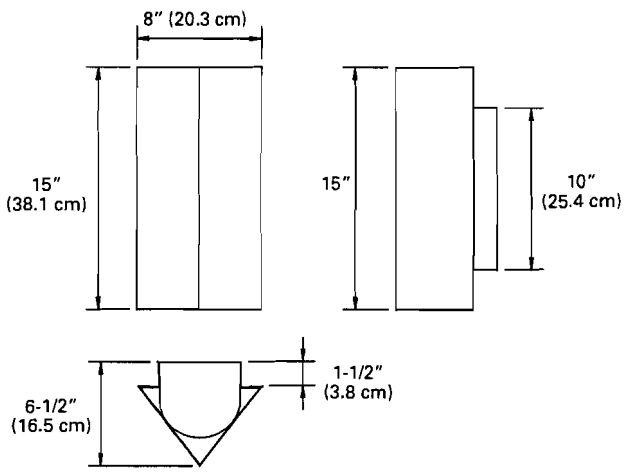
Shaper has a long-standing history of offering environmentally-friendly fixtures. The copper and bronze alloys used in our exterior luminaires feature up to 98% recycled content, contribute less undesirable air emissions compared to painted aluminum and are easy to recycle.

ENERGY STAR

Shaper now offers a wide variety of fixtures that can be provided with an Energy Star Rating.

Refer to the Icon Legend Link on shaperlighting.com.

DIMENSIONS



660-WP STANDARD

Comments
Submitted

City of Portland
Development Review Application
Planning Division Transmittal form

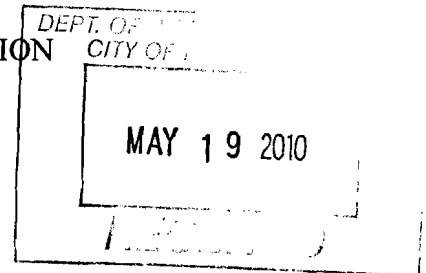
Application Number: 10-99700002 **Application Date:** 4/06/10
Project Name: OAK ST. EFFICIENCIES *Revs Rec'd 5/18/2010*
Address: 72 Oak St **CBL:** 037 - A-035-001
Project Description: Oak Street Efficiencies; 72 Oak Street; Avesta Oak St., Applicant.
Zoning: B3

Other Reviews Required:

Review Type: MAJOR SITE PLAN WITH SUBDIVISION

Applicant:
Avesta Oak St., LP
307 Cumberland Avenue
Portland Me 04101

Applicant:
Mitchell and Associates
70 Center Street
Portland Me 04101

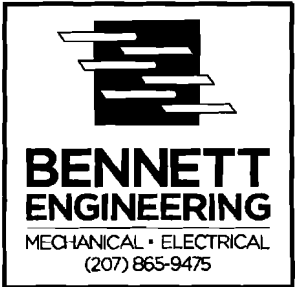
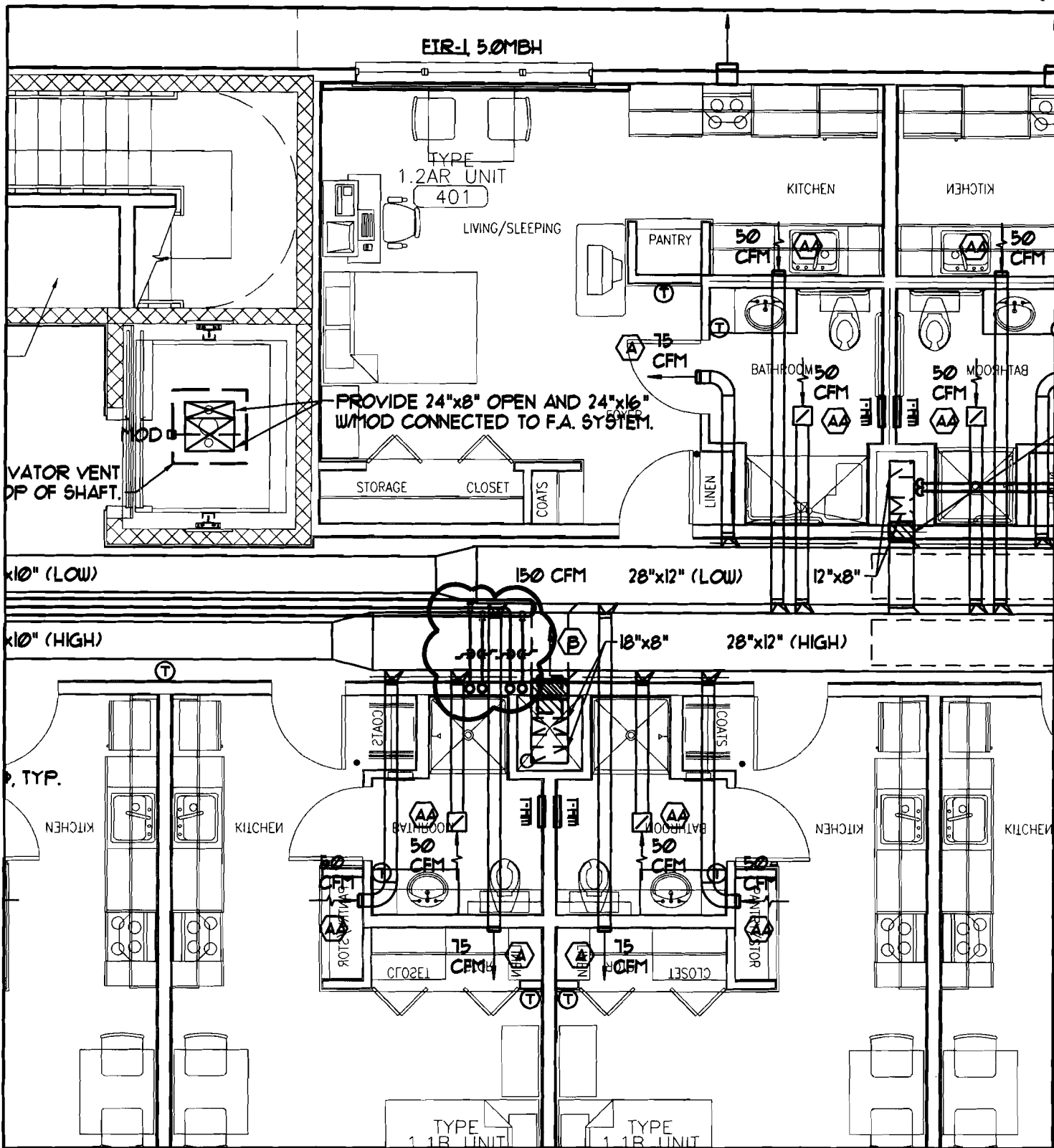


Distribution List:

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

Preliminary Comments needed by: Wednesday, *May 26*, 2010
Final Comments needed by: Wednesday, *June 2*, 2010

5/19/10
PB Hearman
on June 8, 2010



OAK ST LOFTS

DRAWING TITLE - PARTIAL 4th FLOOR MECH PLAN

DESIGNED/CHECKED BY - SMR / SPD

DATE - 11/10/10

SCALE - 3/16" = 1'-0"

SKM-1

SK-2

Magnetic North:



