

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0316	Issue Date: MAY 01 2003	CBL: 436 A009001
-----------------------	-----------------------------------	---------------------

Location of Construction: Yale Court PRUD	Owner Name: Wescott & Payson II	Owner Address: 240 Harvard St CITY OF PORTLAND	Phone: 207-787-4380
Business Name:	Contractor Name: Ledgewood Inc.	Contractor Address: PO Box 8107 Portland	Phone: 2074157992
Lessee/Buyer's Name:	Phone:	Permit Type: Multi Family	Zone: R-3 PRUD

Past Use: Vacant Land	Proposed Use: 30 unit PRUD: 8 residential townhouse buildings plus one Community Building.	Permit Fee: \$14,086.00	Cost of Work: \$2,008,063.00	CEO District: 3	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5A 4/30/03		

Proposed Project Description: 30 unit PRUD: 8 residential townhouse buildings plus one Community Building.	Signature: <i>[Signature]</i>
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: kwd	Date Applied For: 04/11/2003	Zoning Approval
-------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> 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 NA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 7 Zone X <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2002-0121 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: OK with conditions 5/11/03	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 <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Signature]
---	---	---	---

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.

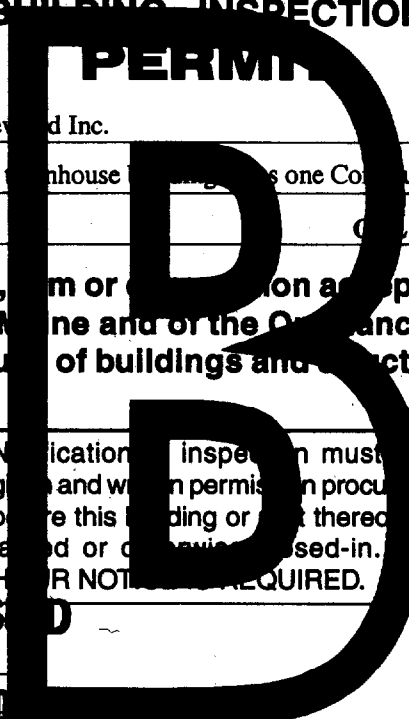
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 030316

Please Read
Application And
Notes, If Any,
Attached



This is to certify that Wescott & Payson Ii /Ledge Inc.
has permission to 30 unit PRUD: 8 residential townhouse one Community Building.
AT Yale Court PRUD 436 A009001

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 work in progress must be reported before this building or part thereof is occupied or otherwise used-in. HOUR NOTICES REQUIRED.

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

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. MAY 01 2003
Appeal Board _____
Other _____

4/30/03
[Signature]
Director - Building & Inspection Services

Department Name **CITY OF PORTLAND**

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0316	Date Applied For: 04/11/2003	CBL: 436 A009001
------------------------------	--	----------------------------

Location of Construction: Yale Court PRUD	Owner Name: Wescott & Payson II	Owner Address: 240 Harvard St	Phone: 207-787-4380
Business Name:	Contractor Name: Ledgewood Inc.	Contractor Address: PO Box 8107 Portland	Phone: (207) 415-7992
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: 30 unit PRUD: 8 residential townhouse buildings plus one Community Building.	Proposed Project Description: 30 unit PRUD: 8 residential townhouse buildings plus one Community Building.
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/14/2003

Note: **Ok to Issue:**

- 1) This permit ONLY refers to the Yale Court Planned Residential Unit Development (PRUD). Separate building applications and reviews shall be required for the 10-lot subdivision called University Park.
- 2) Separate permits shall be required for any new signage.
- 3) 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 **Reviewer:** Mike Nugent **Approval Date:** 05/01/2003

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. McDougall **Approval Date:** 04/15/2003

Note: **Ok to Issue:**

- 1) the fire alarm system shall be installed in accordance with NFPA 72 and tested in accordance with NFPA 72 with the results submitted to the Portland Fire Department
- 2) before blasting the blasting contractor shall receive a permit from the Portland Fire Department
- 3) the padlock on the emergency gate shall have knox padlock
- 4) the hydts shall be installed in accordance with Portland Water District specs

Comments:

04/30/2003-mjn: HOLD FOR PLANNING FINAL APPROVAL.

