Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

B... INSPECTION

PERMIT ISSUED

MAY 16 2005

Permit Number: 050452

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to *certify* that York-cumberland Housing /T...ter Corp

has permission to 3 story 20 unit apt. Bldg.

AT 57 Frederic St C... 067 K019001

provided that the person or persons, ...m or ...ation a...epting this permit shall comply with all of the provisions of the Statutes of M...ine and of th... ...ances of the City of Portland regulating the construction, maintenance and u... of buildings and st... ...tures, 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.

N...fication ... inspec...n must g...n and w...n permis...n procu... b...re this ...ding or ...t thereo... la...ed or c... ...losed-in. H...R 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. Jay Kelley P.F.D. 4/29/05

Health Dept.

Appeal Board

Other

Department Name

5/16/05

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

APR 21 2005

RECEIVED

All Purpose Building Permit Application

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

Location/Address of Construction: 57 Frederic

Total Square Footage of Proposed Structure	Square Footage of Lot
21,000 SF	34.65

Tax Assessor's Chart, Block & Lot Chart#	Block#	Lot#	Owner:	Telephone:
67	K	019	Avesta Housing	953-7780

Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: $ 2,145,000 / Fee: $ 19326. 19401.00
	Thayer Co 55 Bell St. 878-5553	

Current use: VACANT

If the location is currently vacant, what was prior use: _____

Approximately how long has it been vacant: _____

Proposed use: _____

Project description: 3 story, wood frame, twenty unit apartment building

Contractor's name, address & telephone: Thayer Co.

Who should we contact when the permit is ready: STEVE KELTONIC X 105

Mailing address:

We will contact you by phone when the permit is ready. You must come in and pick up the permit **and** review the requirements before starting any work, with a Plan Reviewer. A stop work order will **be** issued and a $100.00 fee if any work starts before the permit is picked up. **PHONE:** 878-5553 X105

Newton Kelton

PERMIT ISSUED
MAY 16 2005
CITY OF PORTLAND

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
05-0452	MAY 16 2005	067 K019001

Location of Construction:	Owner Name:	Owner Address:	Phone:
57 Frederic St	York-cumberland Housing	307 Cumberland Ave	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone:**
	Thaxter Corporation	Box 7320 One Canal Plaza Portland	2077749000
Lessee/Buyer's Name	**Phone:**		**Zone:** C-3

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Vacant Land	Commercial 3 story 20 unit apt. Bldg	$19,401.00	$2,145,000.00	3

Proposed Project Description:

3 story 20 unit apt. Bldg.

☑ Approved

INSPECTION: Use Group: R2 Type: 5B

5/16/05

Signature:

Signature: Date:

Permit Taken By:	Date Applied For:
dmartin	04/25/2005

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone Panel 13 Zone C	☐ Conditional Use	☐ Requires Review
@,Subdivision	☐ Interpretation	☐ Approved
☒ Site Plan 2004-0228	☐ Approved	☐ Approved w/Conditions
Maj ☒ Minor ☐ MM ☐ ok with condit.	☐ Denied	☐ Denied
Date: 4/27/05	Date: 3	Date:

CERTIFICATION

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

SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | DATE | PHONE

Permit No:	Date Applied For:	CBL:
05-0452	04/25/2005	067 K019001

Location of Construction:	Owner Name:	Owner Address:	Phone:
57 Frederic St	York-cumberland Housing	307 Cumberland Ave	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Thaxter Corporation	Box 7320 One Canal Plaza Portland	(207) 774-9000
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

Proposed Use:	Proposed Project Description:
Commercial 3 story 20 unit apt. Bldg	3 story 20 unit apt. Bldg.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/27/2005

Note: **Ok to Issue:** ☑

1) Separate permits shall be required for future decks, sheds, pools, and/or garages.

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

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 05/16/2005

Note: **Ok to Issue:** ☑

1) Specs for thr Exterior Guards for the decks must be submitted and approved prior to installation.

2) The Contractors Statement of Responisibility must be filed in accordance with Section 1706

3) **All** penetrations of fire separation assemblies must be protected as erquired by Section 712 of the 2003 IBC

4) **All** concealed spaces must be draft stopped in accordance with Section 717 of the 2003 IBC

5) No construction or site work can occur until all Planning pre-permitting conditions such as performance guarantees are satisfied.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Jay Kelley **Approval Date:** 04/29/2005

Note: **Ok to Issue:** ☑

1) Building is to be built according to specs.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 11/01/2004

Note: **Ok to Issue:** ☐

Quality Assurance for Seismic Resistance

Seismic Design Category	*Site Class 'E'*
Quality Assurance Plan Required (Y/N)	*Y*

Description of seismic force resisting system and designated seismic systems:
The Seismic resisting system consists of light framed shear walls {exterior sheathing;). The system used transfers lateral loa& *around windows utilizing the* strength *of the plywood panels. Note that the nail spacing around windows has been decreased.*

Quality Assurance for Wind Requirements

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

Description of wind force resisting system and designated wind resisting components:
The Seismic resisting system consists of light framed shear walls (exterior sheathing). The system used transfers lateral loads around windows utilizing the strength of the plywood panels. Note that the nail spacing around windows has been decreased.

The Quality assurance plan is not *required per IBC 2003. 1706.1.1. paragraph 1.*

Statement of Responsibility

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

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

STATEMENT OF SPECIAL INSPECTIONS

PROJECT	*Fore* River Apartments
LOCATION:	63 Frederick Street - Portland, Maine
PERMIT APPLICANT:	Fore River Housing LP
APPLICANTS ADDRESS:	c/o AVESTA HOUSING: 307 Cumberland Avenue – Portland, Maine 04101

STRUCTURAL ENGINEER OF RECORD: Mark F. Leasure, P.E. *Name* L&L Structural Engineering Services. Inc. *Firm*

ARCHITECT OF RECORD: Benedict B. Walter *Name* Curtis Walter Stewart Architects *Firm*

This Statement of Special Inspections is submitted in accordance with CHAPTER *27 of the* 2003 International Building Code (IBC 2003). It includes a listing of special inspections applicable to this project, as well as, the name of the Special Inspector, and the names of other agencies intended *to* be retained for conducting these inspectioas.

The special inspector shall keep records of all inspections Listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention *of* the Contractor for correction. If the discrepancies are not corrected the discrepancies shall be brought *to* the attention of the Code Official and the Registered Design Professional of Record, Interim reports shall be submitted to the Code Official and Registered Design Professional of Record monthly, unless more frequent submissions are requested by the Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install *the* materials listed. Tht special inspections on this project shall be provided by: S.W. Cole Engineering (Agent #1) and the Open Web Timber Truss Manufacturer (Agent #2).

Prepared BY:

NAME

Mark F Leasure 4-19-05
SIGNATURE *DATE*

STATE OF MAINE
MARK
F
LEASURE
NO 6836
REGISTERED
PROFESSIONAL ENGINEER

Applicant's Authorization:

SIGNATURE *DATE*

Building Code Official:

SIGNATURE *DATE*

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
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Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinrtor	*L&L Structural Engineering Services, Inc.*	*Six Q Street* *South Portland, Maine 04106* *Tel: (207) 767-4830* *Fax: (207) 799-5432*
2. Inspector #1	*S.W. Cole Engineering*	*286 Portland Road* *Gray, Maine 04039-9586* *Tel: (207) 657-2886* *Fax (207) 657-2840*
3. Inspector #2	*Timber Truss Manufacturer*	*TBA*
4. Testing Agency	*S.W. Cole Engineering*	*286 Portland Road* *Gray, Maine 04039-9586* *Tel: (207) 657-2884* *Fax (207) 657-2840*
5. Testing Agency		
6. Other		

SCHEDULE OF SPECIAL INSPECTIONS

Project: YMCA APARTMENTS

IBC 2003 SECTION 1704

MATERIAL/ ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT		COMMENTS	AGENT #	DATE COMPLETED	REV #
			Y/N	EXTENT (All,Sample, Other, None) and testing frequency (Freq:)				
STEEL CONST.								
CONCRETE CONST.	1.01							
Reinforcing Bars	1.02	Review bar size, location & splice length as indicated on the approved shop drawings and design drawings	Y	Freq: Prior to each Conc. placement		1		
Column Anchor Bolts	1.03	Review size and location	Y	Freq: Prior to Conc. Placmeent		1		
Concrete mix design	1.04	SER shall review and approve mix to be used on the project	Y	Freq: Once prior to Conc Placement		3		
Concrete Placement	1.05	Sample fresh concrete at time of placement in accordance w/ the project drawings & specification for Stregth tests, Slump, Air Content and concrete temperature.	Y	Freq: Test as indicated in the project Manual.		1		
Concrete Placement Techniques	1.06	Inspect placement of fresh concrete (ACI 318: 5.9, 5.10)	Y	Freq:Performed in accodance wth the. Project Specifications.		1		
Concrete Curing Techniques	1.07	Review for compliance w/ project specifications (ACI 318: 5.11-5.13)	Y	Review after each slab placement		1		
TIMBER CONSTRCTION	1.08							
Timber Floor and Roof Trusses	1.09	Review trusses for size, spacing and alignment with timber studs.		Freq: After erection of each level of framing.	PE Required	2		

SCHEDULE OF SPECIAL INSPECTIONS

Project: YMCA APARTMENTS

MATERIAL/ ACTIVITY	IBC	SERVICE	APPLICABLE TO THIS PROJECT Y/N	EXTENT (All,Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED
TIMBER CONSTRCTION	1.08						
Floor Sheathing	1.10	Review sheathing for nail spacing, required glueing to support, and conformance with the project Specifications.	Y	Freq: After erection of each level of framing.		1	
Roof Sheathing	1.11	Review sheathing for nail spacing and conformance to the project project specifications	Y	Freq: After erection of each level of framing.		1	
Wall Sheathing	1.12	Review sheathing for nail spacing on wall studs, around windows and conformance to the project specifications.	Y	Freq: After erection of each level of framing.		1	
SOILS	1.13						
Site Preparation	1.14	Verify that the site has been prepared in compliance with the approved soils report.	Y	Freq: Inspect prior to placing concrete footings.		1	
Fill Placement	1.15	Verify that the maximum fill lift is in compliance w/ the design documents, as well as, materials.	Y	Freq: Inspect prior to placing concrete footings or slabs.		1	
Soil compaction	1.16	Verify that the in-place dry density is in compliance with the design drawings.	Y	Freq: Inspect prior to placing concrete footings or slabs.		1	

CWS ARCHITECTS &

FROM DESIGNER: L & L STRUCTURAL ENG. SERV., INC.