Title: PIPE CLEAN OUT LOCATIONS

Date: 11/16/10

Project: OAK STREET EFFICIENCIES

Mitchell

& Associates

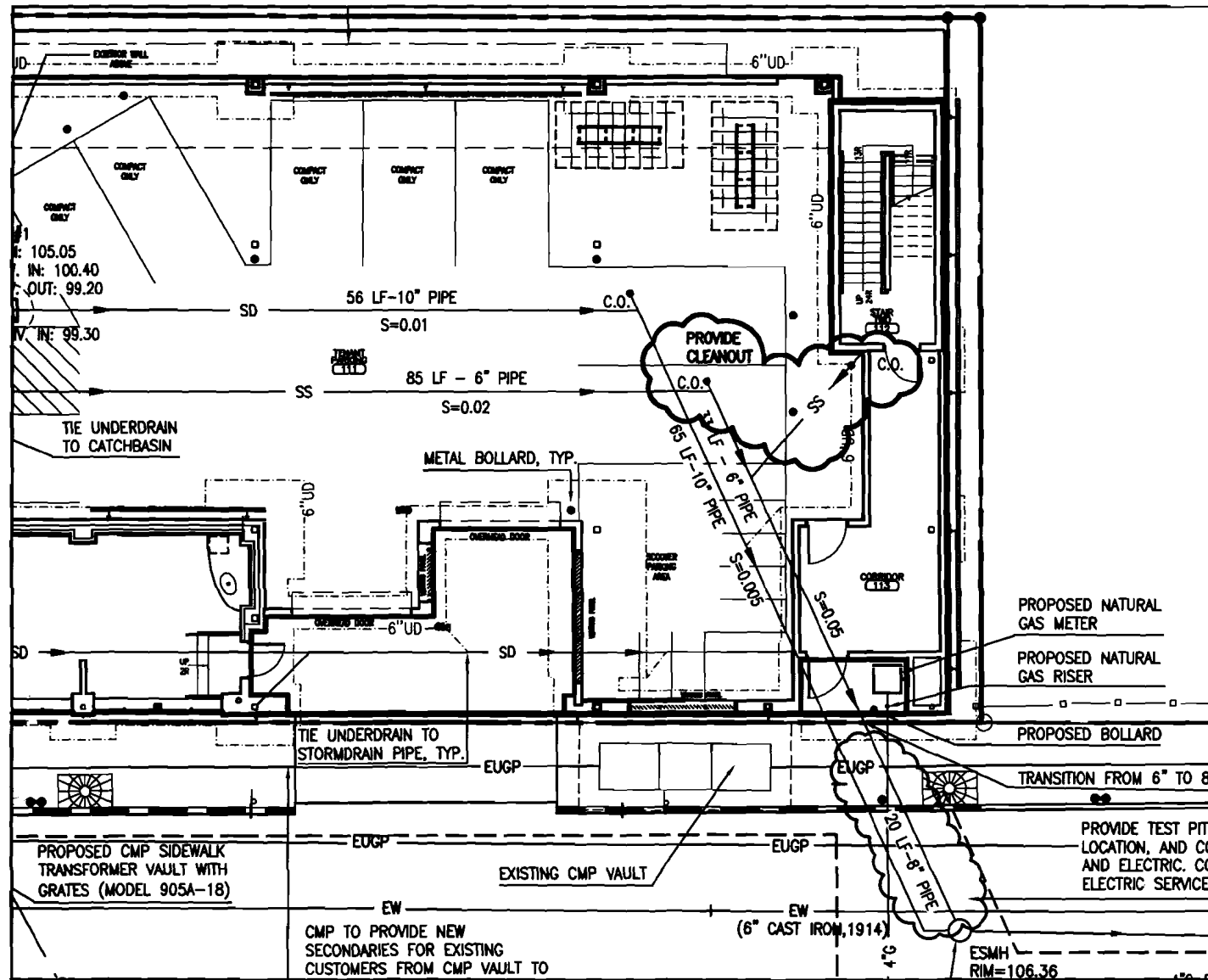
LANDSCAPE ARCHITECTS

70 Center Street

Tel: (207) 774-4427

Fax: (207) 874-2460

Portland, Maine 04101



- 2.2 SIDING A. Cementitious Siding Panels – Change “7/16” to read “5/16”; Add: “Smooth” finish.
 - 2.4 ACCESSORIES, ITEM A – and “or Equal” after the words Fry Reglet. Add sized to accept 5/16” cementitious panels after the words “.050 inch in the second sentence.
 - 2.5 FASTENERS, item A – Add 3. Siding installer to design and provide fastener schedule to meet wind loading requirements and submit to Architect for review.
10. Change the word “average” to “consistent” in item 3.3.B.5 of Section 07 53 03 – Elastomeric Membrane Roofing.
 11. In Section 10 28 00 Toilet, Bath and Laundry Accessories, change “36”X36” Stainless Steel Frameless mirror” to read “Stainless Steel Framed Mirror”, with MFR to read “Bobrick” and MODEL NO. to read “B-165 3636 and change the “1” to a “0” in the QTY per Public Toilet Room. Add a new item: Stainless Steel Mirror, Bobrick Model B-166 2436 with a quantity of (1) per Public Toilet Room.
 12. Change the reference to “foundations wall” in 3.6 SCHEDULE of Section 07 14 00 Fluid-Applied Waterproofing to read “Elevator Pit Walls”. See Architectural Drawing clarification below.
 13. At item 2.4.B of Section 11 30 00 Residential Equipment, change the words “Provide at all unit types.” to read “Provide at Units 505-211, 305-313 and 405-413.”
 14. Add item 2.4.B to Section 11 30 00 Residential Equipment as follows:
 - B. Exhaust Hood A: Broan Model QWE30WW, Energy Star 30” width ducted range hood with large, full filter design, centrifugal blower, lights, White color. Provide at: Units 201-204, 301-304 and 401-404.
 15. SECTION 26 00 00 ELECTRICAL - All lighting fixtures and lamps shall be “Energy Star” labeled or be listed by Efficiency Maine in accordance with MH GBS.
 16. SECTION 26 00 00 ELECTRICAL – Smoke detectors shall have both audio/visual alarms per MHD&C Manual.
 17. SECTION 23 30 00 DUCTWORK AND ACCESSORIES - Round ductwork shall be factory fabricated spiral lockseam construction by McGill Airflow or equal.
 18. SECTION 23 30 00 DUCTWORK AND ACCESSORIES - Exposed ductwork in Gallery Space shall be pre-manufactured double wall construction (1” fiberglass) similar to McGill Airflow or equal.
 19. SECTION 23 30 00 DUCTWORK AND ACCESSORIES - Delete flex duct from specifications, not allowed per MHD&C Manual.
 20. SECTION 23 30 00 DUCTWORK AND ACCESSORIES - Change duct joint sealer to Hardcast Duct Seal 321 water based indoor/outdoor ONLY per MHD&C Manual.
 21. SECTION 23 09 00 AUTOMATIC TEMPERATURE CONTROLS - All thermostats shall be mounted within ANSI/ADA reach requirements, typically 48” AFF.

Drawings:

Title Page
N/A

Civil and Site:

22. Tie elevator pit foundation drainage system into CB#1 with solid 4” PVC pipe.

Structural:

N/A

- C. Metal Lath: Expanded metal lath; 3.4 lb/sq ft (16 kg/sq m), galvanized finish; conform with ASTM C847.
- D. Water: Clean, potable.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify surfaces are ready to receive fireproofing.
- B. Verify clips, hangers, supports, sleeves, and other items required to penetrate fireproofing are in place.
- C. Verify ducts, piping, equipment, or other items interfering with application of fireproofing have not been installed.
- D. Verify voids and cracks in substrate have been filled. Verify projections have been removed where fireproofing will be exposed to view as finish material.
- E. Verify roof traffic has ceased and roof mounted equipment is in place.

3.2 PREPARATION

- A. Perform tests as recommended by fireproofing manufacturer in situations where adhesion of fireproofing to substrate is in question.
- B. Remove incompatible materials affecting bond by scraping, brushing, scrubbing, or sandblasting.
- C. Prepare substrates to receive fireproofing.
- D. Apply fireproofing manufacturer's recommended bonding agent on primed steel.
- E. Protect surfaces not scheduled for fireproofing and equipment from damage by overspray, fall-out, and dusting.
- F. Close off and seal duct work in areas where fireproofing is being applied.

3.3 APPLICATION - SPRAY-ON CEMENTITIOUS FIREPROOFING

- A. Install metal lath over structural members as indicated on Drawings or as required by fire rated assembly Design Numbers.
- B. Apply primer coating, fireproofing and overcoat sealer as recommended by manufacturer.
- C. Apply fireproofing in sufficient thickness to achieve required fire ratings, with as many passes as necessary to cover with monolithic blanket of uniform density and texture. Apply in layers as recommended by manufacturer, but no more than 3/4" thickness in one pass.

- G. Bond Impact: Material subject to impact tests in accordance with ASTM E760 shall not crack or delaminate from the surface to which it is applied.
- H. Bond Strength: Fireproofing, when tested in accordance with ASTM E736, shall have a minimum average bond strength of 478 kN/m² (10,000 psf) and a minimum individual bond strength of 383 kN/m² (8,000 psf).
- I. Compressive Strength: The fireproofing shall not deform more than 10% when subjected to compressive forces of when tested in accordance with ASTM E761.
- J. Fire Resistance Classification: The spray applied fireproofing material shall have been tested and reported by Underwriters Laboratories Inc. in accordance with the procedures of ANSI/ASTM E119 and shall be listed in the Underwriters Laboratories Fire Resistance Directory.