04/29/2003-gg: Received pdf file and review comment responses. /gg

facsimile transmittal

To: Ben Walter From: Mike Nugent
Fax: 774-4016 Date: April 16, 2003
Phone: 774-4441 Pages: 1
Re: Yale Court

Urgent For Review Please Comment Please Reply Please Recycle

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

- 1) Please provide info regarding A307 anchor bolts.
- 2) Is the floor sheathing less than 3/4" and if so that is in conflict with Table 2307.3.3 (1999 BOCA) when you have 24" truss spacing.
- 3) Need Window schedule with Egress windows identified w/ sash dimensions.
- 4) Safety glazing is required in bathrooms when the window is within three feet of the edge of the tub.
- 5) Please provide specific info on the fire access attic panels/enclosures.
- 6) What is the second floor ceiling sheathing and if it's intended to be the fire separation assembly what of light s and other penetrations?
- 7) Page A6-1 what are the STC ratings and what is the difference in the first and second floors in figure "B".
- 8) Please provide specific details of the attic separation assembly in figure "B" with intended fire rating.
- 9) Does the aggregate area of the floor/ceiling assembly exceed 550 sq.ft? (fire stopping threshold)
- 10) If the grading is such that there is 15 1/4 or greater vertical distance to the entries, #6" guards with openings less than 4 inches will be required.
- 11) The TWO 2"x 8" carriers for 6 foot spans with a single jack stud as shown on page S1.1 do not meet design requirements shown on table R502.5(2) on page 84 of the IRC.
- 12) The scale on page A6.2 seems to be incorrect and causes difficulty in establishing compliance for the stairway.
- 13) Please provide fire penetration commentary that addresses lighting fixtures, electrical outlets, pipes, HVAC etc.

C W S A r c h i t e c t s

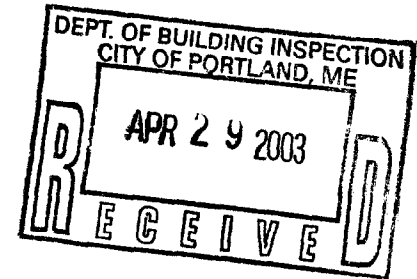
434 Cumberland Avenue
Portland ME 04101-2325

Phone: 207.774.4441
Fax: 207.774.4016

MEMORANDUM

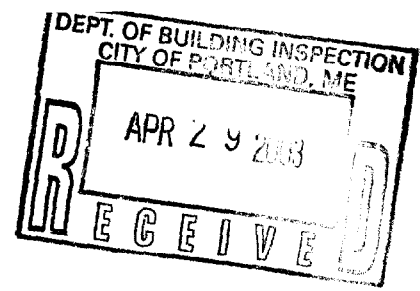
Date: 4-17-2003

To: Mike Nugent
From: Ben Walter CBL: 436 A009
Regarding: Yale Court Apartments 03 0316
Subject: Review Comment Responses



The following are responses to your comments of 4-16-2003:

1. The anchor bolts are 3/4" x 12" (18" in some locations) as indicated on details 4, 8 and 10 on drawing F1.4 and shall comply with ASTM A307 as per Concrete Note 12 on the same drawing.
2. The floor sheathing is 3/4" SturdiFloor T&G plywood as per Typical Floor/Ceiling Assembly on Drawing A0 (title page).
3. Window Schedule is located in the Project Manual (Spec Book) at the end of Division 8. This schedule indicate Window Types A and D to be "Egress Required" and "GC Verify". The GC, therefore, owns windows of egress size. Your comment was right on the money. Thanks for the heads up. Attached is Architects Supplemental Instruction 01 dated 4-17-2003 that addresses this issue with the contractor.
4. Note 3 of the Window Schedule specifies "Provide Safety Glazing where required by CPSC regulations." Architect's Supplemental Instructions No. 1 clarifies this for the contractor, for your benefit.
5. All attic access is provided by panels on the end elevations through the rated attic assemblies as specified in the Building Section on Drawing A6.2. We do not have a specification on this product and were planning to allow the GC to submit a product for review and approval. Do we need this now?
6. See Typical Roof/Ceiling Assembly on Drawing A0 (title page). The ceiling is 5/8" GWB and is not intended to be a rated ceiling.
7. USG lists a staggered stud 2x4 wall with 5/8" GWB both sides on a on a common plate (U340) as STC 45. The worst case proposed assembly in Yale Court meets this minimum standard plus adds 1/2 resilient channels to one side and continuous 2 1/2" fiberglass sound batt insulation on both sides of the staggered studs. There is no difference in the first and second floors. The second floor shows a "plan view" cut of the wall assembly.
8. Section B on Drawing A6.1 indicates a GWB clad truss in the attic space. The intent of this wall is to be a 1 Hour fire rated assembly as indicated on Wall Assembly Type B on Drawing A0 (title page) "to the underside of sheathing". Architect's Supplemental Instructions No. 1 clarifies this for the contractor, for your benefit.
9. No. At the two bedroom units the aggregate area is 397 SF and at the three bedroom units the aggregate area is 513 SF.



10. The grade will vary between flush (at sidewalks) and 8" (at building face). These rails are provided only for aesthetic character and personal space definition.

11. The longest span of any of the interior carrying beams is 4'-10", based on my digital take-off. I ran this past Joe Leasure of L&L Structural Engineering who did the structural design. He indicated that the single jack stud works based on engineering analysis of the span, the actual loadings and properties of the specified materials. He further suggested that span tables often have a significant "factor of safety" incorporated, taking into account worst-case scenarios that often do not exist in a particular situation, thus resulting in more costly solutions. He indicated that he is comfortable that his original design which is backed by his license. So I guess the question is this: Can we depend on L&Ls profession opinions and save many thousands of dollars in jack studs or must we use the tables in the IRC? I'm sure L&L would be glad to write a letter confirm this if you prefer.

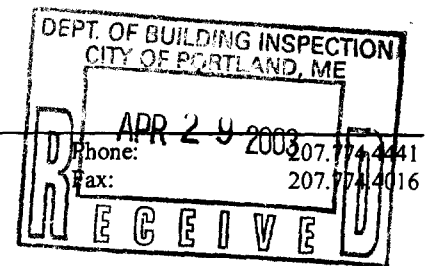
12. Oops. Computers!! I guess its at $2/3"=1'-0"$. A draftsman hit the wrong button. This scale for Drawing A6.2 should read NTS. Do not scale Drawing. Architect's Supplemental Instructions No. 1 clarifies this for the contractor, for your benefit.

13. Specification Section 07270 FIRESTOPPING specifies firestopping materials and specifies "Firestop all interruptions to fire rated assemblies, materials and components". Additionally, Sections 15000 MECHANICAL and Section 16000 Electrical refers to Section 07270.

Copies to: file
Attachment: Architect's Supplemental Instructions No. 01

C W S A r c h i t e c t s

434 Cumberland Avenue
Portland ME 04101-2325



Architect's Supplemental Instructions No. 01

Date: April 17, 2003

To: Joe LaRose, Ledgewood, Inc.
From: Ben Walter, CWS Architects
Project: Yale Court, Project Number 02.405 YSA
Contract for: New Construction

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Construction Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

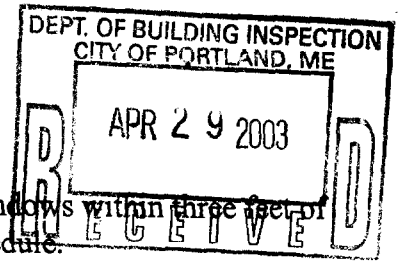
Description:

1. In accordance with the requirements of the Construction Documents, specifically the Window Schedule that specifies "Egress Required" and Note 11: Verify window egress capacity at units specified as "Required Egress" at window unit types A and E; and because Mike Nugent, the building inspector in the City of Portland, has requested actual sash opening dimensions be provided prior to issuance of permit; and because this timeline does not allow for the Architect to review contractor submittals with regard to egress capacity of these two window types; CWS has, therefore, contacted the distributor of Paradigm Windows and verified the following acceptable egress compatible substitutions for the windows indicated in the Window Schedule. These changes modify the window unit sizes and rough opening sizes slightly to meet egress and will require slight modifications to framing and rough opening sizes. Please proceed with the following modifications to the Window Schedule accordingly"

Type A – Unit Size: 3'4" x 4'11" (Clear Sash Opening: 34.62 x 24.08, or 5.78 SF)

Type D – Unit Size: 3'6" x 4'11" (Clear Sash Opening: 36.62 x 24.08 or 6.12 SF)

2. Please confirm with your windows supplier that the above unit sizes meet egress and adjust rough openings accordingly. Coordinate, via the RFI process, any associated framing coordination questions with the architect.



3. Please be aware that safety glazing is required on windows within three feet of the tub as required by note three of the Window Schedule.
4. Section B on Drawing A6.1 indicates a GWB clad truss in the attic space. The intent of this wall is to be a 1 Hour fire rated assembly similar to UL Design No. U 340 as indicated in Wall Assembly Type B "to the underside of sheathing".
5. This scale on Drawing A6.2 should read NTS. Do not scale Drawing.

Attachments: (None)

Issued:

Accepted:

BY _____

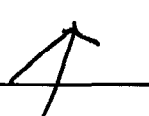
CWS Architects

BY _____

Ledgewood, Inc.

Soil type/Presumptive Load Value (Table 401.4.1) SEE BASES IN SPEC - SANDY LOAMS w/ BEDROCK	3000 PSI 1804.3	SOLIS REPORT	Inspection Date/Findings
STRUCUTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	1 1/8" x 10" TYPICAL 4 FT. BELOW GRADE.	NONE - SCAB w/ FRESHWATER	VENTILATION (Section 409.1) Crawls Space ONLY
AnchorBolts/Straps (Section 403.1.4)	NONE	NONE	Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))
Built-Up Wood Center Girder Dimension/Type	NONE	NONE	Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))
Second Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	1 1/2 W8 TRUSSES 24" O.C. 40 PS FL.		

SEE M/LMD



9307-3'0" - NEED MORE INFO ←

FIRE RATED ACCESS PANEL - FACE A.C. 2
 WASTES 17

		Attic or additional Floor Joist Species 503.3.1(1) & Table 503.3.2(1)	NONE
		Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	NONE
		Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	ROOF TRUSSES 24" OC, 4x8 PFLC.
		Sheathing (Floor, Wall and roof) (Table 503.2.1(1))	CELINGS 2x10 ROOF SHEATHING NOG STAIR
		Fastener Schedule (Table 602.3(1) & (2))	WAS 7/16 ROOF STRA
		Private Garage Section 309 and Section 407 1999 BOCA) Living Space? (Above or beside) Fire separation Fire rating of doors to living space Door Sill elevation (407.5 BOCA) Egress Windows (Section 310)	NONE NONE NONE NONE NONE NONE
		Roof Covering (Chapter 9)	ASPH/FLT SHED
		Safety Glazing (Section 308)	PLAN PAGES, A13 UNIT TOP & HETH - ACCESSIBLE BARR
		Attic Access (BOCA 1211.1)	
		Draft Stopping around chimney	

SEE MEMO

SEE MEMO
 IN SPACES

~~SEE MEMO~~
~~CONFERENCE~~
~~TABLE~~

SEE MEMO

2307.5.3
 SHEATHING
 CONFERENCE
 TABLE

Roof

AMB
 STAIRS

See Chimney Summary Checklist

Header Schedule	ACC OK EXCEPT	
Type of Heating System		
Stairs Number of Stairways Interior Exterior	1 - 10" treads 3/4" riser	
Treads and Risers (Section 314)		
Width Headroom		
Guardrails and Handrails (Section 315)		
Smoke Detectors Location and type/Interconnected		
Plan Reviewer Signature		

[Handwritten signature]

1 - 10" treads
3/4" riser

SET ME UP NEED 2 JACK STAIRS
IF GRANT IF GRAN 4th
RC PAGE.
2-2x8s - Page 51.1 EXCEPT
LOADING ACCOUNTS

Gale Court PRUD Date: 10/11/02

Applicant:

Address: Gale St Park University Park

C-B-L: 30 PRUD units

CHECK-LIST AGAINST ZONING ORDINANCE

Date - #03-0316

Zone Location - R-3 PRUD

Interior or corner lot -

Proposed Use/Work - construct 30 PRUD units

Sewage Disposal - I, min building setback from external subdivision property line

Lot Street Frontage - 30 fewer D.U. in a building - 25' min (this would be comm. Bldg) 4 or more (6 MAX) = 35' min - 35' plus shown

Front Yard - II, MAX. length of Bldgs

Rear Yard - 100' for Bldgs w/o garages - no garages shown 91' 92' shown longest

Side Yard - III - min. distance between detached PRUD, DU, 16' min. - "J" & "H" bldgs just at 16'

Projections - "A" & "B" Bldgs - just 16' (stacked) checked

Width of Lot - IV gross acres req for PRUD = 3 acres or 130,680 sq ft 8.35 acres given a 363,643 sq ft

Height -

Lot Area - ~~1,500 sq ft~~ 3 acre min - 8.35 AC shown

Lot Coverage/Impervious Surface - V min. Net Land Area - 200,369 sq ft / 6,500 sq ft = 30.826

Area per Family - VI Distance req. from recreation areas - 25' min - 25' shown 30 units shown - 3 units shown

Off-street Parking - VII min recreation areas 300 sq ft per D.U. 30 x 300 = 9000 sq ft req 17,315 sq ft shown 6,825 sq ft shown

Loading Bays - VIII parking 2 @ each D.U. + 1 for every 6 units 2 x 30 = 60 } 65 pkg spaces req. 70 pkg spaces shown

Site Plan - Major Subdivision #2002-0121

Shoreland Zoning/Stream Protection - NA

Flood Plains - Panel 7 Zone X

planning BD review

dl revised on 4/14/03 plans

Gale Street needs to be brought up to city standards

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0316	Date Applied For: 04/11/2003	CBL: 436 A009001
-----------------------	---------------------------------	---------------------

Location of Construction: Yale Court PRUD	Owner Name: Wescott & Payson II	Owner Address: 240 Harvard St	Phone: 207-787-4380
Business Name:	Contractor Name: Ledgewood Inc.	Contractor Address: PO Box 8107 Portland	Phone: (207) 415-7992
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: 30 unit PRUD: 8 residential townhouse buildings plus one Community Building.	Proposed Project Description: 30 unit PRUD: 8 residential townhouse buildings plus one Community Building.
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/14/2003

Note: **Ok to Issue:**

- 1) This permit ONLY refers to the Yale Court Planned Residential Unit Development (PRUD). Separate building applications and reviews shall be required for the 10-lot subdivision called University Park.
- 2) Separate permits shall be required for any new signage.
- 3) 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:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

03-0316

All Purpose Building Permit Application

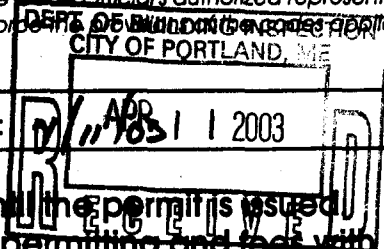
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>YALE STREET</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>350,841</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>436</u> Block# <u>A</u> Lot# <u>009</u>	Owner: <u>MIKE PAYSON</u> <u>YALE COURT, L.P.</u> <u>240 HARVARD ST.</u> <u>PORTLAND, ME 04107</u>	Telephone: <u>797-4380</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>LEDGEWOOD, INC</u> <u>27 MAIN ST</u> <u>S. PORTLAND, ME</u>	Cost Of Work: \$ <u>2,008,000</u> Fee: \$ <u>14986.00</u>
Current use: <u>UNDEVELOPED LOT</u>		<u>66FO 75x31=2325</u>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____ <u>30 unit PRUD</u>		
Proposed use: <u>MULTI-FAMILY DEVELOPMENT ; 8 TOWNHOUSES</u>		
Project description: <u>1 - COMMUNITY BUILDING.</u>		
Contractor's name, address & telephone: <u>LEDGEWOOD, INC. PO. BOX 807 PORTLAND</u> <u>763-1866</u>		
Who should we contact when the permit is ready: <u>CLINT GENDREAU</u>		
Mailing address: <u>CELL - 415-7992</u> <u>WILL PICK-UP</u>		
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: <u>415-7992</u>		

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

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

Signature of applicant: 	Date: <u>APR 11 2003</u>
---	--------------------------



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

From: Marge Schmuckal
To: Jonathan Spence
Date: Tue, Dec 3, 2002 12:27 PM
Subject: Yale Court PRUD & Subdivision Plan of University Park

Jonathan,

Subdivision Plan of University Park:

LOT #10: The given envelope must be revised to meet the R-3 zoning for a side yard setback on a side street which is 20 feet. The current envelope is only showing a regular setback as if it were adjoining another piece of property instead of a street. Although envelopes are not even mentioned within the zoning ordinance, this depiction may confuse and hinder future owners and contractors.

Yale Court PRUD:

A) The revised plans adds decks to Bldgs "A" & "G". This is a problem because the ordinance says that recreation areas shall be located at least twenty-five (25) feet from dwelling units. An attached structure (deck) to a dwelling unit is part of that dwelling unit. Bldg. "A" is as close as 18.5' and Bldg "G" is as close as 20'. **This zoning conflict must be resolved.** The entire dwelling structure, including the decks shall be a minimum of 25 feet from the recreation areas.

B) The Net area calcs shown on the subdivision plan is **still not specifically** showing the 20% general reduction figure. The 20% is actually taken off if you work out the figures, but it is not detailed in the calculations. **This should be depicted on the plans** so that it will not cause confusion later on by thinking it was improperly calculated.

All other Zoning requirements are being met.

Marge Schmuckal
Zoning Administrator
12/03/02

CC: Sarah Hopkins

see submitted plans dated 4/11/03 - a

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

Insp Copy

2002-0121

Application I. D. Number

05/14/2002

Application Date

Yale Court Development, LLC

Applicant

18 Danforth Street, Portland, ME 04101

Applicant's Mailing Address

Project Name/Description

Yale Street, Portland, Maine

Address of Proposed Site

436 A009001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 822-4350

Applicant Fax: (207) 772-2829

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot

Other (specify) **30-Unit PRUD**

31145 sq. Ft.

Proposed Building square Feet or # of Units

Acreeage of Site

R-3

Zoning

Check Review Required:

Site Plan
(major/minor)

Subdivision
of lots _____

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional
Use (ZBA/PB)

Zoning Variance

Other _____

Fees Paid:

Site Plan

\$500.00

Subdivision _____

Engineer Review _____

Date

05/15/2002

Insp Approval Status:

Reviewer _____

Approved

Approved w/Conditions
See Attached

Denied

Approval Date _____

Approval Expiration _____

Extension to _____

Additional Sheets
Attached

Condition Compliance

signature _____

date _____

Performance Guarantee

Required*

Not Required

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

Performance Guarantee Accepted

date _____

amount _____

expiration date _____

Inspection Fee Paid

date _____

amount _____

Building Permit Issue

date _____

Performance Guarantee Reduced

date _____

remaining balance _____

signature _____

Temporary Certificate of Occupancy

date _____

Conditions (See Attached)

expiration date _____

Final Inspection

date _____

signature _____

Certificate Of Occupancy

date _____

Performance Guarantee Released

date _____

signature _____

Defect Guarantee Submitted

submitted date _____

amount _____

expiration date _____

Defect Guarantee Released

date _____

signature _____



CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

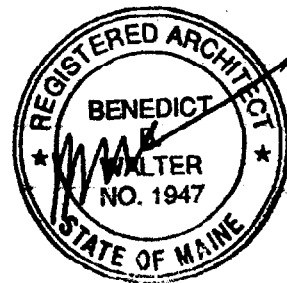
Designer: BEN WALTER, CWS ARCHITECTS
Address of Project YALE ST. & ALLEN AVE.
Nature of Project TOWNHOUSE APARTMENTS

Date 4/11/2003

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

(SEAL)

Signature *BW*
Title VICE PRESIDENT
Firm CWS ARCHITECTS
Address 434 CUMBERLAND AVE
PORTLAND ME
Telephone 207-774-4441



CITY OF PORTLAND, MAINE
PLANNING BOARD

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Mark Malone
Orlando E. Delogu
Sarah Luck
Kevin Beal
Lee Lowry III

January 17, 2003

Wescott and Payson II
Yale Court L.P.
240 Harvard Street
Portland, ME 04103

Re: Yale Court PRUD and University Park 10-Lot Subdivision, vicinity of Yale Street
(Applications #2002-0121 and #2002-0215, CBLs 436 A009001 and 153A A002001)

Dear Mr. Wescott and Mr. Payson:

At a public hearing held on January 14, 2003, the Planning Board voted unanimously 5-0:

- i. That the proposed PRUD development is in conformance with the Subdivision Ordinance of the Land Use Code with the following conditions of approval:
 1. *that Corporation Counsel will review and approve all proposed easements.*
 2. *that the applicant submit a blasting plan consistent with those previously approved for the True Street and Ocean Ridge projects including a 1000' pre-blast survey radius unless a lesser distance is approved in writing by the Planning Authority, an independent monitor and the use of three seismographs or that a blasting plan consistent with the Blasting Ordinance after it has been adopted by the Portland City Council be submitted, for review and approval prior to any blasting occurring on the site.*
- ii. That the proposed PRUD development meets the standards for the issuance of a DEP Stormwater Permit under delegated authority.
- iii. That the proposed PRUD development is in conformance with the Site Plan Ordinance of the Land Use Code with the following conditions of approval:
 1. *the individual unit rear patios be constructed out of a hard material such as concrete pavers or flagstone.*
- iv. That the proposed 10-lot University Park Subdivision is in conformance with the Subdivision Ordinance of the Land Use Code with the following conditions of approval:
 1. *that the applicant submit a blasting plan consistent with those previously approved for the True Street and Ocean Ridge projects including a 1000' pre-blast survey radius unless a lesser distance is approved in writing by the Planning Authority, an independent monitor and the use of three seismographs or that a blasting plan*

consistent with the Blasting Ordinance after it has been adopted by the Portland City Council be submitted, for review and approval prior to any blasting occurring on the site..

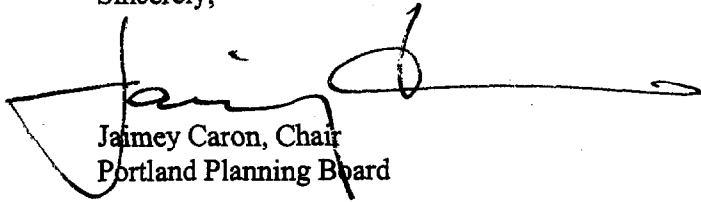
- v. That the proposed 10-lot University Park Subdivision is granted an exception to the curb and sidewalk requirement so as to construct Yale Street with curb only along University Park.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. 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.
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 (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. 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.

The approval is based on the submitted application, site plan, and stated conditions. If there are any questions, please contact the planning staff.

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Program Manager
Jonathan Spence, Planner
Jay Reynolds, Development Review Coordinator
✓ Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
William Bray, Director of Public Works
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lee Urban, Director of Economic Development
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File



CITY OF PORTLAND MAINE

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

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

FROM DESIGNER: BENEDICT D. WALTER
CWS ARCHITECTS

DATE: 4/11/2003

Job Name: YALE COURT APARTMENTS

Address of Construction: NEAR CORNER OF YALE/HARVARD & HILLEN AVE.

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION
Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) R-3
Type of Construction 5A Bldg. Height 24' Bldg. Sq. Footage 34,985
Seismic Zone 2 Av. 10 Group Class I
Roof Snow Load Per Sq. Ft. 42 Dead Load Per Sq. Ft. 15
Basic Wind Speed (mph) 85 Effective Velocity Pressure Per Sq. Ft. 22
Floor Live Load Per Sq. Ft. 40

Structure has full sprinkler system? Yes No Alarm System? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department. 2 HOUR FIRE WALL BETWEEN UNIT PAIRS

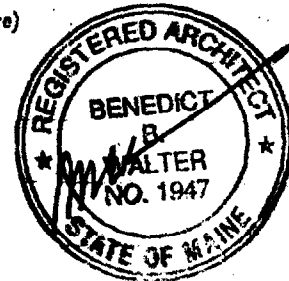
Is structure being considered unlimited area building: Yes No
If mixed use, what subsection of 313 is being considered N/A

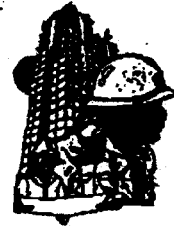
List Occupant loading for each room or space, designed into this Project.

1 FAMILY PER UNIT

(Designers Stamp & Signature)

PSH 6/07/2K





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

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

FROM: BEN WALTER, CWS ARCHITECTS

RE: Certificate of Design

DATE: 4/11/2003

These plans and/or specifications covering construction work on:

YALE COURT APARTMENTS

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

(SEAL)

Signature BW

Title VICE PRESIDENT

Firm CWS ARCHITECTS

Address 434 CLUNPER ROAD

PORTLAND, ME

04101

As per Maine State Law:

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