DATE: 4-19-05

Job Name: FORE RIVER APARTMENTS

Address of Construction: 63 FREDERICK ST. - PORTLAND, ME

2003 International Building Code

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

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

Type of Construction 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC 903.3.2

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

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

STRUCTURAL DESIGN CALCULATIONS

YES Submitted for all structural members *(106.1, 106.1.1)*

DESIGN LOADS ON CONSTRUCTION DOCUMENTS *(1603)*

Uniformly distributed floor live loads *(1603.1.1, 1607)*

Floor Area Use	Loads Shown
UNITS	40 PSF
CORRIDORS	100 PSF
STAIRS + EXITS	100 PSF
MECH RM	60 PSF

Wind loads *(1603.1.4, 1609)*

1609.1.1 Design option utilized *(1609.1.1, 1609.6)*

100mph Basic wind speed *(1609.3)*

II/1.0 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)*

30/42 Component and cladding pressures *(1609.1.1, 1609.6.2.2)*

22 Main force wind pressures *(1609.1.1, 1609.6.2.1)*

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

IBC 03 Design option utilized *(1614.1)*

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

0.518 / 0.233 Spectral response coefficients, S_{DS} & S_{D1} *(1615.1)*

E Site class *(1615.1.5)*

N/A Live load reduction *(1603.1.1, 1607.9, 1607.10)*

N/A Roof live loads *(1603.1.2, 1607.11)*

Roof snow loads *(1603.1.3, 1608)*

60 Ground snow load, P_g *(1608.2)*

42 If P_g > 10 psf, flat-roof snow load, P_f *(1608.3)*

1.0 If P_g > 10 psf, snow exposure factor, C_e *(Table 1608.3.1)*

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

1.0 Roof thermal factor, C_t *(Table 1608.3.2)*

N/A Sloped roof snowload, P_s *(1608.4)*

D Seismic design category *(1616.3)*

IK Basic seismic-force-resisting system *(Table 1617.6.2)*

6 1/2 Response modification coefficient, R, and deflection amplification factor, C_d *(Table 1617.6.2)*

ASCE 9.5.5 Analysis procedure *(1616.6, 1617.5)*

15K Design base shear *(1617.4, 1617.5.1)*

Flood loads *(1603.1.6, 1612)*

Flood hazard area *(1612.3)*

29.50' Elevation of structure

Other loads

0 Concentrated loads *(1607.4)*

0 Partition loads *(1607.5)*

0 Impact loads *(1607.8)*

6 Misc. loads *(Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)*

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 21 2005
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called Fore River Apts

Applicant: York Cumberland Housing Date: 4/27/05

Address: 63 Frederick St - Fore River Apts. C-B-L: 67-K-19

CHECK-LIST AGAINST ZONING ORDINANCE

#05-0452

Date - Existing PHASE II

Zone Location - C-31 contract zone

Interior or corner lot - end of street

Proposed Use/Work - PHASE II - 20 residential D.U. up to 20 D.U. per contract allowed 1 & 2 BDRM

Sewage Disposal - City Office Allowed within PHASE II bldg for on-site property management D.U.

Lot Street Frontage - 50' min - 50' shown

Front Yard - None req

Rear Yard - 10' between structures Adjacent to Abutting res - N/A ok

Side Yard - 10' between structures to Abutting res - 82' shown

Projections -

Width of Lot - 50' min - 50'+ shown

Height - 45' max - 37.5' scaled

Lot Area - None req - 34,651 ft entire lot → separate lot for PHASE I separate lot 30 SRO (D.U) lot = 22,000 ft

Lot Coverage/Impervious Surface - 80% max - 70% shown

Area per Family - 725 ft per DU 725 x 20 DU = 14,500 ft max ok

per contract PHASE II 30 SRO DUs on lot 20 x 725 = 21750 22,000 ft

Off-street Parking - SHALL have NO less THAN 1.75 spaces per DU. = 48 spaces shown

1.75 x 20 = 35 pkg spcs req

8 min pkg spcs PHASE I

43 min TOTAL

Loading Bays - N/A

Site Plan - Major/Subdivision #2004-220

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

ok Playground Area 1200 ft - 57 x 68 = 3876 ft

36 x 43 = shown 1290 ft

Open Space Ratio: 20% min - 30% shown

CWS
Architects

434 Cumberland Avenue
Portland ME 04101-2325

Phone: 207.774.4441
Fax: 207.774.4016

Addendum 03 – POST BID

Date: **May** 13,2005

From: Ben Walter, CWS Architects

Regarding: **Fore River Apartment – Bidding Documents**

Subject: **Addendum 03 – Post Bid**

The following addendum items apply to the project known as the **Fore River Apartments** located in Portland, Maine.

General Notes:

1. NIA.

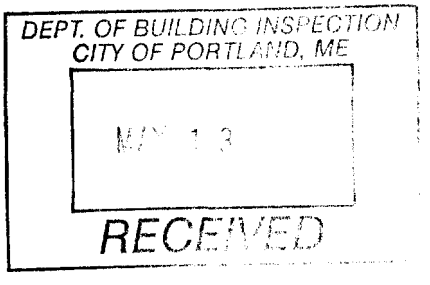
Modify the Contract Documents including 1) the Project Manual and Specifications dated February 21,2005 and 2) the Drawings dated February 21,2005 and subsequent addenda as follows:

Items:

1. See attached drawing **A1.1** for revised Wall Type on Corridor wall which is indicated with revision cloud.
2. Add Wired glass to Door and sidelites No. 107 and 114; Also, add 20 Min. label to Door No. 107, 114, and 117. See drawing A4.3 and Door Schedule for detail.

End of Addendum 03 – Post Bid

Attachments: Drawing A1.1, A4.3, and Door Schedule.



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

ACCESSIBILITY CERTIFICATE

Designer: BEN WALTER, CWS ARCHITECTS

Address of Project: 63 FREDERIC STREET

Nature of Project: FORE RIVER APARTMENTS
20 UNIT APARTMENT BUILDING

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

Signature: [signature]

Title: VICE PRESIDENT

(SEAL)

REGISTERED ARCHITECT
BENEDICT B. WALTER
NO. 1947
STATE OF MAINE

Firm: CWS ARCHITECTS

Address: 434 CUMBERLAND AVE
PORTLAND, ME 04101

Phone: 207 - 774-4441

CITY OF PORTLAND

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AFR 21 2005
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TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: BEN WALTER, CWS ARCHITECTS

RE: Certificate of Design

DATE: 4-20-05

These plans and / or specifications covering construction work on:

FORE RIVER APARTMENTS

FREDERICK STREET

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

(SEAL)

REGISTERED ARCHITECT
BENEDICT B. WALTER
NO. 1947
STATE OF MAINE

As per Maine State Law:

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

Signature: [signature]

Title: VICE PRESIDENT

Firm: CWS ARCHITECTS

Address: 434 CUMBERLAND AVENUE
PORTLAND, ME 0410
774-4441

12/3/03 @ 1:58:56 PM
CCRD
BK 20632 PG 330

LOGAN PLACE

CONTRACT ZONE AGREEMENT

Frederick St

C-31

YC PORTLAND, LP AND AVESTA HOUSING DEVELOPMENT CORPORATION

AGREEMENT made this 1st day of December, 2003 by **YC PORTLAND, LP**, a Maine limited partnership with a place of **business** in Portland, Maine and **AVESTA HOUSING DEVELOPMENT CORPORATION**, formerly known as York-Cumberland Housing Development Corporation, a nonprofit corporation with a place of business in **Portland,** Maine, and each of their successors and assigns (hereinafter collectively **"OWNER').**

WITNESSETH

WHEREAS, AVESTA Housing Development Corporation owns a parcel of land **located** at 49-69 Frederic Street in Portland, consisting of **parcels shown on** City of **Portland Tax** Map 76, **Block A,** Lots **3 through 8** and **Map 67,** Block K, Lot **19, and** more particularly **described** in a deed from **Ralph Romano III** to **AVESTA Housing** Development Corporation **dared** March 18, 2003 and recorded in the **Cumberland** County **Registry of** Deeds **in Book** 19064, Page 96 (collectively the **"PROPERTY"); and**

WHEREAS, OWNER has requested a rezoning of the **PROPERTY** in order to permit the development of a two-phase **housing** project, the first phase to consist of up to thirty (30) low-income efficiency apartment units with related **social** services, **and** the **second** phase to consist of **up** to **twenty** (20) **units of** one- **and** two- bedroom mixed-income family apartments; and

WHEREAS, OWNER's funding sources require that each of the two **phases** be **held in** separate ownership; **and**

WHEREAS, the parcels comprising Chart 76 Block A Lot 5 through 8 and a portion of Lot 4 are owned by YC Portland LP (Phase I); and

WHEREAS, the parcels comprising Chart 67 Block K Lot 19, Chart 75 Block A Lot 3 and a portion of Lot 4 *are* owned by York-Cumberland Housing Development Corporation (Phase II); and

WHEREAS, the present use (2003) of that portion of the **PROPERTY** comprising the proposed second phase, namely a commercial landscaping business with internal office and garage and outside storage and a small building for general office use, will continue until commencement of development of such second phase, which shall be not later than June 15, 2006; and

WHEREAS, the Portland Planning Board determined the rezoning and proposed development would provide needed housing in the City, both low income restricted (Phase I) and low/moderate income restricted (Phase II) as is consistent with the housing component of the Comprehensive Plan, and would not negatively impact the surrounding residential community; and

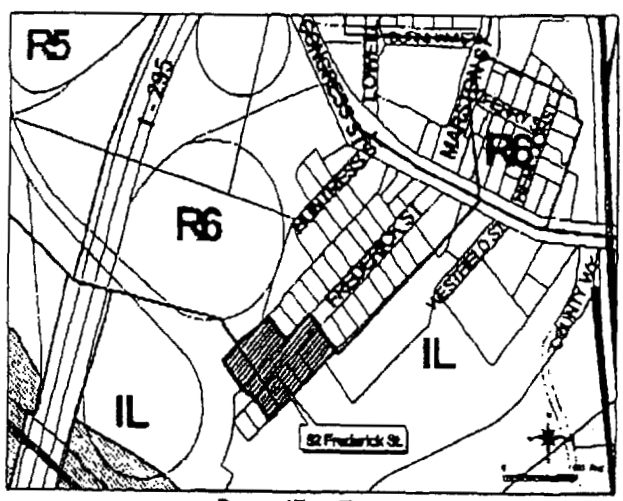
WHEREAS, the Planning Board of the City of Portland, pursuant to 30-A M.R.S.A§ 4352(8) and Portland City Land Use Code (the "Code") §§ 14-60 to 14-62 and 14-264, and after notice and hearing and due deliberation thereon, recommended the rezoning of the **PROPERTY** as aforesaid, subject, however, to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

WHEREAS, the ***CITY*** has determined that because of the unusual nature and unique location of the proposed development it is necessary and appropriate to impose by agreement the following conditions and restrictions in order to ensure that the rezoning is consistent with the **CITY'S** comprehensive land use plan; and

WHEREAS, the City Council of the **CITY** authorized the execution of this Agreement on November 3, 2003, **by** City Council Order No. 92, **a** true copy of **which** is **attached** hereto **as** Attachment 1;

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

1. Effective upon the recording of this Agreement at the **Cumberland** County Registry of Deeds, but no later than thirty (30) **days** after the date of Portland **City** Council **approval,** the **CITY** hereby amends the Zoning Map of the City of Portland, dated December, 2000 **(as** amended from time to **time and on** file **in the** Department of **Planning** and **Urban** Development, **and** incorporated by reference into the **Zoning** Ordinance **by** § 14-49 of the **Code)** by adopting the **map** change amendment **shown** below. If this **Agreement is** not recorded by said **date, then the contract rezoning shall** become null **and void and the** zoning of the **PROPERTY shall** revert to the **pre-existing R-6** and I-L **zones.**



Proposed Zone Change
from R6, Residential, and IL, Industrial, to Contract Zone
for 52 Frederick Street

2. The **PROPERTY** is to be **developed in** two phases, Phase I to consist of up to thirty (30) efficiency apartments **and Phase** II to consist of **up** to **twenty** (20) apartments, all **as** more **fully set** forth **below. (See** Attachment **2 and Attachment 3)**

Phase I **shall** be **owned** by YC Portland LP, *or* its successor, **and shall** consist **of** that portion of the **PROPERTY** shown on Attachment **4A** and Attachment **5.**

Phase II **shall be owned by AVESTA** Housing Development Corporation, or its successor, **and** shall consist of that portion of *the* **PROPERTY** shown on Anachment **2** and Attachment **3.**

3. Execution of this Agreement binds both YC Portland LP and AVESTA Housing Development Corporation, and their successors and assigns, to the terms of Phase I and Phase II as set forth in this Agreement.