1.4 SUBMITTALS

- A. Section 01 33 00 - Submittal Procedures: Submittal procedures.
- B. LEED Submittals - Product data as per Section 01 81 13, Sustainable Design and LEED Requirements.
- C. Product Data: Submit data indicating product characteristics, performance criteria, and limitations of use.
- D. Manufacturer's Installation Instructions: Submit information including special procedures, and conditions requiring special attention.
- E. Manufacturer's Certificate: Certify Products meet or exceed specified requirements
- F. Manufacturer's Field Reports: Indicate compliance with manufacturer's installation instructions and Contract Documents.

1.5 SUSTAINABLE DESIGN REQUIREMENTS AND SUBMITTALS

- A. Conform to Section 01 81 13 - Sustainable Design Requirements and provide LEED Submittals, Manufacturer's Certificates and Product Cost Data, where applicable, for targeted LEED Credits targeted.
 - 1. Refer to Sustainable Design Requirements, Attachment 1: LEED for Homes – Mid-Rise Pilot Simplified Project Checklist for a description of each Credit.
- B. Targeted LEED Credits
 - 1. The Scope of Work outlined in this specification is targeted for one or more Credits in order to achieve the specified Certification level of LEED for Homes – Mid-Rise Pilot program.
 - 2. Refer to Drawing L-1 LEED for Homes – Mid-Rise Scope Matrix for specific Credits that are applicable to Work included in this specification Section.
 - 3. Refer to Section 01 81 13 - Sustainable Design Requirements for required Contractor requirements of each listed LEED Credit.

1.6 QUALITY ASSURANCE

- A. Fireproofing Assembly: Rating as indicated on Drawings.

- A. Protect air barrier system from damage during application and remainder of construction period, according to manufacturer's written instructions.
- B. Protect air barrier from exposure to UV light and harmful weather exposure as required by manufacturer. Remove and replace main air barrier material exposed for more than 180 days.
- C. Clean spills, stains, and soiling from construction that would be exposed in the completed work using cleaning agents and procedures recommended by manufacturer of affected construction.
- D. Remove masking materials after installation.

END OF SECTION

- A. Concrete and Masonry: Prepare, treat, rout, and fill joints and cracks in substrate according to ASTM C1193 and air barrier manufacturer's written instructions. Remove dust and dirt from joints and cracks complying with ASTM D4258 before coating surfaces.
 - 1. Prime substrate as required.
- B. Gypsum Sheathing: Fill joints greater than 1/4 inch (6 mm) with sealant according to ASTM C1193 and with air barrier manufacturer's written instructions. Apply mesh-style wallboard tape to joint prior to installing fluid air barrier membrane.

3.04 AIR BARRIER MEMBRANE INSTALLATION

- A. Apply air barrier membrane to achieve a continuous air barrier according to air barrier manufacturer's written instructions.
- B. Apply air barrier membrane within manufacturer's recommended application temperature ranges.
- C. Apply a continuous unbroken air barrier to substrates according to the following minimum thickness. Apply membrane in full contact around protrusions such as masonry ties.
 - 1. Vapor-Permeable Membrane Air Barrier: 90-mil (2.4-mm) wet film thickness, 42~45-mil (1.2-mm) dry film thickness.
- D. Do not cover air barrier until it has been tested and inspected by Owner's testing agency.
- E. Correct deficiencies in or remove air barrier that does not comply with requirements; repair substrates and reapply air barrier components.

3.05 TRANSITION MEMBRANE INSTALLATION

- A. Install strips, transition membrane, and auxiliary materials according to air barrier manufacturer's written instructions to form a seal with adjacent construction and maintain a continuous air barrier.
- B. Apply primer to substrates to receive transition membrane at required rate and allow to dry. Limit priming to areas that will be covered by transition tape in same day. Re-prime areas exposed for more than 24 hours.
 - 1. Prime glass-fiber-surfaced gypsum sheathing not covered with air membrane material with number of prime coats needed to achieve required bond, with adequate drying time between coats.
- C. Connect and seal exterior wall air barrier membrane continuously to roofing membrane air barrier, concrete below-grade structures, floor-to floor construction, exterior glazing and window systems, glazed curtain-wall systems, storefront systems, exterior louvers, exterior door framing, and other construction used in exterior wall openings, using accessory materials.
- D. At end of each working day, seal top edge of strips and transition membrane to substrate with termination sealant.
- E. Apply joint sealants forming part of air barrier assembly within sealant manufacturer's recommended application temperature ranges. Consult sealant manufacturer when sealant cannot be applied within these temperature ranges.

3. Puncture Resistance: ASTM E154: 356 N (80 lbs.) min.
4. Tear Resistance
 - a. Initiation ASTM D1004: min. 58 N (13.0 lbs.) M.D.
 - b. Propagation ASTM D1938: min. 40 N (9.0 lbs.) M.D.
5. Lap Adhesion at -4°C (25°F): ASTM D1876: 880 N/m (5.0 lbs./in.) of width
6. Low Temperature Flexibility: ASTM D1970: Unaffected to -43°C (-45°F)
7. Tensile Strength: ASTM D412, Die C Modified: min. 5.5 MPa (800 psi)
8. Elongation, Ultimate Failure of Rubberized Asphalt: ASTM D412, Die C: min. 200%

D. FLEXIBLE MEMBRANE ALUMINUM FLASHING: Perm-A-Barrier Aluminum flashing manufactured by Grace Construction Products; a 0.9 mm (35 mils) of self-adhesive rubberized asphalt integrally bonded to 0.1 mm (5 mil) of aluminum film to provide a min. 1.0 mm (40 mil) thick membrane. Membrane shall be interleaved with disposable silicone-coated release paper until installed, conforming with the following:

1. Water Absorption: ASTM D570: max 0.1% by weight
2. Puncture Resistance: ASTM E154: 355N (80 lbs) min.
3. Lap Adhesion at -4°C (25°F): ASTM D1876 Modified: 880 N/m (5.0 lbs./in.) of width
4. Low Temperature Flexibility: ASTM D1970 Modified: Unaffected to -26°C (-15°F)
5. Tensile Strength: ASTM D412, Die C Modified: min. 4.1 MPa (600 Psi)
6. Elongation, Ultimate Failure of Rubberized Asphalt: ASTM D412, Die C Modified: min. 200%

2.02 PRIMERS

A. Wall Primer for Self-adhered transition membrane and Self-adhered flexible membrane wall flashing: Perm-A-Barrier WB Primer manufactured by Grace Construction Products; a water-based primer which imparts an aggressive, high tack finish on the treated substrate.

1. Flash Point: No flash to boiling point
2. VOC Content: Not to exceed 10 g/L
3. Application Temperature: -4°C (25°F) and above
4. Freezing point (as packaged): -7°C (21°F)

2.03 PENETRATIONS & TERMINATION SEALANT

A. Liquid Membrane for Details and Terminations: Bituthene Liquid Membrane manufactured by Grace Construction Products; a two-part, elastomeric, trowel grade material designed for use with fluid-applied membranes, self-adhered membranes and tapes. 10 g/L max. VOC content.

B. Substrate Patching Membrane: Bituthene Liquid Membrane manufactured by Grace Construction Products; a two-part, elastomeric, trowel grade material designed for use with fluid-applied membranes, self-adhered membranes and tapes. 10 g/L max. VOC content.

C. Joint Sealant: Refer to sealant manufacturer's recommendations.

PART 3 EXECUTION

3.01 EXAMINATION

15. ASTM E2357 Standard Test Method for Determining Air Leakage of Air Barrier Assemblies

1.5 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract including General and Supplementary Conditions and all Division 1 specification sections.
- B. Provision of waste management: Section 01 74 19, Construction Waste Management and Disposal.
- C. Provision of general LEED requirements and forms: Section 01 81 13, Sustainable Design and LEED Requirements.”

1.6 SUBMITTALS

- A. LEED Submittals - Product data as per Section 01 81 13, Sustainable Design and LEED Requirements.
- B. Section 01 33 00 - Submittal Procedures: Submittal procedures.
- C. Product Data: Submit data on product characteristics, performance criteria and limitations.
- D. Manufacturer's Installation Instructions: Submit procedure for preparation and installation.
- E. Manufacturer's Certificate: Certify products meet or exceed specified requirements.

1.7 SUSTAINABLE DESIGN REQUIREMENTS AND SUBMITTALS

- A. Conform to Section 01 81 13 - Sustainable Design Requirements and provide LEED Submittals, Manufacturer's Certificates and Product Cost Data, where applicable, for targeted LEED Credits targeted.
 1. Refer to Sustainable Design Requirements, Attachment 1: LEED for Homes – Mid-Rise Pilot Simplified Project Checklist for a description of each Credit.
- B. Targeted LEED Credits
 1. The Scope of Work outlined in this specification is targeted for one or more Credits in order to achieve the specified Certification level of LEED for Homes – Mid-Rise Pilot program.
 2. Refer to Drawing L-1 LEED for Homes – Mid-Rise Scope Matrix for specific Credits that are applicable to Work included in this specification Section.
 3. Refer to Section 01 81 13 - Sustainable Design Requirements for required Contractor requirements of each listed LEED Credit.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Comply with manufacturer's recommendations for storage and handling of each product.

1.9 WARRANTY

- A. Standard Product Warranty:

RESILIENT FLOOR, REFER TO FINISH LEGEND AND SCHEDULE

DOOR FRAME BEYOND

TYPICAL UNIT ENTRY DOOR

ATTACHED PEMCO, THRESHOLD STOP STRIP WITH SILICONE SEAL, 290ASSTOP

ALIGN FACE OF STOP WITH FACE OF DOOR FRAME STOP

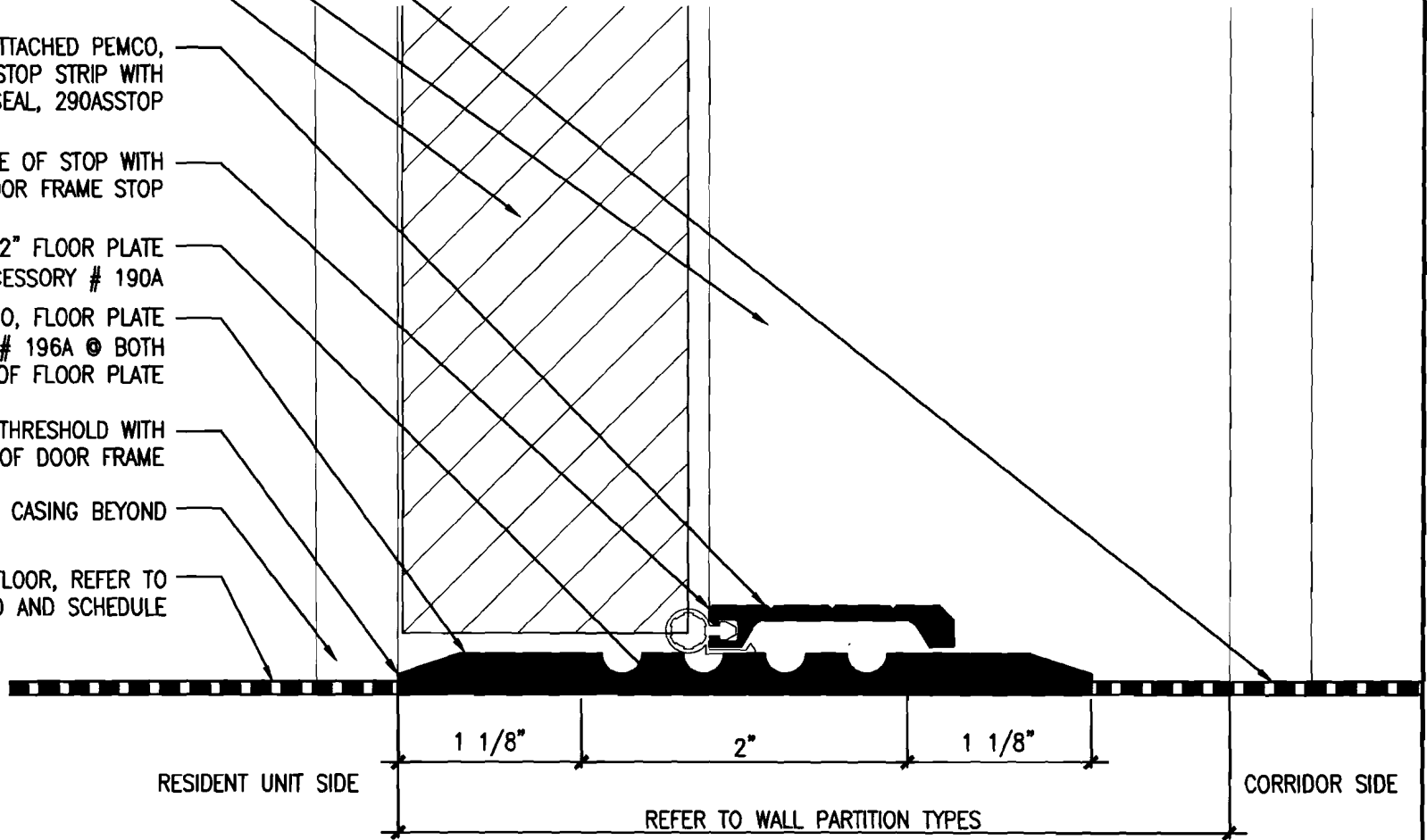
PEMCO, 2" FLOOR PLATE ACCESSORY # 190A

PEMCO, FLOOR PLATE ACCESSORY # 196A @ BOTH SIDES OF FLOOR PLATE

ALIGN FACE THRESHOLD WITH FACE OF DOOR FRAME

DOOR CASING BEYOND

RESILIENT FLOOR, REFER TO FINISH LEGEND AND SCHEDULE



434 Cumberland Avenue
 Portland, ME 04101
 Phone: (207) 774-4441
 Fax: (207) 774-4016

□

Project

OAK STREET LOFTS

72 OAK STREET
 PORTLAND, ME

PROJECT #: 07446

Drawing Title:

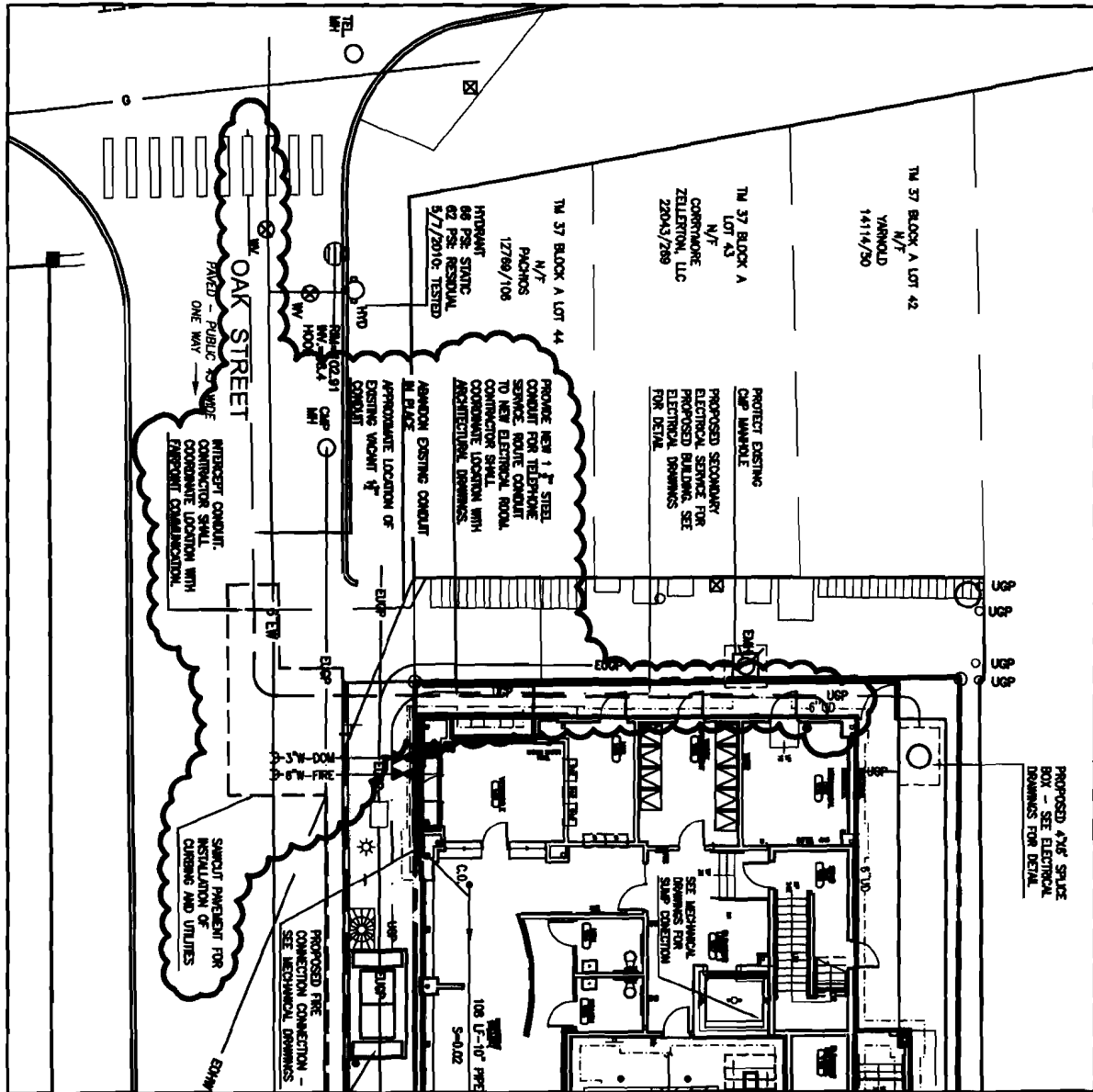
THRESHOLD AT UNIT ENTRANCE DOOR

Scale: 1/4" = 1'-0"