4. Any change in ownership of either Phase I or Phase II shall be brought to the Planning Board for its review and approval, but this requirement shall not apply to the granting of mortgages by OWNER or to the enforcement by the mortgagees of their rights under such mortgages. The Planning Board shall have a maximum of sixty (60) days from the City's receipt of a complete application for a change in ownership to act on the application. Should the Planning Board be unable to respond within such time frame, the application shall be deemed approved.

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

a.

Within Phase I, up to thirty (30) efficiency apartments shall be constructed. For purposes of this Agreement, "efficiency apartment" is defined as a self-contained living unit of no less than two hundred and fifty (250) square feet of living space, with a kitchen (at minimum, a kitchen sink, stove and refrigerator), and a bathroom. Each efficiency apartment shall be occupied by no more than one (1) person.

Four (4) offices and a conference room within the Phase I building shall be allowed for use by the twenty four (24) hour on-sire staff and related personnel, who may provide the following services to the residents:

- provision of case management;
- life skills training;
- mental health and substance abuse counseling;
- employment, educational and legal services.

In addition, one of the four offices noted above may be used by the **OWNER** for property management space for the **PROPERTY** only. Such space shall not constitute a property management office for any other property owned or operated by **OWNER** or its successors or assigns.

There shall be on site laundry facilities and a common meeting room on each floor of the building, all for use of residents and staff only.

Phase I shall have parking in an amount from eight (8) to twenty (20) spaces.

b.

Within Phase II, up to a total of twenty (20) apartment units, containing one and two bedroom dwelling units (or any combination thereof) shall be constructed, together with an office within the Phase II building for on-site property management for the **PROPERTY** only. Such space shall not constitute a

property management office for any other property owned or operated by **OWNER** or its successors or assigns.

Phase II shall have parking in an amount no less than 1.75 spaces per unit. all ok

Phase II shall also be required to provide not less than 1200 square feet in, playground area and equipment for use by residents of both Phase I and Phase II.

c. Use of a portion of the Phase II site (identified as "existing garage – presently leased by LST Landscaping Co." on Attachment 4A) currently containing a landscape business, as well as a separate small office building (identified as "existing office" on Attachment 4A) to be used for general office purposes, may continue for a period ending on June 15,2006. Demolished

The uses specified herein supersede the otherwise permitted uses contained within the underlying R-6 and I-L zones.

6. Separate performance guarantees shall be issued for Phases I and II. The amounts and terms of such performance guarantees shall be determined by the Planning Authority at the time of Site Plan and Subdivision approval for each Phase but each Phase must provide minimum financial guarantees such that each Phase constitutes a separate and complete project. Loaming and seeding the land area comprising a portion of Phase I and a portion of Phase II designated on Attachment 2, note 9, shall be accomplished prior to the issuance of a Certificate of Occupancy for Phase I, unless construction of Phase 11 has commenced. This condirion ensures a complete site in the event Phase II is never built.

7. OWNER shall be responsible for ongoing maintenance of the PROPERTY, including snowplowing, salting, sanding, sweeping, lighting, trash pickup, playground maintenance, mowing, etc.

8. The OWNER shall grant to the City a fifty (50) foot easement in the vacated portion of Fredenc Street as delineated by note 2 on Attachment 6. This easement shall be for purposes of locating, installing and maintaining utilities; vehicle ingress and egress of CITY vehicles (snowplows, trash trucks and other CITY vehicles).

In addition, the OWNER shall grant to the CITY a forty (40) by fifty (50) foot easement to allow for snowplows, trash trucks and other City vehicles to enter and turn around at the southwesterly comer of Phase I (See Attachment 7A), which easement shall be voluntarily extinguished by the CITY if and when the Turn Around Easement for Phase 11 is constructed (See Attachment 6 note 1 "Turn around Easement"). The OWNER shall not be required to pave the Phase I Turn Around Easement, provided (i) the same is built of compacted gravel, (ii) construction of Phase II Turn Around shall begin no later than June 15, 2006, at the conclusion of which the Phase II Turn Around Easement shall be paved according to City standards; and (iii) the OWNER escrows with the CITY an amount equal to the estimated cost of paving the Phase II Turn Around Easement, such escrow to be made at the same time as the establishment

of the performance guarantees for Phase I. If the Phase II Turn Around should not be constructed as provided herein, then the owner will pave the Phase I Turn Around on or before December 31,2006. If the Phase II Turn Around should not be oonstructed, then the City may apply the escrow to the costs of paving the Phase I Turn Around.

The OWNER shall also grant to the CITY a thirty (30) foot easement at the northwesterly corner of Phase II for snowplows, garbage trucks and other CITY vehicles to enter and turn (See Attachment 6, note 1. The OWNER shall pave this easement according to City standards. Such easements shall be granted prior to the development of Phase I. The form of such easements shall be reviewed and approved by Corporation Counsel in connection with the Site Plan approval process for Phase I and Phase II.

Finally, the OWNER shall grant to the CITY a recreational easement across its property in an area and width acceptable to the CITY for purposes of providing pedestrian, bicycle and similar non-motorized (other than wheelchair and emergency vehicles, which shall be permitted) as well as other pedestrian recreational uses by the public across its property to the 1-295 connector roadway.

In addition, a general access/vehicular and pedestrian easement by and between YC Portland LP and AVESTA Housing Development Corporation shall be granted such that each Phase of the PROPERTY is able to access the sites as depicted on Attachment 3. YC Portland LP shall also grant a parking easement substantially in accordance with the site as depicted on the Master Plan, and as delineated on Attachment 3 for twelve (12) full and seven (7)partial motor vehicles to be parked within the confines of Phase I.

9. The PROPERTY will be developed substantially in accordance with the Site Plans and Elevations shown on Attachment 2 and 3, submitted by Mitchell and Associates dated July 25, 2003 and revised October 8,2003.

10. The Planning Board shall review and approve the Phase I and Phase II according to the site plan and subdivision provisions of the Portland Land Use Code.

11. In addition to the space and bulk requirements of paragraph 12 below and the applicable provisions of article IV (subdivisions) and article V (site plan) of the Code, development proposals for both phases shall demonstrate a unified design of the site, including the architecture, the layout of the buildings, pedestrian and vehicular circulation plan, open space, drainage, and the topography, soil conditions, vegetation, and other natural features of the site.

12. *Space ond Bulk Requirements.* The following space and bulk requirements shall apply to each lot comprising Phase I and Phase II:

a. Minimum lot size:	None.
b. Minimum area per dwelling (density):	725 SF.
c. Minimum street frontage:	50 feet.
d. Minimum front yard:	none required.

e. Minimum rear yard:	Ten (10) feet between structures adjacent to abutting residence.
f. Minimum side yard:	Ten (10) feet between structures adjacent to abutting residence.
g. Minimum lot width:	50 feet.
h. Maximum lot coverage:	Phase I : 80%. Phase II: 80%.
i. Maximum structure height:	45 feet.
j. Open space ratio:	Phase I: 20%. Phase II: 20%.
k. Parking requirements:	
Phase I:	8 to 20 parking spaces.
Phase II:	a minimum of 1.75 spaces per unit.

13. The provisions of this Agreement, including the permitted uses listed in paragraph 2, are intended to replace the uses and requirements of the underlying I-L and R-6 zones.

14. YC Portland LP agrees to maintain, in perpetuity, the rent levels and income requirements for Phase I as follows:

30% of units at 40% of Area Median Income

30% of units at 50% of Area Median Income

40% of units at 60% of Area Median Income

These affordability restrictions shall be secured by covenants and restrictions and conditions in any deeds conveyed out by OWNER

15. AVESTA Housing Developmenr Corporation agrees to maintain, in perpetuity, the rent levels and income requirements for Phase II as follows:

No less than 40% of the units shall remain affordable to residents whose income does not exceed 60% of the then current Area Median Income as published periodically by the Federal Housing and Urban Development (HUD) agency.

These affordability restrictions shall be secured by convenants and restrictions and conditions in any deeds conveyed out by OWNER

16. In the event of a breach by OWNER or its successors or assigns of the zoning provisions contained herein (whether such breach is determined to have occurred by the Zoning Administrator, the Zoning Board of Appeals or a court), the Planning Board, after notice and hearing, may recommend to the City Council that the contract zone and this Agreement be amended, or be rescinded, such rescinding to result in the termination of this Agreement and a reversion of the PROPERTY to the R-6 and I-L zones in place before the execution of this

Agreement.

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

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

Except as expressly modified herein, the development, use, and occupancy of the subject premises shall be governed by and comply with the provisions of the Portland City Code and any applicable amendments thereto or replacement thereof.

WITNESS:

YC PORTLAND, LP

BY: PINETREE HOUSING DEVELOPMENT LLC, its General Partner

By: AVESTA Housing Development Corporation, its Sole Member

By_____
Dana Totman, its President

WITNESS:

AVESTA HOUSING DEVELOPMENT CORPORATION

By_____
Dana Totman, **its** President

STATE OF MAINE
CUMBERLAND, ss.

Dec. 1 ,2003

Personally appeared before me the above-named **Dana** Totman, **in** his capacity as President of **AVESTA** Housing Development Corporation, Sole Member **of** Pinetree Housing Development **LLC,** General Partner **of** YC Portland, LP, **as** aforesaid, **and acknowledged** the foregoing instrument **to** be his **free act and deed in his said capacity** and the **free act and deed** of **said** corporation, limited liability **company and** limited partnership.