Date: November 11, 2010

Drawing Number:

SKA-1



Mitchell & Associates

LANDSCAPE ARCHITECTS

70 Center Street
Portland, Maine 04101

Tel: (207) 774-4427
Fax: (207) 874-2460

Title: TELEPHONE SERVICE CONNECTION

Date: 11/11/10

Project: OAK STREET EFFICIENCIES

Magnetic North:



**SKC-1
OF
CSK-1**

CWS Architects

Architecture • Planning • Construction Services

434 Cumberland Avenue Portland, Maine 04101
www.CWSarch.com

Phone: (207) 774-4441
Fax: (207) 774-4016

shown on SKC-1 of CSK-1. Saw cut pavement limits for utility installation have been revised to include new telephone conduit. Restoration of pavement shall conform to the City of Portland Design Standards. Refer to Electrical items, below.

Structural:

N/A

Architectural:

15. On Floor Assembly Type C2 on Drawing A0.2, change the word "Firesafing" to read "Fireproofing" (see 07 81 00 APPLIED FIREPROOFING) and change the words "Fire Retardant Coating" to read "Ignition Barrier" (see 07 21 19 item 2.2.B).
16. Clarification: Provide Applied Fireproofing per Section 07 81 00 on all steel beams supporting the 2nd floor elevated concrete slab.
17. DELETE all references to Foamed-in-Place Insulation per section 07 21 19 indicated to be applied to the underside of the Metal Decking (05 31 00) on drawings A5.1 through A5.7, A6.1 through A6.3 and A7.1 through 7.12 and PROVIDE mechanically fastened 4" rigid faced Fiberglass Board Insulation, Owens Corning Fiberglas 700 Series Insulations, or equal at ALL locations previously indicated to provide Foamed-in-Place Insulation applied to the under side of the metal deck (at all metal deck locations except where exposed to the elements (111 TENENT PARKING)).
18. Provide a Threshold and Sweep as per attached SKA-1 at all unit entry doors denoted as door number 01 Apartment Entrance at both the IBC Type "A" and Type "B" units. This detail correlates with Threshold 2 listed on 08 70 00 DOOR HARDWARE SCHEDULE.
19. A0.1 - Change " 5/8" PLYWOOD LAMINATED FRP " in Wall Assemblies 5C and 5E on drawings A0.1 to read " 5/8" GWB LAMINATED FRP " as listed in item 2.1.B.a in specification Section 09 77 00 Fiberglass Reinforced Plastic Panels.
20. At all through wall kitchen exhaust hood ductwork, provide Foamed in place insulation around the duct in the wall cavity prior to insulating the wall cavity with the specified insulation.

Mechanical:

21. Drawing M1.4 - Add solar collector piping from 4th floor ceiling cavity up to collectors on roof as shown on SKM-1.

Electrical:

22. Provide buried telephone service entrance per attached SKC-1, see civil items, above.
23. Drawing E1.1 – Change note on service conductors to read 5-4" W/4#600 in each.
24. Drawing E1.5 – ERV-1 alternate #2 - delete second disconnect. ALT #2 ERV-1 feeder breaker shall be 175A, 3P and 200A feeder. Electrical load is a single point power feed of 169.3MCA, 175MOP at 208/3/60.
25. Drawing E3.1 – One line diagram change note on main service conductors to 4-4' W/4#600 MCM in each for main disconnect. House panel feeder remains unchanged.
26. Drawing E3.2:
27. Panel HP – Cir 1 – ALT #2 ERV-1 feeder breaker shall be 175A, 3P and 200A feeder. Electrical load is a single point power feed of 169.3MCA, 175MOP at 208/3/60.
28. Panel HP - Cir 66 – delete Alt #2 breaker make spaces in panel.
29. Change Main service equipment from 2000A to 1600A – AIC 69,500

RECEIVED

MAR - 2 2011

Dept. of Building Inspections
City of Portland Maine

CWS
Architects

Architecture
Space Planning
Value Design

434 Cumberland Avenue
Portland, ME 04101
Phone: (207) 774-1641
Fax: (207) 774-1616

www.CWSarch.com



Owner:

AVESTA OAK
STREET LP
301 CUMBERLAND AVE
PORTLAND ME 04101

Contractor:

WRIGHT-RYAN
CONSTRUCTION
10 DANFORTH STREET
PORTLAND, ME 4101
2071 773-3825

OAK STREET LOFTS

72 OAK STREET
PORTLAND, ME

Project No: 07446 24E

Drawing Title:
Code Review Plans

Scale: 1/16" = 1'-0"

Date: October 25, 2010

Revisions:

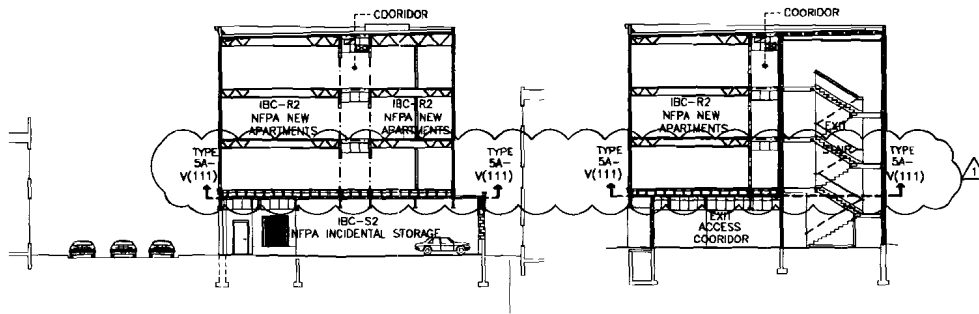
REVISION 3-1-2011

Drawing Number:

C1

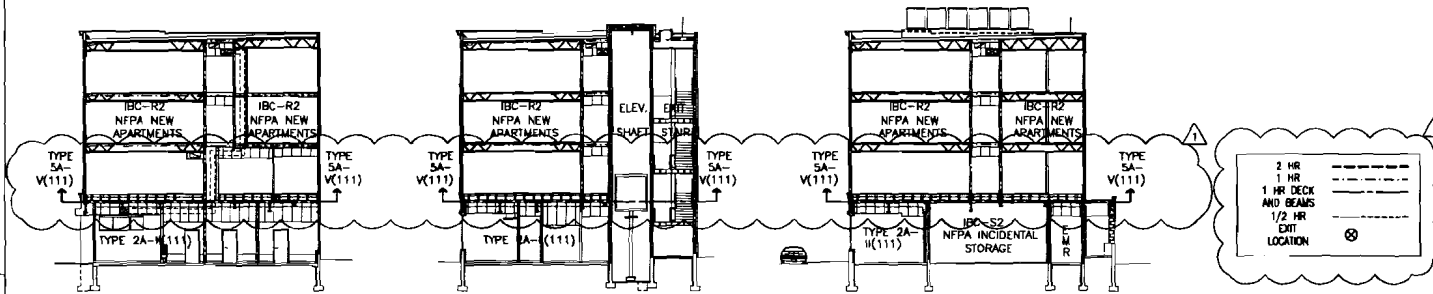
NON-COMBUSTIBLE

1/16" = 1'-0"



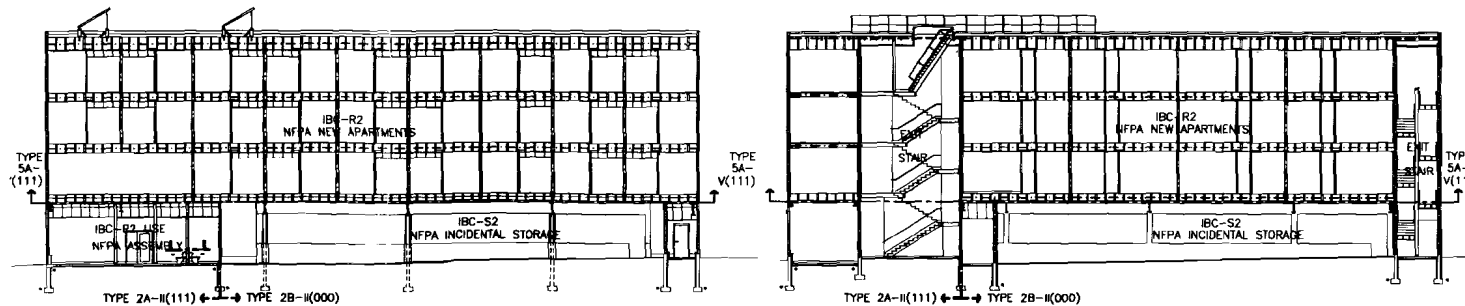
NON-COMBUSTIBLE

1/16" = 1'-0"



NON-COMBUSTIBLE

1/16" = 1'-0"



NON-COMBUSTIBLE

1/16" = 1'-0"

12 BUILDING SECTIONS

REFERENCED FROM: ALL

JURISDICTION: Portland, Maine

BUILDING LOCATION: 72 Oak Street
(City, County, Township, etc.)
(Street address)

BUILDING DESCRIPTION: New - 37 Res Apartments, 4 story
with open private parking on 1st

REVIEWED BY: James [unclear]

In parentheses are applicable code sections of the 2003 International Building Code. The plan review was completed as indicated in this record. If a code section is specifically identified herein, this record refers to that code section. It does not refer to all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction documents for code compliance.

CORRECTION LIST

No.	DESCRIPTION	Code Section
1	Geotechnical Report	OK 11/11
2	Special Inspection Statement	OK 11/11
3	wall type (20) @ edge 4' from PL rating to be both sides	OK 11/11 per Ben Walker
4	" " (25) 1st FL A1.13 to be 25a same as 22 NW wall	OK 11/11
5	Plan A1.1 Ext wall above 6'6" in is not consistent w/S1.1 & S1.2 Structure 4'6" of Dimension 6'4" x 6'3"	OK 11/11 shil 4/11
6	Plan A S1.5/S.2 Access panel under stair? F/C Assemb Rated	OK 11/11 secure
7	CI calls out 1st FL 2A & 2B TYPE constr. 1/7/11 - Ben w. will get back	OK 11/11
8	Parapet AD.2 exception 704.11(4)(4.1) wall termination (RCI) on both E & W walls	OK 11/11 Plan A.7.4 (1) OK OK Plan A.7.7 (2)
9	Spec Book	OK 11/11/11
10	Can check XLEED?	Yes
11	Alternating Tread to Root Specs / Hatch (condition)	1004.10
12	Open Garage calcs.	406.3
13	Spec Insp Applied Fireproofing (revision to submitted including - all Agencies & Professionals)	1704.11

Yes _____ No _____
Yes _____ No _____
Yes _____ No _____

General safety (GS)

ME)

0.9)

Pass _____ Fail _____

Egress safety



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nic design (1910)		
provisions (1911)		
weather and hot weather construc- n specified (2104.3, 2104.4)		
nic design (2106)		
unit masonry (2110)		
aces/Heaters/Chimneys 11, 2112, 2113)		
ormed steel design/construction andard specified (2209)		
ramed cold-formed steel design/ nstruction standard specified (2210)		
seismic design of light-framed, d-formed steel shear walls (2211)		
timber construction (2304.10)		
walls and diaphragms 05, 2306)		
T-FRAME CONSTRUCTION		
ions satisfied (2308.2)		
seismic requirements (2308.2.1, 8.2.2, 2308.11, 2308.12)		
t walls (2308.3, 2308.9.3)		
ation anchorage 08.3.3, 2308.6)		
oists (Tables 2308.8[1], 2308.8[2])		
uds (Table 2308.9.1)		
s (Tables 2308.9.5, 2308.9.6)		
joists (Tables 2308.10.2[1], 3.10.2[2])		
fters (Tables 2308.10.3.[1] - 2.10.3[6])		

... to unoccupied spaces (1209)

... unding materials (1210, 2509)

..., 14, 15)

... rd

... or wall coverings/MCM's (105, 1407)

... ustible material restrictions (1406)

(Chapter 15)

... als (1506)

... coverings (1507)

... nsulation (1508)

... p structures (1509)

... fting (1510)

6, 17, 18)

... ad reduction (1603.1.1, 1607.9, 1607.10)

... ve loads (1603.1.2, 1607.11)

... 1.3, 1608)

... snow load, P_g (1608.2)

... 10 psf, flat-roof snow load, P_f (1608.3)

... 10 psf, snow exposure factor, C_e (1608.3.1)

... 10 psf, snow load importance factor, I_s (Table 1604.5)

... thermal factor, C_t (Table 1608.3.2)

... Complete construction documents (106.1, 106.2)

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

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

OCCUPANCY CLASSIFICATION (302.0-312.0)

Single Occupancy (302.1) Yes Incidental use areas (302.1.1)

R-2/S-2 Mixed Occupancy (302.3) A Accessory use areas (302.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

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

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area, A_t (Table 503) 100%

% Increase for frontage, I_f (506.2) +15.84%

% Increase for automatic sprinklers, I_s (506.3) +200%

Total percentage factor 315.84%

Conversion factor 3.16
Total percentage factor ÷ 100%

Frontage (506.2)	<u>143'</u>	<u>53'</u>	<u>19'</u>	<u>6'</u>
	North	East	South	West
Total Frontage (F)	<u>163'</u> ft.			
Perimeter (P)	<u>400</u> ft.			
Width of open space (W)	<u>43'</u>			
% Frontage increase (I_f) (506.2)	<u>15.84%</u>			
	$I_f = 100 \left[\frac{F - P}{P} \right] \frac{W}{30}$			

CASE 1 — SINGLE OCCUPANCY OR NONSEPARATED USES (302.3.1) $\frac{143}{400} = .25 \frac{43}{30} (1.44)$

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

DETERMINE CONSTRUCTION TYPE

Actual building area _____ ft²

Adjusted building area _____ ft²
actual building area + conversion factor

Actual building height 50' feet 4 stories

Allowable building height _____ feet _____ stories

Permitted types of construction _____

CHECK ALLOWABLE AREA (506.4)

Allowable area per floor (A_a) _____ ft²

_____ × _____ = _____ ft²
conversion factor tabular area (Table 503)

Total floor area (all stories) _____ ft²

Allowable floor area (all stories) _____ ft²

_____ × _____ = _____ ft²
Allowable area per floor number of stories

S COMPONENTS
5.1)

part)

ponents

stairways

Other egress components

707. Hi. No Lobby Required

- Emergency voice/alarm systems (403.6)
- Fire department communication (403.7)
- Fire command center (403.8)
- Elevators (403.9)
- Standby power (403.10)
- Emergency power (403.11)
- Stairway doors (403.12)
- Smokeproof exit (403.13)
- ATRIUMS (404)
- Atrium use (404.2)
- Automatic sprinkler system (404.3)
- Smoke control (404.4)
- Enclosure (404.5)
- Standby power (404.6)
- Interior finish (404.7)
- Travel distance (404.8)

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

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

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

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

Construction classification (602)

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

- Exterior walls
 - Interior elements
 - Roof
- except FL 2B FL 1*

FIRE-RESISTANCE RATINGS AND FIRE TESTS (703)

Ratings / Combustibility (703.2, 703.4)

Alternative methods (703.3, 718, 720, 721)

BUILDING ELEMENTS (Table 601)

- SA 0PB Structural frame (714)
 - SA " Interior bearing walls
 - " Interior nonbearing walls
 - SA " Floor construction (711)
 - SA " Roof construction (711)
- Addendum / Fire spray Beams FL 1 & 2*

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

	North	East	South	West
Fire separation distance	<i>5'</i>	<i>4'</i>	<i>5'-5'</i>	<i>43'</i>