Before me,

Nancy D. Bennett
Notary Public/~~Attorney at Law~~

NANCY D. BENNETT
Notary Public, Maine
My Commission Expires September 11, 2009

Orders 92-03/04
Tab 27 10-20-03

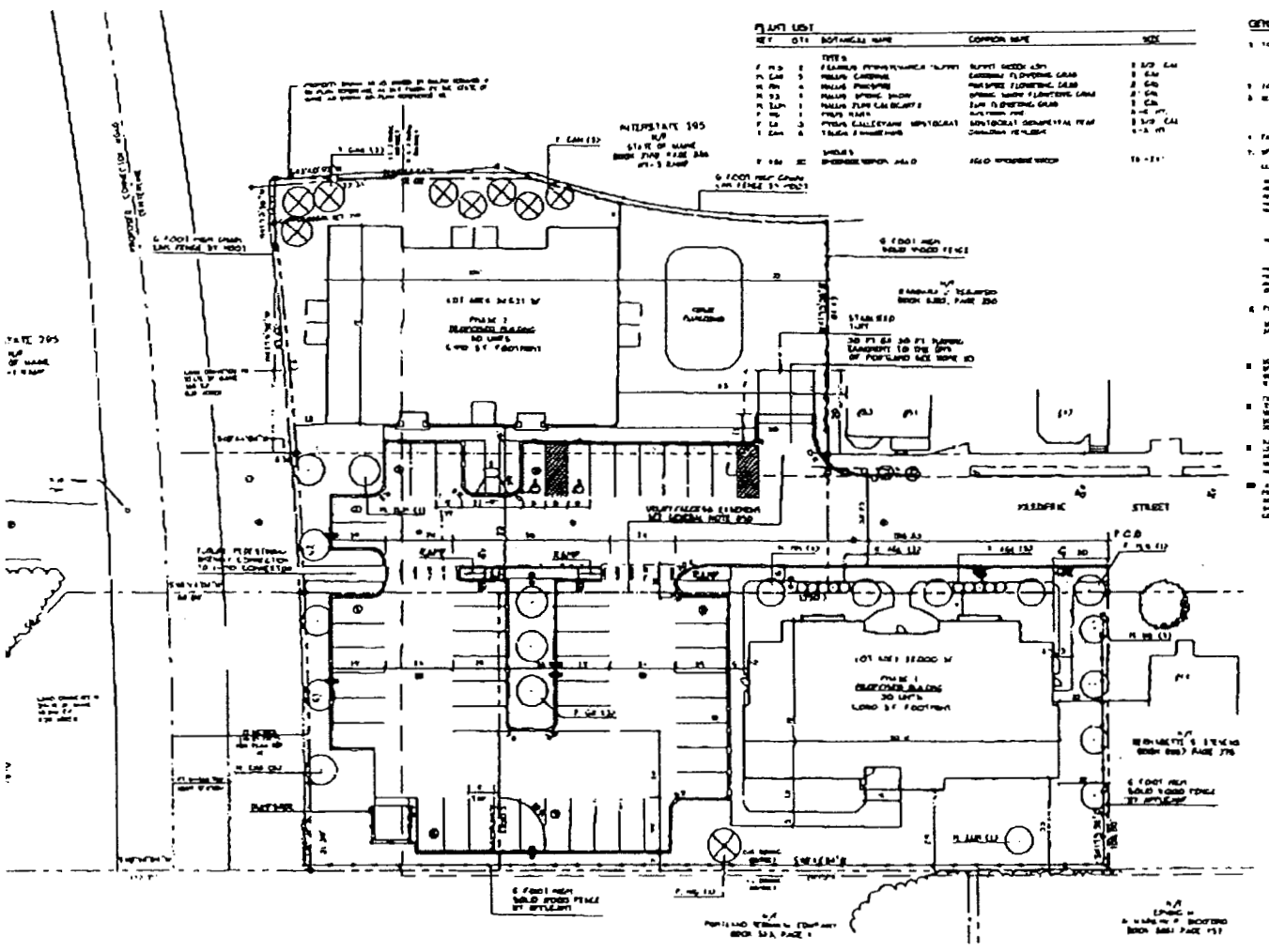
CITY OF PORTLAND
IN THE CITY COUNCIL

ORDER AUTHORIZING AMENDMENT TO CITY CODE SEC. 1449 (ZONING MAP AMENDMENT) RE: CONTRACT FOR REZONING FOR FREDERIC STREET

ORDERED, that the Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning & Development, and incorporated by reference into the Zoning Ordinance by Sec. 14-49 of the Portland City Code, is hereby amended to reflect a contract zone as detailed in the attached Contract Zone Agreement with Avesta Housing Development Corporation, formerly known as York-Cumberland Housing Development Corporation, and YC Portland LP.

A True Copy
Attest Brandi L. Maxwell
Brandi L. Maxwell
Asst. City Clerk
12/02/2003

Given first reading; 10/20/03
Public Hearing, Amended & Passed: 11/03/03 8-0 (At Large Vacant)



PLANT LIST

GENERAL NOTES

LEGEND

SURVEY NOTES

ATTACHMENT 2

Prepared for:
Owner/Applicant:
TOWN CUMBERLAND
HOUSING DEVELOPMENT
CORPORATION

Prepared by:
NOTOVICH & ASSOCIATES

MASTER PLAN
PHASE I and PHASE II

52 & 61 Frederic Street Portland, Maine

Date: JULY 19, 2004

Revisions:
August 27th, 2004 - Planning Board Comments
Revised 10/28/04 - Planning Board Comments

Title:
LAYOUT, LIGHTING & PLANTING PLAN

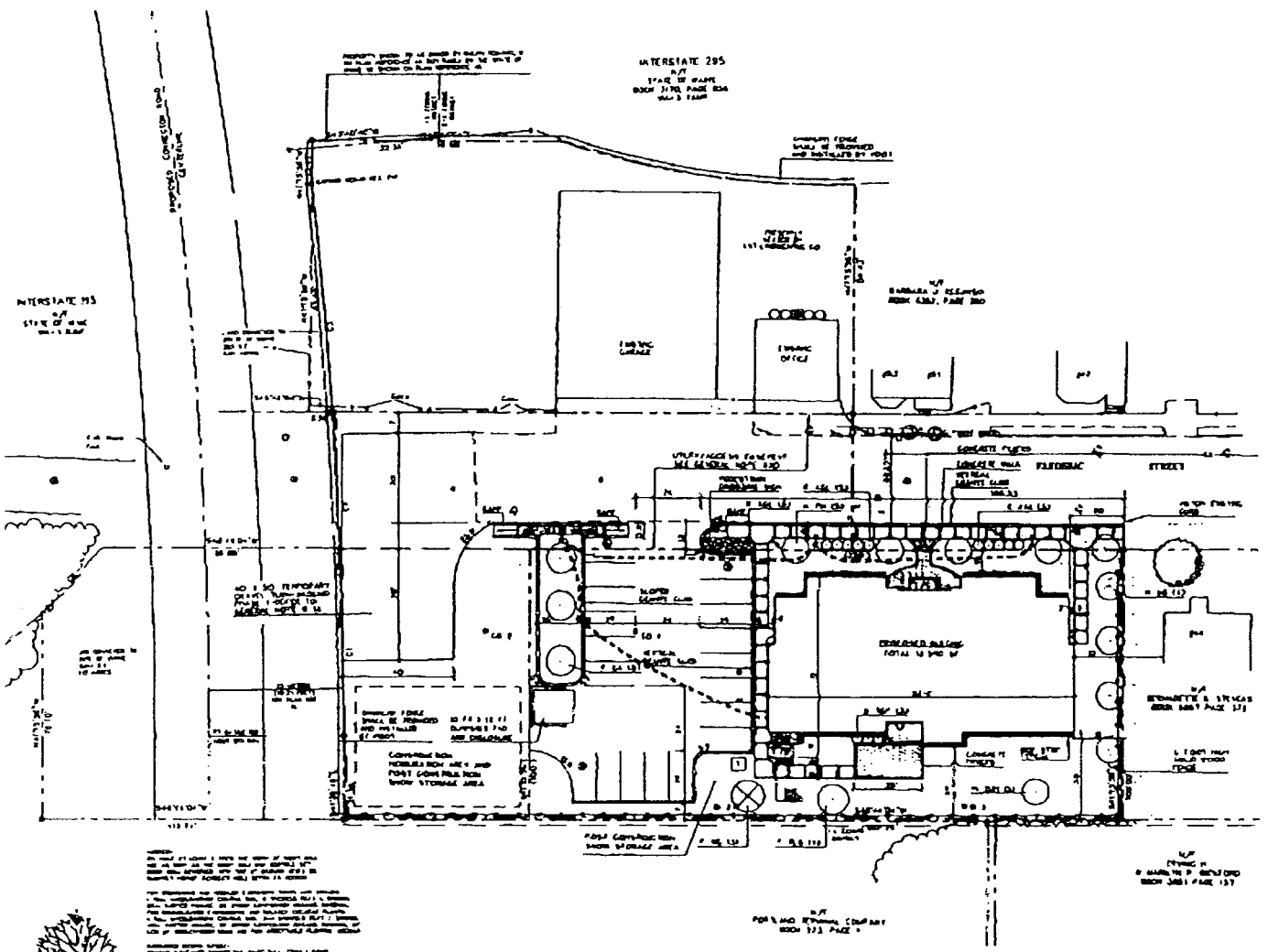
Scale: 1" = 40'

North

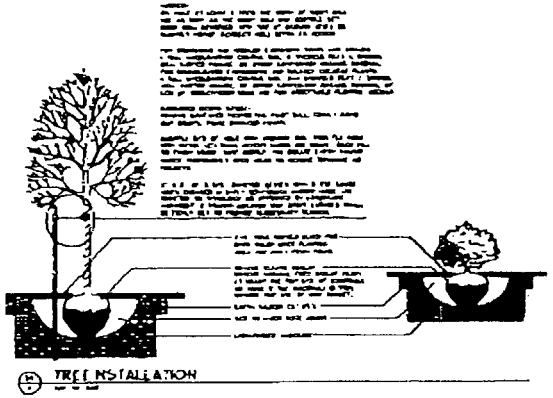
Sheet No. 2

02/19/04 12:22

NO.112 P012 017



GENERAL NOTES



TREE INSTALLATION

LEGEND

ATTACHMENT 4A

PLANT LIST

LOGAN PLACE

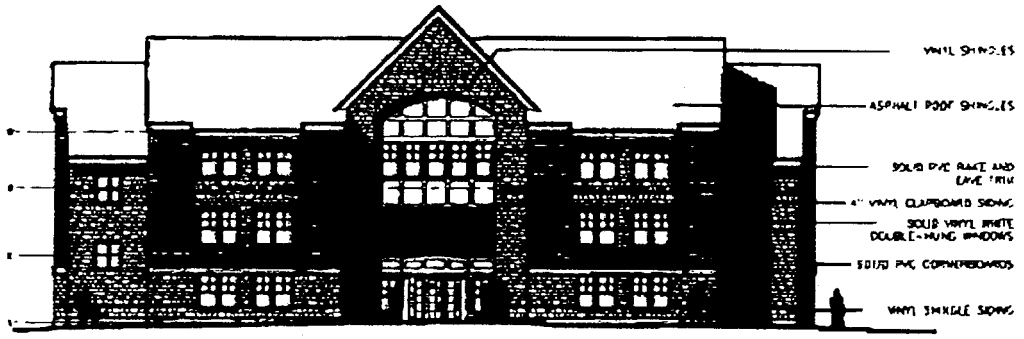
52 Frederic Street

Portland, Maine

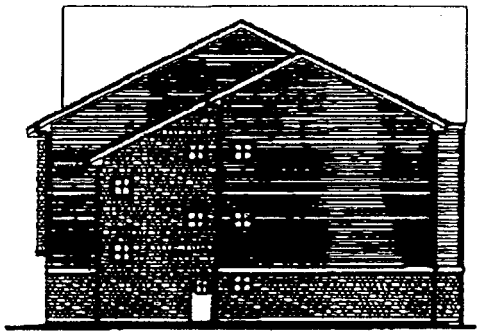
LAYOUT, LIGHTING & PLANTING PLAN

02/19/04 12:23

NO.112 ,P014/017

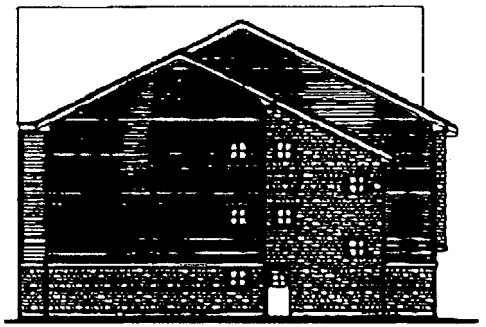


A STREET FRONT ELEVATION



B RIGHT SIDE ELEVATION

C REAR ELEVATION

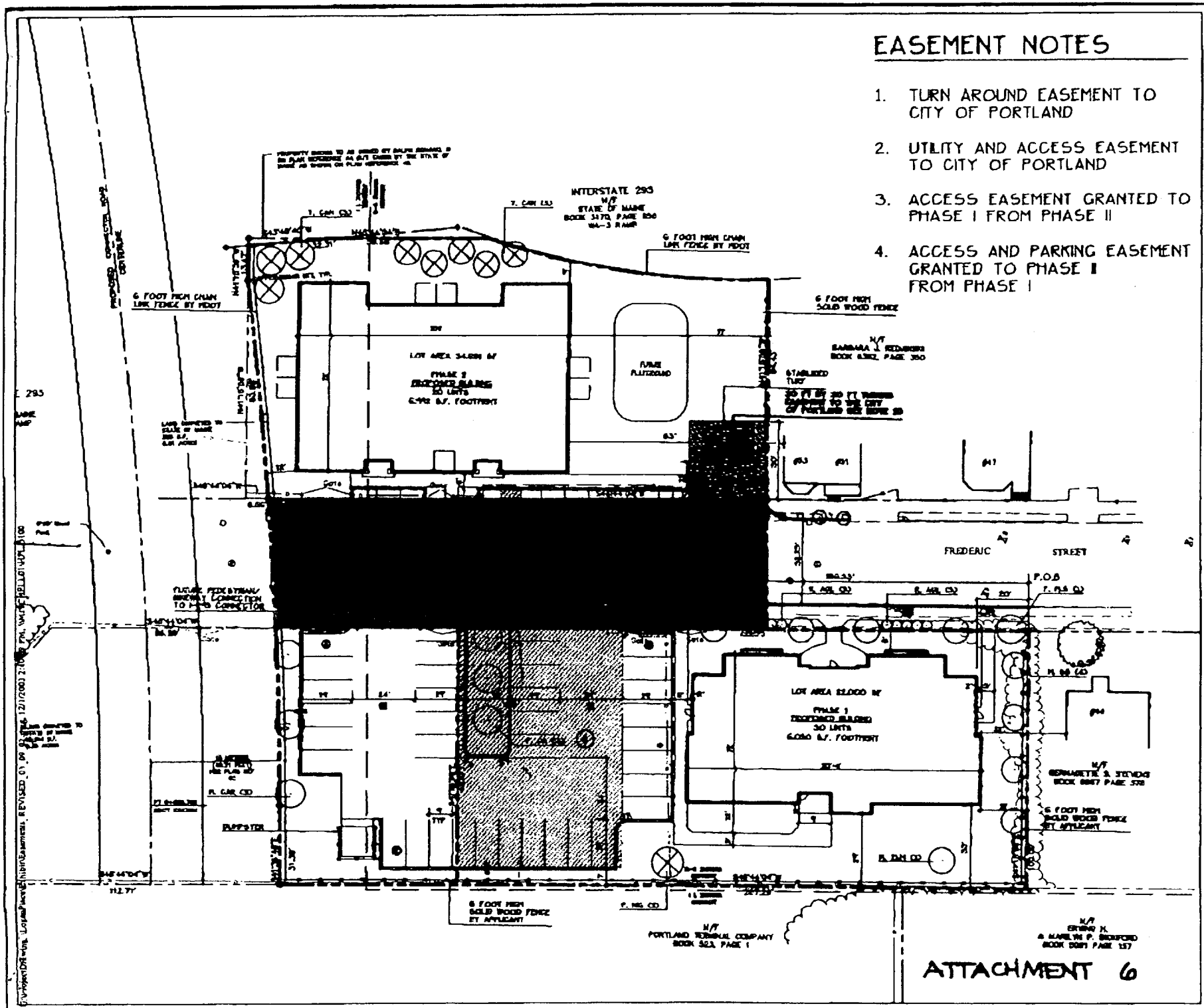


D LEFT SIDE ELEVATION

ATTACHMENT 5

LOGAN PLACE

1



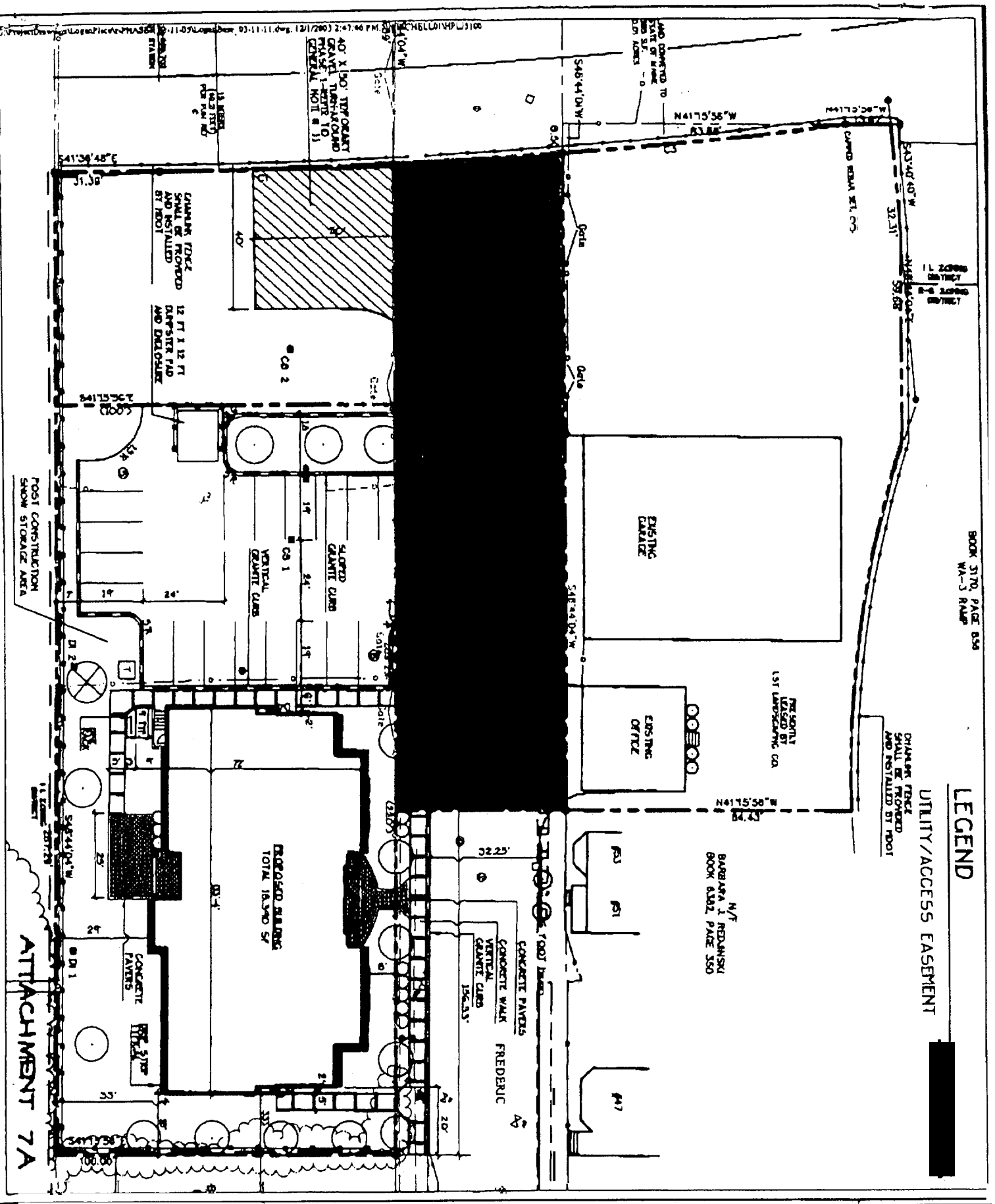
4

Title: LOGAN PLACE ATTACHEMENT 4
EASEMENT EXHIBIT

Date: 09/02/03

Scale: N.T.S.

Mitchell & Associates
Landscape Architects
70 Center Street
Portland, Maine 04101



Mitchell & Associates
Londscape Architects
70 Center Street
Portlond, Moine 04101

Title: LOGAN PUCE–PHASE 1
EASEMENT EXHIBIT

Date: 10/29/03 Scale: N.T.S.

4

State of Maine
Department of Public Safety
Construction Permit

Reviewed for Barrier Free

14705

Sprinkled

Sprinkler Supervised

FORE RIVER APARTMENTS

Located at: FREDERICK ST.

PORTLAND

Occupancy/Use: **APARTMENTS**

Permission is hereby given to;

AVESTA FORE RIVER HOUSING L.P.

307 CUMBERLAND **AVE.**
PORTLAND, **ME 04101**

to construct or alter the afore referenced building according to the plans hitherto filed **with the** Comniisioner and **now** approved.

No departure from application form/plans shall be made without prior **approval** in writing. **This** permit *is* **issued** under the provision of Title 25, Chapter 3**17,** Section **2448 and** the **provisions** of Title **5,** Section **4594 -** F.

Nothing herein **shall** excuse the holder of this permit for failure to comply with local ordinances, **zoning laws,** or other pertinent legal restrictions. **Each permit issued shall** be displayed/available at **the site** of construction.

This permit will expire at midnight on the 3rd of October 2005

Dated the 4th day of April A.D. 2005

Michael P. Cantara

Commissioner

Copy-2 Architect

Comments:

SWS ARCHITECTS

434 CUMBERLAND **AVE.**
PORTLAND, ME **04101**

Fore River Apartments
Portland, Maine

Door Schedule — Interior Door types based on BROSCO designations unless noted otherwise. See spec for accepatible alternate mfrs.
Post Bid Addendum No. 3 - 05-13-2005

Notes:
1. All interior doors (both sides) and inside of exterior doors shall be trimmed at head and jambs w/ Brosco 8710 casing.
2. Trim outside of exterior doors as indicated on exterior elevations/details.
3. Provide concave wall mounted door stops at all doors opening agains an adjacent wall or door. Ives No. 406 1/2 or equal.
4. Provide a door mounted roller bumper at all doors opening against an opposite hand door (1 per pair). Ives No. 471 or equal.
5. Provide floor stops at all doors where wall stops or roller stops are not appropriate. Ives No. 436 or 438.
7. All steel doors as per specification except unit patio doors Therma Tru or equal (T.T.).
8. Wood Doors Based on Brosco or Equal.
9. Provide soldered copper pan flashing below sill at all exterior doors.
10. Provide solid wood blocking at all locations of wall mounted door stops.
11. See Floor Plans for total number of doors.
12. HM = Hollow Metal.
13. NG = Narrow Glass - See drawing A4.3 for door elevation.

No.	Location	W	H	T	Door Material	Door Type	Frame Type	Lock Function	Hardware	Label	Notes
	EXTERIOR DOORS										
	Basement										
003	Mechanical Room	36	80	1 3/4	Insulated Steel	E-2	Steel/PVC Casings	Storeroom 1	Threshold 1, Closer, Kickplate		See door elev.
	First Floor										
108A	Stair # 1	36	80	1 3/4	Insulated Steel	E-2	Steel/PVC Casings	Vestibule 1	Threshold 1, Closer, Kickplate		See door elev.
109A	Stair # 2	36	80	1 3/4	Insulated Steel	E-2	Steel/PVC Casings	Vestibule 1	Threshold 1, Closer, Kickplate		See door elev.
101	Unit # 101	(2) 36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. dwg
102	Unit # 102	(2) 36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev.dwg
103	Unit # 103	(2)36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. Dwg
104	H.C. Unit # 104	(2)36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. Dwg
113	Front Vestibule	36	80	1 3/4	Insulated Steel	E-1	Steel/PVC Casings	Passage 1	Threshold 1, Closer, Kickplate		z
201	Unit # 201	(2) 36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. A4.
202	Unit # 202	(2) 36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. A4.
203	Unit # 203	(2)36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. A4.
204	Unit # 204	(2)36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. A4.
205	Unit # 205	(2) 36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. A4.
206	Unit # 206	(2) 36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. A4.
207	H.C. Unit # 207	(2)36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. A4.
301	Unit # 301	(2)36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. A4.
302	Unit # 302	(2) 36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. A4.
303	Unit # 303	(2) 36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. A4.
304	Unit # 304	(2)36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. A4.
305	Unit # 305	(2)36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. A4.
306	Unit # 306	(2)36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. A4.
307	H.C. Unit # 307	(2)36	80	1 3/4	(T.T.) Steel Hinged Patio Door	E-3	Solid WD Jamb/ PVC Casing	Lockset 2	Threshold 1		1 Fixed panel; See door elev. A4.
	INTERIOR DOORS										
	Basement										
001	Elev Machine Rm	36	80	1 3/4	Solid Core Wood	Windsor	Steel/WD Casings	Storeroom 1	Closer, Kickplate	1 Hr.	
002	Project Storage	36	80	1 3/4	Solid Core Wood	Windsor	Steel/WD Casings	Storeroom 1	Kickplate		

Fore River Apartments
Portland, Maine

Door Schedule
Post Bid Addendum No. 3 - 05-13-2005

Interior Door types based on BROSCO designations unless noted otherwise. See spec for accepatible alternate mfrs.

Notes:
1. All interior doors (both sides) and inside of exterior doors shall be trimmed at head and jambs w/ Brosco 8710 casing.
2. Trim outside of exterior doors as indicated on exterior elevations/details.
3. Provide concave wall mounted door stops at all doors opening agains an adjacent wall or door. Ives No. 406 1/2 or equal.
4. Provide a door mounted roller bumper at all doors opening against an opposite hand door (1 per pair). Ives No. 471 or equal.
5. Provide floor stops at all doors where wall stops or roller stops are not appropriate. Ives No. 436 or 438.
7. All steel doors as per specification except unit patio doors Therma Tru or equal (T.T.).
8. Wood Doors Based on Brosco or Equal.
9. Provide soldered copper pan flashing below sill at all exterior doors.
10. Provide solid wood blocking at all locations of wall mounted door stops.
11. See Floor Plans for total number of doors.
12. HM = Hollow Metal.
13. NG = Narrow Glass - See drawing A4.3 for door elevation.

No.	Location	W	H	T	Door Material	Door Type	Frame Type	Lock Function	Hardware	Label	Notes
	First Floor										
107	Laundry Room	36	80	1 3/4	Solid Core Wood	FG-2	Steel/WD Casings	Passage 1	Closer, Kickplate	**20 Min.**	**(2) 24" sidelites; Wired Glass- See door elev. A4.3**
108B	Stair # 1	36	80	1 3/4	Steel	NG	Steel/WD Casings	Passage 1	Closer, Kickplate	1 Hr.	See door elev.
109B	Stair # 2	36	80	1 3/4	Steel	NG	Steel/WD Casings	Passage 1	Closer, Kickplate	1 Hr.	See door elev.
111	Community/Meeting Rm	36	80	1 3/4	Solid Core Wood	FG-2	Steel/WD Casings	Class Room	Closer, Kickplate		(2) 24" sidelites; See door elev. A4
112	Storage closet	(2) 24	80	1 3/8	Solid Core Wood	Windsor	Steel/WD Casings	Storeroom 1	Surface Bolts		
114	Lobby	36	80	1 3/4	Solid Core Wood	FG-1	Steel/WD Casings	Vestibule 1	Closer, Kickplate, electric strike	**20 Min.**	**(1) 20" sidelite; Wired glass - See door elev. A4.3**
117	Jan. Closet	36	80	1 3/4	Solid Core Wood	Windsor	Steel/WD Casings	Storeroom 1	Closer, Kickplate	**20 Min.**	
	Second Floor										
208	Stair # 1	36	80	1 3/4	Steel	NG	Steel/WD Casings	Passage 1	Closer, Kickplate	1 Hr.	See door elev. Dwg A4.3
209	Stair # 2	36	80	1 3/4	Steel	NG	Steel/WD Casings	Passage 1	Closer, Kickplate	1 Hr.	See door elev. Dwg A4.3
	Third Floor										
308	Stair # 1	36	80	1 3/4	Steel	NG	Steel/WD Casings	Passage 1	Closer, Kickplate	1 Hr.	See door elev. Dwg A4.3
309	Stair # 2	36	80	1 3/4	Steel	NG	Steel/WD Casings	Passage 1	Closer, Kickplate	1 Hr.	See door elev. Dwg A4.3
	Attic Floor										
400A	Mechanical Room	36	80	1 3/4	Insulated Steel	Flush	Steel/WD Casings	Storeroom 1	Closer		
400B	Mechanical Room	36	80	1 3/4	Insulated Steel	Flush	Steel/WD Casings	Storeroom 1	Closer		
	Building Unit Type "A", "H.C. - C", And "D"										
01	Unit Entry	36	80	1 3/4	Fiberglass Door	Windsor	Steel/WD Casings	Lockset 2	Kickplate, Spring Hinges, One Way Viewe	20 Min.	
03	Coat Closet	30	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Passage 2			
04	Pantry	24	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Passage 2			
05	Bathroom	36	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Privacy 2			
06	Bedroom	36	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Privacy 2			
07	Closet	(2) 24	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Dummy Trim			Provide magnetic door latches
08	Master Bedroom	36	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Privacy 2			
09	Closet	(2) 24	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Dummy Trim			Provide magnetic door latches
10	Linen	18	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Passage 2			
	Building Unit Type "B"										
01	Unit Entry	36	80	1 3/4	Fiberglass Door	Windsor	Steel/WD Casings	Lockset 2	Kickplate, Spring Hinges, One Way Viewe	20 Min.	

Fore River Apartments
Portland, Maine

Door Schedule
Post Bid Addendum No. 3 - 05-13-2005

Interior Door types based on BROSCO designations unless noted otherwise. See spec for accepatible alternate mfrs.

Notes:

1. All interior doors (both sides) and inside of exterior doors shall be trimmed at head and jambs w/ Brosco 8710 casing.
2. Trim outside of exterior doors as indicated on exterior elevations/details.
3. Provide concave wall mounted door stops at all doors opening agains an adjacent wall or door. Ives No. 406 1/2 or equal.
4. Provide a door mounted roller bumper at all doors opening against an opposite hand door (1 per pair). Ives No. 471 or equal.
5. Provide floor stops at all doors where wall stops or roller stops are not appropriate. Ives No. 436 or 438.
7. All steel doors as per specification except unit patio doors Therma Tru or equal (T.T.).
8. Wood Doors Based on Brosco or Equal.
9. Provide soldered copper pan flashing below sill at all exterior doors.
10. Provide solid wood blocking at all locations of wall mounted door stops.
11. See Floor Plans for total number of doors.
12. HM = Hollow Metal.
13. NG = Narrow Glass - See drawing A4.3 for door elevation.

No.	Location	W	H	T	Door Material	Door Type	Frame Type	Lock Function	Hardware	Label	Notes
03	Coat Closet	30	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Passage 2			
05	Bathroom	36	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Privacy 2			
08	Bedroom	36	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Privacy 2			Provide magnetic door latches
09	Closet	(2) 24	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Dummy Trim			
10	Linen	18	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Passage 2			
	Building Unit Type "H.C. - E"										
01	Unit Entry	36	80	1 3/4	Fiberglass Door	Windsor	Steel/WD Casings	Lockset 2	Kickplate, Spring Hinges, One Way Viewe	20 Min.	
03	Coat Closet	24	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Passage 2			
04	Pantry	24	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Passage 2			
05	Bathroom	36	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Privacy 2			
06	Bedroom	36	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Privacy 2			Provide magnetic door latches
07	Closet	(2) 24	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Dummy Trim			
		30	80	1 3/8	Hollow Core Door	Windsor	Split Jamb Wood	Passage 2			

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

Benedict B. Walter, Vice President

434 Cumberland Avenue
Portland ME 04101-2325

Phone: 207.774.4441
Fax: 207.774.4016
E-mail: BWalter@CWSarch.com

May 13,2005

Mike Nugent
Inspection Services Manager
City of Portland
389 Congress Street
Portland, ME 04101

Re: IBC 2003 Review
Fore River Apartments
Portland, Maine

Dear Mike,

In response to your comments in your MEMO of May 12,2005, I offer the following:

1. See M1.1 for the extent of the mechanical ventilation system of the crawl space.
2. Fire Separation Distances: The site is adjacent to public ways or open spaces on all sides beyond the requirements of IBC.
3. Attached Post Bid Addendum 03 adds STC ratings to the floor and wall types required. The use of the work "similar" when referring to UL Fire Ratings indicates that they meet the minimum requirements of the listed UL rating but in many cases the assemblies exceed the construction component requirements of the assemblies.
4. There are no rated chases. All fire ratings are proposed at floor/ceiling assemblies via fire dampers. See M1.1, M1.2, M1.3, M1.4 for locations.
5. We are investigating the smoke test issue with the elevator manufacturer and door suppliers.
6. We have modified the drawings as per attached Addendum 03 – Post Bid.

Please call if you have further questions.

Very truly yours,

CURTIS WALTER STEWART ARCHITECTS

Benedict B. Walter, Architect
Vice President

cc: John Ryan, Wright-Ryan Construction

attachment: Code Review dated December 21,2005

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

ACCESSIBILITY CERTIFICATE

Designer: Ben Walter - CWS Architects.

Address of Project: 63 Frederick St.

Nature of Project: Fore River Apartments

20 unit, 2 story multi-family housing

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

(SEAL)

REGISTERED ARCHITECT
BENEDICT B. WALTER
NO. 1947
STATE OF MAINE

Signature:

Title: Vice-president

Firm: CWS Architects

Address: 434 Cumberland.Ave.
'Portland, ME 04101

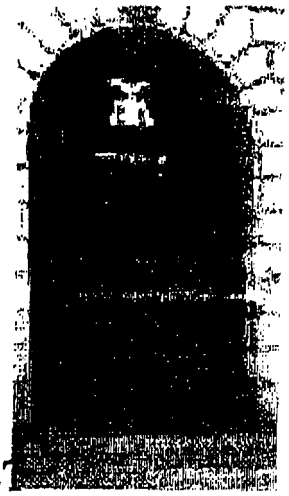
Phone: 207.774-4441

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

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, **Maine** 04101

Telephone: **207-874-8703** or **207-874-8693**
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION **COVER SHEET**

TO: BEN WALTER	FROM: MIKE NUGENT
FAX **NUMBER:** 7744016	NUMBER **OF PAGES, WITH** COVER: 2
TELEPHONE:	**RE:**
DATE:	

Comments:

THIS IS A NEWER FORM THAT TIES FAIR HOUSING IN W/ ADA ETC

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 13 2005
RECEIVED

Visit us on the web! http://wOw,portlandmaine.gov

GP Gorrill-Palmer Consulting Engineers, Inc
Traffic and Civil Engineering Services

P O *Box 1237*
15 Shaker Rd.
Gray, ME 04039

207-657-6910
FAX: *207-657-6912*
E-Mail:mailbox@gorrillpalmer.com

December 20,2004

Ms. Barbara Barhydt
City of Portland Planning Department
389 Congress Street
Portland, ME 04101

RE: Logan Place
Revised Pedestrian Crossing Plan

Dear Barbara:

Gorrill-Palmer Consulting Engineers, Inc. is pleased to provide the attached revised plan for the Congress Street and Park Avenue pedestrian crossings associated with the Logan Place project. Revisions were made based on our understanding of the Portland Crosswalk Committee's recommendations on December 9,2004. Our understanding is as follows:

Congress Street Crossing:

- Provide an overhead installation mounted on span wires.
- The overhead pedestrian crossing symbol sign shall be the standard fluorescent yellow-green.
- The previously proposed overhead LED pedestrian sign shall be mounted on the westerly span wire support pole to provide visibility to Congress Street traffic approaching on the curve.
- Provide pedestrian crossing advance warning fluorescent yellow-green sign on each side of Congress Street.

Park *Avenue* Crossing:

- Provide two standard fluorescent yellow-green pedestrian signs on the existing span wire that holds the lane use sign.
- Provide pedestrian ramps on each side of Park Avenue.
- The Committee will revisit this crossing after occupancy of the facility to determine if additional measures are required.

Winter weather will prevent installation of the crosswalk markings on the roadways, Therefore, the Committee recognized that the installations cannot be completed until next spring. The applicant shall proceed to install the support structures and electrical service for the Congress Street assembly and complete both installations by May 15,2005.

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to provide these revised plans and looks forward to your review the plan. Should you have any questions or require any additional information, please feel free to contact me.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

Peter A. Hedrich, P.E., PTOE
Vice President of Transportation

Enclosure

CC: Tom Errico, Wilbur-Smith Associates
Jay Waterman
John Mitchell **(4** Copies of Plan)

PAH/rmg/JN729.01/Barhydt12-16-04

CITY OF PORTLAND, MAINE
PLANNING BOARD

January 26,2005

Mr. Jay Waterman
Avesta Fore River Housing L.P
307 Cumberland Avenue
Portland. Maine 04101

RE: Fore River Apartments, 63 Frederic Street
CBL: **Chart 67, Block K, lot 19**

Dear Mr. Waterman:

On January 25, 2005 the Portland Planning Board voted unanimously (5-0) (Anton and Silk recused) on the following two motions:

2. That the Fore River Apartments subdivision plat is in conformance with the Subdivision Review Ordinance of the City Land Use Code; and

3. That the Fore River Apartments site plan is in conformance with the Site Plan Standards of the land use code subject to the following condition:

    a. That a conditional occupancy permit may be granted for Logan Place, Phase I, subject to the condition that the proposed crosswalk installations for Congress Street in and Park Avenue shall be installed by May 15, 2005.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board Report # 2-05, which is attached.

Please note the following provisions and requirements for all subdivision approvals:

1. 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 CADD.DXF files with the final plans.

2. **A** performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount 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.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a preconstruction 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 preconstruction meeting.

5. 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.)

6. 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.

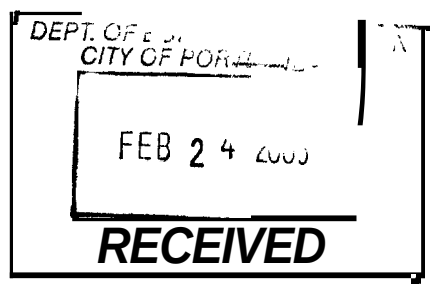
If there are any questions regarding the Board's actions, please contact Barbara Barhydt at 874-8699.

Sincerely,

Leslie Lowry III, Chair
Portland Planning Board

Attachments:
1. Cost Estimate Form for Performance Guarantee
2. Sample form for Performance Guarantee – Letter of Credit

Barbara Barhydt, Senior Planner
Jay Reynolds, Development Review Coordinator
Jim Seymour, Development Review Engineer
Marge Schmuckal, Zoning Administrator
Gayle Guertin, Inspections
Michael Bobinsky, Public Works Director
Tom Errico, Consulting Traffic Engineer
Luci Cote, Traffic Division



contract Zone

MITCHELL & ASSOC
LANDSCAPE ARCHITE(Merge

December 20,2004

Final set - Public hearing on 1/18/05

Ms. Barbara Barhydt, Senior Planner
and Planning Board Members
Planning Division
389 Congress Street
Portland, Maine 04101

RE: Response to Staff Review
Fore River Apartments
63 Frederic Street, Portland

Barbara

C69 K 019

Dear Barbara and Board Members:

This letter and enclosures are to inform you of minor revisions made to the drawings **as** well as responding to the latest review comments made by Jim Seymour, regarding Fore River Apartments:

1. Site Plan / Architecture

a. **Exterior Stairwell, Chimney and Air Intake Grate.** The previous set of plans showed a bulkhead on the southwest side of the proposed building for access into the basement. The current set of plans has been revised to eliminate the bulkhead and instead, shows a stairwell for access into the basement. Also, a chimney and an air intake grate to allow for air exchange with the boiler has been added.

2. Grading and Drainage

a. **Maintenance Plan.** Refer to the attached Maintenance Plan from Vortechnics.

b. **Engineer's Stamp.** The Vortechs model 3000 detail will be stamped and signed by Les Berry of BH2M Engineers.

DEPT. OF BUILDING INSPE
CITY OF PORTLAND, ME
DEC 22
RECEIV

THE STAPLES SCHOOL
70 CENTER STREET
PORTLAND, MAINE 04101

Telephone (207) 774-4427
Fax (207) 874-2460
Website www.mitchellassociates.biz

c. **Spot Grade at Building Front.** Due to the building's site layout, the primary entrance and exit stairs open directly onto the public sidewalk. The **ADA** and Federal Fair Housing Act require that these three entrances be handicapped accessible and thus, the grading for the sidewalk adjacent to the building's front façade is appropriate and meets the accessibility requirements and cannot be lowered.

d. **Snow Storage Underdrain.** The plans have been revised to show a field inlet that is connected to the private stormwater system.

e. **Vortechs 3000 Rim Elevations.** The plans have been revised to show a consistent rim elevation on the Vortechs unit.

Submission

This submission includes the following information:

1. Vortechs Model 3000 Detail
2. Revised Plan Set

We trust that the above responses and attached plans and documentation addresses the **staffs** comments. Should you have any questions or require any additional information, please do not hesitate to call.

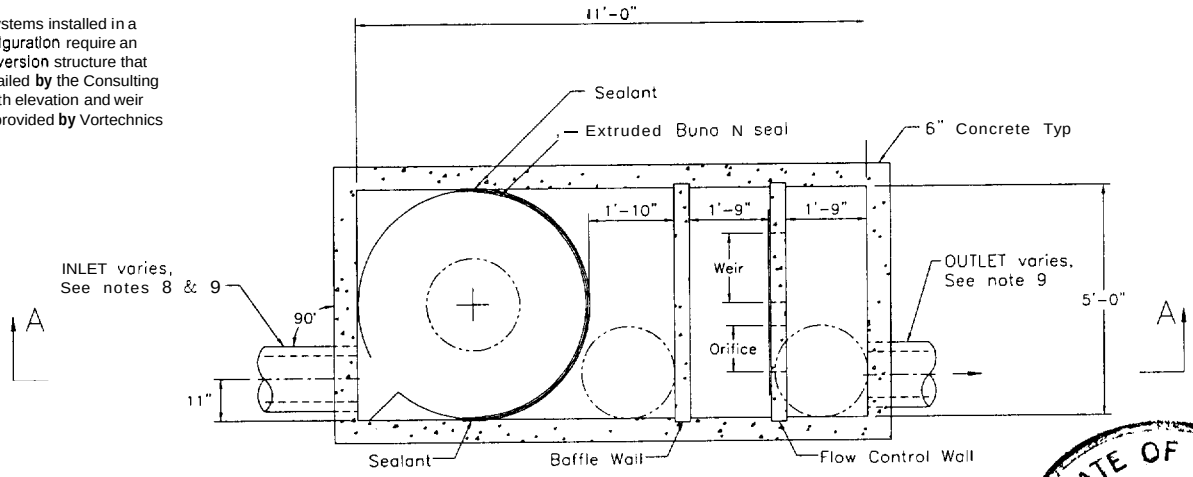
Sincerely,
Mitchell & Associates

John D. Mitchell

Enclosure

cc: Jay Waterman
Ben Walter

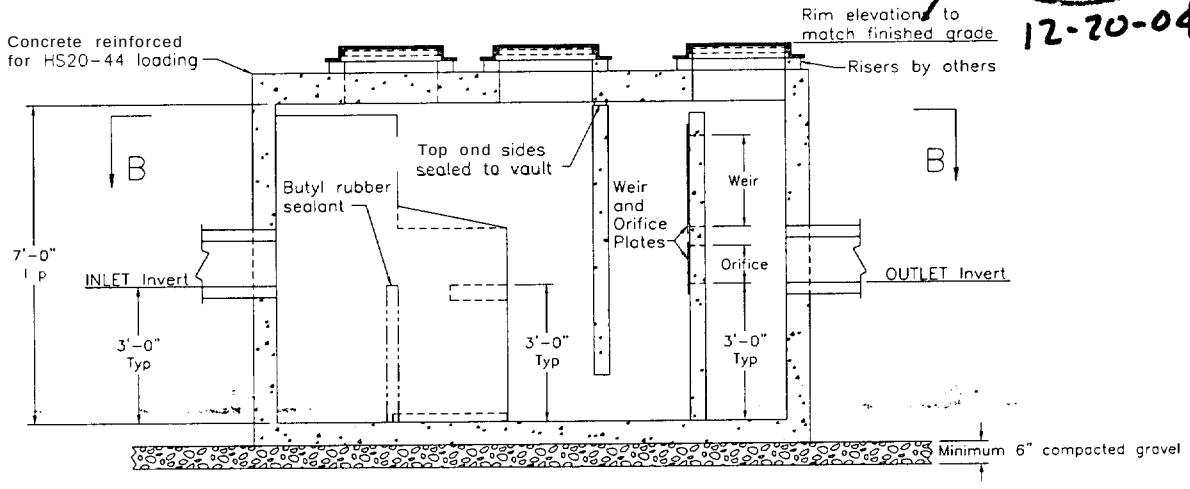
NOTE:
Vortechs Systems installed in a bypass configuration require an upstream diversion structure that shall be detailed by the Consulting Engineer with elevation and weir width data provided by Vortechnics



PLAN VIEW B – B

1. Stormwater Treatment System (SWTS) shall have:
   Peak treatment capacity: 4.5 cfs
   Sediment storage: 1.75 cu yd
   Sediment chamber dia: 5.0' min
2. SWTS shall remove 80% of the net annual TSS loading based on a 50 micron size partide

STATE OF MAINE
LESTER S. BERRY, JR. 3341
REGISTERED PROFESSIONAL ENGINEER
12-20-04



SECTION A – A

NOTES:
1. Stormwater Treatment System (SWTS) shall have:
   Peak treatment capacity: 4.5 cfs
   Sediment storage: 1.75 cu yd
   Sediment chamber dia: 5.0' min
2. S W S shall be contained in one rectangular structure
3. SWTS shall remove 80% of the net annual TSS loading based on a 50 micron size partide
4. SWTS shall retain floatables and trapped sediment up to and inciuding peak treatment capacity
5. SWTS inverts in and out shall be at the same elevation
6. SWTS shall not be compromised by effects of downstream tailwater
7. SWTS shall have no internal components that obstruct maintenance access
8. Inlet pipe must be perpendicular to the structure
9. Pipe orientation may vary; see site plan for size and location
10. Purchaser shall not be responsible for assembly of unit
11. Manhole frames and perforated covers supplied with system. not installed
12. Purchaser to prepare excavation and provide crane for off-loading & setting at time of delivery
13. Contact Vortechnics @ (207) 885-9830 for ordering information

Vortechnics
A CONTECH Company
200 Enterprise Drive
Scarborough, ME 04074
Tel 207-8859830
Fax 207-885-9825

STANDARD DETAIL
STORMWATER TREATMENT SYSTEM
VORTECHS® MODEL 3000

U S PATENT No 5.759 415

PROPRIETARY INFORMATION - NOT TO BE USED FOR CONSTRUCTION PURPOSES

DATE	04/16/02	SCALE	1/4" = 1'-0"	FILE NAME	STD3K	DRAWN BY	NAS	CHECKED BY	NDG

Vortechs® Stormwater Treatment System

TECHNICAL DESIGN MANUAL

INCLUDING:

- DESIGN & OPERATION
- MAINTENANCE
- LABORATORY & FIELD TESTING DATA

DESIGN AND OPERATION

Basic Operation

The Vortechs® Stormwater Treatment System is a hydrodynamic separator designed to enhance gravitational separation of floating and settling materials from stormwater flows. Stormwater flows enter the unit tangentially to the grit chamber, which promotes a gentle swirling motion. As polluted water circles within the grit chamber, pollutants migrate toward the center of the unit where velocities are the lowest. The majority of settlable solids are left behind as stormwater exits the grit chamber through two apertures on the perimeter of the chamber. Next, buoyant debris and oil and grease are separated from water flowing under the baffle wall due to their relatively low specific gravity. As stormwater exits the System through the flow control wall and ultimately through the outlet pipe, it is relatively free of floating and settling pollutants.

Over time a conical pile tends to accumulate in the center of the unit containing sediment and associated metals, nutrients, hydrocarbons and other pollutants. Floating debris and oil and grease form a floating layer trapped in front of the baffle wall. Accumulation *of* these pollutants can easily be assessed through access manholes over each chamber. Maintenance is typically performed through the manhole over the grit chamber.

Design Process

Each Vortechs® System is custom designed based on:

- Site size
- Site runoff coefficient
- Regional precipitation intensity distribution
- Anticipated pollutant characteristics

These factors are incorporated into the Rational Rainfall Method™, developed by Vortechnics, Inc. to estimate net annual pollutant removal efficiency.

The Rational Rainfall Method™

Differences in local climate, topography and scale make every site hydraulically unique. It is important to take these factors into consideration when estimating the long-term performance of any stormwater treatment system. To estimate efficiencies as accurately as possible, Vortechnics has developed the Rational Rainfall Method™ which combines site-specific information with laboratory generated performance data (Technical Bulletin No. 1), and local historical precipitation records.

Short duration rain gauge records from across the United States and Canada were analyzed by Vortechnics *to* determine the percent of the total annual rainfall that fell at a range of intensities. US stations' depths were totaled every 15 minutes or hourly and recorded in 0.01-inch increments. Depths were recorded hourly with 1 mm resolution at Canadian stations. One trend was consistent at all sites; the vast majority of precipitation fell at low intensities and high intensity storms contributed relatively little to the total annual depth.

These intensities, along with the total drainage area and runoff coefficient fur each specific site, are translated into flow rates using the Rational Method. Since most sites are relatively small and highly impervious, the rational method is appropriate. Based on the flow rates calculated far each intensity, an operating rate within a proposed Vortechs® System is determined. Finally, a removal efficiency is selected for each operating rate based on anticipated pollutant characteristics and on full scale laboratory tests. The relative removal efficiency at each operating rate is added to produce a net annual pollutant removal efficiency estimate.

Vortechnics typically selects the System that will provide an 80% annual TSS load reduction based on laboratory generated performance curves for SO-micron sediment particles, however the Rational Rainfall Method™ can accommodate other removal efficiency or particle size targets. It can also be used to estimate annual hydrocarbon load reductions.

Once a System size is established, the internal elements of the System will be designed based on information provided by the site engineer. Flow control sizes and shapes, sump depth, spill storage capacity, sediment storage volume and inlet and outlet orientation are determined for each System. In addition, bypass weir calculations are made for off-line Systems.

Flow Control Calculations

The Orifice

The lower flow control or "orifice" is typically sized to submerge the inlet pipe when the Vortechs® System is operating at 20% of its' treatment capacity. The orifice is typically a Cippoletti shaped aperture defined by its flat crest and sides which incline outwardly at a slope of 1 horizontal to 4 vertical.

Flow through orifice $= Q_{orf} = C_d * A * (2gh)^{0.5}$

Where C_d = Orifice contraction coefficient = 0.56 (based on Vortechnics laboratory testing)
A = Orifice flow area, ft^2 (calculated by Vortechnics technical staff)
h = Design head, ft (equal to the inlet pipe diameter)

The minimum orifice crest length is 3-inches and the minimum orifice height is 4-inches. If flow must be restricted beyond what can be provided by this size aperture, a Fluidic-Amp™ hydro-brake flow control will be used. The hydro-brake allows the minimum flow constriction to remain at 3 inches or greater while further reducing flow due to its unique throttling action.

The Weir

The hiqh flow control or "weir" is sized to pass the peak System capacity minus the peak orifice flow when the water surface elevation is at the top of the weir. This flow control is also a Cippoletti type weir.

The weir flow control is sized by solving for the crest length and head in the following equation:

Flow through weir $= Q_{weir} = C_d * L * (h)^{1.5}$

Where C_d = Cippoletti Weir coefficient = 3.37 (based on Vortechnics laboratory testing)
h = Available head, ft (height of weir)
L = Design weir crest length, ft (calculated by Vortechnics technical staff)

Bypass Calculations

In some cases, pollutant removal goals can be met without treating peak flow rates and it is most feasible to use a smaller Vortechs® System configured with an external bypass. In such cases, a bypass design is recommended by Vortechnics for each off-line System. To calculate the bypass capacity, first subtract the System's treatment capacity from the peak conveyance capacity of the collection system (minimum of 10 year recurrence interval). The result is the flow rate that must be bypassed to avoid surcharging the Vortechs® System. Then use the following arrangement of the Francis formula to calculate the depth of flow over the bypass weir.

Flow over bypass weir $= H = (Q_{bypass} / (C_d * L))^{2/3}$

Where C_d = Discharge Coefficient = 3.3 for rectangular weir
H = Depth of flow over bypass weir crest, ft
L = Length of bypass weir crest, ft

The bypass weir crest elevation is then calculated to be the elevation at the top of the Cippoletti weir minus the depth of flow.

Hydraulic Capacity

In the event that the peak design flow from the site is exceeded, it is important that the Vortechs® System is not a constriction to runoff leaving the site. Therefore, each System is designed with enough hydraulic capacity to pass the 100-year flow rate. It is important to note that at operating rates above 100 gpm/ft^2 of the grit chamber area (peak *treatment* capacity), captured pollutants may be lost.

When the System is operating at peak *hydraulic* capacity, water will be flowing through the gap over the top of the flow control wall as well as the orifice and the weir.

MAINTENANCE

The Vortechs® System should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the System collects pollutants will depend more heavily on site activities than the size of the unit, e g , unstable soils or heavy winter sanding will cause the grit chamber to fill more quickly but regular sweeping will slow accumulation.

Inspection

Inspection is the key to effective maintenance and is easily performed. Vortechnics recommends ongoing quarterly inspections of the accumulated sediment. Pollutant deposition and transport may vary from year to year and quarterly inspections will help insure that Systems are cleaned out at the appropriate time. Inspections should be performed more often in the winter months in climates where sanding operations may lead to rapid accumulations, or in equipment washdown areas. It is very useful to keep a record of each inspection. A simple form for doing so is provided.

The Vortechs® System should be cleaned when inspection reveals that the sediment depth has accumulated to within six inches of the dry-weather water surface elevation. This determination can be made by taking 2 measurements with a stadia rod or similar measuring device; one measurement from the manhole opening to the top of the sediment pile and the other from the manhole opening to the water surface. The System should be cleaned out if the difference between the two measurements is six inches or less. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile.

Cleaning

Maintaining the Vortechs® System is easiest when there is no flow entering the System. For this reason, it is a good idea to schedule the cleanout during dry weather. Cleanout of the Vortechs® System with a vacuum truck is generally the most effective and convenient method of excavating pollutants from the System. If such a truck is not available, a "clamshell" grab may be used, but it is difficult to remove all accumulated pollutants with such devices.

In Vortechs® installations where the risk of large petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, an oil or gasoline spill should be cleaned out immediately. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use adsorbent pads since they are usually cheaper to dispose of than the oil water

emulsion that may be created by vacuuming the oily layer. Trash can be netted out if you wish to separate it from the other pollutants.

Accumulated sediment is typically evacuated through the manhole over the grit chamber. Simply remove the cover and insert the vacuum hose into the grit chamber. As water is evacuated, the water level outside of the grit chamber will drop to the same level as the crest of the lower aperture of the grit chamber. It will not drop below this level due to the fact that the bottom and sides of the grit chamber are sealed to the tank floor and walls. This "Water Lock" feature prevents water from migrating into the grit chamber, exposing the bottom of the baffle wall. Floating pollutants will decant into the grit chamber as the water level there is drawn down. This allows most floating material to be withdrawn from the same access point above the grit chamber.

If maintenance is not performed as recommended, sediment may accumulate outside the grit chamber. If this is the case, it may be necessary to pump out all chambers. It is a good idea to check for accumulation in all chambers during each maintenance event to prevent sediment build up there.

Manhole covers should be securely seated following cleaning activities, to ensure that surface runoff does not leak into the unit from above.

INSPECTION & MAINTENANCE LOG

Model:			Location:		
Date	**Water Depth to Sediment[1]**	**Floatable Layer Thickness [2]**	**Maintenance Performed**	**Maintenance Personnel**	Comments

1. The water depth to sediment is determined by taking two measurements with a stadia rod: one measurement from the manhole opening to the top of the sediment pile and the other from the manhole ooening to the water surface. When the difference between the two measurements is six inches or less, the System should be cleaned out.

2. For optimum performance, the System should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of a spill, the System should be cleaned immediately.

From: Marge Schmuckal
To: Mike Nugent
Date: Wed, Apr 27,2005 12:26 PM
Subject: Frederick St #04-0576

Mike,
while trying to track down my phase I zoning sheet on this Logan Place project - I noticed that the approved permit has not be copied into the " G drive. And I was not able to find the actual permit. Gayle has organized the large plans in Sam's old area, but I do not know where the permit and attachments are located. They haven't been CDed yet.
Marge

CITY OF PORTLAND, MAINE
PLANNING BOARD

Mr. Jay Waterman
Avesta Fore River Housing L.P.
307 Cumberland Avenue
Portland, Maine 04101

January 26,2005

RE: Fore River Apartments, 63 Frederic Street
CBL: Chart 67, Block K, lot 19

Dear Mr. Waterman:

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    a. That a conditional occupancy permit may be granted for Logan Place, Phase I, subject to the condition that the proposed crosswalk installations for Congress Street in and Park Avenue shall be installed by May 15, 2005.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board Report # 2-05, which is attached.

Please note the following provisions and requirements for all subdivision approvals:

1. 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 CADD.DXF files with the final plans.

2. **A** performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount 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.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Works 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 preconstruction meeting.

5. 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.)

6. 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 Boards actions, please contact Barbara Barhydt at 874-8699.

Sincerely,

Leslie Lowry III, Chair
Portland Planning Board

Attachments:
1. Cost Estimate Form for Performance Guarantee
2. Sample form for Performance Guarantee – Letter of Credit

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Barbara Barhydt, Senior Planner
Jay Reynolds, Development Review Coordinator
Jim Seymour, Development Review Engineer
Marge Schmuckal, Zoning Administrator
Gayle Guertin, Inspections
Michael Bobinsky, Public Works Director
Tom Errico, Consulting Traffic Engineer
Luci Cote, Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Rick Blackburn, Assessor's Office
Approval Letter File
John Mitchell, Mitchell and Associates, 70 Center Street, Portland, **ME** 04101
Ben Walter, CWS Architects, 434 Cumberland Avenue, Portland, **ME** 04101

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

2004-0220
Application I. D. Number

1012612004
Application Date

Avesta Fore River Housing
Applicant

307 Cumberland Avenue, Portland, ME 04101
Applicant's Mailing Address

Fore River Apartments
Project Name/Description

Consultant/Agent

63 - 63 Frederic St, Portland, Maine
Address of Proposed Site

Applicant Ph: (207)553-7777 **Applicant Fax: (207)553-7778**
Applicant or Agent Daytime Telephone, Fax

067 K019001
Assessor's Reference: Chart-Block-Lot

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

6,992s.f.
Prooosed Building square Feet or # of Units

Acreage of Site

Contract
Zoning

Check Review Required:

☑ Site Plan (major/minor)
☑ Subdivision #Of lots **20**
☐ PAD Review
☐ **14-403** Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Pla **$500.00** Subdivision Engineer Review Date **1012712004**

Zoning Approval Status:

Reviewer Marge S.

☐ **Approved**
☐ **Approved w/Conditions** ***See*** Attached
☐ **Denied**

Approval Date Approval Expiration Extension to ☐ Additional Sheets Attached

☐ Condition Compliance signature date

Performance Guarantee ☐ **Required'** ☐ **Not Required**

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

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