Bearing

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	-------------------------------------	--------------------------

18.1, 1018.2)

quired

Shown

Barriers (709)	_____	Dry-chemical systems (904.5)	_____	Atriums (907.2.13)
Partitions (710)	_____	Foam systems (904.7)	_____	Other buildings/areas (907.2.11, 907.2.14 - 907.2.23)
Doors (712)	_____	Carbon dioxide systems (904.8)	_____	FIRE ALARM AND DETECTION SYSTEMS (907) (Design)
Sealant joint systems (713)	_____	Halon systems (904.9)	<u>yes</u>	Residential smoke alarm power source (907.2.10.2)
Smoke protectives (715)	_____	Clean-agent systems (904.10)	<u>yes</u>	Residential smoke alarm interconnection (907.2.10.3)
Stairways (716)	_____	Commercial cooking systems (904.2.1, 904.11)	_____	Location/Power supply/Wiring (907.3 - 907.5)
Enclosed spaces (717)	_____	STANDPIPE SYSTEMS (905)	_____	Activation/Presignal/Zones (907.6 - 907.8)
Fire and sound-insulating materials	<u>class 1</u>	Installation standards (905.2)	_____	Alarm notification appliances (907.9)
	_____	Building height (905.3.1)	_____	Detectors (907.10 - 907.12)
	_____	Group A (905.3.2)	_____	Monitoring (907.14)
	_____	Covered malls (905.3.3)	_____	EMERGENCY ALARM SYSTEMS (908)
	_____	Stages (905.3.4)	<u>no</u>	Detection system applicable (908.1 - 908.6)
	_____	Underground buildings (905.3.5)	_____	SMOKE CONTROL SYSTEMS (909)
	_____	Helistops/heliports (905.3.6)	_____	Where required (402.9, 404.4, 405.5, 408.8, 410.3.7.2, 1019.1.8, 1024.6.2.1)
	_____	Hose connections and locations (905.1, 905.4, 905.5, 905.6)	_____	Design requirements (909.1 - 909.4)
	_____	Cabinets (905.7)	_____	Smoke barriers (909.5)
	_____	Dry standpipes (905.8)	_____	Pressurization method (909.6)
	_____	Valve supervision (905.9)	_____	Airflow method (909.7)
	_____	PORTABLE FIRE EXTINGUISHERS (906)	_____	Exhaust method (909.8)
	_____	Required locations - IFC (906.1)	_____	Equipment/Power (909.10, 909.11)
	_____	FIRE ALARM AND DETECTION SYSTEMS (907) (Where required)	_____	Detection and control (909.12 - 909.18)
	_____	Construction documents (907.1.1)	_____	Smokeproof enclosures (909.20)
	_____	Assembly (A-1, A-2, A-3, A-4, A-5) (907.2.1)	_____	Underground buildings (909.21)
	_____	Business (B) (907.2.2)	_____	SMOKE AND HEAT VENTS (910)
	_____	Educational (E) (907.2.3)	_____	Requirements (910.1 - 910.3)
	_____	Factory (F-1, F-2) (907.2.4)	_____	Mechanical alternative (910.4)
	_____	High-hazard (H-1, H-2, H-3, H-4, H-5) (907.2.5)	_____	
	_____	Institutional (I-1, I-2, I-3, I-4) (907.2.6)	_____	
	_____	Mercantile (M) (907.2.7)	_____	

Height
 160' ft 11 stories
 65' ft 3 stories
 65' ft 4 stories
 _____ ft _____ stories
 _____ ft _____ stories
 _____ ft _____ stories
 _____ ft _____ stories

= 91 ≤ 100

503) Types 1, 2 & 4
 in sep.
 tion S-2 = 2B (406.33) SA
 ed SA, 2B
 Occ. Separated Yes

✓	Design requirements (1003.2 - 1003.7)	Yes	Door landings/Thresholds/Arrangement (1008.1.4 - 1008.1.7)
✓	Means of egress illumination (1006)	✓	Door hardware (1008.1.8, 1008.1.9)
✓	Exit signs (1011)	✓	Stairways (1009)
N/A	Accessible means of egress (1007)	✓	Handrails (1009.11)
✓	Means of egress doors (1008.1-1008.1.2)	Yes	Roof access (1009.12)
_____	Special doors/Gates/Turnstiles (1008.1.3, 1008.2, 1008.3)	N/A	Ramps (1010)
_____		✓	Guards (1012)

EXIT ACCESS

✓	Door number and arrangement (1013.2, 1014.1, 1014.2)	N/A	Egress balconies (1013.5, 1015.3)
✓	Exit access travel distance (1013.3, 1015.1)	✓	Corridors (1016)
N/A	Aisles (1013.4)	✓	Air movement in corridors (1016.4)

EXITS / EXIT DISCHARGE

✓	Exits/Exit doors (1017, 1018)	N/A	Horizontal exits (1021)
✓	Interior exit stairways (1019)	✓	Exterior exit ramps/stairways (1022)
✓	Exit passageways (1020)	✓	Exit discharge (1023)

OTHER MEANS OF EGRESS

_____	Miscellaneous egress requirements (1014.3 - 1014.6)	_____	Assembly aisles & features (1024.6 - 1024.15)
_____	Bleachers (1024.1.1)	NO Sprinklers	Emergency escape and rescue (1025)
_____	Assembly exits & egress (1024.2 - 1024.5)	_____	

ACCESSIBILITY* (Chapter 11)

_____	Scoping requirements (1103)	_____	Dwelling units and sleeping units (1107)
_____	Accessible route (1104)	_____	Special occupancies (1108)
_____	Accessible entrances (1105)	_____	Features and facilities (1109)
_____	Parking and passenger loading (1106)	_____	

PANCY (Chapter 4)

system (402.8.1)
 trol (402.9)
 rements (402.10)
 voice/alarm (402.13)

GYPSUM BOARD AND PLASTER (Chapter 25)

<input checked="" type="checkbox"/>	Gypsum board materials (2506, Table 2506.2)	<input type="checkbox"/>	Plaster (2507, 2508, 2510 - 2513)
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PLASTIC (Chapter 26)

<input type="checkbox"/>	FOAM PLASTIC INSULATION (2603)	<input type="checkbox"/>	Special approval (2603.8)
<input checked="" type="checkbox"/>	Labeling (2603.2, 2603.5.6)	<input type="checkbox"/>	MISCELLANEOUS PLASTICS
<input checked="" type="checkbox"/>	Surface-burning characteristics (2603.3, 2603.5.4)	<input type="checkbox"/>	Interior finish and trim (2604)
<input checked="" type="checkbox"/>	Thermal barrier (2603.4)	<input type="checkbox"/>	Plastic veneer (2605)
<input checked="" type="checkbox"/>	Exterior walls/Roofs (2603.5, 2603.6)	<input type="checkbox"/>	Light-transmitting plastics (2606 - 2611)

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

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

<input checked="" type="checkbox"/>	Construction standard specified (3001.2)	<input checked="" type="checkbox"/>	Hoistway venting (3004)
<input checked="" type="checkbox"/>	Hoistway enclosures (3002)	<input checked="" type="checkbox"/>	Conveying systems (3005)
<input checked="" type="checkbox"/>	Opening protectives (3002.1.1)	<input checked="" type="checkbox"/>	Machine rooms (3006)
<input type="checkbox"/>	N/A Emergency operations (3003)		

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

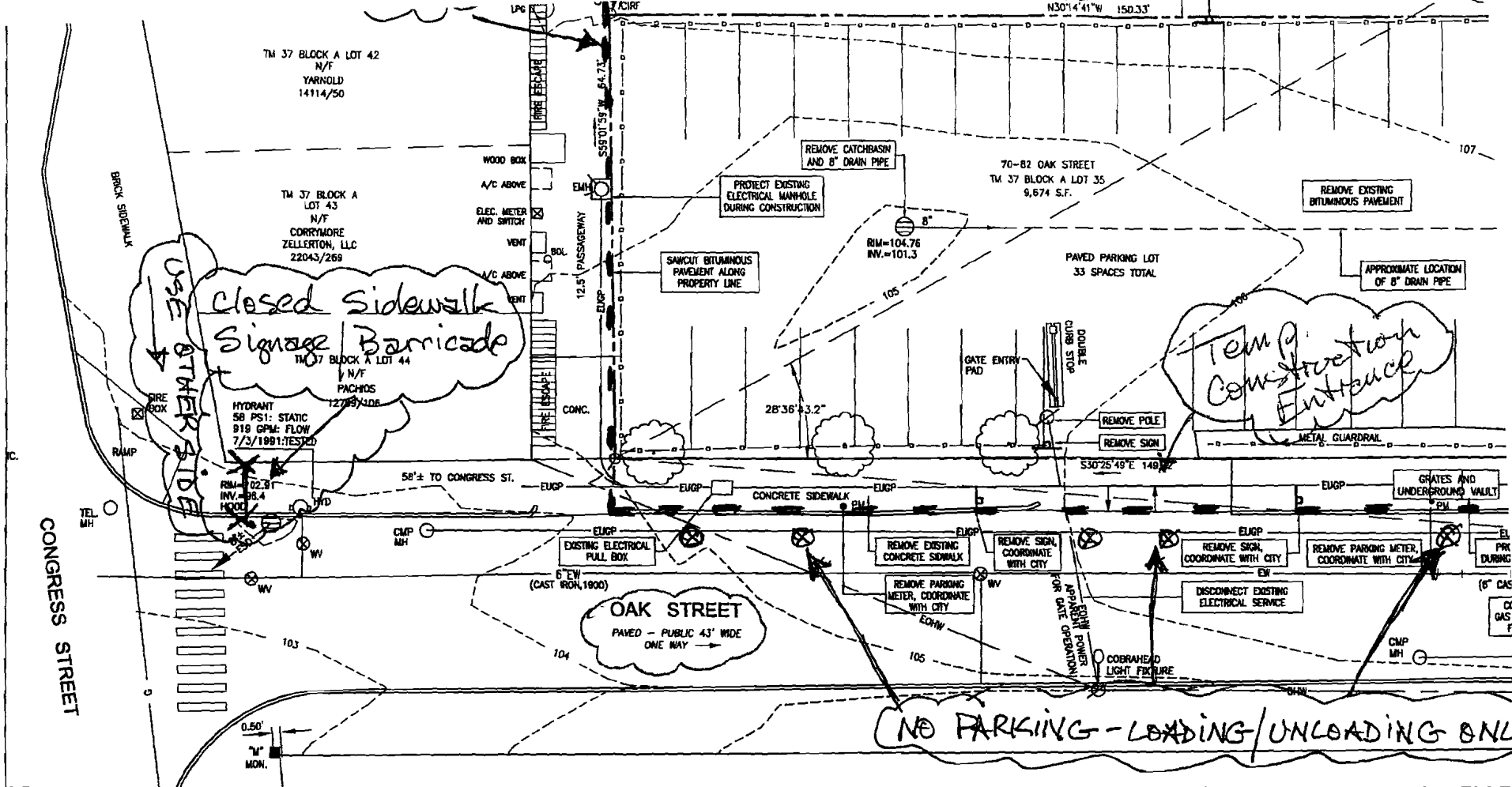
SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

<input type="checkbox"/>	Membrane structures (3102)	<input type="checkbox"/>	PEDESTRIAN WALKWAYS AND TUNNELS (3104)
<input type="checkbox"/>	Awnings and canopies/Marquees (3105, 3106)	<input type="checkbox"/>	Construction and use (3104.3, 3104.4)
<input type="checkbox"/>	Signs (3107)	<input type="checkbox"/>	Separation (3104.5, 3104.10)
<input type="checkbox"/>	Radio and television towers (3108)	<input type="checkbox"/>	Public way (3104.6)
<input type="checkbox"/>	Swimming pool enclosures (3109)	<input type="checkbox"/>	Egress/Ventilation (3104.7 - 3104.9, 3104.11)

EXISTING STRUCTURES (Chapter 34)

<input type="checkbox"/>	Additions, alterations, repairs (3403)	<input type="checkbox"/>	Accessibility (3409)
<input type="checkbox"/>	Fire escapes (3404)		



GENERAL NOTES:

1. SITE AREA: 9,674 SF OR 0.22 ACRES
2. APPLICANT: AVESTA OAK STREET, LP
307 GUMBERLAND AVENUE
PORTLAND, MAINE 04101
(SEE PURCHASE AND SALE AGREEMENT)
3. OWNER: FULLER ROCK ISLAND, LLC
P.O. BOX 6799
SCARBOROUGH, MAINE 04074
4. ZONING DISTRICTS: B3 - DOWNTOWN BUSINESS ZONE
CONGRESS STREET HISTORIC DISTRICT
5. BOUNDARY AND TOPOGRAPHIC SURVEY BY OWEN HASKELL, INC.
340 US ROUTE ONE, UNIT 10, FALMOUTH, MAINE 04105 (207) 774-0424.
6. UTILITY SERVICE LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.

PLAN REFERENCES:

1. LAND TITLE SURVEY OF PROPERTY AT 16 CASCO STREET, PORTLAND, MAINE MADE FOR SURVEY PROPERTIES, INC. 16 CASCO ST. SUITE 200, PORTLAND, ME DATED NOV. 15, 1993 BY ROBERT J. CYR.
2. PLAN OF LAND ON SHEPLEY STREET, PORTLAND, MAINE FOR HAMPSHIRE OVERLOOK, INC. DATED AUG. 20, 1987 REV. 7/9/93 BY OWEN HASKELL, INC.
3. LAND TITLE SURVEY OF PROPERTY AT 823-847 CONGRESS ST. PORTLAND MAINE FOR MEGA REALTY TRUST, 218 EAST ROAD, HAMPSHIRE, NH 03841 DATED NOV. 9, 1993 BY OWEN HASKELL, INC.
4. PLAN OF PROPERTY IN PORTLAND, MAINE SAVINGS PLAZA MADE FOR THE MAINE SAVINGS BANK LAND LEASE PLAN EXHIBIT A DATED 6-27-1973 REV. 7-20-95 BY H.L. + E.G. JORDAN SURVEYORS.
5. STANDARD BOUNDARY SURVEY OF FLEET BANK PROPERTIES FOR FLEET FINANCIAL GROUP, INC. DATED 4-08-1996 BY SEBAGO TECHNICS.
6. ALTA/ACSH LAND TITLE SURVEY ON CASCO STREET, SHEPLEY STREET + OAK STREET, PORTLAND, MAINE MADE FOR C.B. RICHARD ELLIS DATED OCT. 21, 2002 REV. 2 11-19-02 BY OWEN HASKELL, INC.

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND LOCATED ON THE SOUTHWESTERLY SIDE OF OAK STREET, IN THE CITY OF PORTLAND, COUNTY OF GUMBERLAND, STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A DRILL HOLE FOUND ON THE SOUTHWESTERLY SIDE OF OAK STREET AT THE NORTHERLY CORNER OF A 12.5 FOOT PASSAGEWAY, SAID PASSAGEWAY IS LOCATED NORTHWESTERLY OF LAND NOW OR FORMERLY OF DAVID J. TURNER AND NORMA C. CARLSON AS DESCRIBED IN BOOK 12015 PAGE 215 AND RECORDED IN THE GUMBERLAND COUNTY REGISTRY OF DEEDS;

THENCE S 59° 01' 59" W. ALONG THE NORTHWESTERLY LINE OF SAID PASSAGEWAY, 64.73 FEET TO A 5/8 INCH REBAR SET ON THE NORTHEASTERLY LINE OF LAND NOW OR FORMERLY OF HAROLD C. PACHOS ET AL AS DESCRIBED IN BOOK 15295 PAGE 226;

THENCE N 30° 14' 41" W. ALONG SAID LAND OF PACHOS AND CARLSON, 150.33 FEET TO A 5/8 INCH REBAR SET ON THE SOUTHEASTERLY LINE OF LAND NOW OR FORMERLY OF NORTHEAST REALTY, INC. AS DESCRIBED IN BOOK 4083 PAGE 25;

THENCE N 59° 34' 11" E. ALONG LAND OF SAID NORTHEAST REALTY, INC. 64.24 FEET TO A 5/8 INCH REBAR SET ON THE SOUTHWESTERLY SIDE OF SAID OAK STREET;

THENCE S 30° 25' 49" E. ALONG THE SOUTHWESTERLY SIDE OF OAK STREET, 149.72 FEET TO THE POINT OF BEGINNING.

MAY 19 2010

SECTION
DATE



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 11. 20/10 _____

Received from Arsten Housing Corp

Location of Work 72 Oak

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 75

Total: 35,185.10

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 37-A-35

Check #: 6155 **Total Collected \$** 35,185.10

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy