DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

This is to certify that AVESTA HOUSING

Located At 34 MOODY ST

Job ID: 2012-07-4379-NEWCOM

CBL: 003- H-001-001

has permission to To construct a 16 unit affordable hosing condominium development in 2 buildings as per plans **provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.**

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.	A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

8.8.12

Fire Prevention Officer **Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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

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

Footings/Setbacks prior to pouring concrete

Foundation Wall / Rebar prior to back fill

Close In Elec/Plmb/Frame prior to insulate or gyp

Insulation prior to close-in

Final Inspection

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

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

PORTLAND MAINE

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

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4379-NEWCOM **Located At:** 34 MOODY ST **CBL:** 003- H-001-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain as sixteen residential condominiums in two buildings. Any change of use shall require a separate permit application for review and approval.
3. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. If the alternate to add solar hot water panels is accepted, verification is required for structural loading compliance.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
4. All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC.
5. Energy Code compliance shall be confirmed via a ResCheck certificate or alternate program standard for thermal envelope and MEP systems.
6. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
4. A sprinkler supervisory system installed in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code, shall be provided for each building. Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and a horn/strobe provided at the Fire Department's point of access to the fire alarm control and sprinkler system riser.
5. A separate Fire Alarm Permit is required for new systems. This review does not include approval of fire alarm system design or installation.
6. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
7. Central Station monitoring for addressable fire alarm systems shall be by point.
8. All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".
9. Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
10. A master box is not authorized for these buildings.
11. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
12. All smoke detectors and smoke alarms shall be photoelectric.
13. Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
14. A supervised, automatic sprinkler system installed in accordance with NFPA 13R shall be provided for each building.
15. A separate Suppression System Permit is required for all new suppression systems. This review does not include approval of sprinkler system design or installation.
16. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
17. Fire alarm control panel and sprinkler riser location shall be approved by the Fire Prevention Bureau and directly accessible from the parking lot side of each building. A Knox Box shall be provided at the exterior door to each FACP and sprinkler room.
18. Fire department connection type and location shall be approved in writing by Fire Prevention Bureau. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
19. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
20. A firefighter Building Marking Sign is required on each building over the Knox Box.
21. Private fire mains and fire hydrants shall be maintained, tested and painted in accordance with Fire Department Regulations.
22. Any cutting and welding done will require a Hot Work Permit from Fire Department.
23. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
24. A single source supplier should be used for all through penetrations.

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

Job No:	Date Applied:	CBL:	
2012-07-4379-NEWCOM	7/2/2012	003- H-001-001	
Location of Construction: 34 MOODY ST	Owner Name: AVESTA HOUSING	Owner Address: 307 CUMBERLAND AVE PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Great Falls Construction-	Contractor Address: 20 Mechanic St., Gorham, ME 04038	Phone: 839-2744
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: R-6
Past Use: Elementary School which has recently been demolished	Proposed Use: To construct a 16 unit affordable housing condominium development in two buildings as per plans	Cost of Work: $3,002,000.00 Fire Dept: 8/7/12 1 Approved w/ conditions; ___ Denied; ___ N/A Signature: BJ Waddell SB	CEO District: Inspection: Use Group: R-2 Type: 5B IBC 2009 Signature: [illegible] 8/2/12
Proposed Project Description: New Avesta Housing Complex		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle			

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 electrial work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
___ Shoreland N/A	_X_ Variance setbacks	___ Not in Dist or Landmark
___ Wetlands	___ Miscellaneous	___ Does not Require Review
___ Flood Zone panel 4 - Zone C	___ Conditional Use	___ Requires Review
_X_ Subdivision	___ Interpretation	___ Approved
_X_ Site Plan #10-99700009	_X_ Approved	___ Approved w/Conditions
_X_ Maj ___ Min ___ MM	___ Denied	___ Denied
Date: OK with conditions 7/7/12	**Variance approved thru Sept. 16, 2012** Date:	Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication 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

Centered PDS

2012 0074379

66

General Building Permit Application

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

34 Moody

Location/Address of Construction: Adams School Redevelopment, Vesper St. Portland, ME		
Total Square Footage of Proposed Structure/Area: 21,144 SF	Square Footage of Lot: 37,000 SF	
Tax Assessor's Chart, Block & Lot Chart# 003 Block# N Lot# 001	Applicant *must be owner, Lessee or Buyer* Name Great Falls Construction Address 20 Mechanic St City, State & Zip Gorham, ME 04038	Telephone: 839-2744 3,002,000 30
Lessee/DBA (If Applicable) RECEIVED JUN 22 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Avesta Housing Address 307 Cumberland Ave City, State & Zip Portland, ME 04101	Cost Of Work: $ ~~3,002,190~~ C of O Fee: $ Total Fee: $ 3031.00

Current legal use (i.e. single family) Vacant

If vacant, what was the previous use? Former Adams School demo'd 4 bldgs

Proposed Specific use: Residential

Is property part of a subdivision? No If yes, please name

Project description: New construction housing complex. Site work, earthwork, landscaping concrete, wood structure, membrane roofing, masonry veneer, insulation, gypsum board, flooring, finishes, signage, electrical, heating + ventilation

Contractor's name: Great Falls Construction

Address: 20 Mechanic St

City, State & Zip Gorham, ME 04038 Telephone: 839-2744

Who should we contact when the permit is ready: Valerie Paquin-Gould Telephone: 839-2744

Mailing address: 20 Mechanic St, Gorham, ME 04038

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may require additional information prior to issuance of a permit. For further information or to download copies of applicable codes, contact the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division Office, Room 315, City Hall.

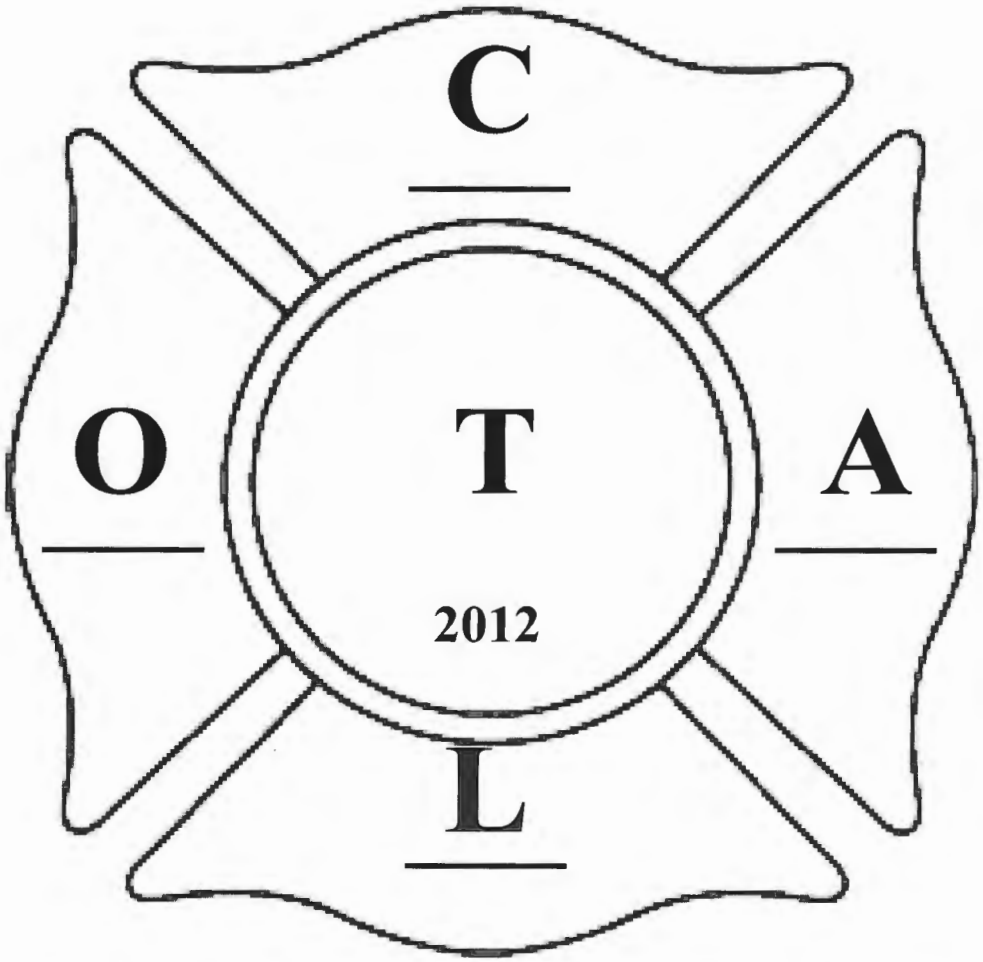
I hereby certify that I am the owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

Signature: Date: 6/22/12

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

6/22/12 applicant already spoke with Tammy, Check is not yet ready 66

Building Address: 34 Moody St



Portland Fire Fighter Safety Building Marking System
Reflective white background

Hazard of Contents (left at 9 o'clock):
L- Low hazard; O- Ordinary Hazard; H- High hazard

Construction Type (top at 12 o'clock):
(the least of these types): FR- Fire-resistive; NC- Noncombustible; ORD- Ordinary; HT- Heavy Timber; C- Combustible

Automatic Sprinkler and Standpipe Systems (right at 3 o'clock):
(One or a combination): A- Automatic fire sprinkler throughout; P- Partial fire sprinkler; S- Standpipe; N- None

Occupancy/ Life Safety Issues (bottom at 6 o'clock):
L- Business, industrial, mercantile, residential, and storage occupancies; M- Ambulatory health care, assembly, educational, and day-care occupancies; H- Detention and Corrections, health care, and board and care occupancies.

Special Hazards (Center):
T- Truss or light weight construction; Other; Year at bottom of center

Jeanie Bourke - ADAMS - Plan Review Response - 07/30/12

From: "Val Paquin-Gould" <vpaquingould@greatfallsinc.com>
To: <jmb@portlandmaine.gov>
Date: 7/31/2012 8:27 AM
Subject: ADAMS - Plan Review Response - 07/30/12
CC: <regan@greatfallsinc.com>, <darren@greatfallsinc.com>
Attachments: Bldg_Response_Ltr_073012.pdf; CodeReview.pdf; window_door_schedule.pdf; A105.pdf

Hi Tammie,

Please find the attached response to your questions for the Ad

Please note:

Note that Item 2 & 9 will be provided under separate cover ar

Sincerely,

Valerie Paquin-Gould, CCCA, AC, LEED AP+
Assistant Project Manager

EEO and Affirmative Action Contractor

20 Mechanic Street
Gorham, ME 04038

(207)839-2744 office
(207)839-3737 fax
www.GreatFallsinc.com
Great Falls Facebook Page
Great Falls Twitter Page @Greatfalls_
Great Falls LinkedIn Page

7/31
Ben,
Dee this for
Code Review
etc.
Jeanie

RECEIVED
JUL 31 2012
Dept. of Building Inspections
City of Portland Maine

PDT
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RECEIVED
JUL 31 2012
Dept. of Building Inspections
City of Portland Maine

FAX | MEMO | NOTES | TELCON | TRANSMITTAL

DATE: 07.30.2012

TO/COMPANY: Jeanie Bourke
CEO/LPI/Plan Reviewer
City of Portland
Planning & Urban Development Dept. / Inspections Division

PROJECT: Adams School Condominiums

FROM: Kathy Cogan Kahill

PAGES:

RE: Code Review of BP# 2012-07-4379

Comment: Responses to comments received via email on 7/26/2012 are shown in bold for reference.

1. Provide the geo-techinical report
   Provided by Great Falls Construction under separate cover.

2. Provide the 3 design certification forms per permit application requirements.
   Forms will be sent under separate cover.

3. Provide a code analysis for IBC and NFPA (with life safety plans) include justification for stories with one exit per Sec. 1021 and applicable NFPA section
   See attached analysis and safety plans.
   Per IBC 2009 Section 1021.1 Exception 4, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system.

   Stair is w/i dwelling unit. Need to show max 125' TD to Exit

   Per NFPA 101 Section 30.2.4.2, A single exit shall be permitted from a dwelling unit provided that the dwelling unit has an exit door opening directly to the street or yard at the finished ground level or provided that the dwelling unit has direct access to an interior stair that serves only that unit and is separated from all other portions of the building by fire barriers having a minimum 1-hr fire resistance rating with no opening therein.

4. A-002, clarify the spec for 5/8" GWB as opposed to 5/8" Type X for rated assemblies.
   Specification Section 092900 clarifies the use and installation of Type X GWB.

5. A-100, 1 hour separation at exterior walls, provide code justification for Sec. 705.8 Openings, Sec. 705.8.6 Vertical Exposure and Sec. 705.11 Parapets
   Fire separation distances at rated exterior walls is 8 feet.
   Allowable unsprinklered, unprotected openings is 10% Per IBC 2009 Table 705.8
   Actual openings are 70 SF/779 SF total area = 9% due to NFPA BR
   Openings are separated by a minimum of 3'-0" in compliance with IBC 2009 Section 705.8.5.
   No openings occur 15'-0" above the roof of adjacent buildings on the same lot, and therefore are not governed by IBC 2009 Section 705.8.6

   Per IBC 2009 Section 705.11 Exception 1 a parapet is not required where exterior walls are not

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ARCHITECTS

required to be fire-resistance rated because of fire separation distance.

At exterior walls required to be 1hr rated, no parapet is required where the roof framing elements parallel to the walls and supporting structures are of 1 hr fire rated construction for a width of 4 feet.
Note: roof has a Class A roof covering and roof structure shall be 1-hr for a width of 4 feet. Clarification will be issued to the contractor.

will send SkA detail of rafters Rated and supporting walls 4' in on each side

6. A-103 / A-104, clarify the rated exterior wall C12 is only rated at the first floor wall.
Wall C12 shall be full height extending to the underside of the roof as tagged on A-104 and indicated as 1HR rated with a dashed line on A-100, A-101, and A-102. Clarification will be issued to general contractor.

7. A-105 / A-106, clarify the bldg.. C exterior wall C-1 is specified at the adjacent bldg.. D wall.
Exterior walls at both C and D buildings that are adjacent to each other shall be wall type C-12, 1 hour rating similar to buildings A and B as indicated with dashed line on sheets A-100, A-101, and A-102.

8. A-107, clarify legend ceiling note C3, this is not listed on A-002
Ceiling type C3 does not exist in this project, and is an extraneous note. All ceilings are GWB ceilings as indicated by the hatch pattern in the legend.

9. A-500, provide a detail of C55 wall type at dwelling unit stair stringer framing.
Detail will be provided under separate cover.

10 Provide a window schedule including tempered / safety glazing locations per Sec. 2406.
For all double-hung window types, sill height is a minimum of +18" above finished floor.
All glazing in swinging doors shall be safety glazing.
All storm door glazing shall be safety glazing.
All glazing in window type F.1 shall be safety glazing.
Glazing in the bottom four units of window type F.2 shall be safety glazing.

See attached schedule.

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JUL 31 2012
Dept. of Building Inspections
City of Portland Maine

49 DARTMOUTH STREET PORTLAND, MAINE 04101 207-775-1059 FAX 207-775-2694

Code Information

APPLICABLE CODES & GUIDELINES:
IBC 2009
NFPA 101 - 2009
FAIR HOUSING ACT DESIGN GUIDELINES
ANSI/ICC A117.1 2009

IBC OCCUPANCY: R-2
IBC CONSTRUCTION TYPE: VB

NFPA OCCUPANCY: APARTMENT
NFPA CONSTRUCTION TYPE: V(0,0,0)

ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE = 40 FEET
ALLOWABLE BUILDING AREA = 7,000 S.F.
ALLOWABLE NUMBER OF STORIES = 2

SPRINKLER SYSTEM:
NFPA 13R

REQUIRED EXITS:
NFPA 101 Section 30.2.4.2 – single exit allowed for dwelling units
IBC 2009 Section 1021.1 Exception 4 – single exit allowed for dwelling units

GRADE PLANE CALCULATIONS

BUILDING A:
NORTH = (120.5 + 123)/2 = 121.75
EAST = (123 + 122)/2 = 122.5
SOUTH = (122 + 120)/2 = 121
WEST = (120 + 120.5)/2 = 120.27
485.5 / 4
GRADE PLANE = 121.375

BUILDING B:
NORTH = (117.5 + 116.8)/2 = 117.15
EAST = (116.8 + 119)/2 = 117.9
SOUTH = (119 + 121)/2 = 120
WEST = (121 + 117.5)/2 = 119.25
474.3 / 4
GRADE PLANE = 118.575

BUILDING C:
NORTH = (121 + 122.25)/2 = 121.625
EAST = (120 + 120.5)/2 = 120.25
SOUTH = (120.5 + 123.25)/2 = 121.875
WEST = (123.25 + 122.25)/2 = 122.75
486.5 / 4
GRADE PLANE = 121.625

BUILDING D
NORTH = (122 + 122.25)/2 = 122.125

EAST = (122.25 + 123.5)/2 = 122.875
SOUTH = (123.5 + 123)/2 = 123.25
WEST = (123 + 122)/2 = 122.5
490.75 / 4
GRADE PLANE = 122.69

SEPARATION SUMMARY:
WHERE FIRE SEPARATION DISTANCE IS LESS THAN 10 FEET, EXTERIOR WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

WALLS SEPARATING DWELLING UNITS SHALL BE 1 HR. FIRE PARTITIONS (SECTIONS 420, 709)

FLOOR ASSEMBLIES SEPARATING DWELLING UNITS SHALL BE 1HR HORIZONTAL ASSEMBLIES (SECTIONS 420, 712)

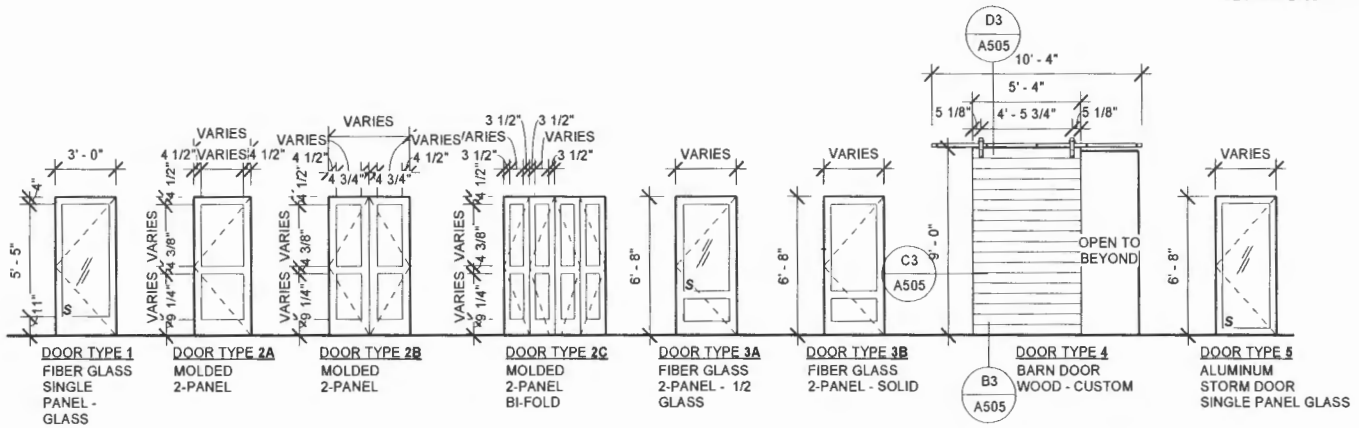
DRAFTSTOPPING:
ATTIC REQUIRED TO BE SUBDVIDED BY DRAFTSTOPPING INTO AREAS NOT GREATER THAN 3,000 S.F. (SECTION 709.4; EXCEPTION 5)

DRAFTSTOPPING REQUIRED AT FLOOR/CEILING ASSEMBLIES AND SHALL BE LOCATED IN LINE WITH DWELLING UNIT SEPARATIONS. (SECTION 717.3.2)

ACCESSIBLE REQUIREMENTS - FAIR HOUSING ACT DESIGN GUIDELINES:
NUMBER OF TYPE A UNITS REQUIRED: 0
NUMBER OF TYPE B UNITS OR BETTER REQUIRED: 1
PROVIDED: (1) TYPE A UNIT

SLOPE CALCULATIONS BETWEEN BUILDING ENTRANCE AND ARRIVAL POINTS:
UNIT A: 3% at sidewalk to parking; 5.6% at existing grades
UNIT G: 9.8% at sidewalk to parking; 14% at existing grades
UNIT J: 32% at city sidewalk; 14.5% at sidewalk to parking
UNIT Q: 16% at city sidewalk; 8.3% at existing grades

S - DENOTES SAFETY GLAZING IN ACCORDANCE WITH IBC 2009 SECTION 2406



DOOR TYPE 1 — FIBER GLASS SINGLE PANEL - GLASS

DOOR TYPE 2A — MOLDED 2-PANEL

DOOR TYPE 2B — MOLDED 2-PANEL

DOOR TYPE 2C — MOLDED 2-PANEL BI-FOLD

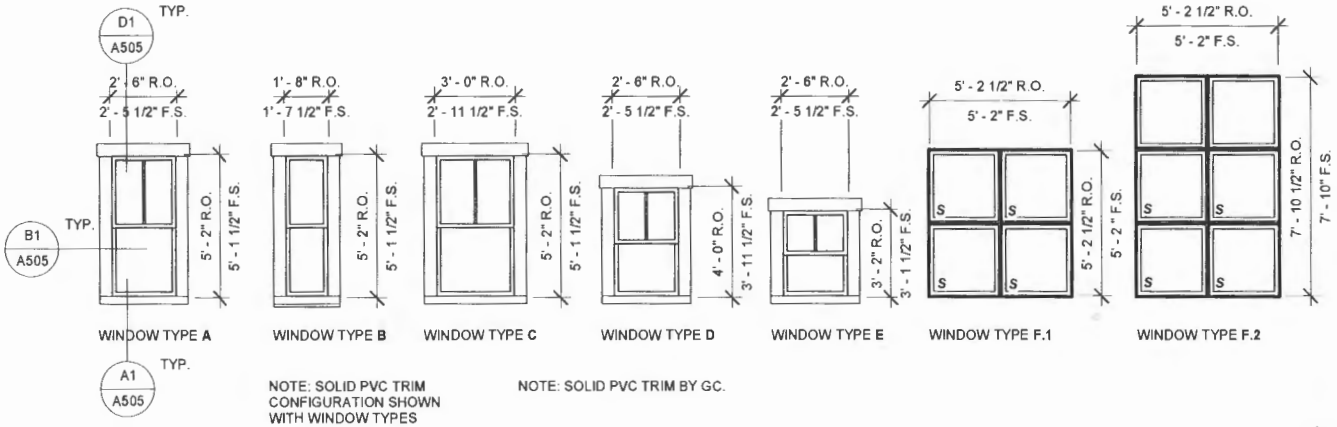
DOOR TYPE 3A — FIBER GLASS 2-PANEL - 1/2 GLASS

DOOR TYPE 3B — FIBER GLASS 2-PANEL - SOLID

DOOR TYPE 4 — BARN DOOR WOOD - CUSTOM

DOOR TYPE 5 — ALUMINUM STORM DOOR SINGLE PANEL GLASS

1 Copy of DOOR TYPES
3/16" = 1'-0"



WINDOW TYPE A

WINDOW TYPE B

WINDOW TYPE C

WINDOW TYPE D

WINDOW TYPE E

WINDOW TYPE F.1

WINDOW TYPE F.2

NOTE: SOLID PVC TRIM CONFIGURATION SHOWN WITH WINDOW TYPES

NOTE: SOLID PVC TRIM BY GC.

2 Copy of WINDOW TYPES
1/4" = 1'-0"

RECEIVED
JUL 31 2012
Dept. of Building Inspections
City of Portland Maine

ADAMS SCHOOL CONDOMINIUM
Portland, Maine

JOB # 08-056
DATE 07/29/12
SCALE As indicated
SHEET 07.30.12

TITLE SAFETY GLAZING

ARCHITECTURE
INTERIOR DESIGN
PLANNING
49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com
PDT ARCHITECTS

Jeanie Bourke - ADAMS - 2nd Floor 2BR unit travel distance

From: Kathy Cogan Kahill <cogan@pdtarchs.com>
To: "JMB@portlandmaine.gov" <JMB@portlandmaine.gov>
Date: 7/31/2012 4:32 PM
Subject: ADAMS - 2nd Floor 2BR unit travel distance
CC: "Val Paquin-Gould (vpaquingould@greatfallsinc.com)" <vpaquingould@greatf...
Attachments: 2nd Floor Travel Distance.pdf

Hi Jeanie,

Attached is a sketch that illustrates the travel distance for the second floor 2-bedroom flat.
It is calculated from the most remote point in the unit, and from a line parallel and tangent to the nosing of the stairs, and includes horizontal travel at each lancing. Travel distance totals 84'-4", well under the maximum of 125'.

Thank you for your call today.
Kathy

Kathy Cogan Kahill, LEED AP

PDT Architects
49 Dartmouth Street
Portland, ME 04101

(207).775.1059
www.pdtarchs.com

Jeanie Bourke - Re: ADAMS - exterior wall protection

From: Jeanie Bourke
To: Kathy Cogan Kahill
Date: 8/1/2012 3:55 PM
Subject: Re: ADAMS - exterior wall protection
CC: David Lewis; Val Paquin-Gould (vpaquingould@greatfallsinc.com)

Hi Kathy,
Glad to be of assistance, I just happened to remember that when I originally read the section on separate buildings on the same lot. Sometimes it just takes working through the process before you have an A-Ha moment. We can only hope future reviews will benefit from this earlier in the process, although this is how we learn....

I will copy this email into the permit documents for the record and route this the fire dept. for their review.

Thanks,
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703

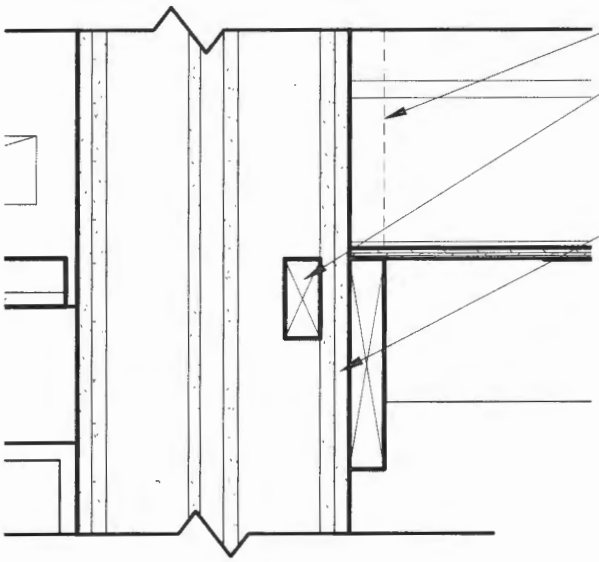
>>> Kathy Cogan Kahill <cogan@pdtarchs.com> 8/1/2012 2:38 PM >>>
Jeanie,
Your suggestion about the exception for buildings on the same lot is brilliant!

According to Table 503 the allowable area per story is 7,000 SF; allowable stories is 2 above grade plane.
Buildings A & B total 5,674 SF per story and are each 2 stories above grade plane.
Buildings C & D total 5,690 SF per story and are each 2 stories above grade plane.

Therefore, in accordance with the exception set forth in Section 705.3 Buildings A & B can be considered portions of one building for the purpose of determining required wall and opening protection. Buildings C & D can also be considered portions of one building for the purpose of determining required wall and opening protection.

In light of this, a rated exterior wall is not required between buildings A & B and between buildings C & D; subsequent roof and roof structure ratings are also not required.

Thank you very much for your diligence in pursuing this matter.
It is most appreciated!
Best,



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ARCHITECTS

ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

ADAMS SCHOOL CONDOMINIUM
Portland, Maine

TITLE
STAIR STRINGER @ RATED ASSEMBLY

JOB # 08-056
DATE
SCALE 1 1/2" = 1'-0"

SHEET
08.02.13

Checker

C:\Users\cogan.PDTARCHS\Documents\ADAMS_central_cogan.rvt

Jeanie Bourke - Adam's School Condos, 48 Moody Street - Building Permit Issuance

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 7/16/2012 4:22 PM
Subject: Adam's School Condos, 48 Moody Street - Building Permit Issuance
CC: Fraser, Jean

Hi all, this project, site plan #10-99700009, the Avesta Adam's School Condo project located at 48 Moody Street, meets minimum DRC site plan requirements for the issuance of a building permit. All site plan conditions prior to BP issuance
have been met, the performance guarantee has been posted, site inspection fee paid, and the preconstruction meeting has been held.

Thanks.

Phil

Certificate of Design Application

From Designer: Becker Structural Engineers

Date: 7-30-12

Job Name: Adams School Redevelopment

Address of Construction: Moody, Vesper, Wilson Streets

2009 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) R-2 / Apartment

Type of Construction VB / V(0,0,0)

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC Yes, NFPA 13R

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) _____

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

Structural Design Calculations

Completed Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
All Interior Spaces	40 psf

Wind loads (1603.1.4, 1609)

Mthd 2 Design option utilized (1609.1.1, 1609.6)

100 mph Basic wind speed (1809.3)

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)

15-24 psf Component and cladding pressures (1609.1.1, 1609.6.2.2)

18 psf Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

EquivLatForce Design option utilized (1614.1)

II Seismic use group ("Category")

.251, .087 Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

C Site class (1615.1.5)

N/A Live load reduction

20 psf Roof *live* loads (1603.1.2, 1607.11)

46 psf + drift Roof snow loads (1603.7.3, 1608)

60 psf Ground snow load, P_g (1608.2)

46 psf + drift If P_g > 10 psf, flat-roof snow load P_f

1.0 If P_g > 10 psf, snow exposure factor, C_e

1.0 If P_g > 10 psf, snow load importance factor, I_s

1.1 Roof thermal factor, C_t (1608.4)

46 psf Sloped roof snowload, P_s (1608.4)

B Seismic design category (1616.3)

Wood SW Basic seismic force resisting system (1617.6.2)

6.5, 4 Response modification coefficient, R_I and deflection amplification factor C_d (1617.6.2)

EquivLatForce Analysis procedure (1616.6, 1617.5)

30K Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)

N/A Elevation of structure

Other loads

N/A Concentrated loads (1607.4)

N/A Partition loads (1607.5)

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

Accessibility Building Code Certificate

RECEIVED
AUG 0 1 2012

Designer: Alan G. Kuniholm

Address of Project: Moody, Wilson, and Vesper Streets

Nature of Project: New Construction

Condominiums

RECEIVED
AUG 0 1 2012
Dept. of Building Inspections
City of Portland Maine

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

Signature:

Title: Architect

(SEAL)

LICENSED ARCHITECT
ALAN G. KUNIHOLM
No. 2133
STATE OF MAINE

Firm: PDT Architects

Address: 49 Dartmouth Street

Portland, ME

Phone: 207-775-1059

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

Certificate of Design

RECEIVED
AUG 0 1 2012
Dept. of Building Inspections
City of Portland Maine

Date: August 1, 2012

From: PDT Architects

These plans and / or specifications covering construction work on:

Adams School Redevelopment

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

Signature:

Title: Project Architect

(SEAL) LICENSED ARCHITECT ALAN G. KUNIHOLM No. 2133 STATE OF MAINE

Firm: PDT Architects

Address: 49 Dartmouth St

Portland, ME

Phone: 207-775-1059

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

PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 51019
Tender Amount: 30.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 7/10/2012
Receipt Number: 45847

Receipt Details:

Referance ID:	7221	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-07-4440-MF 3 - temporary permit for 2012-07-4379-Newcomm			
Additional Comments: 34 Moody			

Thank You for your Payment!

GREAT FALLS CONSTRUCTION
GENERAL CONTRACTORS

LETTER OF TRANSMITTAL

To: City of Portland, Code Office **Date:** 6/22/2012

From: Great Falls Construction
20 Mechanic Street
Gorham, ME 04038
Phone: (207) 839-2744
Fax: (207) 839-3737

RE: **Adams School Building Permit**

We are sending you:

---

1 Adams school drawing set dated 3/5/2012 in hard copy and on CD and building permit application

REMARKS:

Signed: ***Valerie Paquin-Gould*** Date: 6/22/2012

CITY OF PORTLAND, MAINE
PLANNING BOARD

August 23rd, 2011

Avesta Housing Development Corporation
307 Cumberland Avenue
Portland, Maine 04101
Attn. Ethan Boxer-Macomber & Seth Parker

Woodard & Curran
41 Hutchins Drive
Portland, ME 04102
Attn. Denise Cameron

Project Name: Adams School Redevelopment
16 residential units and public park/playground
Project ID: 10-99700009
Project Address: 48 Moody Street
CBL: 003-H-001-001

Dear Applicant:

On August 9th, 2011 the Portland Planning Board considered a Level III Final Site Plan and Subdivision application for a proposal to create a 16 unit residential condominium development on a .74 acre portion of the site of the former Marada Adams School, along with construction of a .35 acre public park/ playground area adjacent to the housing complex. The Planning Board reviewed the proposal for conformance with the standards of the Subdivision Ordinance and Site Plan Ordinance. The Planning Board voted 4-0 (Lewis, O'Brien and Silk absent) to approve the application with the following motions and conditions as presented below.

WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 17-11 for Adams School Redevelopment, 48 Moody Street Application # 10-99700009 relevant to Portland's Technical and Design Standards and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds the following:

The Planning Board voted 4-0 (Lewis, O'Brien and Silk absent) to waive Technical Standard, Section 2.1.1 to allow the stormwater from housing, park and playground areas to discharge into the combined sewers in nearby streets as shown in the approved plans.

SUBDIVISION REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report # 17-11 for Adams School Redevelopment, 48 Moody Street Application # # 10-99700009 relevant to the Site Plan and Subdivision reviews and other regulations, and the testimony presented at the Planning Board hearing:

The Planning Board voted 4-0 (Lewis, O'Brien and Silk absent) that the plan is in conformance with the subdivision standards of the Land Use Code, subject to the following condition(s) of approval:

i. That the Subdivision Plat shall be finalized to the satisfaction of the Planning Authority, Corporation Counsel, Recreation Department and Department of Public Services, to show Parcel A divided into 2 lots (one the park/playground area) subject to agreement with the Zoning Administrator, and to include detailed references to ownerships, easements, park/playground, stormwater systems, Condominium Association documents and relevant conditions; and

ii. That the Condominium Association documents, including the Stormwater Maintenance Agreement and Stormwater Inspection and Maintenance Plan, shall address the comments of the Associate Corporation Counsel in this report and be finalized to the satisfaction of the Corporation Counsel prior to the recording of the Subdivision Plat; and

iii. That the applicant and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post-Construction Storm Water Management, which specifies the annual inspections and reporting requirements. The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment & erosion control plan based on City standards and state guidelines. A maintenance agreement for the stormwater drainage system, as included in Attachment B.105-B.110 of this Report, shall be submitted and signed prior to the issuance of a Certificate of Occupancy with a copy to the Department of Public Services; and

iv. That the applicant shall submit revised Landscape and Demolition Plans to incorporate the August 9, 2011 recommendations of the City Arborist regarding street trees and tree preservation, for review and approval by the Planning Authority prior to the issuance of a building permit.

SITE PLAN REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report # 17-11 for Adams School Redevelopment, 48 Moody Street Application # # 10-99700009 relevant to the Site Plan and Subdivision reviews and other regulations, and the testimony presented at the Planning Board hearing:

The Planning Board voted 4-0 (Lewis, O'Brien and Silk absent) that the plan is in conformance with the site plan standards of the Land Use Code [*a* subject to the following condition(s) of approval:

i. That the site plans shall be revised to incorporate the recommendations of the Traffic Reviewer, Tom Errico, as outlined in his comments of August 4, 2011, for review and approval by the Planning Authority prior to the issuance of a building permit; and

ii. That the applicant shall submit revised plans that address the Department of Public Service comments dated August 4, 2011, for review and approval by the Planning Authority prior to the issuance of a building permit; and

iii. That the applicant shall submit a Construction Management Plan for both the housing and park/playground parts of the proposal, to include specifics of proposed measures and a timetable for public access to the playground, street parking and sidewalks, for review and approval by the Planning Authority prior to the issuance of a building permit; and

iv. That the applicant revise the first floor plans of the units adjacent to the internal passageways so that it is consistent with the submitted elevations in attachment E.24 (A200 dated 8.4.2011) and includes windows onto the passageway; and

v. That any signage, including the proposed park signs, would need to meet the sign ordinance standards and separate sign permit applications are required for such signage.

The approval is based on the submitted plans and the findings related to site plan and subdivision review standards as contained in Planning Report # 17-11, which is attached.

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

Standard Conditions of Approval

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

1. A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature prior to the issuance of a building permit.

2. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms o of the Site Plan Ordinance of Portland's Land Use Code.

3. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds, and prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.

5. 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.

6. The subdivision approval is valid for three (3) years.

7. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.

8. Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Dept. prior to the issuance of a certificate of occupancy.

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

10. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

11. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Philip DiPierro, Development Review Coordinator, must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at 874-8632.

Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If you have any questions, please contact Jean Fraser at 874 8728 or jf@portlandmaine.gov.

Sincerely,

Joe Lewis, Chair
Portland Planning Board

Attachments:

1. 8.2.2011 Associate Corporation counsel comments
2. 8.9.2011 City Arborist comments
3. 8.4.2011 Traffic Engineering Reviewer comments
4. 8.4.2011 Department of Public Services comments
5. Planning Board Report #17-11
6. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Gayle Guertin, Inspections Division
Lannie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Greg Vining, Public Services
John Low, Public Services
Jane Ward, Public Services
Chris Pirone, Fire
Jeff Tarling, City Arborist
Tom Errico, TY Lin
David Senus, Woodard & Curran
Assessor's Office
Approval Letter File

Hard Copy: Project File

Comments Submitted 11/24/10

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 10-99700009 **Application Date:** 11/22/2010

Project Name: ADAMS SCHOOL SITE RE-DEVELOPMENT

Address: 48 Moody Street **CBL:** 003 - H-001-001

Project Description: Moody Street - 48; Adams School Site Re-Development; Avesta Housing, Applicant.

Zoning: R6

Other Reviews Required:

Review Type: MAJOR SITE PLAN WITH SUBDIVISION

Applicant:
Avesta Housing Development
307 Cumberland Avenue
Portland Me 04101

Applicant:
Woodard and Curran
41 Hutchins Drive
Portland Me 04102

NOV 2 4 2010

Distribution List:

☐ Planner		☐ Parking	John Peverada
☐ ZoningAdministrator	Marge Schmuckal	☐ Design Review	Alex Jaegerman
☐ Traffic	Tom Errico	☐ Corporation Counsel	Danielle West-Chuhta
☐ Stormwater	Dan Goyette	☐ Sanitary Sewer	John Emerson
☐ Fire Department	Keith Gautreau	☐ Inspections	Tammy Munson
☐ City Arborist	Jeff Tarling	☐ Historic Preservation	Deb Andrews
☐ Engineering	David Margolis-Pineo	☐ Outside Agency	
		☐ DRC Coordinator	Phil DiPierro

Preliminary Comments needed by: December 1, 2010
Final Comments needed by: December 8, 2010

7/12/11

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 10-99700009 **Application Date:** 11/22/2010

Project Name: Adams School Site Re-Development

Address: 48 Moody Street **CBL:** 003 - H-001-001

Project Description: Moody Street - 48; Adams School Site Re-Development; Avesta Housing, Applicant.

Zoning: R6

Other Reviews Required:

Review Type: Final Review – Level III Major Site Plan with Subdivision

Applicant: Avesta Housing Development, 307 Cumberland Ave., Portland ME 04101

Applicant:
Woodard and Curran
41 Hutchins Drive
Portland Me 04102

JUL 12 2011

Distribution List:

☐ Planner	Jean Fraser	☐ Parking	John Peverada
☐ ZoningAdministrator	Marge Schmuckal	☐ Design Review	Alex Jaegerman
☐ Traffic	Tom Errico	☐ Corporation Counsel	Danielle West-Chuhta
☐ Stormwater	Dan Goyette	☐ Sanitary Sewer	John Emerson
☐ Fire Department	Chris Pirone	☐ Inspections	Tammy Munson
☐ City Arborist	Jeff Tarling	☐ Historic Preservation	Deb Andrews
☐ Engineering	David Margolis-Pineo	☐ Outside Agency	
		☐ DRC Coordinator	Phil DiPierro

Comments due by: July 20, 2011

8-2 Bdrm units
&
8-3 Bdrm units

Applicant: Avesta Housing Date: 11/23/10 8/1/11

Address: called 48 Moody St / old Adams School C-B-L: 003-H-1, 2, 3 & 4

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - 16 res. Condos 8-2BDRMs 8-3BDRMs

Sewage Disposal - City

Lot Street Frontage - 40' min - > 200' indicated

Front Yard - Doing Average of front yards on entire side

ZBA Granted Sept 16, 2010

Rear Yard - Setbacks 20' min - 5' given - Appealed

Side Yard - Setbacks 10' min - 4.2' @ Moody St

VARIANCES extended to Sept. 16, 2012 on 3/11/11 @ W. Locust St

Projections -

Width of Lot - 50' min - 160' given

Height - 45' max - 2 stories shown, 38' from grade to highest pt.

Lot Area - 4500 sf min - 32,340 sf

OK 50% req'd

Lot Coverage/Impervious Surface - - 40% given OK

Area per Family - 1000 sf for 1st 3 1,200 sf Thereafter

3 x 1,000 = 3,000 + 13 x 1200 sf = 15,600 sf (18,600 sf min lot size)

Off-street Parking - Parking determined by PB under Affordable housing showing 1 per D.U.

Loading Bays -

Site Plan - preliminary under Affordable housing

10-99700009

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 14 - Zone C

Bee Kett Green

16 Bikes

→ min open space - 20% min - → Allowed pervious pavers

All units will have 870 sf of floor area or greater

7/11/11

6. ASSESSMENT OF ZONING

The property is located in the R6 Residential Zone, and will be designed to comply with the standards and intent of Division 7 of the land use regulations.

6.1 MULTI-FAMILY DWELLINGS

Multi-family dwellings are a permitted use for the R6 Zone. The development will comply with the Multi-family Dwelling unit standards of Chapter 14-136 (a)-2. All units will have 977 square feet of floor area or greater, exceeding the minimum floor area of 600 square feet. One off-site parking space will be provided for each unit in compliance with Division 20. All units will be above grade and no open fire escapes will be necessary.

6.2 DIMENSIONAL REQUIREMENTS

As described in Section 2 of this application, the project has received approval from the Zoning Board of Appeals (ZBA) for a variance from side and rear yard setback requirements. Table 6-1 provides a summary of the setback requirements and other dimensional standards for developments within the R-6 zone, per Sections 14-230.14 and 14-230.15 of the Land Use Ordinance.

Table 6-1: R-6 Zone Dimensional Requirements

	REQUIRED	PROVIDED
Front Yard Setback	10 ft or average of existing front yard setbacks	5 ft (average of existing front yards)
Side Yard Setback*	4.2 ft at Moody Street 4 ft at Wilson Street	4.2 ft at Moody Street 4 ft at Wilson Street
Rear Yard Setback*	5 ft	5 ft
Lot Size	4,500 sq ft (min)	32,350 sq ft
Minimum Area per Dwelling Unit	1,000 sf/unit	2,021 sf/unit
Street Frontage	40ft min	> 200 ft
Max Lot Coverage	50% of lot area for developments with < 20 units	26%
Max Building Height	45 ft	<45 ft
Min Lot Width	50ft	160 ft
Min Open Space (20% of lot for developments with < 20 dwelling units)	0.15 acres 6,470 sf min req	0.19 acres
Parking Spaces (1 per unit)	16	17

*ZBA has approved a variance for side and rear setbacks

on PG
C2 now
(was C1)

ACRE = 43560 x .15 = 6534 sf
43560 x .19 = 8276 sf

323504 x 20% = 6470 sf

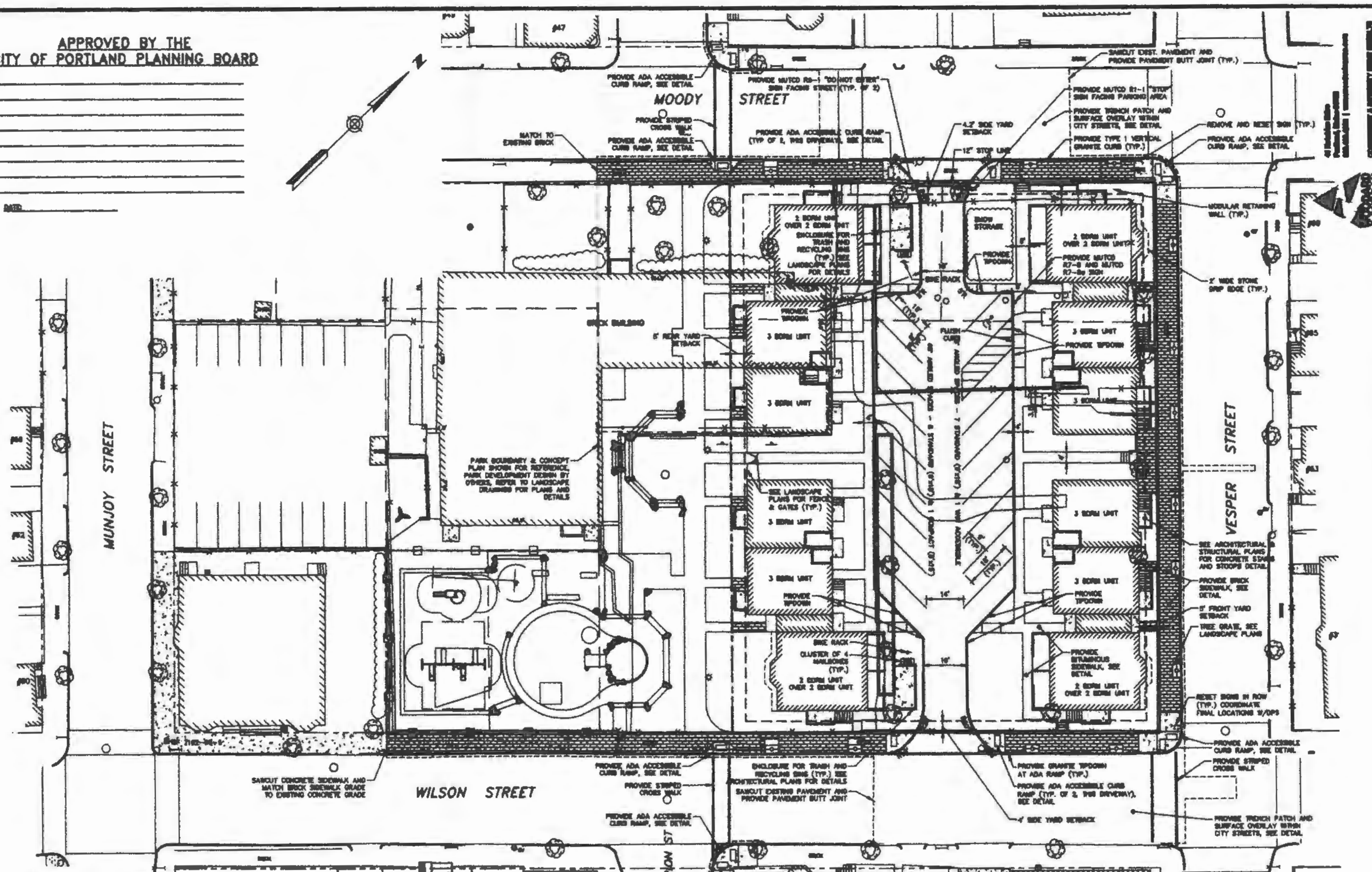
7/11/11

GENERAL NOTES:

[illegible]

APPROVED BY THE
CITY OF PORTLAND PLANNING BOARD

DATE



SYMBOLS

ABBREVIATIONS

LINE TYPES

R-6 ZONE DIMENSIONAL REQUIREMENTS		
	REQUIRED	PROVIDED
FRONT YARD SETBACK	10 FT. OR AVERAGE OF EXISTING FRONT YARD SETBACKS	5 FT. (AVERAGE OF EXISTING FRONT YARDS)
SIDE YARD SETBACK*	4.2 FT. AT MOODY STREET 4 FT. AT WILSON STREET	4.2 FT AT MOODY STREET 4 FT. AT WILSON STREET
REAR YARD SETBACK*	5 FT.	6 FT.
LOT SIZE	4,500 SF (MIN.)	32,300 SF
MINIMUM AREA PER DWELLING UNIT	1,000 SF/UNIT	2,0?? SF/UNIT
STREET FRONTAGE	40 FT. MIN.	>600 FT.
MAX. LOT COVERAGE	?0% OF LOT AREA FOR DEVELOPMENTS WITH <20 UNITS	38%
MAX. BUILDING HEIGHT	45 FT.	45 FT.
MIN. LOT WIDTH	50 FT.	160 FT.
MIN. OPEN SPACE (20% OF LOT FOR DEVELOPMENTS WITH <20 DWELLING UNITS)	0.15 ACRES	0.19 ACRES
PARKING SPACES (1 PER UNIT)	16	17

*PER ZONING BOARD OF APPEALS APPROVAL FOR SETBACK VARIANCE, SEPTEMBER 2010

BAR SCALE
CHECK GRAPHIC SCALE BEFORE USING

PRELIMINARY DESIGN REVIEW - NOT FOR CONSTRUCTION

ARCHITECTS

COPYRIGHT 2010 PDT Architects

AVESTA - Adams School Site Redevelopment

PORTLAND, MAINE

STATE OF MAINE — DENISE L. CAMERON #11279 — PROFESSIONAL ENGINEER — 7-11-2011

JOB NO.

DRWN. CHK.
BCM DLC

SCALE
1" = 20'

ISSUE
JULY 2011

TITLE
SITE PLAN

SHEET
C2

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

8/9/2011 - 48 Moody Street – updated comments

I have received further specifics concerning the minimum open space requirements from Woodard & Curran for this project. It shows the calculations I was requesting. The project does meet the minimum open space requirements for the project. With this piece of information, all the zoning requirements are being met for the proposal.

Of course, separate permits are required from Inspection Services prior to construction.

Marge Schmuckal
Zoning Administrator

Received 9/8/11

WOODARD &CURRAN
41 HUTCHINS DRIVE
PORTLAND, MAINE 04102
TEL. (207) 774-2112
FAX (207) 774-6635

CLIENT PDT Architects
PROJECT Adam's School Redevelopment
DESIGNED BY AEA DATE 9-8-11
CHECKED BY _____ DATE _____
PROJECT NO. 21980-4 SHEET NO. 1 OF 1

Open Space Requirements:

Minimum open space per code = 20% of lot

Lot size = 32,350 Square Feet [SF]

Minimum open space required = 0.2 * 32,350 SF = 6,470 SF

Total Impervious Area = 24,236 SF

Open Space Provided = 32,350 SF - 24,236 SF = 8,114 SF

Check: Open Space Provided $\stackrel{?}{\geq}$ Min. Open Space Required

8,114 SF > 6,470 SF ✓

Percentage of open Space provided:

$\frac{8,114\ SF}{32,350\ SF} * 100 = 25\% > 20\%$ ✓

∴ OK

Marge Schmuckal - Fwd: RE: Adams School- info needed for hearing

From: Marge Schmuckal
To: Jean Fraser
Date: 8/3/2011 9:23 AM
Subject: Fwd: RE: Adams School- info needed for hearing

It is not a problem unless the units are rented for less than a month's time. Then it would be considered transient housing and not allowable. Often rental units are rented on a month to month basis.
Marge

>>> Jean Fraser 8/2/2011 5:00 PM >>>
Marge

Please see 5) below- problem?

Jean

>>> Danielle West-Chuhta (Danielle West-Chuhta) 8/2/2011 2:28 PM >>>
I have reviewed the Adams School documents. Here are my comments:

1) Just to confirm there are 16 units, correct? The documents indicate that, but I wanted to confirm.
2) The documents do not mention the park/play area - is the condo association going to have any part in that? I am guessing it will be identified on the site plan and plat, but we should make clear who has responsibility for the park/play area.
3) I am assuming that garbage and snow removal is a common expense - but I think that the documents need to indicate this and also need to indicate (if this is the case) that it is not the City's responsibility to address these items.
4) The documents allow for further subdivision of units (with the required City, etc. approvals) - I think that this is ok since it says with City approval, but I wanted to make sure you were aware of this fact.
5) The documents also allow for rental of units (for up to six months) - is this allowed in the zone? If yes, is City approval required prior to rental? If yes, then the documents should indicate that you need said approval.
6) Snow storage - I am assuming that this has been or will be identified on the site plan and will be conveyed to the future purchasers - it is not mentioned in the documents (not that I think that it needs to be included - I just wanted to bring that point up).

Thanks,

Danielle

>>> Barbara Barhydt 8/1/2011 4:21 PM >>>
Check this one out.

>>> Seth Parker <SParker@avestahousing.org> Monday, August 01, 2011 4:19 PM >>>

Oops, sorry. Here is the clean version. -Seth

Seth Parker
Development Officer
Avesta Housing

Marge Schmuckal - Fwd: RE: Adams School- info needed for hearing

From: Jean Fraser
To: Schmuckal, Marge
Date: 8/2/2011 5:00 PM
Subject: Fwd: RE: Adams School- info needed for hearing

Marge

Please see 5) below- problem?

Jean

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4) The documents allow for further subdivision of units (with the required City, etc. approvals) - I think that this is ok since it says with City approval, but I wanted to make sure you were aware of this fact.
5) The documents also allow for rental of units (for up to six months) - is this allowed in the zone? If yes, is City approval required prior to rental? If yes, then the documents should indicate that you need said approval.
6) Snow storage - I am assuming that this has been or will be identified on the site plan and will be conveyed to the future purchasers - it is not mentioned in the documents (not that I think that it needs to be included - I just wanted to bring that point up).

Thanks,

Danielle

>>> Barbara Barhydt 8/1/2011 4:21 PM >>>
Check this one out.

>>> Seth Parker <SParker@avestahousing.org> Monday, August 01, 2011 4:19 PM >>>

Oops, sorry. Here is the clean version. -Seth

Seth Parker
Development Officer
Avesta Housing
307 Cumberland Avenue

Portland, ME 04101
207-553-7780 ext. 208

www.avestahousing.org

From: Barbara Barhydt [mailto:BAB@portlandmaine.gov]
Sent: Monday, August 01, 2011 4:17 PM
To: Seth Parker; Jean Fraser
Cc: Denise Cameron
Subject: RE: Adams School- info needed for hearing

Hi Seth:

The condominium documents have tracked comments which appear to be from your legal counsel. I believe you may have sent us the wrong version for the Planning Board review.

Thanks.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov>>> **Seth Parker** <SParker@avestahousing.org> **Monday, August 01, 2011 3:13 PM**
>>>

Hi Jean,

I've attached the draft condominium documents and the council order on the NSP funds (let me know if that will suffice for the NSP portion). Please note that the condominium documents are in draft format typical of this type of offering and are subject to change as details evolve or as necessary.

Let me know if you have any questions.

Thanks,

Seth

Seth Parker
Development Officer
Avesta Housing

307 Cumberland Avenue
Portland, ME 04101
207-553-7780 ext. 208

www.avestahousing.org

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Wednesday, July 27, 2011 3:30 PM
To: Seth Parker; Denise Cameron
Subject: Adams School- info needed for hearing

Denise and Seth

I am writing to both of you as I am not sure which of you might be able to provide these most quickly as both 1 and 2 need to be reviewed by the end of next Wednesday.

1. Condo documents: I don't see these in the submissions- we need drafts to be reviewed by City legal advisors BEFORE the Hearing; (at the prelim plan stage I think it was stated these were being prepared and I recall more recently sending info to Seth re what was in condo docs for other similar projects) (general note: I note that a draft plat is submitted but as this is a subdivision review, the Subdivision Standards in the city's ordinance will also apply- they are at 14-491);

2. RTI: I have been advised that we need the updated docs (more recent than May 2010 P&S) which confirm that Avesta has secured the funds from Maine State Housing;

3. "Stamps": The Plan L1 needs to be stamped by both a Landscape Architect and a Licensed Professional Engineer (it is stamped by LA);

4. Playground (FYI): Regina Leonard has confirmed that she is seeking a note from Sally DeLuca that confirms the details re designand play equipment and that they are acceptable to Recreation Dept- needed as there are no site plan standards for playgrounds and the Board will be looking for reassurance on this;

5. The planning Board will be looking at the entirety of parcels A and B and so I may be asking for additional info for the Board so they understand the end-condition of these parcels, especially as they so far do not have details of what was replacing the school after it was demolished (even I have not seen a plan!)

I will send a separate e-mail re the more technical issues that have arisen to date, although I would stress that I do not have all final comments yet and some issues may end up being resolved by a potential condition of approval.

thank you
Jean

Jean Fraser, Planner
City of Portland
874 8728

January 6, 2011

Ethan Boxer-Macomber
Avesta Housing
307 Cumberland Avenue
Portland, ME 04101

Denise Cameron, PE
Woodard & Curran
41 Hutchins Drive
Portland, ME 04102

Project Name: Adams School Site Re-Development
Project ID: 10-99700009
CBL: 003-H-001-001
Project Address: 48 Moody Street, Portland

Dear Ethan and Denise:

I am writing to follow up on the Planning Board Workshop Preliminary Level III Review (12.14.2010) and outline the required submissions for consideration at the Final Hearing. The Hearing is tentatively scheduled for Tuesday, February 22, 2011 (evening) subject to the receipt of the final submissions (7 sets of plans and other materials) by January 24, 2011.

I understand that you are arranging for the required Neighborhood Meeting in the near future, timed so that the final plans will be presented.

The final submissions should address the following:

- "Next steps" as outlined in the PB Memorandum considered on December 14, 2010 and amplified below; and
- Comments by the Planning Board at the Workshop (summarized below); and
- Requirements of the Purchase and Sale Agreement as relevant to site plan elements; and
- All site plan and subdivision requirements as outlined in the Ordinance Sections 14-526 (Site plan standards); 14-527 (Content of site plan applications); 14-496 (Subdivision Plat requirements), 14-497 (Subdivision General Requirements), 14-498 (Subdivision Technical and Design standards); 14-499 (Subdivision Required Improvements), plus associated Technical Standards.

Next Steps (as from PB Memorandum with additional comments)

a. Housing Parcel:
   1. *Stormwater management plan*: please take account of the attached comments (Attachment 1) from the Engineering Peer Reviewer that arrived after our staff level meeting and the PB Workshop. It would be helpful to have an agreed set of areas/figures for the existing and proposed pervious and impervious areas/uses and include a detailed waiver request regarding the discharge into the combined sewers.

   2. *Site lighting/illumination*: The City staff will consider the proposed LED lighting as this is a pilot project. A staff-level meeting on this question to clarify the options for City policy will occur soon. In addition the Site Plan standards include "Crime Prevention through Environmental Design"; staff suggests this be given more detailed attention, including consideration of potential additional lighting on site for the rear (parking lot) entrances and front entrances along the path.

   3. *Confirm final materials and details* of storage areas/patios/roof openings;
   4. *Address traffic, engineering, zoning and landscape review comments* (as included in the PB Memorandum presented 12.14.2010);
   5. *Submit Subdivision Plat; Condominium documents.*

b. Park/Playground area:
   1. *Stormwater management plan* including provisions for raingardens;
   2. *Clarify and confirm lighting/illumination*;
   3. *Clarify and confirm design, materials and internal/external fencing details.*

Planning Board comments

- Need Demolition and Construction Management Plans including traffic management
- Prefer mailboxes at front doors rather than grouped elsewhere
- Condo documents to include provisions that address control of external changes - to maintain cohesive design
- Seek measures to increase safety and security in housing and park eg lighting
- Request submission of the winning RFP submission as back ground
- Request floor space data for the units

Please note that demolition of the school requires permits for demolition (Inspections Division); utility/drainage infrastructure capping permits (DPS); written authority from the Director of Planning and Urban Development if demolition is prior to receipt of all permits and approvals and/or prior to payment of the Performance Guarantee; payment of a Performance Guarantee for interim treatment of the school site; and a pre-demolition meeting with Phil DiPierro (874 8632) - all as previously advised.

If you have any questions, feel free to contact me at 874-8728 or by email at jf@portlandmaine.gov

Sincerely,

Jean Fraser
Planner

Electronic Distribution:
Barbara Barhydt, Development Review Services Manager
Danielle West-Chuhta, Associate Corporation Counsel
Marge Schmuckal, Zoning Administrator
David Margolis-Pineo, Deputy City Engineer
Mike Farmer, Project Engineer
Keith Gautreau, Fire Prevention
Jeff Tarling, City Arborist
Tom Errico, Traffic Engineer
Al Palmer, Engineering Peer Reviewer
Phil diPierro, DRC

ATTACHMENT 1

Comments on Figures (2) and Impervious Surface Area Summary Calculations as submitted by Denise Cameron on 12.10.2010

From: Al Palmer <APalmer@gorrillpalmer.com>
To: Jean Fraser <JF@portlandmaine.gov>
CC: David Margolis-Pineo <DMP@portlandmaine.gov>, "Michael Farmer(Mfarmer@portlandmaine.gov)" <Mfarmer@portlandmaine.gov>, Doug Roncarati <DAR@portlandmaine.gov>, William Haskell <WHaskell@gorrillpalmer.com>
Date: 12/14/2010 11:11 AM
Subject: RE: Adams School site drainage- Peer Review

Hi Jean,
In reviewing this latest information from the Applicant, please keep in mind the following:

* The Impervious Area Summary as presented is misleading due to the manner in which they have characterized the walkway's on the Avesta Site. They have shown 6,256 sf of "pervious" walkways on the Avesta portion of the lot. To date, no details have been shown as to the "pervious" nature of these walkways, and at the meeting last week, it appeared that the underlying soils would not result in the walkways being "pervious". It is our understanding that Maine DEP has determined that walkways, parking areas or other surfaces that have a surface treatment such as pavers, porous bituminous pavement or porous portland cement concrete are considered as "impervious" for the purpose of determining site coverage. If these surfaces (including both the surface treatment, the typical section and subgrade condition) result in truly porous/permeable situation and provide water quality treatment/recharge, then it can be considered as a BMP for treatment of the "impervious" surface. Therefore, it would appear that the "pervious" walkways on the Avesta site should be considered "impervious".

* The Applicant has stated that this is a "redevelopment" project, therefore water quality treatment is not required. In our opinion, you need to consider two separate conditions under the redevelopment clause; whether there is any increased impervious areas, and the change in use of existing impervious areas.

If the impervious area increases in size, which it does for this project, then the increased surface area must be treated.

While the property has elements of a "redevelopment" we question whether it fully meets the Chapter 500 requirements to be considered a redevelopment. The applicable portion of the standard is provided below:

> *Stormwater Management Law project including redevelopment. For a project requiring a Stormwater Management Law permit that includes redevelopment of impervious area that was in existence as of November 16, 2005 (the effective date of Chapter 500 revisions), the redevelopment of that impervious area is not required to meet General standards provided the department determines that the new use of the existing impervious area is not likely to increase stormwater impacts resulting from the proposed project's stormwater runoff beyond the level of impact already caused by the runoff from the existing impervious area. The requirements of Appendix D must still be met, if applicable.(underline added)*

If the Applicant can successfully demonstrate that the new use of the existing impervious area is not likely to increase stormwater impacts from the existing condition, then that existing area doesn't have to be treated. However, the comparison of existing and proposed surfaces has to consider their respective uses. Obviously the existing paved playground needs to be considered separate from the existing parking area, as well as any proposed parking areas. We would recommend that the tables presenting the existing conditions be modified to separate pavement (parking) from pavement (playground) so that an evaluation of the relative changes in use can be considered.

Please contact me with any questions.
Thanks,

Al Palmer

Planning and Urban Development Department
Penny St. Louis, Director

March 25, 2011

Ethan Boxer-Macomber
Avesta Housing
307 Cumberland Avenue
Portland, ME 04101

Re: 48 Moody Street, Portland, ME (Former Adams School site) Demolition Permit process

Dear Ethan:

This letter is in answer to your request to obtain a demolition permit prior to site plan and subdivision approval and waiving the performance guarantee requirement at the former Adams School site at 48 Moody Street.

As provided in Section 14-532 of the Portland Land Use Ordinance, this letter serves as the written permission from the Planning and Urban Development Department to commence demolition of structures on the former Adams School site. The commencement of site work is limited to the extent of work listed below. A waiver of the performance guarantee cannot be granted, but please note that the guarantee is to cover stabilization of the site and does not include the full site mitigation.

Under separate cover you will receive a temporary license from the City to enter its property and remove a portion of the school building located thereon. In order to expedite this, it would be beneficial to provide proof of insurance of no less than $400,000, covering such activity.

The approval for a demolition permit is subject to Avesta receiving all required permits from the Building Inspections and Public Services Department, as well as the conditions of approval listed below.

Extent of Work:

- Demolition of existing structures located at 48 Moody Street, Adams School site.

389 Congress Street • Portland, Maine 04101-3509 • Ph (207) 874-8721 or 874-8719 • Fax 856-8258 • TTY 874-8936

Conditions of approval for demolition:

1. Provide a performance guarantee acceptable to the City prior to conducting any demolition of buildings. In the event that the current project (beyond demolition work) does not move forward, the performance guarantee must be sufficient to stabilize the site for erosion and sedimentation including, but not limited to, site grading, loaming, seeding, and mulching all disturbed areas of the entire site.
2. An erosion control plan shall be submitted to provide protection from site erosion for all down gradient off site locations. The erosion control plan shall be reviewed and approved by the Planning Authority.
3. The applicant will conduct a pre-demolition meeting with representatives of the Planning Division and Public Services authorities prior to conducting any demolition work or occupying any public rights of way.
4. The applicant will receive Public Services approvals and permits for the abandoned sewer lateral, sidewalk closures, and on-street parking closures. A pedestrian routing plan must be provided prior to the issuance of any permits. The plan may be adjusted at the City's request. Initial pedestrian rerouting and parking closures will be formalized at a pre-demolition meeting with Planning and Public Services authorities, and amendments to the plans may be required from time to time as work progresses to address safety or neighborhood concerns that may arise.
5. The applicant will work with City authorities to minimize closure of all street sidewalks and access to the on-street parking. This will be accomplished by delaying installation of construction fencing along all streets until actual demolition activity is about to occur.

We look forward to continuing with a collaborative effort to ensure a successful redevelopment of your site. If you have any questions, please contact Philip DiPierro, Development Review Coordinator at (207) 874-8632 or pd@portlandmaine.gov.

Sincerely,

Penny St. Louis
Director of Planning and Urban Development

CC: Alex Jaegerman, Planning Division Director – via email
Barbara Barhydt, Development Review Manager – via email
Jean Fraser, Planner – via email
Philip DiPierro, Development Review Coordinator – via email
Danielle West-Chuhta, Associate Corporation Counsel – via email
Tammy Munson, Inspections Division – via email
Marge Schmuckal, Zoning Administrator – via email
Dave Margolis-Pineo, Deputy City Engineer – via email

1st review

Zoning administrator
Marge Schmuckal

12/10/2010

This project is for 16 affordable housing condominiums. It is being reviewed under the Affordable Housing Ordinance. Avesta Housing, who is the applicant and developer of the property, was granted two appeals on September 16, 2010 for the side and rear setbacks. The granting of the variances was for six months and will expire on March 16, 2011 if significant work has not begun on the site. There was a lag time from the appeal date to a submittal for a site plan review. The applicant is considering going back to the Zoning Board of Appeals to ask for an extension of the time limit in order to get thru the entire planning and building review process.

The property is located in the R-6 zone. The project is meeting all other dimensional requirements. Parking is determined by the Planning Board under the Affordable Housing Ordinance. I have allowed pervious pavers to be considered as pervious under the minimum open space calculations. However, I have noticed that under tab #5 which is the zoning analysis, there is a different calculation for the provided minimum open space compared to the calculations provided drawing C1. Both provided calculations are in acres and not square footage. I would like a confirmation of what the final provided open space will be in terms of square footage. Then I can better confirm compliance.

48 Moody Street – Adams School

10-99700009 – R-6 Zone – 003-H-1, 2, 3, 4

8/2/2011

This project continues to be 16 affordable housing condominiums. The owner has updated their variances for setbacks. The ZBA approved the extension of time for their variances until September 16, 2012. They are currently still valid.

From my last comments, I was expecting more detail on the minimum open space ratio. I have only received a table with calculations using percentages in acres. The information should have been at least translated into square footage showing how the number was calculated. I would like to be able to recalculate their figures. What was given does indicate that the required 20% minimum open space requirement is being met.

I am also bewildered by the additional information concerning the development of Beckett Green. I did not think this was part of this phase of the development. I have not reviewed Beckett Green for any compliance under the current zoning ordinance.

I do understand that the creation of the adjoining park is part of this first project. There are no setbacks or other dimensional requirements on the park. The proposed signage would need to meet the sign ordinance standards. My review is not approving or disapproving the signage in the park. Separate sign permits applications are required for such signage.

All other R-6 Zone requirements are still being maintained.

Marge Schmuckal
Zoning Administrator

7/11/11

WOODARD & CURRAN

11. LANDSCAPING AND SIGNAGE

Avesta is working with Regina S. Leonard Landscape Architecture & Design to develop landscaping designs for the residential development and abutting park. A landscaping plan is included in the enclosed plan set. The development will include plantings and landscaping along the driveway entrances and street frontage. Planters will be located near the rear entrances and the parking areas; landscape buffers and fencing will be utilized to screen waste and recycling receptacles.

Street trees will be planted along the City's Right-of-Way and within the proposed park. The City's Ordinance requires one street tree per residential unit. The proposed landscaping plan includes 14 trees along Moody, Vesper, and Wilson Streets, with additional trees to be planted within the park exceeding the amount required by Ordinance.

The park development plan proposes three small entrance signs measuring 15-1/4" x 11" for the project, one on each end of the esplanade near the sidewalks bordering Winslow and Moody Streets and another at the playground entrance off Winslow Street. The esplanade signs will be mounted on a black 2-1/2" square heavy gauge aluminum post with a ball and finial post cap. The playground sign will be mounted on the black double wire perimeter fence on the west side of the entrance. The proposed signage is identical to signage the City has adopted for use at the newly constructed Fort Allen and the Loring Memorial Trails, as well as at the Goodwin Playspace at Deering Oaks. Shop drawings for the aforementioned Fort Allen and Loring Memorial Trails signage have been included as Figures 11-1 and 11-2 respectively for your reference. Although not required for this project, the sign design has been previously endorsed by the Historic Preservation Board. The signs will be 0.080 aluminum with a control tac exterior vinyl with laminate surface. An elevation of the proposed signage has been included as Figure 11-3 for your reference.

The park plan includes provisions for secondary signage at the playground entrance off the main esplanade. This signage highlights the primary entrance to the playground.

There is no proposed lighting specific to the signage.

7/11/11

WELCH SIGNAGE and digital graphics

Client: Friends of the Eastern Prom
Proof File: 14162
Designer: Joel Kuschke
Due Date: MUST BE INSTALLED BY OCT 21st

This proof may reflect color shifts due to the color conversion from ink to paint and or vinyl. Also, PMS colors will be approximated to the best of our ability. If we are supplied with files (if applicable) they will be used as is and WELCH will not be responsible for any faults in the design (300 dpi required). Please check the following for accuracy: spelling [illegible] and [illegible] single or double [illegible] and legibility

Please SIGN this form, if approved, and fax to (207)883.8588 to continue the job progress.

*By signing below, you are confirming that you have checked and approved of all details of this project, as represented on this proof.

X2 X2

(4) .080 Aluminum Signs w/ Control Tac laydown
15.25" x 11"
Single Sided
HP Print on Control Tac Exterior Grade Vinyl with Laminate

Approved By:______________________________ Date:______________

DISCLAIMER: WELCH is not responsible for the output of customer supplied files or logos. It is the customers responsibility to make sure they have supplied the files in the correct resolution and PMS colors. We would be happy to answer any questions regarding file setup.

VEHICLES Although Vehicle Graphics are meant to last 3-6 years, WELCH will only warranty the replacement of vehicle graphics 60 days from the proof date. Vehicle Graphics are a temporary advertisement. Please understand that sunlight, bad weather, rocks, pressure washing and incorrect care of your graphics can shorten the life span.

FIGURES 11-1 AND 11-2. RECENT SHOP DRAWINGS FOR FORT ALLEN TRAIL AND THE LORING MEMORIAL TRAIL. THE PROPOSED PARK SIGNAGE WILL BE OF IDENTICAL SIZE, COLOR AND STYLE.

PROJECT BY:

AVESTA HOUSING
307 CUMBERLAND AVE.
PORTLAND, MAINE 04101

IN COLLABORATION WITH
THE CITY OF PORTLAND

DATE: JULY 7, 2011

SITE PLAN REVIEW

MARADA ADAMS PARK SIGNAGE

LANDSCAPE ARCHITECT:

Regina S. Leonard
landscape architecture & design
29 Bridge Street. Topsham, ME 04086
Tel. 207.450.9700 Regina@rsldesign.com

7/11/11

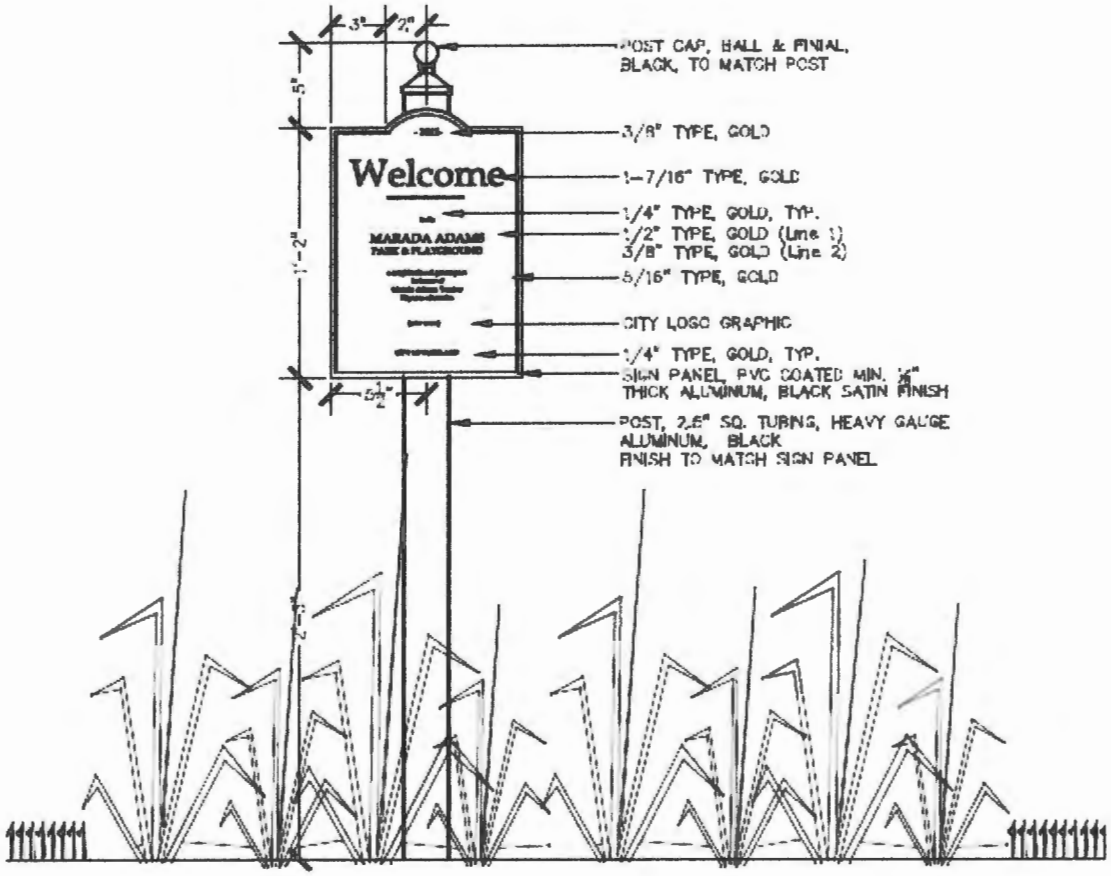


FIGURE 11-3. ELEVATION OF THE PROPOSED SIGNAGE FOR THE PARK AND PLAYGROUND ENTRANCES. REFER TO THE LANDSCAPE PLANS FOR MORE INFORMATION.

PROJECT BY:

AVESTA HOUSING
307 CUMBERLAND AVE.
PORTLAND, MAINE 04101

IN COLLABORATION WITH
THE CITY OF PORTLAND

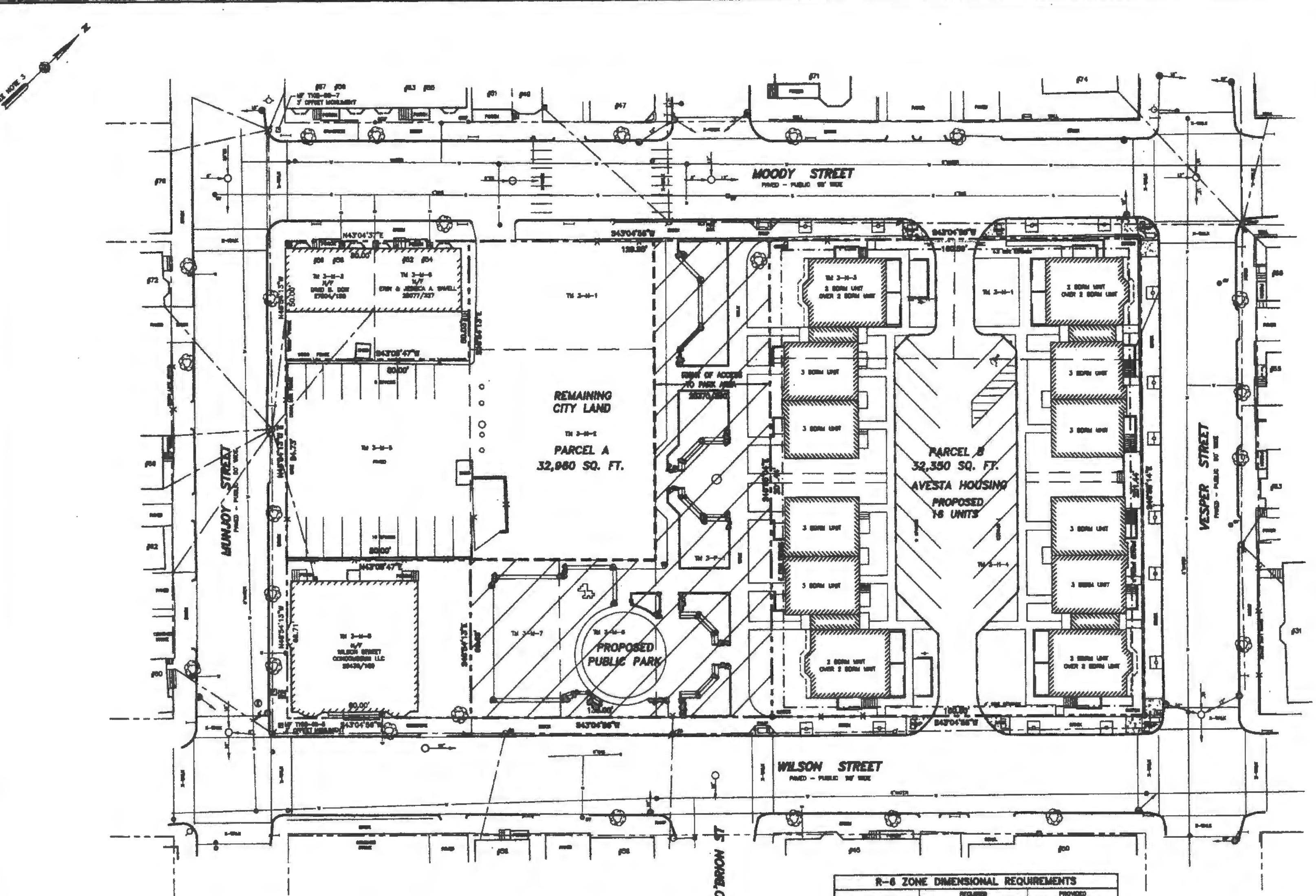
DATE: JULY 7, 2011

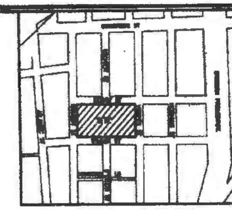
SITE PLAN REVIEW

MARADA ADAMS PARK SIGNAGE

LANDSCAPE ARCHITECT:

Regina S. Leonard
landscape architecture & design
29 Bridge Street. Topsham, ME 04086
Tel. 207.450.9700 Regina@rsldesign.com





LOCATION MAP

N.T.S.

LEGEND

- CAPPED IRON ROD TO BE SET
- MANHOLE
- CATCH BASIN
- UTILITY POLE W/GUY
- UTILITY POLE
- ELECTRIC METER BOX
- GAS METER BOX
- GAS GATE
- WATER GATE
- HYDRANT
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- IRON ROD FOUND
- MONUMENT FOUND
- GAS LINE
- OVERHEAD ELECTRIC
- WATER MAIN
- PROPERTY LINE
- RIGHT OF WAY
- FENCE
- CURB

GENERAL NOTES

1. OWNER OF RECORD: AVESTA HOUSING DEVELOPMENT CORPORATION, 307 CUMBERLAND AVENUE, PORTLAND, MAINE C.C.R.D. BOOK 28370 PAGE 248.
2. PREMISES SHOWN AS TAX MAP 3-H-1, 2, 5, 6, 7 AND 3-H-1, 2, 3, 4, AND 3-P-1
3. BEARINGS ARE GRID NORTH BASED ON CITY MONUMENTS T102-69-7, T102-69-5.
4. LOCATION OF PROPOSED IMPROVEMENTS TAKEN FROM PLAN REFERENCE 4.

APPROVED BY CITY OF PORTLAND PLANNING BOARD:

DATE ______

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

GRAPHIC SCALE

0 10' 20' 40' 80'

PLAN REFERENCES

1. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CITY OF PORTLAND, PROPOSED NEW SCHOOL. BECKETT STREET, DEC. 18, 1964, H.I. & E.C. JORDAN-SURVEYORS."
2. "BOUNDARY SURVEY 61-65 WILSON STREET, PORTLAND, MAINE MADE FOR MEREDITH TURNER AUGUST 13, 2007" BY OWEN HASKELL, INC.
3. "TOPOGRAPHIC & PLANIMETRIC SURVEY ON MOODY ST., VESPER ST., WILSON ST. & MUNJOY ST., PORTLAND, MAINE MADE FOR WOODARD & CURRAN JULY 21, 2010 REV. 1 11/30/10" BY OWEN HASKELL, INC.
4. "SITE PLAN AVESTA-ADAMS SCHOOL SITE REDEVELOPMENT, PORTLAND, MAINE DECEMBER 14, 2010" BY PDT ARCHITECTS.

R-6 ZONE DIMENSIONAL REQUIREMENTS

	REQUIRED	PROVIDED
FRONT YARD SETBACK	10 FT. OR AVERAGE OF EXISTING FRONT YARD SETBACKS	5 FT. (AVERAGE OF EXISTING FRONT YARDS)
SIDE YARD SETBACK*	4.2 FT. AT MOODY STREET 4 FT. AT WILSON STREET	4.2 FT AT MOODY STREET 4 FT. AT WILSON STREET
REAR YARD SETBACK*	5 FT.	5 FT.
LOT SIZE	4,500 SF (MIN.)	32,340 SF
MINIMUM AREA PER DWELLING UNIT	1,000 SF/UNIT	2,021 SF/UNIT
STREET FRONTAGE	40 FT. MIN.	>300 FT.
MAX. LOT COVERAGE	60% OF LOT AREA FOR DEVELOPMENTS WITH <30 UNITS	40%
MAX. BUILDING HEIGHT	45 FT.	<45 FT.
MIN. LOT WIDTH	50 FT.	160 FT.
MIN. OPEN SPACE (30% OF LOT FOR DEV. W/<30 UNITS)	0.19 ACRES	0.32 ACRES
PARK'G SPACES (1 PER UNIT)	16	16

*PER ZONING BOARD OF APPEALS APPROVAL FOR SETBACK VARIANCE, SEPTEMBER 2010

JOHN W. SWAN, PLS NO. 1039

DATE: 6-30-11

RECORDING PLAT

ON

MOODY ST., VESPER ST., WILSON ST. & MUNJOY ST.

PORTLAND, MAINE

MADE FOR RECORD OWNER

AVESTA HOUSING DEVELOPMENT CORP.

307 CUMBERLAND AVENUE, PORTLAND, MAINE

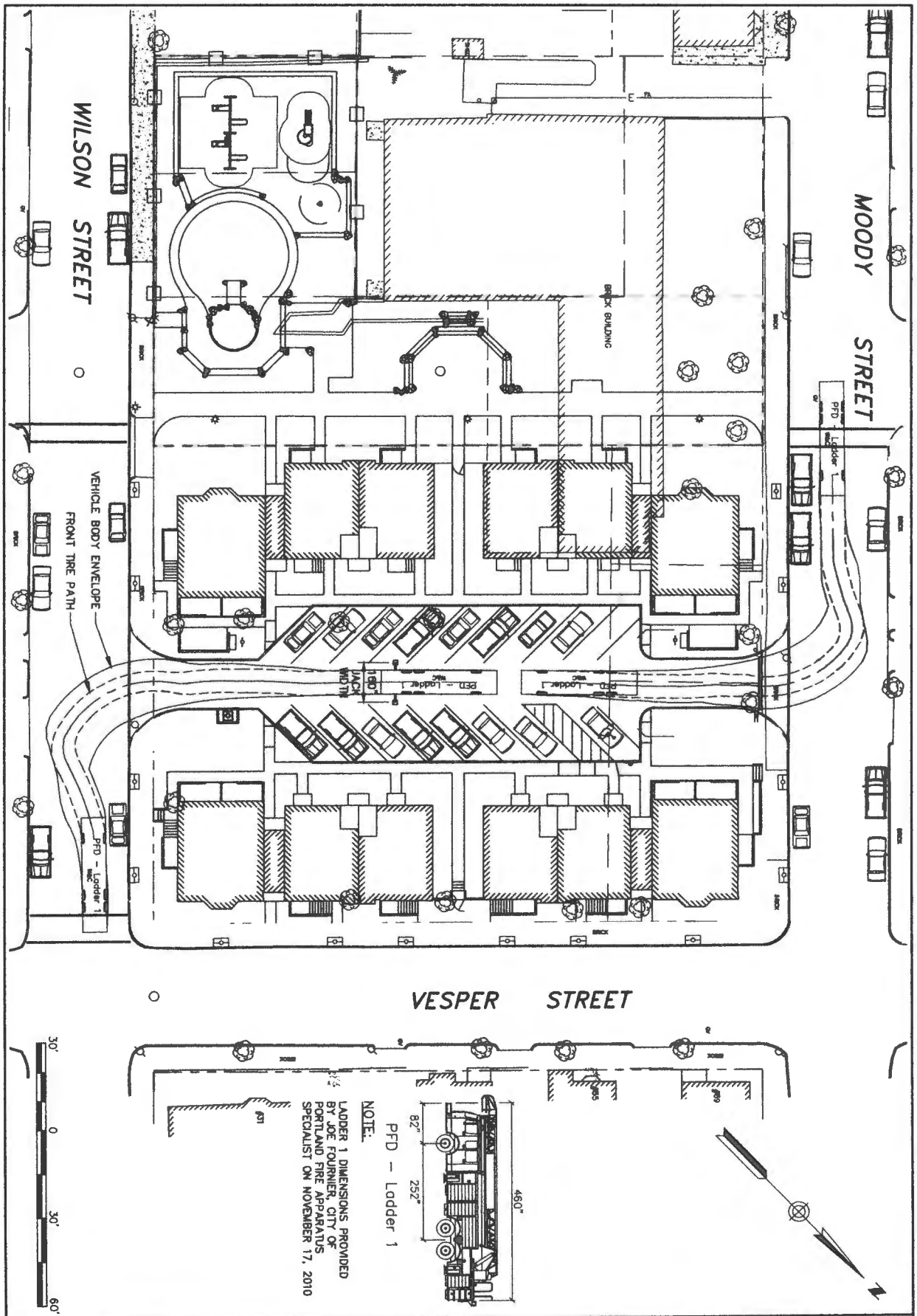
OWEN HASKELL, INC.

390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424

PROFESSIONAL LAND SURVEYORS

Drwn By	RS	Date	Job No.
Trace By	JLW	JULY 1, 2011	2010-080P
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 20'	1RP

7/11/11



PDT ARCHITECTS PORTLAND, MAINE	PORTLAND FIRE DEPARTMENT LADDER 1 TURNING MOVEMENT		
ADAMS SCHOOL REDEVELOPMENT	DESIGNED BY: DLC	CHECKED BY: DLC	WOODARD & CURRAN
	DRAWN BY: BCM	219804--C200A.dwg	

JOB NO: 219804.01
DATE: JULY 2011
SCALE: 1" = 30'
Autodesk

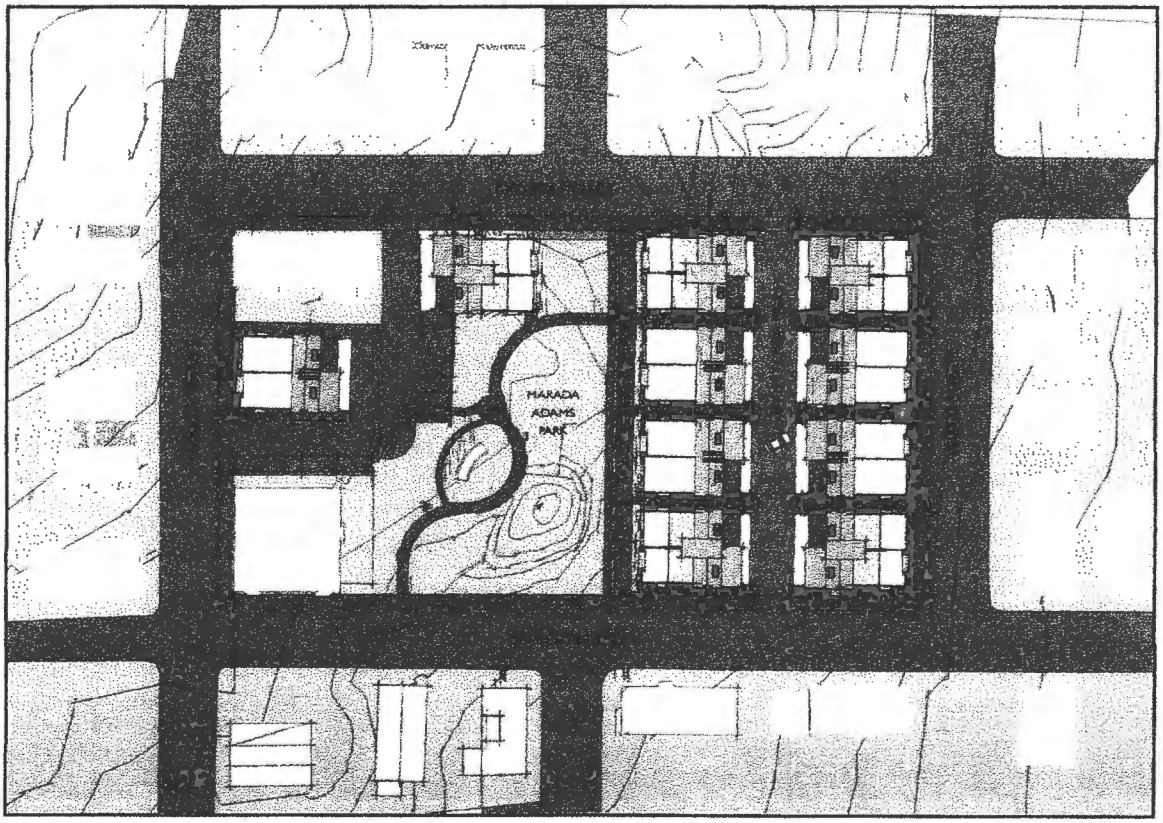
7/11/11

2. Proposal

A. Development Proposal Summary

Project Design / Description
The proposal calls for the clearing of the site except for the preservation of certain tree specimens of significance. Given the age, condition, and placement of the existing school building, Avesta's development team concluded that a "table rasa" approach makes most efficient use of the site and best allows the new development to complement and enhance the existing neighborhood and satisfy the goals and objectives of the RFP.

The proposal allocates approximately 1-Acre of the 1.5-Acres site to the development of **Beckett Green**, a mix of 40, 1 and 3 bedroom units of high quality, new, LEED certified housing. The remaining .5-Acres are set aside for the development of **Marada Adams Park**, a City-owned, neighborhood open space designed to complement existing city facilities and provide for the neighborhood's unmet public space needs.



7/11/11

WOODARD & CURRAN

2. PROJECT DESCRIPTION

The Marada Adams School, located at 48 Moody Street, was closed in 2006 and is currently abandoned. In 2008, after a two year public visioning process, the City of Portland released a Request for Proposal (RFP) for the redevelopment of the site and selected Avesta Housing (Avesta) for the redevelopment work. For your reference, the winning RFP submission from Avesta to the City of Portland has been enclosed as Figure 2-1. The proposed redevelopment project includes the demolition of the existing Adams School building and site amenities; and development of a 16-unit affordable ownership housing complex and the construction of, on behalf of the City, public open space and playground area.

The school parcel is approximately 1.5 acres in size. The site will be subdivided, and Avesta will be purchasing approximately 0.74 acres of this parcel, bounded by Vesper Street, Moody Street, Wilson Street, and the former Beckett Street Right of Way. Avesta currently holds a Purchase and Sales agreement with the City of Portland for this portion of the site. The parcel is within the R-6 residential zone and identified on Tax Map 003 as Block H. The proposed public park will be constructed on an abutting 0.35 acres of land.

The condominiums will be marketed to be affordable to households of moderate means (0.8 to 1.2 MHI), with incomes near the area median. The residential development will include eight two-bedroom units and eight three-bedroom units, resulting in a total building footprint of 10,595 square feet and a total floor area of 22,100 square feet. The two bedroom units are located at the four corners of the site, with a two bedroom unit located above the lower two bedroom unit. The eight three-bedroom units will consist of two-story residential units.

The two-bedroom unit near the corner of Vesper and Moody Street will be handicap accessible. The three bedroom units will have a lower bedroom, which will allow for single floor living for a family member. The development will be designed to meet federal accessibility requirements and will exceed these requirements on many levels to the extent possible.

The front of the buildings will be oriented to the street, with off-street parking (one space per unit) provided along rear private mews. This rear parking area will be screened by the buildings and landscaping, so that the architectural and landscape elements are the focus of the public streetscape. Avesta was granted a variance from the side and rear setback requirements from the Zoning Board of Appeals (ZBA) in September of 2010. A copy of the ZBA Certificate of Variance Approval is enclosed as Figure 2-2. The variance was granted so that the building orientation and their relation to the streets will better align with the character of the neighborhood.

A condominium association will govern the residential development. The association will be responsible for maintaining the 0.74-acre residential development, including the parking area, rear mews, utilities, sidewalks, landscaping, and appurtenances. The condominium association documents will be submitted for the City's review under separate cover. A copy of the subdivision plan and condominium recording plat is attached to this application as Figure 7-1.

7/11/11

PROJECT DATA

(The following information is required where applicable, in order complete the application)

Total Site Area	33,960 (Parcel A) 32,350 (Parcel B)	sq. ft.
Proposed Total Disturbed Area of the Site	44,798 (includes school demolition)	sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)		
IMPERVIOUS SURFACE AREA		
• Proposed Total Paved Area	0 (Parcel A) 11,909 (Parcel B)	sq. ft.
• Existing Total Impervious Area	7,639 (Parcel A) 16,543 (Parcel B)	sq. ft.
• Proposed Total Impervious Area	4,851 (Parcel A) 24,236 (Parcel B)	sq. ft.
• Proposed Total Impervious Area	4,851 (Parcel A) 24,236 (Parcel B)	sq. ft.
• Proposed Impervious Net Change	2,788 (Parcel A) 7,693 (Parcel B)	sq. ft.
BUILDING AREA		
• Proposed Building Footprint	10,595 (total for 4 buildings)	sq. ft.
• Proposed Building Footprint Net change	9,397	sq. ft.
• Existing Total Building Floor Area	1,198	sq. ft.
• Proposed Total Building Floor Area	22,100	sq. ft.
• Proposed Building Floor Area Net Change	20,902	sq. ft.
• New Building	yes	(yes or no)
ZONING		
• Existing	R-6	
• Proposed, if applicable	R-6 w/ ZBA variance on setbacks	
LAND USE		
• Existing	School	
• Proposed	Residential condominiums and park	
RESIDENTIAL, IF APPLICABLE		
• Proposed Number of Affordable Housing Units	16	
• Proposed Number of Residential Units to be Demolished	0	
• Existing Number of Residential Units	0	
• Proposed Number of Residential Units	16	
• Subdivision, Proposed Number of Lots	2 lot subdivision with 16 condominium units	
PARKING SPACES		
• Existing Number of Parking Spaces	0	
• Proposed Number of Parking Spaces	16	
• Number of Handicapped Parking Spaces	1	
• Proposed Total Parking Spaces	17	
BICYCLE PARKING SPACES		
• Existing Number of Bicycle Parking Spaces	0	
• Existing Number of Bicycle Parking Spaces	0	
• Proposed Number of Bicycle Parking Spaces	20 (includes storage units and exterior bike racks)	
• Total Bicycle Parking Spaces	20	
ESTIMATED COST OF PROJECT	$4.5 Million	

COMMITMENT & INTEGRITY
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11/24/10

November 22, 2010

WOODARD &CURRAN

Barbara Barhydt
Development Review Services Manager
Portland City Hall
389 Congress Street
Portland, ME 04101

Re: Avesta Housing - Adams School Site Redevelopment, Level III Preliminary Development Review Application

Dear Barbara:

On behalf of Avesta Housing (Avesta) and the entire design team, we are submitting seven copies of the Level III Preliminary Development Review Application for a 16-unit residential condominium development to be located at 48 Moody Street, the site of the former Marada Adams School. The parcel is within the R-6 residential zone and identified on Tax Map 003 as Block H.

In 2008, the City of Portland released a Request for Proposals (RFP) for the reuse of this site, and Avesta was selected for the work. Avesta and the City have negotiated a Purchase & Sale Agreement accordingly. The project includes the demolition of the existing Adams School building and site amenities; construction of a 16-unit affordable ownership housing complex; and construction on behalf of the City of a public open space and playground area. The residential development will be located on a parcel of land approximately 0.74 acres in size, bounded by Vesper Street, Moody Street, Wilson Street, and the former Beckett Street Right of Way. The public park and playground will be located on an abutting 0.35 acres of land.

We appreciate your guidance and feedback regarding this development, and look forward to discussing this project with the Planning Board at the next available workshop meeting. Please do not hesitate to contact Woodard & Curran if you have any questions or comments.

Sincerely,

WOODARD & CURRAN INC.

Denise Cameron, P.E.
Project Engineer

Enclosure

cc: Ethan Boxer-Macomber, Avesta Housing
Alan G. Kuniholm, PDT Architects
Regina Leonard landscape architecture & design

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5. ASSESSMENT OF ZONING

The property is located in the R6 Residential Zone, and will be designed to comply with the standards and intent of Division 7 of the land use regulations.

5.1 MULTI-FAMILY DWELLINGS

Multi-family dwellings are a permitted use for the R6 Zone. The development will comply with the Multi-family Dwelling unit standards of Chapter 14-136 (a)-2. All units will have 870 square feet of floor area or greater, exceeding the minimum floor area of 600 square feet. One off-site parking space will be provided for each unit in compliance with Division 20. All units will be above grade and no open fire escapes will be necessary.

5.2 DIMENSIONAL REQUIREMENTS

As described in Section 2 of this application, the project has received approval from the Zoning Board of Appeals (ZBA) for a variance from side and rear yard setback requirements. Table 5-1 provides a summary of the setback requirements and other dimensional standards for developments within the R-6 zone, per Sections 14-230.14 and 14-230.15 of the Land Use Ordinance.

Table 5-1: R-6 Zone Dimensional Requirements

	REQUIRED	PROVIDED
Front Yard Setback	10 ft or average of existing front yard setbacks	5 ft (average of existing front yards)
Side Yard Setback*	4.2 ft at Moody Street 4 ft at Wilson Street	4.2 ft at Moody Street 4 ft at Wilson Street
Rear Yard Setback*	5 ft	5 ft
Lot Size	4,500 sqft (min)	32,340 sqft
Minimum Area per Dwelling Unit	1,000 sf/unit	2,021 sf/unit
Street Frontage	40ft min	> 200 ft
Max Lot Coverage	50% of lot area for developments with < 20 units	40%
Max Building Height	45 ft	<45 ft
Min Lot Width	50ft	160 ft
Min Open Space (20% of lot for developments with < 20 dwelling units)	6468 ft 0.15 acres	14,3748 0.33 acres or 44%?
Parking Spaces (1 per unit)	16	16

→ Can't be

*ZBA has approved a variance for side and rear setbacks

The development will utilize pervious paver materials at patios and in areas adjacent to the rear parking area. Woodard & Curran contacted the City's Zoning Administrator on November 11, 2010 and confirmed that these pervious paver areas can be included in the open space calculation.

6. EASEMENTS AND OTHER BURDENS

There are no existing easements on the site of the residential development.

As part of the residential development, an easement will be provided at the rear parking lot for the access and maintenance of the water, sewer, gas, electric, and telephone service lines. The location of the easement is shown on the enclosed utility plan. The delineation of the proposed easement will also be shown on the recording plat, which will be provided during the final plan submission.

7. WAIVERS REQUESTED

As a condition of the Purchase and Sales Agreement, the City Council requested that any street lights required for the development will utilize LED fixtures. In order to comply with this condition, Avesta is requesting a waiver from Section 10.2 in the Technical Design Standards, which specifies a non-LED street pole fixture.

8. TRAFFIC ANALYSIS AND EMERGENCY ACCESS

8.1 PEAK HOUR TRIP GENERATION

The proposed development will not significantly impact traffic in the area. Based on a review of applicable ITE Trip Generation 8th Edition Land Use Codes (LUC) 230 – Residential Condominiums, the 16 unit residential development will generate 12 and 13 trip ends during the AM and PM peak hours respectively, less than the 100 trip ends threshold for a Traffic Movement Permit from the Maine DOT. The peak hour vehicle trips generated from the development are well below the number of trips generated at the site when the school was operational.

8.2 VEHICULAR AND BICYCLE PARKING

Offsite vehicular parking will be provided at a rate of one parking space per unit in accordance with Division 20 of the Land Use Ordinance. All parking spaces shall be 9 feet wide by 18 feet long. Aisles will be 14 feet wide, as required in the Technical Standards for a 45 degree angle parking configuration. Woodard & Curran and PDT Architects reviewed this aisle width during a meeting with the City of Portland's Fire Department on November 17, 2010.

Bicycle storage is provided at each residential unit within a 90 square foot covered storage unit. In addition, two exterior bike racks will also be provided for additional bike storage.

8.3 PROXIMITY TO BUS ROUTES

The development is located within close proximity to many of Portland Metro's bus routes. The development is less than one block from Route 1, which provides transportation across the Portland Peninsula, and is within walking distance of routes that provide transportation to the North Deering, Falmouth and Portland's downtown areas.

8.4 SIDEWALKS

The development will include the construction of new brick sidewalks with granite curbing along the parcel's frontage of Moody, Vesper, and Wilson Street's. In addition, a new pedestrian walkway will be created in the proposed park along the Beckett Street Right of Way. The park and walkway will reconnect a valuable pedestrian corridor between Beckett Street and O'Brion Street, improve the neighborhood's access to the proposed public park, and create a pleasing view corridor.

8.5 CROSSWALKS

Several crosswalks are located on the streets abutting the development. Two of the crossings are located mid block, and were originally installed to provide access to the school. To improve pedestrian movement and to provide a better crosswalk alignment with the park and existing streets, we recommend removing the two mid block crossings and creating two new crossings in line with Beckett and O'Brion Street Right-of-Way. The locations of the proposed crosswalks are shown on the enclosed site plan. Avesta anticipates the need to present this change to the City's Crosswalk Committee.

8.6 VEHICULAR ENTRANCES

Vehicles will enter the parking area from Wilson Street and exit onto Moody Street. All driveways will be perpendicular to the existing streets. As a result of discussions with the City's Fire Department, the entrance and exits will be 16 feet wide, which is greater than the minimum entrance width of 12 feet specified in Section 1.7 of the City's Technical Manual. The additional driveway width is required to provide emergency access to the site. The driveways will be located 80 feet from the Vesper Street intersection and approximately 70 feet from the O'Brion Street and Beckett Street Intersections.

Both driveways will have sight distances in excess of the distances required in Section 1.6 of the City's Technical Manual. Sight Distances at each driveway is greater than 220 feet, which exceeds the 200 feet minimum sight distance required for 25 mph streets.

The driveway entrance and exit will be constructed with radial granite curbing, which will allow for emergency vehicular access. Woodard & Curran has utilized AutoTurn software to analyze the maneuverability of emergency access near these entrances, and used this information as a basis for the design of the curbing radii and entrance width. A figure showing the emergency vehicular access is included as Figure 8-1. This plan was developed with feedback and guidance provided by the City's Fire Department during a meeting on November 17, 2010.

8.7 FIRE HYDRANTS

Several fire hydrants and fire call boxes are located near the development. The location of these hydrants and call boxes are shown on the enclosed boundary plan. The existing hydrants are located near the corner of Vesper Street and Moody Street, at the corner of Moody Street and Beckett Street, and at the corner of O'Brion Street and Wilson Street. No new hydrants are proposed.

9. SIGNIFICANT NATURAL AND HISTORIC FEATURES

The site of the proposed residential project has been previously developed, and does not contain significant natural features or resources. The site does not include wildlife habitat, wetlands or streams.

Woodard & Curran has requested that the Maine Historic Preservation Commission (MHPC) review the site for potential impacts to any known pre-historic sites, historic structures, or archeological sites. Correspondence from the MHPC will be included in the final submission package.

10. LANDSCAPING AND LIGHTING

Avesta is working with Regina S. Leonard Landscape Architecture & Design to develop landscaping designs for the residential development and abutting park. A preliminary landscaping plan is included in the enclosed plan set. The development will include plantings and landscaping along the driveway entrances and street frontage. Planters will be located near the rear entrances and the parking areas; landscape buffers and fencing will be utilized to screen waste and recycling receptacles.

Street trees will be planted along the City's Right-of-Way and within the proposed park. The City's Ordinance requires one street tree per residential unit. The proposed landscaping plan includes 14 trees along Moody, Vesper, and Wilson Streets, with additional trees to be planted within the park exceeding the amount required by Ordinance.

Avesta is proposing the use of energy-efficient LED Site Lighting, in conformance with the goals of LEED design. The LED fixtures are proposed for both the parking lot lighting and street lighting. Currently, Vesper Street is lit by three cobra fixtures, located on the north side of the street. No changes to the existing Vesper Street lighting are proposed. New street lights are proposed near the development's driveways and the midblock pedestrian crossings. These lights are shown on the enclosed landscaping and utility plans.

11. ARCHITECTURE AND STREETSCAPE

The Adams School Redevelopment site will offer high quality, market-rate living units. The buildings are designed with special attention paid to the character of the Munjoy Hill neighborhood surrounding the site of the former Marada Adams Elementary School. A park dedicated to Marada Adams is also planned in partnership with the City of Portland. Streetscape and pedestrian scale are of particular importance to the interface of these buildings with the site. Each unit will have a separate street entrance, activating the sidewalk and complimenting the rhythm of the existing streetscape. Individual covered entries will be designed to be sympathetic to the existing architectural character found in the neighborhood. Parking is located internal to the site and adjacent to entrances of each unit. With single access points, we will minimize curb-cuts to the site, keeping pedestrian access the focus along the public right-of-ways. Solid waste management and recycling stations and mailboxes are proposed at Moody and Wilson Street access points.

There are two types of units: A three bedroom, two story townhouse, and a two bedroom flat. The two bedroom flats will compose four, two-story buildings on each of the four corners of the site. The first floor flats will each have an entrance directly off the sidewalk, and the second floor flats will have separate entrances via a private enclosed stair, also with direct sidewalk access. The three bedroom townhouses will feature single-level living and will have individual sidewalk entrances.

Each unit will be expressed architecturally with pitched roofs and distinctive masses. The two bedroom stacked flats shall each have front yards that serve as private green space and create a buffer between the street and the living spaces. This buffer space will also open the view corridor at the corners of the development. The two-story portion of the three bedroom townhouses shall be close to the sidewalk and elevated, while the single story portion will be pulled back to create private patios. This pattern will further activate the streetscape by creating a variation in scale and depth.

The architecture will be trimmed and detailed such that it references the context of the East End. Fenestrations will be proportional to the overall façade composition. Finish materials will include wide plank siding, masonry, and painted trims. Windows will be casement or double hung style, and roofs will be shingled. Operable roof windows will contribute to whole-house natural ventilation.

These homes will be submitted for certification by the USBGC for LEED for Homes and will incorporate many green strategies, technologies and materials. These homes will be submitted for certification by the USBGC for LEED for Homes and will incorporate many green strategies, technologies and materials; while the entire project will be submitted for certification by the USGBC for LEED for Neighborhood Development.

12. STORMWATER MANAGEMENT

The proposed residential development will include stormwater management infrastructure, and will incorporate low-impact development techniques where possible. Avesta intends to utilize pervious surfaces, such as permeable pavers or concrete, where possible to encourage infiltration of stormwater and reduce runoff from the site. Geotechnical Engineer's from SW Cole are currently conducting a soils investigation to determine the site's ability to utilize the pervious surfaces.

12.1 EXISTING CONDITIONS

The site and surrounding neighborhood is located in a highly developed urban environment. The abandoned Marada Adams School and exterior play areas currently occupy the site. The school parcel is approximately 1.5 acres, and consists of building roofs, pavement, lawn space and play areas. The school's roof drains are connected to the City's combined sewer in O'Brion Street; stormwater runoff from the surrounding site drains towards a catchbasin near the corner of Wilson Street and Vesper Street, which connects to the City's combined system in Vesper Street. Both the Vesper Street and O'Brion Street systems drain into the Fore Street Interceptor, and is conveyed to the India Street Pump Station. Additional information regarding the City's Combined Storm/Sewer infrastructure is included in Section 13 of this narrative.

12.2 PROPOSED DEVELOPMENT

The site will be subdivided, and Avesta will be purchasing approximately 0.74 acres of this parcel for the development of the residential condominiums. A public park will be constructed on an abutting 0.35 acres of land located within and adjacent to the former Beckett Street Right of Way. The existing Marada Adams School will be demolished, and any disturbed areas beyond the proposed residential development and abutting park will receive 4" of loam and will be seeded. The removal of the school will result in a net decrease in impervious area on the 1.5 acre site, and therefore will decrease the rate of stormwater runoff. Avesta intends to use pervious surfaces where possible to encourage infiltration of stormwater, and reduce the amount of stormwater entering the public combined sewer infrastructure. The following table describes the decrease in impervious surface areas, assuming the use of pervious pavers at sidewalks and patios within the site.

Table 11-1: Existing and Proposed Impervious Areas

TOTAL PARCEL SIZE	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	NET CHANGE
1.5 acre	0.92 acre	0.78 acre	0.14 acre reduction

Geotechnical Engineers from SW Cole are currently analyzing the site to determine if pervious concrete surfaces can also be used within the parking area. If soil conditions are determined to be appropriate for pervious materials, then the impervious areas listed in Table 11-1 may decrease by an additional 0.18 acres, further reducing the impervious surface area.

The project will be designed to incorporate Stormwater Management systems in compliance with the City's Level III Site Plan Review Standards. The project does not require approval under State Stormwater Management Law because it will not create more than one acre of impervious area onsite.

The site was developed prior to 2005, and is classified as "redevelopment" per Section 5-4-B(e) of the City's Technical Manual, which states: "*For a project [...] that includes redevelopment of impervious area that was in existence as of November 16, 2005 (the effective date of Chapter 500 revisions), redevelopment of that impervious area is not required to meet General standards provided the department determines that the new use of the existing impervious area is not likely to increase stormwater impacts resulting from the proposed project's stormwater runoff beyond the level of impact already caused by the runoff from the existing impervious area.*" The use of pervious pavers and the overall net reduction in impervious areas onsite will reduce stormwater impacts in the area. Avesta and the design team discussed this stormwater strategy with the City's Department of Public Services during the pre-application meeting on November 10, 2010. We understand the Department supports the use of pervious materials, where possible, in order to reduce the amount of stormwater entering into the City's combined system.

13. UTILITIES

The proposed residential development will be serviced by public water, sewer, gas and electric. A utility corridor will be created within the rear parking area, and each unit will be provided with separate utility service lines. A 48 foot wide easement will be granted to the utility companies for access and maintenance of the infrastructure. The location of the easement and proposed utilities are shown on Sheet C3 of the enclosed plans.

Woodard & Curran and the design team will coordinate service locations and connections with the appropriate utilities as the design progresses. Letters of capacity will be provided from the City of Portland Public Services and the Portland Water District upon receipt.

13.1 WATER

The proposed development will utilize both fire protection water service and domestic water service. Connections are proposed at both Moody Street and Wilson Street in order to create a service loop. Avesta intends to pursue LEED certification and will be using low flow fixtures. Bennett Engineering, Inc, mechanical engineers, have reviewed the domestic water demand for the proposed facility and estimates a per unit demand of 30 GPD per unit, which equates to 480 Gallons per Day (GPD). Bennett Engineering estimates peak domestic water flow for each building will be 50 Gallons per Minute (GPM) and that sprinkler/standpipe flow will be 500 GPM.

13.2 SEWER

The sewer infrastructure in the Munjoy Hill neighborhood is combined sewer and stormwater. A map of the sewer system, developed by Hunter-Ballew Associates in 1981 for the Portland Water District's Infiltration and Inflow Analysis, is included as Figure 12-1, for your reference. No separated system was identified within close proximity to the proposed development. Avesta is requesting a connection to the 18" combined sewer system in Vesper Street. The Vesper Street system connects into the Fore Street Interceptor, which conveys wastewater to the India Street Pump Station. Additional information regarding the proposed sewer connection is included on Wastewater Capacity Application, enclosed as Figure 12-2. As you will see from the enclosed plans, we propose to separate storm and sanitary sewer within the site to provide for future separation by the City.

13.3 GAS

Avesta intends to provide natural gas service to the proposed condominium units. A connection to the existing gas main in Moody Street is proposed. Woodard & Curran and Bennett Engineering will be coordinating with Unitil regarding gas service installation.

13.4 ELECTRIC

Bennett Engineering is coordinating with Central Maine Power (CMP) to develop plans for electrical service to the condominium units. Two poles within the City's Right-of-Way will require relocation due to their proximity to the proposed entrance driveway. The relocated poles will remain within the City Right of Way, and Central Maine Power has indicated that transformers may be mounted to these relocated utility poles, to service the project. All electrical service lines within the condominium property will be installed underground.

14. CONFORMANCE WITH MASTER PLAN

A primary goal outlined in the City of Portland's Comprehensive Plan is to encourage and promote affordable housing opportunities for all Maine Citizens (Volume I - Portland's Goals and Policies for the Future, dated November 2002). Avesta has extensive experience in developing high quality affordable housing in and around the Portland area. The proposed project will provide work force housing opportunities on the Peninsula. The development has been designed so that the density and character of the multi-family dwellings will conform to and enhance the neighboring community.

3. EVIDENCE OF RIGHT, TITLE AND INTEREST

Avesta Housing Development Corporation has entered into a Purchase Agreement with the City of Portland. A copy of this agreement, dated May 24, 2010 is included as Figure 3-1. A Boundary Survey has been prepared by Owen Haskell Professional Land Surveyors, and is included as Figure 3-2.

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT made and entered into as of 24th of May, 2010, by and between the CITY OF PORTLAND, a Maine municipal corporation with a place of business in Portland, Maine and mailing address of 389 Congress Street, Portland, Maine 04101 ("Seller") and AVESTA HOUSING DEVELOPMENT CORPORATION, a Maine nonprofit corporation with a place of business in Portland, Maine and mailing address of 307 Cumberland Avenue, Portland, Maine 04101 (the "Buyer")

WITNESSETH:

WHEREAS, through the Adams School Re-Use Committee, Seller conducted public meetings in order to determine the most appropriate use of the former Adams School property, at the conclusion of which Seller sought proposals from parties interested in redeveloping the that property; and

WHEREAS, Buyer submitted a proposal that included development of 40 condominium units for low to moderate income families, together with development of a park adjacent thereto, as more particularly described in Buyer's response to the City of Portland Request for Proposals for Redevelopment of Former Adams School Site dated July 22, 2008 (the "RFP Response"); and

WHEREAS, Buyer, after retooling the Project in response to changes in available sources of sub-market development capital and overall housing market conditions, submitted a revised proposal that included development of at least 16 condominium units for low to moderate income families, together with installation of a park on adjacent land retained by Seller (collectively the "Project"), as more particularly described in Buyer's March 24, 2010 project update letter to Penny Littell, Director of Planning and Urban Development with attached plans and elevations; and

WHEREAS, the updated Project has been publicly reviewed by the Housing Committee of the City Council with that Committee having voted unanimously to move the matter to the attention of the full City Council and the parties now wish to move forward with Buyer's proposed development;

NOW THEREFORE, FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Property to be Sold. Seller agrees to sell and Buyer agrees to buy a certain lot or parcel of land with all buildings, fixtures and improvements thereon, located in the vicinity of 48 Moody Street, Cumberland County, Maine, shown as City of Portland Tax Map 003, consisting of all of the land shown on such tax map as Block H, comprising .74 acres of land, more or less, improved with the former Adams School building and related infrastructure, land and improvements, with frontage on and access to, and bounded by, Moody, Vesper, and Wilson Streets, together with all easements appurtenant thereto (collectively the "Premises"). See Exhibit 1 attached.

2. Purchase Price. Buyer shall pay to Seller the sum of Two Hundred Forty Thousand ($250,000) (the "Purchase Price") in the manner provided in this Section.

a. Contemporaneously with the execution of this Agreement, Buyer shall pay to Seller the sum of Two Thousand Dollars ($2,000.00) (the "Initial Deposit").

b. Not later than the Due Diligence Completion Date (as defined in Section 7 below), Buyer shall pay to Seller the sum of Two Thousand Dollars ($2,000.00) (the "Second Deposit;" the Initial Deposit and the Second Deposit are referred to collectively in this Agreement as the "Deposit").

c. At the closing, Buyer shall pay to Seller the balance of the Purchase Price by certified or bank cashier's check or wire transfer. The Deposit shall be credited against the Purchase Price.

3. Title. Seller shall convey the Premises to Buyer at the closing in fee simple with good and marketable title, free and clear of all liens, claims and encumbrances except those that do not adversely affect the use and enjoyment of the Premises. In the event that Seller is unable to convey title as aforesaid, Seller shall be given a reasonable period of time (not to exceed 45 days), after notice in writing, in which to remedy any title defects. In the event that said defects cannot be corrected or remedied or in the event that Seller elects not to remedy same, then the Deposit shall be returned to Buyer and this Agreement, and Seller's and Buyer's obligations hereunder, will terminate. Buyer may, at Buyer's option, elect to close notwithstanding such defects as may exist. Seller agrees to convey the Premises using any new survey description resulting from Buyer's boundary survey.

4. Closing. This transaction shall be closed on or before September 1, 2010 at 10:00 a.m. (the "Closing Date") at the offices of Buyer's counsel, or if the Seller and Buyer shall mutually agree in advance at another time and place. At the closing, Seller shall execute and deliver to Buyer, against payment of the balance of the balance of the Purchase Price, the following documents:

(a) a Quitclaim Deed with Covenant to the Premises; and

(b) such other customary instruments, documents and affidavits as may be associated with said closing.

5. Risk of Loss, Damage, Destruction and Insurance. Before closing, Seller shall bear the risk of any loss to the Premises by fire or otherwise.

6. Representations and Warranties of Seller. Seller represents and warrants to Buyer as follows:

(a) There is no litigation, administrative hearing, arbitration, or any other proceeding pending or, to the knowledge of Seller, threatened against Seller or with respect to the Premises or the Personal Property with respect to any violation of law, rule or regulation. Seller has received no notices of violation from any Federal or State agency alleging a violation of any environmental law, rule or regulation with respect to the Premises.

(b) Seller has an absolute right to sell, assign or transfer the Premises to Buyer free and clear of all liens, pledges, security interests, demands or encumbrances and without breach of any agreement to which Seller is a party or by which Seller is bound.

7. Inspection. At all reasonable times upon reasonable prior notice, Buyer and any prospective lender or investor of Buyer's shall have the right to enter the Premises and perform, at Buyer's expense, any and all inspections, tests, surveys or other due diligence inquiries with respect to

the Premises as Buyer deems necessary or appropriate. Buyer agrees to return the Premises as nearly as possible to their original condition after all of such tests and inspections. Seller shall cooperate with Buyer in such inspections. In the event Buyer is not satisfied for any reason by the results of such due diligence inspections, Buyer shall have the option of terminating this Agreement by written notice to Seller. Buyer's option to terminate this Agreement as provided in this Section 7 shall expire unless such written notice is delivered to Seller not later than July 1, 2010 (the "Due Diligence Completion Date"). If such written notice is not delivered to Seller prior to Due Diligence Completion Date, Buyer shall be deemed to have waived its right to terminate this Agreement as set forth in this Section 7.

8. Possession. Seller shall deliver the Premises to Buyer at closing free and clear of all leases, tenancies and occupancies by any person.

9. Conditions Precedent. Buyer's obligation to close hereunder is subject to Buyer's full and complete satisfaction with all of the following:

(a) Seller shall earmark no less than $ 1,724,136 in Neighborhood Stabilization Program ("NSP") funds from the Maine State Department of Economic and Community Development. No less than $1,710,000 of the NSP funds are to be used by Buyer as a source of development capital for the Project. Seller shall directly expend up to $14,136 of the NSP funds to conduct environmental studies and a HUD required single audit.

(b) There shall have been no material adverse change in the condition of the Premises occurring after the conclusion of Buyer's inspections under Section 7 above, and the Premises shall be substantially in the same condition as they were at the time of the inspections, reasonable wear and tear excepted, subject to the provisions of subsection (e) above.

(d) Title to the Premises shall be good and marketable, and the same shall be conveyed to Buyer free and clear of all liens, claims and encumbrances except encumbrances that do not adversely affect the use and enjoyment of the Premises. Not later than July 1, 2010, Buyer shall have received, at Buyer's expense, an ALTA-ACSM boundary survey of the Premises satisfactory to Buyer in its sole discretion.

(e) As of the date hereof, and as of the date of closing, all of Seller's representations and warranties shall be true and correct in all material respects.

(f) Buyer shall have achieved the development milestones described in Section 13 below within the time periods set forth in such section.

If the conditions described in subsections (a) through (f) above are not satisfied as of the dates specified, or if no date is specified, by the Closing Date, then Buyer shall have the option of terminating this Agreement in writing and receiving back the Deposit.

10. Default and Remedies. In the event that Buyer fails to close hereunder for any reason other than (i) a default by Seller or (ii) termination of this Agreement by Buyer as provided herein, Seller's sole legal and equitable remedy shall be to terminate this Agreement by written notice to Buyer, whereupon and all rights of Buyer to purchase the Premises shall cease and be of no further

force or effect. In the event of Seller's default hereunder, Buyer shall have available all remedies at law and in equity, including without limitation the right of specific performance.

11. Assignment. Upon notice to and concurrence by Seller, which shall not be unreasonably withheld, Buyer may assign this Agreement and all its rights and obligations hereunder to an affiliate of Buyer's.

12. Brokers. The parties represent to each other that neither has had any dealings with any real estate broker in connection with this transaction. Each party agrees to indemnify the other from and against the claims of any brokers arising from this transaction, which indemnity shall survive the closing and shall include reasonable costs of collection, including reasonable attorneys' fees.

13. Development Activities with Respect to the Project; Milestones. After the date of this Agreement, and after the Closing Date, Buyer agrees to use good faith efforts to undertake predevelopment activities towards the goal of developing the Project substantially, as described in subsections (a) and (b) below.

(a) Upon the execution of this Agreement by both parties, Buyer shall continue to refine the Project budget through continued assessment of the real estate market and by securing competitive bids for construction as well as various design and development services. While a budget shortfall is not anticipated by Buyer at this time, to the extent that the final budget demonstrates an unforeseen need for additional subsidy above and beyond the NSP funds allocated by Seller, Buyer shall use good faith efforts to obtain any remaining funds that may be necessary for development of the Project. Buyer shall have until July 15, 2010 to secure binding funding commitments in an amount sufficient in Buyer's sole judgment to fully develop the Project. Should Buyer fail to secure funding commitments as described above, Buyer and Seller shall reassess the viability of the Project and likelihood that final gap funding sources can be secured in a reasonable timeframe. Under this circumstance and after weighing all options, Seller may opt to grant Buyer additional time to secure needed funding or work with Buyer to consider alternative development scenarios for the Premises; e.g. alternative residential unit type, size, number, and/or configuration. If by July 15, 2010 Buyer has not secured all necessary financing and Buyer and Seller, after a good faith effort, are not able to develop a mutually agreeable alternative development scenario, Seller may terminate this Agreement and the Deposit shall be returned to the Buyer.

(b) After receipt of the funding commitments described in subsection (a) above, Buyer shall begin good faith efforts to obtain all necessary permits and approvals for the Project, including without limitation site plan and subdivision approval.

(c) Upon the execution of this Agreement by both parties, Buyer shall, using NSP funds, commence with activities necessary to conduct hazardous materials abatement, and complete the full demolition and removal of the existing Adams School building. Buyer shall also coordinate the removal of an Underground Storage Tank UST identified in the Phase I and Phase II Environmental Site Assessments conducted by SW Cole Engineering on behalf of Seller.

In the event Buyer has not secured its financing by the date specified in Subsection (a) above, either party may terminate this Agreement and the Deposit shall be returned to Buyer.

14. Additional Conditions. Additional conditions are included in Attachment 2 and shall be incorporated herein by reference.

15. Miscellaneous. Time is of the essence of this Agreement. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the first business day after mailing if mailed to the party to whom notice is to be given by first class mail, postage prepaid, certified, return receipt requested, addressed to the recipient at the addresses set forth at the beginning of this Agreement. Either party may change addresses for purposes of this paragraph by giving the other party notice of the new address in the manner described herein. Except as set forth in Section 12 above, the rights of Buyer under this Agreement may not be assigned in whole or in part without written consent of Seller, which shall not be unreasonably withheld. This Agreement constitutes the entire agreement between Seller and Buyer and there are no other agreements, understandings, warranties or representations between Seller and Buyer. Seller's representations and warranties, and certain other provisions contained in this Agreement, shall survive the closing. This Agreement will inure to the benefit of and bind the respective successors and assigns of Seller and Buyer. This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all of which together shall constitute one and the same instrument. As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of the masculine shall include, where appropriate, the feminine and neuter. This Agreement shall be governed by and construed in accordance with the laws of Maine. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date written above.

WITNESS:

CITY OF PORTLAND, Seller

By: _____
Joseph E. Gray, Jr., its City Manager

AVESTA HOUSING DEVELOPMENT CORPORATION, Buyer

By: _____
Dana Totman, its President

ATTACHMENT 2

Additional Conditions:

1. The Project shall provide no fewer than 16 new units of housing which shall be sold to buyers with household income at or below 120% of the adjusted medium income_____.

2. The Project shall include restrictions to the rental of residential units except as follows:
   a. To a family member
   b. To a non-family member for a period not to exceed 20 months in any consecutive 5 year period.

3. The Project site design shall be revised to site all playground equipment in the Beckett / O'Brion right of way and the playground shall be built with a maintenance free design.

4. The Project shall provide LED fixtures in any street lights that may be required through the public review process.

5. Upon license from Seller, Buyer shall stabilize, loam and seed all disturbed areas on the overall +/- 1.5 acre Adams School site.

4. EVIDENCE OF STATE AND/OR FEDERAL APPROVALS

The proposed development will not impact any natural resources therefore no Natural Resources Protection Act (NRPA) permits from the Maine Department of Environmental Protection (MaineDEP) or Programmatic General Permits from the Army Corps of Engineers will be necessary.

As an urban brownfield site, the property may contain environmental contaminants that could require remediation. Avesta is working with the professionals at Credere Associates to assess the site for potential environmental contamination and will develop appropriate plans for the remediation of the property.

The project will be designed to incorporate Stormwater Management systems in compliance with the City's Level III Site Plan Review Standards. The project does not require approval from MaineDEP under State Stormwater Management Law because it will not create more than one acre of impervious area onsite.

The removal of the school will disturb more than one acre, and Avesta will be submitting a Notice of Intent to Comply with Maine Construction General Permit.

A Maine Department of Transportation (DOT) Traffic Movement Permit is not required for the project, as the development will not generate more than 100 trip ends during the peak hour.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

September 21, 2010

Avesta Housing
Ethan Boxer-Macomber
307 Cumberland Avenue
Portland, ME 04101

RE: 48 Moody Street
CBL: 003 H001
ZONE: R-6

Dear Mr. Boxer-Macomber:

At the September 16, 2010 meeting, the Zoning Board of Appeals voted 4-0 to grant the practical difficulty variance appeal to reduce the left side setback to four feet, two inches, the right side setback to four feet and the rear setback to five feet. I am enclosing a copy of the Board's decision.

I am also enclosing the Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of September 16, 2010, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page.

You will also find an invoice for $385.39 for the fees that are still owed on the appeal for the cost of the legal ad, the cost of the noticing and the processing fee. Please submit your payment on receipt of the invoice.

Now that the practical difficulty variance appeal has been approved, you need to apply for a building permit to build the condominiums. The permit will not be issued until we receive a copy of the recorded Certificate of Variance. The building permit must be issued and construction begun within six months of the date of the hearing, September 16, 2010, referenced under section 14-473(e), or the Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8709.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

ZONING BOARD APPEAL
DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: September 20, 2010
RE: Action taken by the Zoning Board of Appeals on September 16, 2010.

Members Present: Gordon Smith (acting chair), William Getz (acting secretary), Sara Moppin, and Jill Hunter

Members Absent: Phil Saucier

1. New Business:

A. Practical Difficulty Variance Appeal:

48 Moody Street, Avesta Housing Development Corporation, future owner, Tax Map 003, Block H, Lots 001, 002, 003 & 004, R-6 Residential Zone: The applicant is proposing to build sixteen affordable housing condominiums on the old Adams School site. The appellant is requesting a variance for both side setbacks, from the required ten foot side setback to four feet, two inches on the left side and four feet on the right side [section 14-139(1)(d)(3)]. The appellant is also requesting a variance for the rear setback from the required twenty feet to five feet [section 14-139(1)(d)(2)]. Representing the appeal for Avesta Housing is Ethan Boxer-Macomber. **The Board voted 4-0 to grant the practical difficulty variance appeal to reduce the required left side setback to four feet, two inches, the required right side setback to four feet, and the required rear setback to five feet for the new condominium project.**

2. Other Business:

Election of Chair and Secretary for the Zoning Board of Appeals. **The Board voted to postpone the elections until the next meeting.**

Enclosure:
Decision for Agenda from September 16, 2010
Original Zoning Board Decision
One dvd
CC: Joseph Gray, City Manager
Penny St. Louis Littell, Director, Planning & Urban Development
Alex Jaegerman, Planning Division

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

"Practical Difficulty" Variance Appeal

DECISION

Date of public hearing: September 16, 2010

Present:
Sara Moppin
Jill Hunter
Gordon Smith
Bill Getz

Name and address of applicant: Avesta Housing Development Corp.
307 Cumberland Ave.
Portland, ME 04101

Location of property under appeal: 48 Moody Street

Gordon Smith disclosure of employment with Verrill/Dana

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Neither Pro. Con
Carl Bard, Maine Institute
① Ethan Boxer-Macomber - Avesta, project mgr.
② Seth Parker, mgr @ Avesta
③ Avesta Corporate Council
④ Marlynn Meady - PDT Architect
opposed: Carol McKratin - desires notification + updates
Erna Koch 81 Vesper St. - opposed. - High density and her view would be obstructed.
Gary Marcisso 64 Vesper + Owner of 3 other many buildings are condominium @ 1K-2K

Exhibits admitted (e.g. renderings, reports, etc.):

E-mail messages from McMullin, Mr. McNally, Mr. Miller, Sen. Alfond. ↑ Committee

Powerpoint presentation -

3. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

Satisfied 4 Not Satisfied ____

Reason and supporting facts:

Unique as it contemplates frontage on 4 sides and the size (one full block) is unique

4. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties.

Satisfied 4 Not Satisfied ____

Reason and supporting facts:

neighbor opposition being considered the possible use would be detrimental if not for the RFP

4 - email letters submitted by neighbors in favor

5. The practical difficulty is not the result of action taken by the applicant or a prior owner.

Satisfied 4 Not Satisfied ____

Reason and supporting facts:

per testimony that the City RFP was part of the decision to build

Conclusion: (check one)

4_ Option 1: The Board finds that the standards described above (1 through 8) have been satisfied and therefore GRANTS the application. Moppin/Getz

___ Option 2: The Board finds that while the standards described above (1 through 8) have been satisfied, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

___ Option 3: The Board finds that the standards described above (1 through 8) have NOT all been satisfied and therefore DENIES the application.

Dated:
9.16.10

Board Chair

O:\OFFICE\MARYC\ZBA\\variance appeal practical difficulty Avesta.doc

Development Review Application
PORTLAND, MAINE
Planning and Urban Development Department
Planning Division and Planning Board

PROJECT NAME: Adams School Site Re-development

PROPOSED DEVELOPMENT ADDRESS:

48 Moody Street, Portland, ME 04101

PROJECT DESCRIPTION:

Demolish the existing Adams School building and site amenities and develop a 16-unit affordable housing complex including 16 parking spaces, a public open space, and a playground.

CHART/BLOCK/LOT: 003/H/1,2,3 & 4

PRELIMINARY PLAN X
FINAL PLAN _____

CONTACT INFORMATION:

APPLICANT

Name:	Avesta Housing Development Corporation
Address:	307 Cumberland Avenue
	Portland, ME
Zip Code:	04101
Work #:	(207) 553-7777
Cell #:	
Fax #:	(207) 553-7778
Home:	
E-mail:	emacomber@avestahousing.org

PROPERTY OWNER

Name:	Avesta Housing Development Corporation
Address:	307 Cumberland Avenue
	Portland, ME
Zip Code:	04101
Work #:	(207) 553-7777
Cell #:	
Fax #:	(207) 553-7778
Home:	
E-mail:	emacomber@avestahousing.org

BILLING ADDRESS

Name:	Avesta Housing Development Corporation
Address:	307 Cumberland Avenue
	Portland, ME
Zip:	04101
Work #:	(207) 553-7777
Cell #:	
Fax #:	(207) 553-7778
Home:	
E-mail:	emacomber@avestahousing.org

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: Woodard & Curran
Address: 41 Hutchins Drive
Portland, ME
Zip Code: 04102
Work #: (207) 774-2112
Cell #:
Fax #: (207) 774-6635
Home:
E-mail: dcameron@woodardcurran.com

ENGINEER

Name: Woodard & Curran
Address: 41 Hutchins Drive
Portland, ME
Zip Code: 04102
Work #: (207) 774-2112
Cell #:
Fax #: (207) 774-6635
Home:
E-mail: dcameron@woodardcurran.com

ARCHITECT

Name: PDT Architects
Address: 49 Dartmouth Street
Portland, ME
Zip Code: 04101
Work #: (207) 775-1059
Cell #:
Fax #:
Home:
E-mail: kuniholm@pdtarchs.com

CONSULTANT

Name: Regina S. Leonard Landscape Architecture & Design
Address: 29 Bridge Street
Topsham, ME
Zip Code: 04086
Work #: (207) 450-9700
Cell #:
Fax #: 800-606-4306
Home:
E-mail: regina@rsldesign.com

SURVEYOR

Name: Owen Haskell, Inc.
Address: 390 Route 1, unit 10
Falmouth, ME
Zip Code: 04105
Work #: (207) 774-0424
Cell #:
Fax #:
Home:
E-mail: jswan@owenhaskell.com

ATTORNEY

Name:
Address:
Zip Code:
Work #:
Cell #:
Fax #:
Home:
E-mail:

APPLICATION FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

Level II Development ___ Less than 10,000 sq. ft. ($400.00) ___ After-the-fact Review ($1,000.00 plus applicable application fee)	**Plan Amendments** ___ Planning Staff Review ($250) ___ Planning Board Review ($500) **Subdivision** _X_ Subdivision ($500) + amount of lots 16 ($25/lot) $ 500 + (applicable + Major site plan fee) $1400
Level III Development _X_ Under 50,000 sq. ft. ($500) ___ 50,000 - 100,000 sq. ft. ($1,000) ___ Parking Lots over 100 spaces ($1,000) ___ 100,000 - 200,000 sq. ft. ($2,000) ___ 200,000 - 300,000 sq. ft. ($3,000) ___ Over 300,000 sq. ft. ($5,000) ___ Parking lots over 100 spaces ($1,000) ___ After-the-fact Review ($1,000 plus applicable application fee)	**Other Reviews** ___ Site Location of Development ($3,000) (except for residential projects which shall be $200 per lot_____) ___ Traffic Movement ($1,000) ___ Stormwater Quality ($250) ___ Section 14-403 Review ($400 + $25/lot) ___ Other_____

LEVEL II AND LEVEL III REVIEW APPLICATION SUBMISSION

Submissions shall include seven (7) packets with folded plans containing the following materials:

1. **Seven (7) full size site plans** that must be **folded.**
2. Seven (7) copies of all written materials as follows, unless otherwise noted:
   a. Application form that is completed and signed.
   b. Cover letter stating the nature of the project.
   c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 7) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Site Plan review only. A Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant:	Date:
[signature]	11/22/10

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	32,000	sq. ft. (residential development parce
Proposed Total Disturbed Area of the Site	58,000	sq. ft. (includes school demolitio

(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)

IMPERVIOUS SURFACE AREA

Proposed Total Paved Area		sq. ft.
Existing Total Impervious Area	23,165	sq. ft.
Proposed Total Impervious Area		sq. ft.
Proposed Impervious Net Change		sq. ft.

BUILDING AREA

Existing Building Footprint	8,600	sq. ft. (existing School)
Proposed Building Footprint	13,080	sq. ft.
Proposed Building Footprint Net change	4,480	sq. ft.
Existing Total Building Floor Area	13,650 +/-	sq. ft.
Proposed Total Building Floor Area	22,290	sq. ft.
Proposed Building Floor Area Net Change	8,640	sq. ft.
New Building	yes	(yes or no)

ZONING

Existing	R-6
Proposed, if applicable	R-6 w/ ZBA variance on setbacks

LAND USE

Existing	school
Proposed	residential and park

RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units	16
Proposed Number of Residential Units to be Demolished	0
Existing Number of Residential Units	0
Proposed Number of Residential Units	16
Subdivision, Proposed Number of Lots	16 condominium units

PARKING SPACES

Existing Number of Parking Spaces	0
Proposed Number of Parking Spaces	16
Number of Handicapped Parking Spaces	2
Proposed Total Parking Spaces	16

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces	0
Proposed Number of Bicycle Parking Spaces	16 (storage building)
Total Bicycle Parking Spaces	16

ESTIMATED COST OF PROJECT

Please answer the following with a Yes/No response on all that apply to the proposed development

Institutional	No	Design Review	Yes
Parking Lot	Yes	Flood Plain Review	No
Manufacturing	No	Historic Preservation	No
Office	No	Housing Replacement	No
Residential	Yes	14-403 Street Review	No
Retail/Business	No	Shoreland	No
Warehouse	No	Site Location	No
Single Family Dwelling	No	Stormwater Quality	Yes
2 Family Dwelling	No	Traffic Movement	No
Multi-Family Dwelling	Yes	Zoning Variance	Yes 9/16/10 (or date)
B-3 Ped Activity Review	No	Historic Dist./Landmark	No
Change of Use	No	Off Site Parking	No

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

City of Portland Planning Division
389 Congress Street
Portland, Maine 04101
(207) 874-8719
www.portlandmaine.gov

Office Hours:
Unless noted, office hours are
Monday thru Friday
8:00 a.m. – 4:30 p.m.

General Submittal Requirements – Level II and Level III Site Plan

Preliminary Plan Phase (if elected by applicant)

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
☒	☐	7	Completed application form
☒	☐	1	Application fees (TO BE PAID VIA CREDIT CARD)
☒	☐	7	Written description of project
☒	☐	7	Evidence of right, title and interest.
☐ N/A	☐	7	Copies of required State and/or Federal permits.
☒	☐	7	Written assessment of zoning.
☒	☐	7	Written description of existing and proposed easements or other burdens.
☒	☐	7	Written requests for waivers from individual site plan and/or technical standards, where applicable.
☒	☐	7	Traffic analysis (may be preliminary, in nature, during the preliminary plan phase).
☒	☐	7	Written summary of significant natural features located on the site.
☒	☐	7	Written summary of project's consistency with related city master plans.

Final Plan Phase (including items listed above if no preliminary plan review)

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
☐	☐	1	Evidence of financial and technical capacity.
☐	☐	1	Evidence of utilities' capacity to serve the development.
☐	☐	1	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual).
☐	☐	1	Construction management plan.
☐	☐	1	Traffic Plan (if development will (1) generate 100 or more PCE or (2) generate 25 or more PCE and is located on an arterial, within 1/2 mile of a high crash location, and/or within ¼ mile of an intersection identified in a previous traffic study as a failing intersection).
☐	☐	1	Stormwater management plan.
☐	☐	1	Written summary of solid waste generation and proposed management of solid waste.
☐	☐	1	Written assessment of conformity with applicable design standards.
☐	☐	1	Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Site Plans and Boundary Survey Requirements – Level II and Level III Site Plan

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
Preliminary Plan Phase (if elected by applicant)			
☒	☐	7	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
☒	☐	7	**Preliminary Site Plan including the following:** *(* Information provided may be preliminary in nature during the preliminary plan phase)*
☒	☐		▪ *Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).*
☒	☐		▪ *Location of adjacent streets and intersections and approximate location of structures on abutting properties..*
☒	☐		▪ *Proposed site access and circulation.*
☒	☐		▪ *Proposed grading and contours.*
☒	☐		▪ *Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways.*
☒	☐		▪ *Preliminary landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.*
☒	☐		▪ *Existing and proposed utilities (preliminary layout).*
☒	☐		▪ *Preliminary infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, transit infrastructure, roadway improvements).*
☒	☐		▪ *Preliminary stormwater management ond erosion control plan.*
☒	☐		▪ *Existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b) 1. of the Land Use Code).*
☒	☐		▪ *Proposed alterations to and protection measures for significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).*
☒	☐		▪ *Existing and proposed easements or public or private rights of way.*
Final Plan Phase			
☐	☐	7	**Final Site Plan Including the following:**
☐	☐		▪ *Existing and proposed structures on the site with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).*
☐	☐		▪ *Location of adjacent streets and intersections and approximate location of structures on abutting properties.*
☐	☐		▪ *Proposed site access and circulation.*
☐	☐		▪ *Proposed grading and contours.*
☐	☐		▪ *Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. Proposed curb lines must be shown.*
☐	☐		▪ *Proposed loading and servicing areas, including applicable turning templates for delivery vehicles*

2. PROJECT DESCRIPTION

The Marada Adams School, located at 48 Moody Street, was closed in 2006 and is currently abandoned. In 2008, after a two year public visioning process, the City of Portland released a Request for Proposal (RFP) for the redevelopment of the site and selected (Avesta) for the redevelopment work. The proposed redevelopment project includes the demolition of the existing Adams School building and site amenities; and development of a 16-unit affordable ownership housing complex and the construction of, on behalf of the City, public open space and playground area.

The school parcel is approximately 1.5 acres in size. The site will be subdivided, and Avesta will be purchasing approximately 0.74 acres of this parcel, bounded by Vesper Street, Moody Street, Wilson Street, and the former Beckett Street Right of Way. Avesta currently holds a Purchase and Sales agreement with the City of Portland for this portion of the site. The parcel is within the R-6 residential zone and identified on Tax Map 003 as Block H. The proposed public park will be constructed on an abutting 0.35 acres of land.

The condominiums will be marketed to be affordable to households of moderate means (0.8 to 1.2 MHI), with incomes near the area median. The residential development will include eight two-bedroom units and eight three-bedroom units, resulting in a total building footprint of 13,080 square feet and a total floor area of 22,290 square feet. The two bedroom units are located at the four corners of the site, with a two bedroom unit located above the lower two bedroom unit. The eight three-bedroom units will consist of two-story residential units.

The two-bedroom unit near the corner of Vesper and Moody Street will be handicap accessible. The western most three bedroom unit on Vesper Street will be designed to have a handicapped accessible lower level. The three bedroom units will have a lower bedroom, which will allow for single floor living for a family member. The development will be designed to meet federal accessibility requirements and will exceed these requirements on many levels to the extent possible.

The front of the buildings will be oriented to the street, with off-street parking (one space per unit) provided along rear private mews. This rear parking area will be screened by the buildings and landscaping, so that the architectural and landscape elements are the focus of the public streetscape. Avesta was granted a variance from the side and rear setback requirements from the Zoning Board of Appeals (ZBA) in September of 2010. A copy of the ZBA Certificate of Variance Approval is enclosed as Figure 2-1. The variance was granted so that the building orientation and their relation to the streets will better align with the character of the neighborhood.

Avesta intends to pursue certification of the project with the United States Green Building Council (USGBC) as LEED Neighborhood Development and LEED for Homes; the development will be designed to be environmentally sustainable and energy efficient.

A condominium association will govern the residential development. The association will be responsible for maintaining the 0.74-acre residential development, including the parking area, rear mews, utilities, sidewalks, landscaping, and appurtenances. Additional information regarding the condominium development will be provided as part of future submittals, including a subdivision recording plat and the condominium documents.

Cumberland County HOME Consortium
Owner Occupied Housing Rehabilitation Program Guidelines

The Cumberland County HOME Consortium (CCHC) is a consortium of cities and towns throughout Cumberland County, formed by a Mutual Cooperation Agreement to provide low and moderate income persons and families affordable financing assistance for existing housing rehabilitation, first-time homebuyers, and new construction. The CCHC is approved and funded by the U.S. Department of Housing and Urban Development (HUD) under the HOME Investment Partnerships Program (HOME) to take a regional approach to affordable housing.

The City of Portland's Division of Housing and Neighborhood Services will administer the Cumberland County HOME Consortium's housing activities. Contact Ronda Jones at 874.8698, or rej@portlandmaine.gov

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Purpose:
The Cumberland County HOME Consortium Owner Occupied Housing Rehab Program helps low-moderate income Cumberland County residents fix up their homes. For general rehab, a maximum amount of $15,000 per home/unit is available. In addition to general rehab, HUD *requires* that all federally assisted rehabilitation include the identification and treatment of lead paint hazards. An additional amount up to $10,000 per home/unit may be given for lead hazard reduction.

Eligible Applicants:
Individuals and families who occupy, as their principal residence, a one to four unit building located in Cumberland County and meet program underwriting standards which include the HUD income guidelines. Individuals and families at or below 80% of the median income by family size for the following communities:

Income Requirements Effective as of February 9, 2012

Communities of: Baldwin, Bridgton, Brunswick, Harpswell, Harrison, Naples, New Gloucester, Pownal, Sebago

Household Size	1	2	3	4	5	6	7	8
Income Limit	$37,600	$43,000	$48,350	$53,700	$58,000	$62,300	$66,600	$70,900

Communities of: Cape Elizabeth, Casco, Cumberland, Falmouth, Freeport, Gorham, Gray, Long Island, North Yarmouth, Portland, Raymond, Scarborough, South Portland, Standish, Westbrook, Windham, Yarmouth

Household Size	1	2	3	4	5	6	7	8
Income Limit	$41,100	$46,950	$52,800	$58,650	$63,350	$68,050	$72,750	$77,450

What types of repairs are eligible?

Priority will be given to health & safety issues, lead paint hazards, energy conservation improvements, & other non-luxury building improvements. You cannot create additional units, refinance mortgages or be reimbursed for past work.

Are there restrictions on tenant occupied units?

Applicants that own and occupy a two to four unit building will have restrictions on tenant income and rent if any of the rehab/repair work affects a tenant unit. Tenant rent and income restrictions will be in place for a certain period of time ("affordability period") depending on the rehab cost per unit. Please call for more information on these restrictions.

What are the loan terms & conditions?

Applicants may receive a forgivable loan, low interest loan, or a combination of a forgivable loan or payable loan. The City will determine type of assistance based on applicant's ability to pay. Interest rate can range between 0% - 3%. Length of loan can be up to 20-years. Forgivable loans will have a declining repayment schedule over a period of 10-years. Applicant must occupy the property as their primary residence for the life of the loan or grant. If the applicant moves from the property or sells the property, the entire unpaid balance becomes due and payable.

Assistance is provided on a one-time basis only. Applicant may not own other real estate, including commercial, residential, or recreational. Applicant must be current on all accounts (taxes, sewer charges, etc.)

Are there other property restrictions?

The maximum "after-rehab" value of a home cannot exceed established HUD limits. Please call for more information on the "after-rehab" value limits.

What will the City do?

Review your application and determine eligibility, complete a Housing Quality Standards (HQS) inspection to determine the scope of work, complete a Heat Loss Analysis, prepare work specifications, inspect the work as it is completed, disburse payments to contractors, prepare all necessary documentation, and monitor compliance with program requirements for applicable affordability period.

For further information: Ronda Jones, Portland City Hall 874-8698, email *rej@portlandmaine.gov*

REPORT

March 16, 2011
Revised March 1, 2012
09-0201.3 S

PDF

Geotechnical Engineering Services

Proposed Adams School Redevelopment
Vesper Street, Wilson Street, & Moody Street
Portland, Maine

PREPARED FOR:
AVESTA Housing
Attention: Mr. Seth Parker
307 Cumberland Avenue
Portland, ME 04101

PREPARED BY:
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S.W.COLE ENGINEERING, INC.

- *Geotechnical Engineering*
- *Construction Materials Testing*
- *GeoEnvironmental Services*
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March 16, 2011
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AVESTA Housing
Attention: Mr. Seth Parker
307 Cumberland Avenue
Portland, ME 04101

Subject: Geotechnical Engineering Services
Proposed Adams School Redevelopment
Vesper Street, Wilson Street, and Moody Street
Portland, Maine

1.0 INTRODUCTION

1.1 Scope of Work

In accordance with our Proposal dated October 14, 2010, we have made subsurface explorations and provided geotechnical engineering services for the proposed Adams School Redevelopment in Portland, Maine. The purpose of our services was to explore subsurface conditions below the site and to provide recommendations for foundation design and earthwork relative to the proposed building construction. Our work has included the making of ten test borings, four test pits, laboratory testing, and a geotechnical evaluation of the findings as they relate to the proposed construction. The contents of this report are subject to the limitations set forth in Attachment A.

1.2 Existing Site Conditions

The proposed site is located in the Munjoy Hill section of Portland, Maine. For the purpose of site description and use of cardinal direction, we have assumed that Vesper Street is oriented in a north-south direction and located east of the site. The site is bound by Vesper Street to the east, Wilson Street to the south, and Moody Street to the north. The site is currently occupied by the former Adams School building in the central portion and associated paved parking and grass surfaced lawn and playground areas to the east. We understand the existing building consists of a 2-story masonry structure with a slab-on-grade and no basement. We understand an underground heating oil tank is present on the southwesterly side of the existing school building.

The overall site generally slopes gently downward to the southeast, from about elevation 129 feet to about elevation 117 feet. A concrete retaining wall approaching about 3 feet in height is located along the site border along Vesper Street.

The general site location is shown on the "Site Location Map," attached as Sheet 1. The existing conditions are shown on the "Exploration Location Plan," attached as Sheet 1A.

1.3 Proposed Construction

Based on information provided by PDT Architects (project architect), we understand the existing site facility will be razed in favor of four new individual 2-story multi-unit housing units in the easterly portion of the site. We understand the structures will utilize wood frame construction and will not have basements. As such, we anticipate slab-on-grade construction will be utilized. We understand fills up to about 3 feet in height will be required to achieve finish grade in some areas. The row of housing along Vesper Street will have finish floor elevations that step upward to the north, ranging from 121.5 to 122.5 feet. The housing furthest from Vesper Street will have a finish floor elevations of 124.0 feet. A paved parking and drive area running approximately north-south, connecting Wilson Street and Moody Street, will be located between the two rows of housing units.

Available proposed construction information is shown on the "Exploration Location Plan," attached as Sheet 1A.

2.0 EXPLORATION AND TESTING

2.1 Exploration

Ten test borings (B-101 through B-110) were made at the site on November 2, 2010 by Great Works Test Boring, Inc. of Rollinsford, New Hampshire working under subcontract to S. W. COLE ENGINEERING, INC. Four test pits (TP-1 through TP-4) were made at the site on November 9, 2010 by Shaw Brothers Construction of Gorham, Maine also under subcontract to S. W. COLE ENGINEERING, INC. The test boring locations were selected and established in the field by S. W. COLE ENGINEERING, INC. using tapped measurements from existing site features. The borings were advanced using hollow-stem augers and cased-wash drilling techniques. Split-spoon soil samples were generally obtained at 2-foot intervals within existing fills and 5-foot intervals thereafter

using Standard Penetration Testing procedures. The approximate exploration locations are shown on the "Exploration Location Plan," attached as Sheet 1A. Test boring logs are attached as Sheets 2 through 11. Test pit logs are attached as Sheet 12 and 13. A key to the notes and symbols used on the logs is attached as Sheet 14.

2.2 Laboratory Work

Soil samples recovered from the test borings were visually examined and classified in our laboratory. Laboratory testing included two gradation and moisture content tests. Gradation test results are shown on Sheets 15 through 16. The results of moisture content tests are shown on the appropriate test boring logs.

3.0 SUBSURFACE CONDITIONS

3.1 Soils

The test borings generally encountered a layer of fill overlying medium dense to dense glacial till. Details of each strata encountered are described below. Not all strata were encountered at each boring.

Surficial Pavement and Topsoil: Several test borings encountered a surficial layer of 2 to 3 inches of asphalt pavement. The remaining explorations encountered 0.7 feet of surficial topsoil.

Fill: Below the surficial materials, the explorations encountered very loose to medium dense various fill materials extending to depths varying from 4.0 to 10.5 feet below the existing ground surface. The fill was observed to be generally granular in composition with various mixed debris such as pockets of organics, pockets and layers of ash, bricks, mortar, metal, cobbles, boulders, and relic foundations. We understand that the fill materials were tested and determined by others to be considered contaminated, but non-hazardous. Photographs of the fill encountered in the test pits are attached as Sheet 18 through 21.

Glacial Till: Below the fill, the test borings encountered medium dense to dense glacial till consisting of a heterogeneous mixture of silt, sand, gravel and cobbles. The explorations were terminated in the glacial till at depths varying from 7.1 to 39.8 feet.

3.2 Groundwater

Free water and saturated soil conditions were observed in the explorations at depths varying from about 5 to 10 feet. Water seepage was observed at the test pit locations within the fills, likely indicative of perched water conditions in the variable density and composition fill materials. Groundwater levels will fluctuate seasonally and following periods of precipitation and snowmelt.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General Findings

The predominant soils encountered at the explorations are granular fill with various mixed debris overlying medium dense to dense glacial till. It is our opinion that the existing fill soils are not suitable in their current conditions for support of the proposed foundations and on-grade floor slabs. It is our understanding the fill material is classified by others as contaminated, but non-hazardous, and can remain on site. Because of the environmental characterization, it will be costly to remove the material from the site and dispose of at an off-site facility. Therefore, we have worked with the design team to develop two options for improvement of the site fills and use of a conventional spread footing foundation system with frost walls and a slab-on-grade. These two options are described in more detail in Section 4.2.

4.2 Site Improvement and Preparation

Option 1 – Over-excavation, sorting/selective reuse, and use of conventional spread footing with frost wall foundation placed on replaced fill: This option would involve over-excavation of the fill at the site extending at least 1 foot laterally beyond the exterior foundation edges for every 1-foot of over-excavation below the foundation. Based on the test boring information, the fill extends to depths varying from 4.0 to 10.5 feet below existing grade. The fill was observed to be generally granular in composition with various mixed debris such as pockets of organics, pockets and layers of ash, bricks, mortar, metal, cobbles, boulders, and relic foundations. The larger particles (greater than 9 inches) and unsuitable items (metal, organics, wood, and ash) should be segregated from the fill during excavation and set aside for future off-site disposal.

The remaining materials (soil, gravel, cobbles, bricks, and concrete) should be stockpiled on-site for re-use. The stockpiled materials should be thoroughly mixed and blended with import sand (estimated at 10 to 20% by volume) to "dilute" the small

volumes of intermixed unsuitable materials that could not be segregated. It must be understood that the fill material will be variable, and the percent suitable for re-use is difficult to determine. The mixed soils should be placed in the over-excavation in lifts of 12 inches or less and compacted to 95 percent of its maximum dry density as determined by ASTM D-1557. Once the site is raised to subgrade, foundation excavation and construction of a typical foundation placed at frost depth can occur.

This option relies on excavation, handling, sorting, and selective re-use of the removed existing fills and supplementing with imported blended granular soils. The owner must be aware that re-use of these types of fills results in less than an ideal product for support of the buildings, and there is risk of some post-construction movement associated with the use of the blended fill material below the buildings. However, it is our opinion that, with careful segregation of debris, selective re-use of the existing fill soils, and proper replacement and compaction methods, the potential for post-construction movement is significantly reduced.

Option 2 – Rammed Aggregate Piers for Building Support: This option would involve the use of a rammed aggregate pier (RAP) system, in lieu of over-excavation, to derive support for the proposed building foundations and slab. The RAP system includes drilling vertical holes in soil and backfilling with compacted crushed aggregate to form a stiff column. The RAP helps densify adjacent loose soil and/or fill and allows foundation loads to be distributed to the relatively stiff column. Design of the RAP system is the responsibility of the specialty contractor.

Pavement Areas: We anticipate that over-excavation, if Option 1 is employed, will continue into the paved areas between the buildings. Further, we understand that the area between the buildings will be a utility corridor where the majority of the soils will be removed to depths of about 5 feet below finish grade. Existing fills should be over-excavated where needed to achieve the pavement section thickness as described in our Pavement Areas section (Section 4.10). If fills soils exist at pavement subgrade, the fills should be proof-rolled with at least 5 passes of a vibratory drum roller having a static weight of at least 10 tons. The utilities should be backfilled with soils prepared in the same manner as the soils used below the buildings.

Subgrade soils are frost-susceptible; and without use of non-frost susceptible material within the frost zone (4.5-foot depth), frost heaving will occur. The Owner must

understand and accept the risk and consequences of some pavement movement and distress from seasonal frost heaving where full frost-depth excavation below pavement areas is not performed.

General: Site preparation should begin with the construction of an erosion control system to protect drainageways and areas outside the construction limits. Existing utilities to be abandoned, pavement, topsoil, and surficial organic material should be removed from beneath the proposed site.

The soils that will be exposed during stripping and over-excavation will be subject to erosion. When practicable, vegetation adjacent to the construction site should remain undisturbed to lessen the potential for erosion. Based on the findings from the test boring explorations, approximately 1± foot of topsoil will require removal. Actual stripping depths will depend on the moisture of the underlying soil, seasonal conditions at the time of construction, and the contractor's means and methods of topsoil removal.

4.3 Foundation Design

Based on our findings, the building will be supported on conventional spread footings with on-grade floor slabs over improved soils. The design freezing index for the Portland, Maine area is approximately 1,250 Fahrenheit degree-days, which corresponds to a frost penetration depth of 4.5 feet. We recommend that foundations exposed to freezing be cast at least 4.5 feet below exterior finish grade.

4.3.1 Spread Footing on Over-Excavated/Replaced Soils

We recommend that footings be designed for a net allowable bearing capacity of 3.0 ksf for exterior foundations placed on native soils or compacted fill overlying native soils.

We recommend foundation design consider the following parameters:

GEOTECHNICAL FOUNDATION DESIGN PARAMETERS	
Design Frost Depth	4.5 feet
Total Unit Weight of Backfill (γ_t) – Structural Fill	125 pcf
Internal Friction Angle – Structural Fill	30°
Base Friction Factor – Concrete to Crushed Stone or Structural Fill	0.45
Active Lateral Earth Pressure Coefficient – Structural Fill	0.3
Passive Lateral Earth Pressure Coefficient – Structural Fill	3.0
At-Rest Lateral Earth Pressure Coefficient – Structural Fill	0.5
Post-Construction Settlement	Less than 1 inch

Strip footings should be at least 18 inches wide and column footings should be at least 24 inches wide, regardless of bearing pressure.

4.3.2 Rammed Aggregate Pier System

For this option, the building would derive support from spread footings founded on rammed aggregate piers designed by the contractor. The contractor is responsible for the design and performance of the RAP system with regard to foundation and slab support and settlement. We offer the following performance criteria for consideration in design of the RAP system:

RAMMED AGGREGATE PIER PERFORMANCE CRITERIA	
Net Allowable Bearing Capacity (footings supported by soils improved by RAP system)	3.0 ksf
Modulus of Subgrade Reaction (soils improved by RAP system)	200 pci
Post-Construction Settlement Magnitude (footings or slab supported by RAP system)	≤ 1 inch
Differential Post-Construction Settlement Magnitude (between adjacent footings or across floor slab supported by soils improved by RAP system)	≤ ½-inch

The RAP design contractor is responsible for:

- Rammed aggregate pier design
- Achieving floor slab design parameters
- Achieving allowable soil bearing capacity

- Achieving post-construction settlement criteria within soil strata treated with RAP

The RAP design contractor should provide proof of professional liability insurance.

4.4 Seismic Considerations

Assuming that the existing fill is removed and replaced as described herein, we interpret the subsurface site conditions to correspond to a Site Class C as defined by the standard penetration resistance (N) method in the 2009 International Building Code (IBC). It should be noted this site classification is for subsurface conditions comprised on over-excavated and replaced fill and does not consider any improvement due to the installation of a RAP system. Improvement in site class due to an installed RAP system should be determined by the design-build contractor. The information obtained at the exploration locations suggests that liquefaction of soils is not a design consideration.

4.5 Excavation Work

Excavation work will encounter soil that can undergo strength loss when subjected to construction traffic and excavation activities, particularly during periods of precipitation. Water seepage was observed at depths varying from 5 to 10 feet below the existing ground surface. Care must be exercised during construction to reduce disturbance of the bearing soils. We recommend excavation to subgrade be performed using a smooth-edge excavator bucket to reduce the potential for disturbance of the subgrade soils. Should the subgrade become yielding or difficult to work, disturbed areas should be excavated and backfilled with compacted 3/4-inch Crushed Stone overlying geotextile fabric, such as Mirafi 140N or equivalent. Crushed Stone, if used, should be compacted to at least 100 percent of its dry rodded unit weight as determined by ASTM C-29.

It is our opinion that construction dewatering can likely be accomplished with the use of gravity drainage and a sump and pump system.

Excavations must be properly shored and/or sloped to prevent sloughing and caving of the sidewalls and to protect adjacent sidewalks and roadways during construction. Based on the information obtained at the explorations, we recommend that temporary unsupported excavations be cut to a slope of 1.5:1 (horizontal:vertical) or flatter. All excavations must be consistent with OSHA regulations. Based on the depth of excavation for the perimeter foundations along portions of Moody Street, Vesper Street,

and Wilson Street, sloped excavations using 1.5H:1V slope are not possible without encroaching into the sidewalk. If sidewalks cannot be closed during construction, shored excavation will likely be necessary.

The contractor is responsible for developing, designing and implementing an appropriate dewatering and excavation shoring plan.

4.6 Fill and Compaction

Although a wide range of soil materials can be used successfully, it has been our experience that granular soils with good drainage characteristics provide significant advantages, particularly in wet conditions and during cold weather construction. We recommend that either filling be limited during these times or more applicable materials be used.

We recommend that material used as backfill adjacent to the exterior sides of foundation walls be a clean, non-frost susceptible, meeting the requirements of Structural Fill as described below. This is to improve drainage and reduce potential for ad-freeze and frost related heaving of the foundations and the adjacent soils. Since this often requires a large volume of imported material, we understand that this may not be economically feasible on this project, particularly if this lead to additional off-site disposal of materials. In lieu if use of Structural Fill as backfill, a 12-inch horizontal measure chimney drain of ¾-inch crushed stone could be used as backfill directly adjacent to the exterior side of the perimeter foundations and the remainder backfilled with the re-used on-site segregated and blended existing fills. The crushed stone should be hydraulically connected to the foundation underdrain placed at footing depth. We recommend a layer of non-woven geotextile filter fabric be used to separate the outer side of the crushed stone from the adjacent backfill.

We recommend the following materials be considered:

Structural Fill: Clean, non-frost susceptible, sand and gravel free of organics and other deleterious materials meeting the following gradation:

STRUCTURAL FILL	
Sieve Size	Percent Finer by Weight
4 Inch	100
3 Inch	90 to 100
¼ Inch	25 to 90
No. 40	0 to 30
No. 200	0 to 5

Structural Fill is recommended for use as:

- Backfill for exterior side of perimeter foundations (if feasible)
- Slab base material
- Backfill within frost transition zone for entrance walks to buildings
- Backfill for repair of soft or yielding areas

Crushed Stone: Crushed, washed, hard, durable rock meeting the gradation requirements for ASTM D-448, No. 67 stone. Crushed Stone is recommended for use as:

- Drainage aggregate for underdrains
- Chimney drain/backfill on exterior side of perimeter foundations

Placement and Compaction: Fill should be placed in horizontal lifts and be compacted. Lift thickness should range between 6 to 12 inches depending upon the size and type of equipment such that the desired density is achieved throughout the lift thickness with 3 to 5 passes of the compaction equipment. We recommend that fill placed below the building and paved areas be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. Foundation backfill should be compacted to at least 95 percent of ASTM D-1557. Crushed Stone should be compacted to 100 percent of its dry rodded weight as determined by ASTM C-29.

4.7 Foundation Drainage

We recommend that foundation underdrains be provided around the perimeter of the proposed building on the exterior side of spread footings. The underdrain pipe should be a minimum of 4 inches in diameter and have perforations of 1/4 to 5/8 inch. We recommend that at least 6 inches of 3/4 inch crushed stone bedding be provided around the underdrains and that the stone be wrapped with a non-woven geotextile filter fabric such as Mirafi 140N or equivalent. The backfill adjacent to foundations should be sloped to promote surface drainage away from the building periphery. The foundation backfill in areas not surface with pavement should be capped with low permeable topsoil to reduce the potential for surface water to enter the foundation backfill. General underdrain details are shown on Sheet 17.

The underdrain system should be hydraulically connected to the Crushed stone chimney drain on the exterior side of the foundation if this backfill option is utilized.

4.8 On-grade Floor Slabs

We recommend on-grade concrete floors be supported on a minimum of 12 inches of compacted Structural Fill. Provided the appropriate base materials are used, we recommend a modulus of subgrade reaction of 120 pci be considered in the floor slab design. The structural engineer or concrete consultant shall design steel reinforcing and joint spacing appropriate to slab thickness and function.

We recommend consideration of a sub-slab vapor retarder particularly in areas of the building where the concrete slab will be covered with an impermeable surface treatment or floor covering that may be sensitive to moisture vapors to reduce the potential for floor covering damage from moisture. The vapor retarder shall have a permeance that is less than the floor cover that is applied to the slab. The vapor retarder must have sufficient durability to withstand direct contact with the sub-slab base material and construction activity. The vapor retarder material shall be placed according to the manufacturer's recommended method, including the taping and lapping of all joints and wall connections. The architect and/or flooring consultant should select the vapor retarder products compatible with flooring and adhesive materials.

The floor slab should be appropriately cured using moisture retention methods after casting. Typical floor slab curing methods should be used for at least 7 days. The architect or flooring consultant should assign curing methods consistent with current

applicable American Concrete Institute (ACI) procedures with consideration of curing method compatibility to proposed flooring and adhesive materials.

4.9 Entrances and Sidewalks

The existing site soils are susceptible to frost heaving. Additionally, segregated/blended reused fill material may be susceptible to frost heaving. Concrete entrances and sidewalks adjacent to building entrances should be designed to reduce the effects of frost action. We recommend that excavation beneath the width of entrances and sidewalks abutting the building continue to at least 4.5 feet below finish grade. The entrance and sidewalk areas should be backfilled with compacted non-frost susceptible fill meeting the Structural Fill gradation specifications. Gradual transition (3 horizontal to 1 vertical) of the Structural Fill thickness should be provided from the 4.5-foot depth to the bottom of gravel base thickness at the paved areas and concrete slabs away from the building entrances. This transition will reduce the potential for detrimental differential movement due to frost action. The 4.5-foot depth of Structural Fill should be provided below all exterior concrete areas adjacent to the building where frost heaving will be detrimental.

Backfill below entrances should be placed in lifts and be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. General backfill details are shown on Sheet 17.

4.10 Pavement Areas

4.10.1 Conventional Pavement

We anticipate that paved areas will be subjected to both passenger car and occasional heavy truck traffic. Considering the site soils and proposed usage, we offer the following recommendations for a new pavement section. Materials are based on 2002 Maine Department of Transportation Standard Specifications.

FLEXIBLE (ASPHALT) PAVEMENT	
MDOT 703.09 Type 9.5 mm Hot Mix Asphalt (50 Gyration)	1 ¼ inches
MDOT 703.09 Type 19 mm Hot Mix Asphalt (50 Gyration)	1 ¾ inches
MDOT 703.06 Type A Crushed Gravel Base Course	6 inches
MDOT 703.06 Type D Gravel Subbase	9 inches

Pavement base and subbase materials should be compacted to 95 percent of ASTM D-1557. Hot mix bituminous asphalt pavement should be compacted to 92 to 97 percent of its theoretical maximum density as determined by ASTM D-2041. A tack coat should be used between lifts of asphalt.

Consideration should be given to the development of both surface and subgrade drainage. The paved areas should be graded to promote surface drainage away from the building, and design should consider sloping of the subgrade to enhance drainage.

Where new utilities are proposed beneath the new paved areas, backfilling of the utility trenches should be made in a manner to limit differential frost action. Utility pipes should be bedded and surrounded using materials consistent with the manufacturer's specifications. Above the utility bedding, backfill in trenches should be material similar to that in the trench sidewalls to lessen the potential for differential frost action between the trench and the adjacent materials. The backfill material should be placed in horizontal lifts not exceeding 12 inches in thickness and should be compacted to a density similar to that of the material in the adjacent trench sidewalls.

Frost penetration can be on the order of 4.5 feet in this area of the state. In the absence of full depth excavation of frost susceptible soils or use of insulation, frost will penetrate into the subgrade and some frost heaving and pavement distress must be anticipated.

4.10.2 Porous Pavement

We understand that porous pavement is being considered and the project civil engineer is responsible for development of porous pavement design sections. As requested, we

offer comment on the general feasibility of the site soils regarding infiltration of stormwater. In general the site soils consist of variable density and composition fills and relatively impermeable glacial till with high percentages of fines. Further, due to site preparation, it is highly likely that the subgrade soils following excavation and filling will differ from current conditions. Therefore, we do not recommend account for any infiltration into the subgrade soils. Further, we do not recommend using porous pavement in areas of existing fill subgrades. Infiltrating water can expedite and facilitate settlement of loose fills and react poorly in soils containing organics, resulting in settlement of the pavement surface and expedited pavement deterioration.

4.11 Weather Considerations

If foundation construction takes place during fall or winter, foundation elements and floor slabs must be protected during freezing conditions. Concrete and new soil must not be placed on frozen soil; and once placed, the soil beneath the concrete structures must be protected from freezing.

Site soils are moisture sensitive and subgrades will be susceptible to disturbance during wet conditions. Site work and construction activities should take appropriate measures to protect exposed subgrades.

4.12 Design Review and Construction Testing

S. W. COLE ENGINEERING, INC. should be retained to review the sitework and foundation design drawings to determine that our interpretation of the subsurface conditions and geotechnical recommendations have been appropriately interpreted and implemented.

Further, S. W. COLE ENGINEERING, INC. should be retained to provide soils engineering and testing services during the excavation and foundation phases of the work. This is to observe compliance with the design concepts, specifications, and design recommendations and to allow design changes in the event that subsurface conditions are found to differ from those anticipated prior to the start of construction. S. W. COLE ENGINEERING, INC. is available to provide testing of soil, concrete, masonry, steel, spray-applied fireproofing and asphalt construction materials.

5.0 CLOSURE

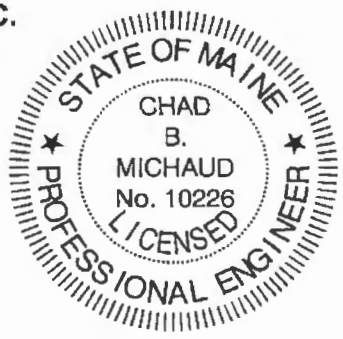
It has been a pleasure to be of assistance to you with this phase of your project. If you have any questions or if we may be of further assistance, please do not hesitate to contact us.

Very truly yours,

S. W. COLE ENGINEERING, INC.

Chad B. Michaud, P.E.
Senior Geotechnical Engineer

CBM:nbs



Attachment A
Limitations

This report has been prepared for the exclusive use of AVESTA Housing for specific application to the proposed Adams School Redevelopment project on Vesper Street, Wilson Street, and Moody Street in Portland, Maine. S. W. COLE ENGINEERING, INC. has endeavored to conduct the work in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

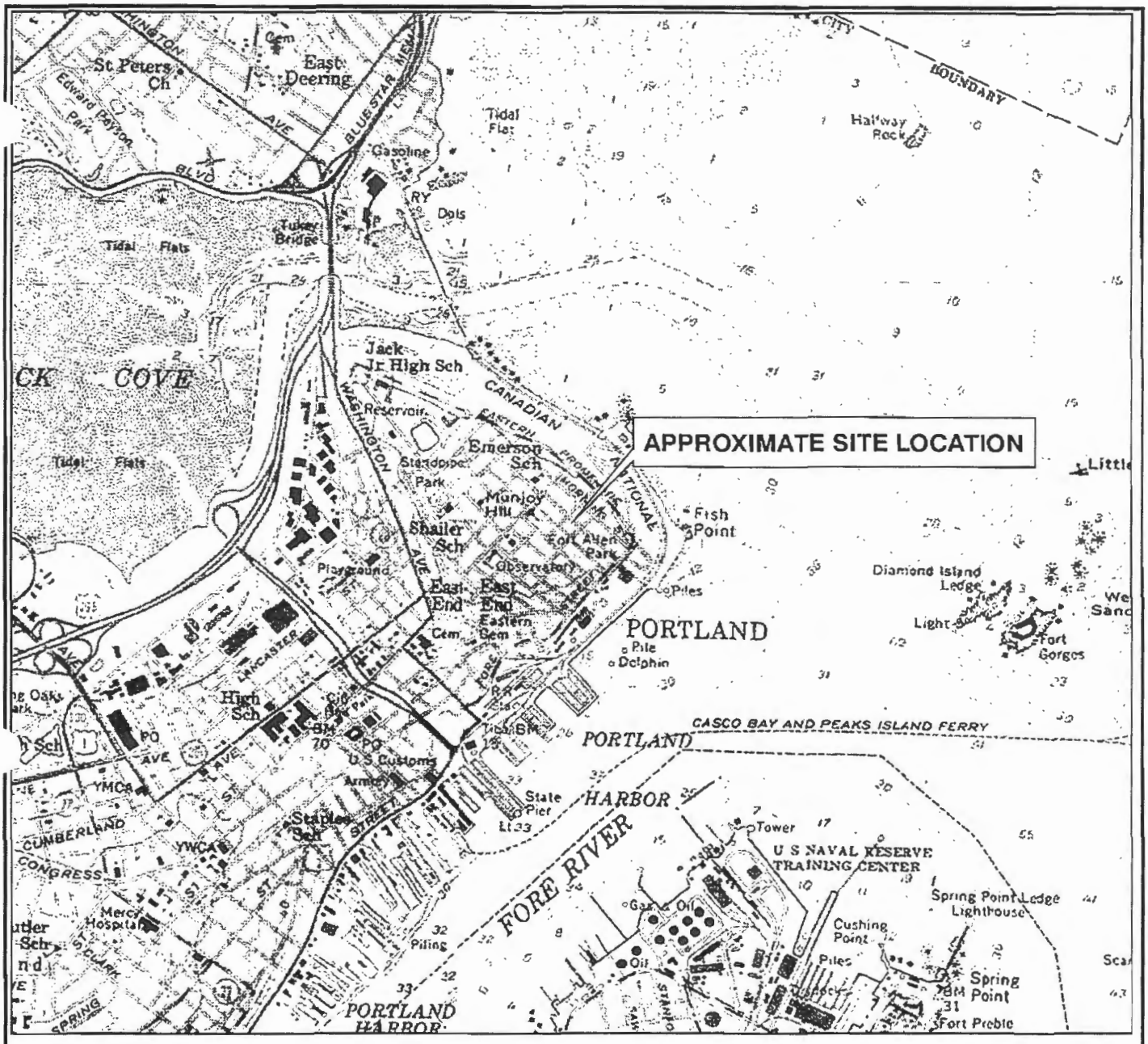
The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

S. W. COLE ENGINEERING, INC.'s scope of work has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S. W. COLE ENGINEERING, INC. should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S. W. COLE ENGINEERING, INC.



NOTE:
SITE LOCATION MAP PREPARED FROM ESRI ArcGIS ONLINE AND DATA PARTNERS INCLUDING USGS AND © 2007 NATIONAL GEOGRAPHIC SOCIETY.

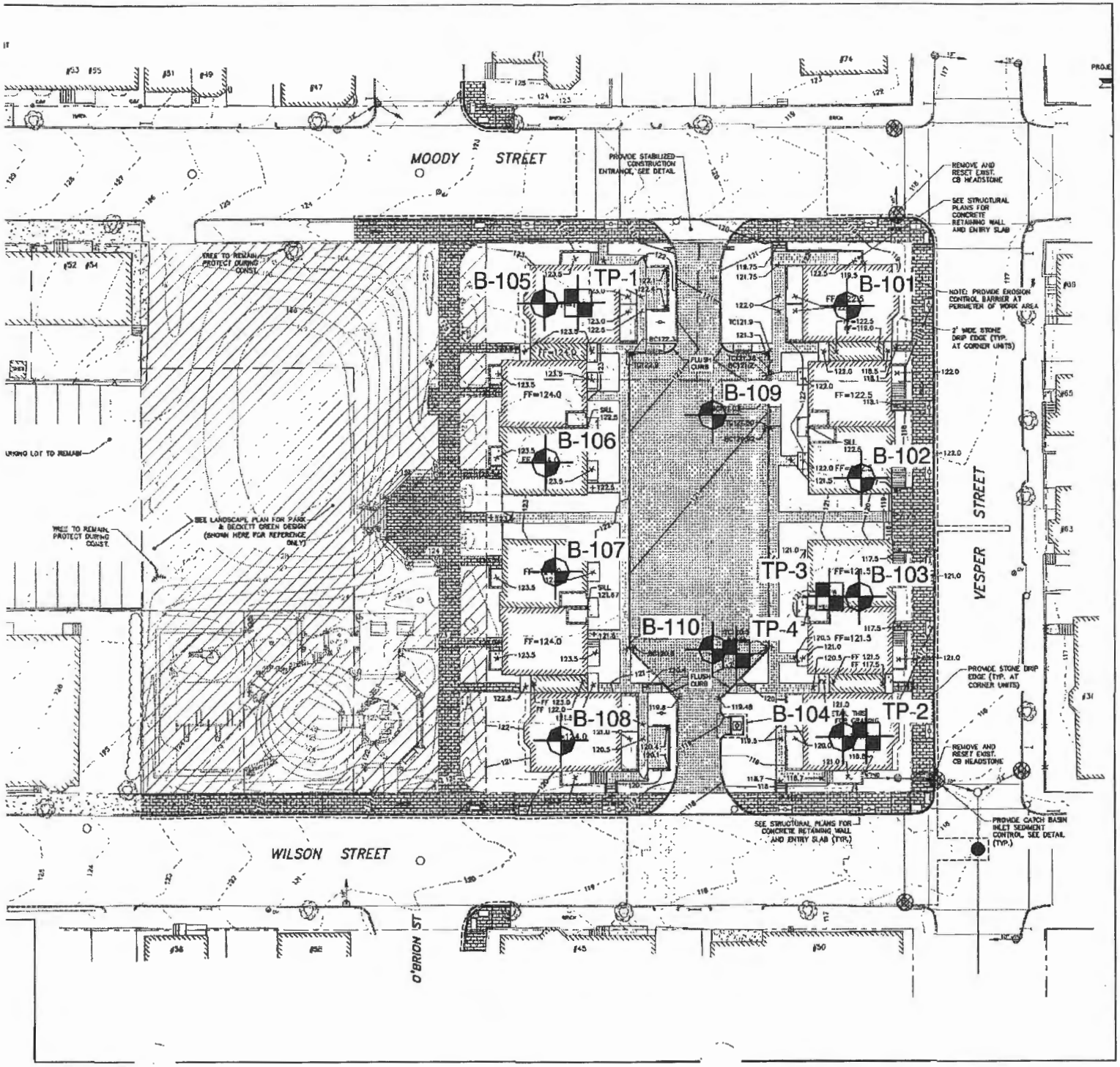
S.W.COLE ENGINEERING, INC.

AVESTA HOUSING

SITE LOCATION MAP

PROPOSED ADAMS SCHOOL REDEVELOPMENT
VESPER STREET, WILSON STREET AND MOODY STREET
PORTLAND, MAINE

Job No.	09-0201.3	Scale	1:24000
Date:	03/15/2011	Sheet	1



LEGEND:

APPROXIMATE BORI

APPROXIMATE TEST

NOTES:

1. EXPLORATION LOCATION F PLAN OF THE SITE ENTITLE CONTROL PLAN", PROVIDE MARCH 5, 2012, AND PROV DOCUMENT FORMAT (PDF)
2. THE EXPLORATIONS WERE TAPED MEASUREMENTS FI
3. THIS PLAN SHOULD BE US ASSOCIATED S.W. COLE EI GEOTECHNICAL REPORT.
4. THE PURPOSE OF THIS PL LOCATION OF THE EXPLOF EXISTING CONDITIONS ANI AND IS NOT TO BE USED F

NO.	DATE	DE
1	03/01/2012	FINAL REPOR
–	03/15/2011	REPORT SUB

S.W. COLE ENGINEERING, INC.

AVESTA H

EX ORATION L

PROPOSED ADAMS SCH

S.W.COLE ENGINEERING, INC.

BORING LOG

BORING NO.: B-101
SHEET: 1 OF 1
PROJECT NO.: 09-0201.3
DATE START: 11/2/2010
DATE FINISH: 11/2/2010
ELEVATION: 122' +/-
SWC REP.: E. WALKER

ROJECT: PROPOSED ADAMS SCHOOL REDEVELOPMENT
CLIENT : AVESTA HOUSING
LOCATION: MOODY ST., VESPER ST., WILSON ST., MUNJOY ST., PORTLAND, MAINE
DRILLING FIRM: GREAT WORKS TEST BORING INC. DRILLER: JEFF LEE

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	HW	4" I.D.	DRILL AHEAD	
SAMPLER:	SS	1 3/8" I.D.	140-lbs	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
WATER AT 10' +/-

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
SSA									0.1'	2-INCHES ASPHALT PAVEMENT
	1D	24"	16"	2.5'	7	11	16	21		BROWN GRAVELLY SILTY SAND (FILL)
	2D	24"	16"	4.5'	10	15	22	20		~ MEDIUM DENSE ~
									5.0'	
5-FEET									6.0'	BROWN SILTY SAND SOME GRAVEL (GLACIAL TILL)
CASING	3D	24"	24"	7.0'	8	11	15	19		w = 10.6%
OPEN										GRAY SAND AND SILT TRACE GRAVEL
HOLE										WITH OCCASIONAL COBBLES (GLACIAL TILL)
BELOW										
										~MEDIUM DENSE~
	4D	24"	18"	12.0'	7	14	13	18		w = 9.0%
										GRAY GRAVELLY SAND AND SILT
										WITH OCCASIONAL COBBLES (GLACIAL TILL)
	5D	24"	3"	17.0'	18	24	24	31		[SPOON PUSHED COBBLE - POOR RECOVERY]
	6D	24"	22"	22.0'	8	13	17	20		
	7D	18"	12"	26.5'	23	34	23			~DENSE~
	8D	18"	18"	31.5'	14	20	26			
	9D	18"	16"	36.5'	7	15	25			...WITH FREQUENT COBBLES
									39.8'	[ADVANCED BORING BY ROLLER CONE]
										BOTTOM OF EXPLORATION AT 39.5'

AMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[X] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: B-101

S.W.COLE ENGINEERING, INC.

BORING LOG

BORING NO.: B-102
SHEET: 1 OF 1
PROJECT NO.: 09-0201.3
DATE START: 11/2/20
DATE FINISH: 11/2/2010
ELEVATION: 121' +/-
SWC REP.: E. WALKER

PROJECT: PROPOSED ADAMS SCHOOL REDEVELOPMENT
CLIENT: AVESTA HOUSING
LOCATION: MOODY ST., VESPER ST., WILSON ST., MUNJOY ST., PORTLAND, MAINE
DRILLING FIRM: GREAT WORKS TEST BORING INC. DRILLER: JEFF LEE

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	SSA	4 1/2" O.D.		
SAMPLER:	SS	1 3/8" I.D.	140-lbs	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
WATER AT 5' +/-

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
									0.5'	BROWN SILTY SAND TRACE CLAY WITH ORGANICS (LAWN AREA)
	1D	24"	8"	2.0'	1	3	3	7		BROWN SAND SOME SILT TRACE ORGANICS (FILL)
										~ MEDIUM DENSE ~
	2D	24"	12"	4.0'	13	13	7	4		...WITH BRICK, CONCRETE BLOCK AND ASH
										~ VERY LOOSE TO LOOSE ~
	3D	24"	3"	7.0'	5	1	1	5		BROWN SILTY SAND
										WITH CONCRETE AND BRICK (FILL)
									8.5'	
										GRAY GRAVELLY SAND AND SILT
	4D	24"	18"	12.0'	6	12	16	22		WITH OCCASIONAL COBBLES (GLACIAL TILL)
										~MEDIUM DENSE~
	5D	24"	14"	17.0'	8	13	16	23		
									20.0'	[ADVANCED BY AUGER TO 20']
										BOTTOM OF EXPLORATION AT 20.0'

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: B-102

S.W.COLE ENGINEERING, INC.

BORING LOG

BORING NO.: B-103
SHEET: 1 OF 1
PROJECT NO.: 09-0201.3
DATE START: 11/2/2010
DATE FINISH: 11/2/2010
ELEVATION: 121' +/-
SWC REP.: E. WALKER

PROJECT: PROPOSED ADAMS SCHOOL REDEVELOPMENT
CLIENT: AVESTA HOUSING
LOCATION: MOODY ST., VESPER ST., WILSON ST., MUNJOY ST., PORTLAND, MAINE
DRILLING FIRM: GREAT WORKS TEST BORING INC. DRILLER: JEFF LEE

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	SSA	4 1/2" O.D.		
SAMPLER:	SS	1 3/8" I.D.	140-lbs	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
WATER AT 7' +/-

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
									0.5'	BROWN SILTY SAND TRACE CLAY WITH ORGANICS (FILL/LAWN AREA)
	1D	24"	18"	2.0'	2	4	4	5		BROWN SILTY SAND SOME GRAVEL WITH ASH (FILL)
	2D	24"	18"	4.0'	4	5	8	3		~ LOOSE TO MEDIUM DENSE ~
	3D	24"	16"	7.0'	4	9	14	8	8.0'	
	4D	24"	20"	12.0'	10	13	17	30		GRAY GRAVELLY SAND AND SILT (GLACIAL TILL) ~MEDIUM DENSE~
	5D	24"	22"	17.0'	7	11	14	18		
	6D	24"	24"	22.0'	9	12	13	24	22.0'	
										BOTTOM OF EXPLORATION AT 22.0'

AMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: B-103

S.W.COLE ENGINEERING, INC.

BORING LOG

BORING NO.: B-104
SHEET: 1 OF 1
PROJECT NO.: 09-0201.3
DATE START: 11/2/20
DATE FINISH: 11/2/2010
ELEVATION: 120' +/-
SWC REP.: E. WALKER

PROJECT: PROPOSED ADAMS SCHOOL REDEVELOPMENT
CLIENT: AVESTA HOUSING
LOCATION: MOODY ST., VESPER ST., WILSON ST., MUNJOY ST., PORTLAND, MAINE
DRILLING FIRM: GREAT WORKS TEST BORING INC. DRILLER: JEFF LEE

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	SSA	4 1/2" O.D.		
SAMPLER:	SS	1 3/8" I.D.	140-lbs	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
WATER AT 6' +/-

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
									0.5'	BROWN SILTY SAND TRACE CLAY WITH ORGANICS (LAWN AREA)
	1D	24"	12"	2.0'	2	6	9	11		BROWN SILTY SAND SOME GRAVEL WITH ASH (FILL) ~ MEDIUM DENSE TO...
	2D	24"	3"	4.0'	9	6	8	11		
	3D	24"	16"	7.0'	2	1	1	2	6.5'	...VERY LOOSE TO LOOSE ~
										DARK BROWN ORGANICS (PROBABLE FILL)
									8.5'	~ LOOSE ~
	4D	24"	18"	12.0'	8	10	14	16		GRAY GRAVELLY SAND AND SILT WITH OCCASIONAL COBBLES (GLACIAL TILL) ~MEDIUM DENSE~
	5D	24"	16"	17.0'	11	15	17	21		
	6D	24"	20"	22.0'	9	15	17	21	22.0'	
										BOTTOM OF EXPLORATION AT 22.0'

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: B-104

S.W.COLE ENGINEERING, INC.

BORING LOG

BORING NO.: B-105
SHEET: 1 OF 1
PROJECT NO.: 09-0201.3
DATE START: 11/3/2010
DATE FINISH: 11/3/2010
ELEVATION: 123' +/-
SWC REP.: K. GIMPEL

PROJECT: PROPOSED ADAMS SCHOOL REDEVELOPMENT
CLIENT: AVESTA HOUSING
LOCATION: MOODY ST., VESPER ST., WILSON ST., MUNJOY ST., PORTLAND, MAINE
DRILLING FIRM: GREAT WORKS TEST BORING INC. DRILLER: JEFF LEE

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	SSA	4 1/2" O.D.		
SAMPLER:	SS	1 3/8" I.D.	140-lbs	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
WATER AT 6.5' +/-

CASING BLOWS PER FOOT	SAMPLE NO.	SAMPLE PEN.	SAMPLE REC.	SAMPLE DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
									0.3'	BROWN SILTY SAND TRACE CLAY WITH ORGANICS (FILL/LAWN AREA)
	1D	24"	10"	2.0'	1	6	7	3		BROWN GRAVELLY SILTY SAND WITH BRICKS (FILL) ~ LOOSE ~
	2D	24"	5"	4.0'	3	3	5	3	6.0'	
	3D	24"	18"	7.0'	6	11	17	25	8.0'	BROWN SAND AND GRAVEL TRACE SILT (PROBABLE FILL) ~ MEDIUM DENSE ~
	4D	24"	24"	12.0'	7	9	12	15		GRAY SAND AND SILT SOME GRAVEL (GLACIAL TILL) ~MEDIUM DENSE~
	5D	24"	24"	17.0'	8	13	18	16		
	6D	24"	24"	22.0'	9	16	19	22	22.0'	
										BOTTOM OF EXPLORATION AT 22.0'

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: B-105

S.W.COLE ENGINEERING, INC.

BORING LOG

BORING NO.: **B-106**
SHEET: 1 OF 1
PROJECT NO.: 09-0201.3
DATE START: N/A
DATE FINISH: N/A
ELEVATION: 125' +/-
SWC REP.: E. WALKER

PROJECT: PROPOSED ADAMS SCHOOL REDEVELOPMENT
CLIENT : AVESTA HOUSING
LOCATION: MOODY ST., VESPER ST., WILSON ST., MUNJOY ST., PORTLAND, MAINE
DRILLING FIRM: GREAT WORKS TEST BORING INC. DRILLER: JEFF LEE

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	N/A			
SAMPLER:	N/A			
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
N/A

CASING BLOWS PER FOOT	SAMPLE NO.	SAMPLE PEN.	SAMPLE REC.	SAMPLE DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
										BORING LOCATION NOT DRILLED DUE TO A CONFLICT WITH AN EXISTING UNDERGROUND UTILITY AND PROXIMITY TO EXISTING BUILDING

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
☐ DRILLER - VISUALLY
☐ SOIL TECH. - VISUALLY
☐ LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: **B-106**

S.W.COLE ENGINEERING, INC.

BORING LOG

BORING NO.: B-107
SHEET: 1 OF 1
PROJECT NO.: 09-0201.3
DATE START: 11/2/2010
DATE FINISH: 11/2/2010
ELEVATION: 124' +/-
SWC REP.: E. WALKER

ROJECT: PROPOSED ADAMS SCHOOL REDEVELOPMENT
CLIENT : AVESTA HOUSING
LOCATION: MOODY ST., VESPER ST., WILSON ST., MUNJOY ST., PORTLAND, MAINE
DRILLING FIRM: GREAT WORKS TEST BORING INC. DRILLER: JEFF LEE

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	SSA	4 1/2" O.D.		
SAMPLER:	SS	1 3/8" I.D.	140-lbs	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
SOILS APPEARED SATURATED BELOW 7' +/-

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
									0.1'	2-INCHES ASPHALT PAVEMENT
	1D	24"	18"	2.0'	10	9	8	7		BROWN SAND SOME SILT SOME GRAVEL TRACE BRICK (FILL)
	2D	24"	14"	4.0'	13	13	11	5		...BECOMING SILTY SAND SOME GRAVEL (FILL) ~ MEDIUM DENSE ~
	3D	24"	2"	7.0'	3	3	3	3		[SPOON PUSHED GRAVEL FRAGMENT - POOR RECOVERY] ~ LOOSE ~
									10.5'	
	4D	24"	22"	12.0'	5	9	17	17		GRAY SAND AND SILT SOME GRAVEL WITH OCCASIONAL COBBLES (GLACIAL TILL)
	5D	24"	24"	17.0'	7	8	10	16		~MEDIUM DENSE~
	6D	24"	24"	22.0'	9	13	13	20	22.0'	
										BOTTOM OF EXPLORATION AT 22.0'

AMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: B-107

S.W.COLE ENGINEERING, INC.

BORING LOG

BORING NO.: B-108
SHEET: 1 OF 1
PROJECT NO.: 09-0201.3
DATE START: 11/3/20
DATE FINISH: 11/3/2010
ELEVATION: 122' +/-
SWC REP.: K. GIMPEL

PROJECT: PROPOSED ADAMS SCHOOL REDEVELOPMENT
CLIENT : AVESTA HOUSING
LOCATION: MOODY ST., VESPER ST., WILSON ST., MUNJOY ST., PORTLAND, MAINE
DRILLING FIRM: GREAT WORKS TEST BORING INC. DRILLER: JEFF LEE

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	HW	4" I.D.	DRILL AHEAD	
SAMPLER:	SS	1 3/8" I.D.	140-lbs	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
SOILS APPEARED SATURATED BELOW 7' +/-

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
SSA									0.2'	3-INCHES ASPHALT PAVEMENT
	1D	24"	19"	2.5'	9	8	6	4	0.8'	BROWN GRAVELLY SAND SOME SILT (FILL)
	2D	24"	4"	4.5'	3	5	6	6		BROWN GRAVELLY SILTY SAND WITH SOME BRICK AND ASH (FILL)
									6.0'	~ LOOSE TO MEDIUM DENSE ~
	3D	24"	17"	7.0'	23	14	7	10	7.0'	BROWN SAND AND SILT SOME GRAVEL (GLACIAL TILL)
7-FEET CASING OPEN HOLE BELOW	4D	24"	24"	12.0'	11	19	22	24		PETROLEUM ODOR NOTED BETWEEN ABOUT 7-10' +/- GRAY SAND AND SILT SOME GRAVEL (GLACIAL TILL) ~DENSE~
	5D	24"	3"	17.0'	12	16	17	32		[POOR RECOVERY GRAVEL FRAGMENT STUCK IN DRIVE SHOE]
	6D	24"	24"	22.0'	7	20	13	17		
	7D	24"	17"	27.0'	15	24	17	21		
	8D	24"	0"	32.0'	19	22	25	35		
									35.0'	[NO SAMPLE ATTEMPT AT 35.0' ROLLER CONE ON SMALL COBBLE]
	9D	18"	2"	41.5'	29	41	60		41.5'	GRAY GRAVELLY SAND AND SILT WITH COBBLES (GLACIAL TILL) ~VERY DENSE~
										BOTTOM OF EXPLORATION AT 41.5' +/-

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: B-108

S.W.COLE ENGINEERING, INC.

BORING LOG

BORING NO.: B-109
SHEET: 1 OF 1
PROJECT NO.: 09-0201.3
DATE START: 11/2/2010
DATE FINISH: 11/2/2010
ELEVATION: 122' +/-
SWC REP.: E. WALKER

ROJECT: PROPOSED ADAMS SCHOOL REDEVELOPMENT
CLIENT : AVESTA HOUSING
LOCATION: MOODY ST., VESPER ST., WILSON ST., MUNJOY ST., PORTLAND, MAINE
DRILLING FIRM: GREAT WORKS TEST BORING INC. DRILLER: JEFF LEE

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	SSA	4 1/2" O.D.		
SAMPLER:	SS	1 3/8" I.D.	140-lbs	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
WATER AT 10' +/-

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
									0.1'	2-INCHES +/- ASPHALT PAVEMENT
	1D	24"	12"	2.5'	6	6	8	8		BROWN GRAVELLY SILTY SAND WITH TRACES METAL AND ASH (FILL)
	2D	24"	16"	4.5'	2	5	4	5	4.0'	~ LOOSE ~
									5.0'	BROWN SILTY SAND SOME GRAVEL (GLACIAL TILL)
	3D	24"	18"	7.0'	8	35	23	26		GRAY SAND AND SILT SOME GRAVEL (GLACIAL TILL) ~DENSE TO MEDIUM DENSE~
	4D	24"	24"	12.0'	7	11	17	13		
	5D	24"	22"	17.0'	9	11	12	15	17.0'	
										BOTTOM OF EXPLORATION AT 17.0'

AMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: B-109

S.W.COLE ENGINEERING, INC.

BORING LOG

BORING NO.: B-110
SHEET: 1 OF 1
PROJECT NO.: 09-0201.3
DATE START: 11/2/20
DATE FINISH: 11/2/2010
ELEVATION: 122' +/-
SWC REP.: E. WALKER

PROJECT: PROPOSED ADAMS SCHOOL REDEVELOPMENT
CLIENT: AVESTA HOUSING
LOCATION: MOODY ST., VESPER ST., WILSON ST., MUNJOY ST., PORTLAND, MAINE
DRILLING FIRM: GREAT WORKS TEST BORING INC. DRILLER: JEFF LEE

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	SSA	4 1/2" O.D.		
SAMPLER:	SS	1 3/8" I.D.	140-lbs	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
WATER AT 5' +/-

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
									0.7'	BROWN SILTY SAND TRACE CLAY WITH ORGANICS (FILL/LAWN AREA)
	1D	24"	16"	2.0'	2	3	3	4		BROWN SILTY SAND TRACE GRAVEL WITH ASH, CLINKER AND BRICK (FILL) ~ LOOSE TO MEDIUM DENSE ~
	2D	24"	18"	4.0'	3	14	7	6		
	3D	24"	16"	7.0'	4	8	5	6	6.5'	
	4D	24"	22"	12.0'	16	30	20	25		GRAY SAND AND SILT SOME GRAVEL (GLACIAL TILL) ~DENSE~
	5D	24"	24"	17.0'	3	8	10	16	17.0'	~MEDIUM DENSE~
										BOTTOM OF EXPLORATION AT 17.0'

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: B-110

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ADAMS SCHOOL REDEVELOPMENT / AVESTA HOUSING
LOCATION: MOODY ST., VESPER ST., WILSON ST., & MUNJOY ST. PORTLAND MAINE
PROJECT NO. 09-0201.3
TEST PIT MACHINE: TAKEUCHI TB175 WITH A 5-FOOT SMOOTH EDGED BUCKET

TEST PIT TP-1

DATE: 11/9/2010 SURFACE ELEVATION: 123' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		0.3'	BROWN SILT AND SAND TRACE CLAY WITH ORGANICS (LAWN AREA)	
		5.0'	DARK BROWN SILTY SAND WITH GRAVEL, COBBLES, BRICKS, FRAGMENTS OF MORTARED STONE, OCCASIONAL SMALL BOULDERS (POSSIBLE RELIC WALL STONES) AND POCKETS OF ORGANICS (FILL)	
		7.5'	BROWN SAND AND GRAVEL TRACE SILT WITH COBBLES (FILL)	
		7.6'	GRAY SILT AND SAND SOME GRAVEL WITH COBBLES (TILL)	
			BOTTOM OF EXPLORATION	
			NOTE: TP-1 MADE ADJACENT TO TEST BORING B-105	

COMPLETION DEPTH: 7.6' DEPTH TO WATER: MODERATE SEEPAGE BELOW 5' +/- SOME CAVING BELOW 5' +/-

TEST PIT TP-2

DATE: 11/9/2010 SURFACE ELEVATION: 120' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		0.4'	BROWN SAND AND SILT TRACE CLAY WITH ORGANICS (LAWN AREA)	
		1.2'	TAN TO BROWN SILTY SAND SOME GRAVEL (FILL)	
		3.5'	ORANGE TO BROWN GRAVELLY SILTY SAND WITH COBBLES TRACE ASH (FILL)	
S-1	3.5-4'	4.2'	ASH AND SILTY SAND (FILL)	
		4.4'	BROWN TO BLACK SILT AND SAND WITH ORGANICS (FILL)	
		7.0'	BROWN SILTY SAND SOME GRAVEL TRACE BRICKS (FILL)	
S-2	7-8'	8.0'	DARK BROWN ORGANICS (FILL)	
		8.1'	GRAY SAND AND SILT SOME GRAVEL OCCASIONAL COBBLES (TILL)	
			BOTTOM OF EXPLORATION	
			NOTE: TP-2 MADE ADJACENT TO TEST BORING B-104	

COMPLETION DEPTH: 8.1' DEPTH TO WATER: MODERATE SEEPAGE BELOW 6' +/- MINOR CAVING BELOW 6' +/-

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ADAMS SCHOOL REDEVELOPMENT / AVESTA HOUSING
LOCATION: MOODY ST., VESPER ST., WILSON ST., & MUNJOY ST. PORTLAND MAINE
PROJECT NO. 09-0201.3
TEST PIT MACHINE: TAKEUCHI TB175 WITH A 5-FOOT SMOOTH EDGED BUCKET

TEST PIT TP-3

DATE: 11/9/2010 SURFACE ELEVATION: 121' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		0.4'	BROWN SAND AND SILT TRACE CLAY WITH ORGANICS (LAWN AREA)	
		1.5'	BROWN SILTY SAND SOME GRAVEL (FILL)	
S-1	2-2.5'	3.2'	BLACK SILTY SAND AND ASH WITH BRICK TRACE METAL, TRACE WOOD (FILL)	
		4.0'	LIGHT BROWN SAND AND SILT SOME GRAVEL (FILL)	
		7.0'	BROWN GRAVELLY SILTY SAND (FILL)	
		7.1'	BROWN SAND AND SILT SOME GRAVEL WITH COBBLES (TILL)	
			BOTTOM OF EXPLORATION	
			NOTE: TP-3 MADE ADJACENT TO TEST BORING B-103	

COMPLETION DEPTH: 7.1' DEPTH TO WATER: MODERATE SEEPAGE BELOW 5.5'
NO CAVING OBSERVED

TEST PIT TP-4

DATE: 11/9/2010 SURFACE ELEVATION: 122' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION		TEST RESULTS
		0.5'	BROWN SAND AND SILT TRACE CLAY WITH ORGANICS (LAWN AREA)		
		2.3'	BROWN SILTY SAND SOME GRAVEL (FILL)		
		3.0'	BLACK SILTY SAND AND ASH SOME GRAVEL AND BRICK (FILL)		
		4.0'		MORTARED BRICK WALL	
			BROWN SILTY SAND WITH GRAVEL, COBBLES AND BOULDERS	STACKED STONE WITH MORTAR FOUNDATION WALL	
		7.0'			
		7.1'	BROWN SAND AND SILT SOME GRAVEL WITH COBBLES (TILL)		
			BOTTOM OF EXPLORATION		
			NOTE: TP-4 MADE ADJACENT TO TEST BORING B-110		

COMPLETION DEPTH: 7.1' DEPTH TO WATER: HEAVY SEEPAGE BELOW 6' +/-
NO CAVING OBSERVED

KEY TO THE NOTES & SYMBOLS
Test Boring and Test Pit Explorations

All stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q_u	-	unconfined compressive strength, kips/sq. ft. - based on laboratory unconfined compressive test
S_v	-	field vane shear strength, kips/sq. ft.
L_v	-	lab vane shear strength, kips/sq. ft.
q_p	-	unconfined compressive strength, kips/sq. ft. based on pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W_L	-	liquid limit - Atterberg test
W_P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass. RQD is computed from recovered core samples.
γ_T	-	total soil weight
γ_B	-	buoyant soil weight
f	-	fines content (percent by weight passing U.S. No. 200 Sieve)

Description of Proportions:

0 to 5% TRACE
5 to 12% SOME
12 to 35% "Y"
35+% AND

REFUSAL: **Test Boring Explorations** - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: **Test Pit Explorations** - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

S.W.COLE ENGINEERING, INC.

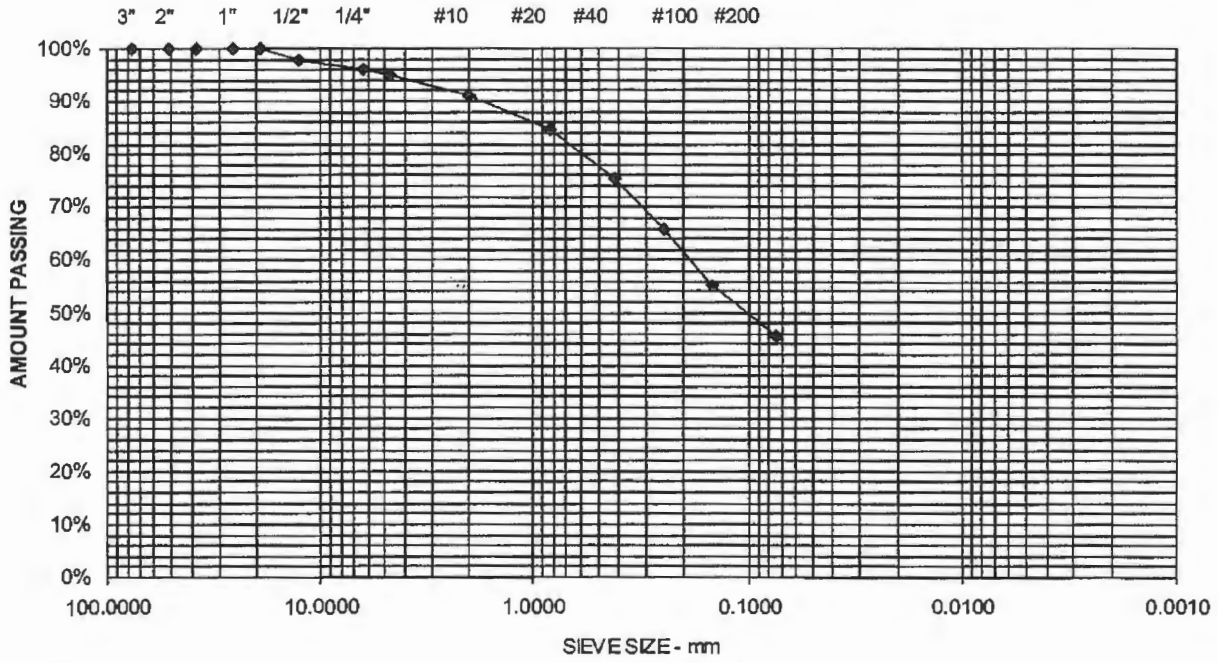
Report of Gradation

ASTM C-117 & C-136

Project Name	PORTLAND, ME - PROPOSED ADAMS SCHOOL REDEVELOPMENT - GEOTECHNICAL SERVICES	Project Number	09-0201.3
		Lab ID	13291G
Client	AVESTA HOUSING	Date Received	11/5/2010
		Date Completed	11/9/2010
Material Source	**B-101, 3D (5-7')**	Tested By	JUSTIN BISSON

STANDARD DESIGNATION (mm/µm)	SIEVE SIZE	AMOUNT PASSING (%)	
150 mm	6"	100	
125 mm	5"	100	
100 mm	4"	100	
75 mm	3"	100	
50 mm	2"	100	
38.1 mm	1-1/2"	100	
25.0 mm	1"	100	
19.0 mm	3/4"	100	
12.5 mm	1/2"	98	
6.3 mm	1/4"	96	
4.75 mm	No. 4	95	4.9% Gravel
2.00 mm	No. 10	91	
850 um	No. 20	85	
425 um	No. 40	75	49.6% Sand
250 um	No. 60	66	
150 um	No. 100	55	
75 um	No. 200	45.5	45.5% Fines

SAND AND SILT TRACE GRAVEL



Comments: w = 10.6%

S.W.COLE ENGINEERING, INC.

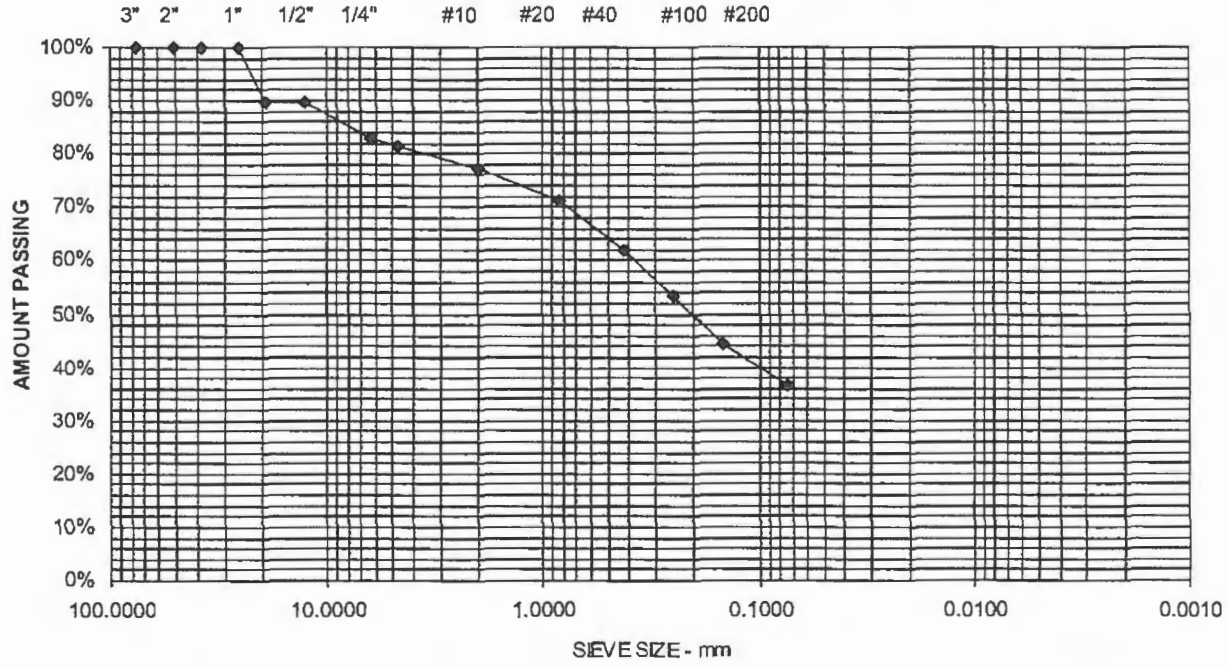
Report of Gradation

ASTM C-117 & C-136

Project Name	PORTLAND, ME - PROPOSED ADAMS SCHOOL REDEVELOPMENT - GEOTECHNICAL SERVICES	Project Number	09-0201.3
		Lab ID	13292G
Client	AVESTA HOUSING	Date Received	11/5/2010
		Date Completed	11/9/2010
Material Source	**B-101, 4D (10-12')**	Tested By	JUSTIN BISSON

STANDARD DESIGNATION (mm/µm)	SIEVE SIZE	AMOUNT PASSING (%)	
150 mm	6"	100	
125 mm	5"	100	
100 mm	4"	100	
75 mm	3"	100	
50 mm	2"	100	
38.1 mm	1-1/2"	100	
25.0 mm	1"	100	
19.0 mm	3/4"	90	
12.5 mm	1/2"	90	
6.3 mm	1/4"	83	
4.75 mm	No. 4	82	18.4% Gravel
2.00 mm	No. 10	77	
850 um	No. 20	71	
425 um	No. 40	62	45.1% Sand
250 um	No. 60	53	
150 um	No. 100	44	
75 um	No. 200	36.6	36.6% Fines

GRAVELLY SAND AND SILT



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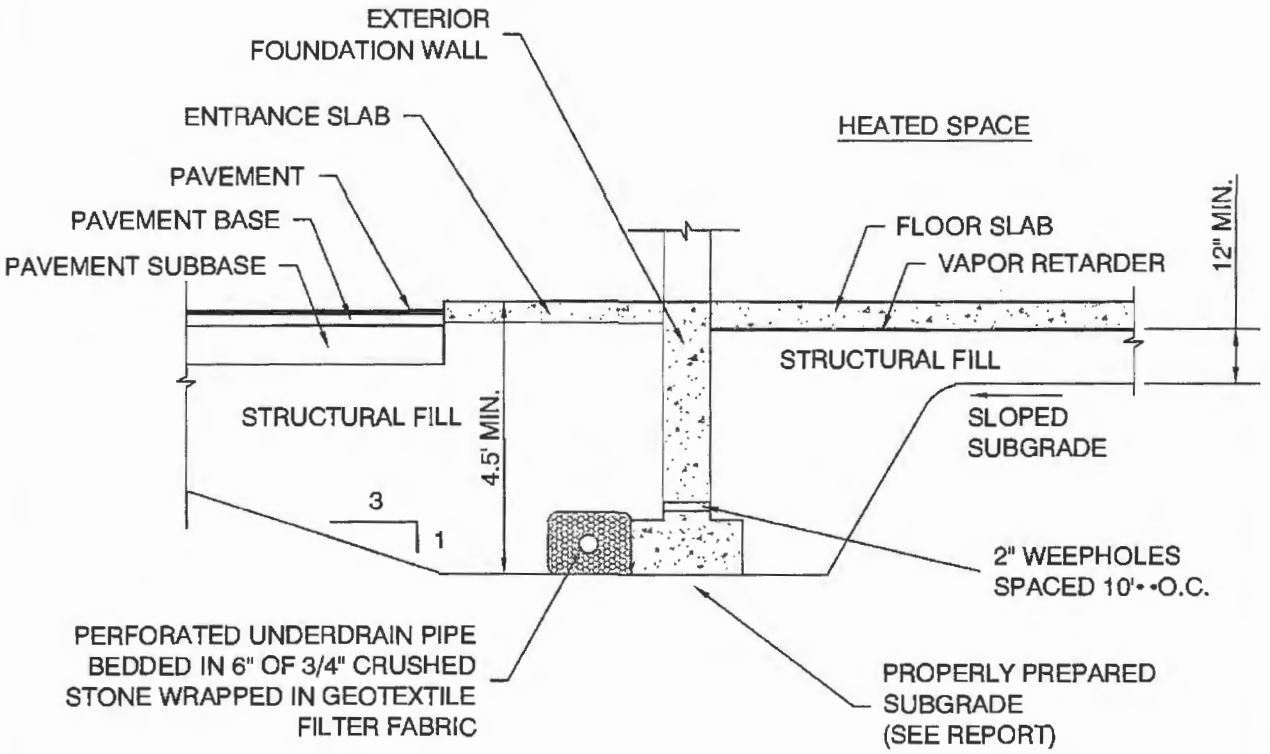


NOTE:

1. UNDERDRAIN INSTALLATION AND MATERIAL GRADATION RECOMMENDATIONS ARE CONTAINED WITHIN THIS REPORT.

2. DETAIL IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.

S.W.COLE ENGINEERING, INC.

AVESTA HOUSING

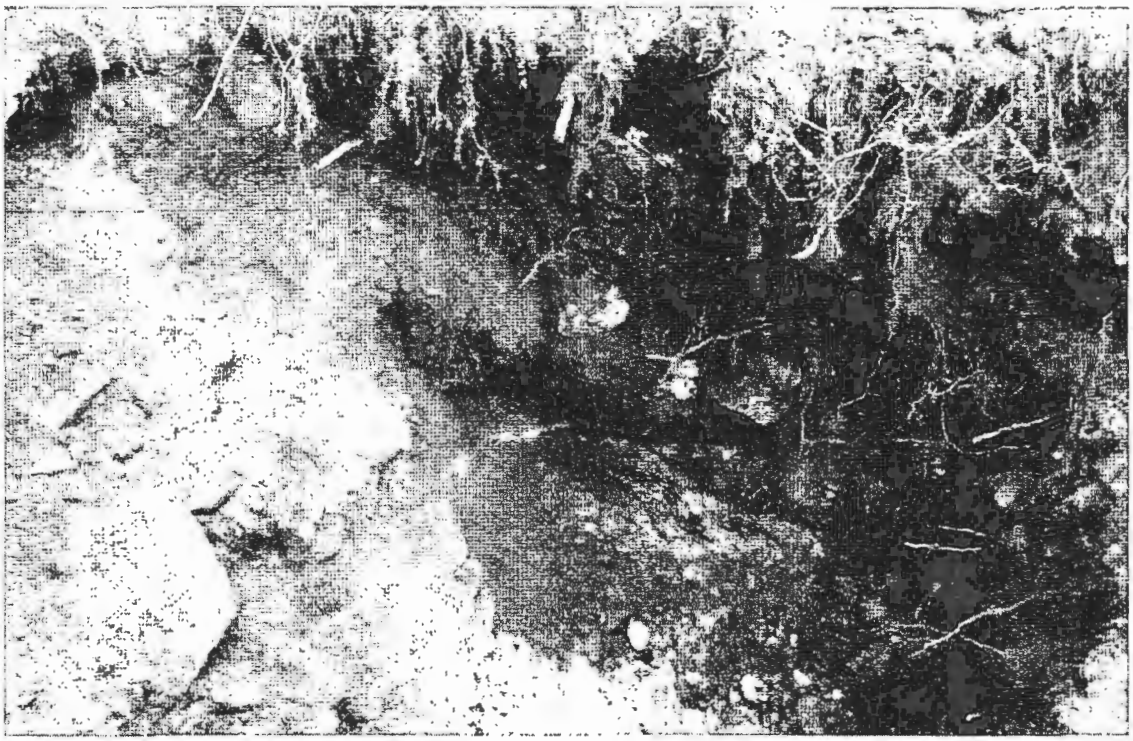
UNDERDRAIN DETAIL

PROPOSED ADAMS SCHOOL REDEVELOPMENT
VESPER STREET, WILSON STREET AND MOODY STREET
PORTLAND, MAINE

Job No.:	09-0201.3	Scale:	Not to Scale
Date :	03/15/2011	Sheet:	17

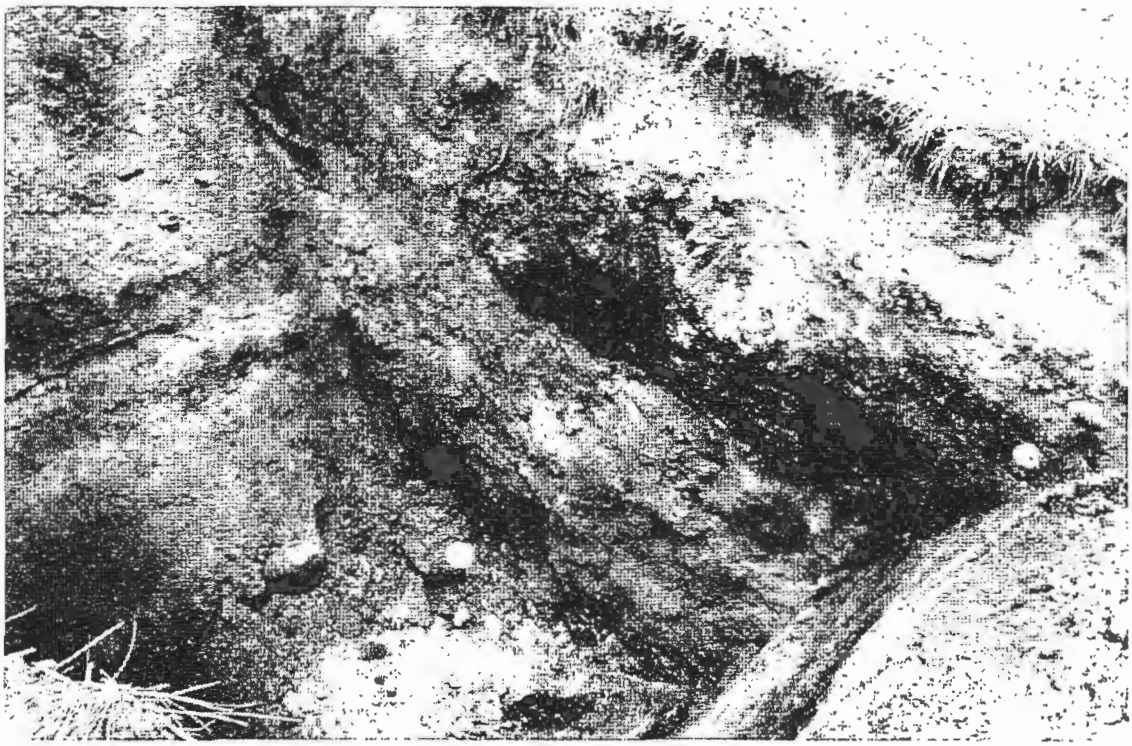
R:\2009\09-0201.3\CAD\Drawings\09-0201.3 SHEET 17 UI

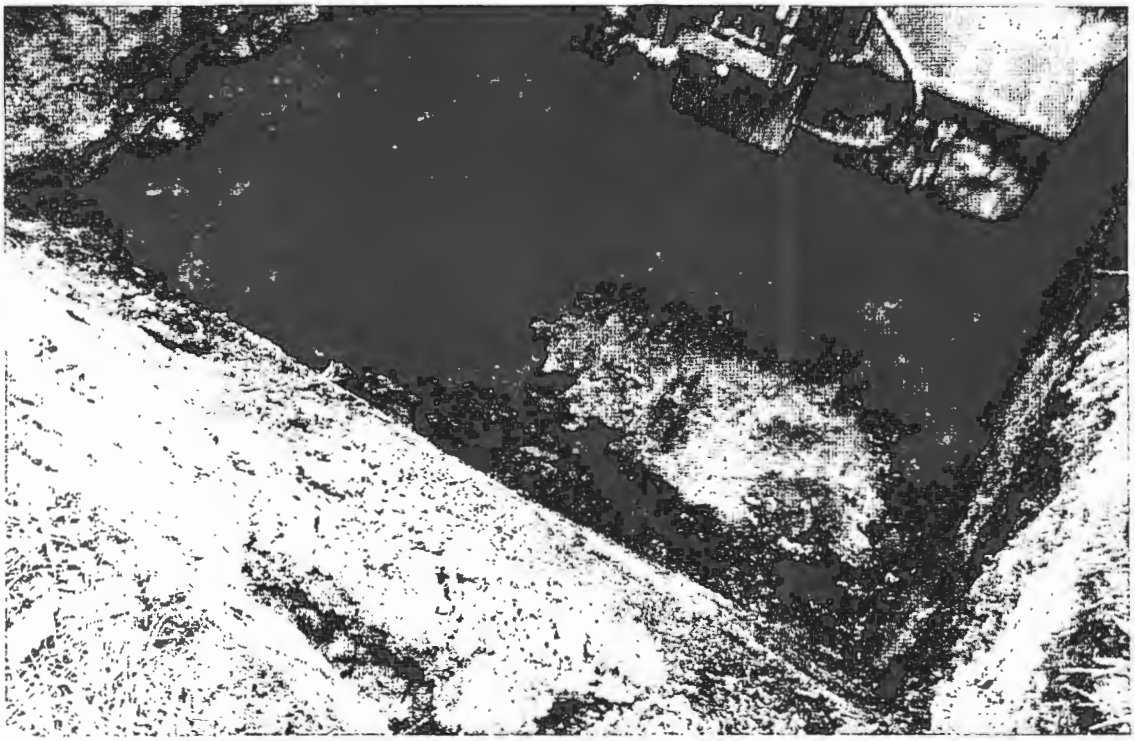
TEST PIT
TP-1



TEST PIT
TP-2

TEST PIT
TP-3





TEST PIT
TP-4

Adams School Redevelopment

Vesper St., Portland, ME

Addendum No. 1 to Contract Documents

March 16, 2012

This Addendum modifies, amends, and supplements designated parts of the Contract Documents, Project Manual, and Drawings for **Adams School Redevelopment** dated March 5, 2012 and is hereby made a part thereof by reference and shall be as though inserted in its entirety in the locations specified herein... It shall be the responsibility of the Contractor to notify all Subcontractors and Suppliers he proposes to use for the various parts of the work of any changes or modifications contained in this Addendum.

AVESTA HOUSING

Avesta Housing Development Corporation

P D T ARCHITECTS

Architecture ■ Interior Design ■ Planning

49 Dartmouth Street
Portland, Maine 04101
207-775-1059 ■
www.pdtarchs.com

ARCHITECTS

PRE-BID CONFERENCE SIGN IN SHEET

PROJECT Adams School Redevelopment
DATE March 13, 2012

NAME	COMPANY	PHONE	E-MAIL
DENNIS DOUGLASS	CITY OF PORTLAND (CDBG)	274-0664	DDOUGLASS@PORTLANDMAINE.GOV
Darren Shiers	Great Falls Construction	839-2744	darren@greatfallsinc.com
Karen James	Great Falls	839 2744	kjames@greatfallsinc.com
Cameron French	Landry/French Construction	730-5566	CFrench@landryFrenchConstruction.com
Ian McCracken	Landry French Construction	"	imccracken@landryfrenchconstruction.com
Andrew Bouchard	Risbara Bros Earthwork DIV	883-5528 Ext 111	andrew@Risbara[illegible]
MIKE MATHIEU	Above and Beyond Roofing & SM	786 9966	mmathieu@aboveandbeyondonline.com
DAVID McLELLAN	Benchmark Const.	591-7600	dmclellan@benchmarkconstruction.org

PLEASE LEAVE A BUSINESS CARD

PDT
ARCHITECTS

PRE-BID CONFERENCE SIGN IN SHEET

PROJECT Adams School Redevelopment
DATE March 13, 2012

NAME	COMPANY	PHONE	E-MAIL
Rick Cormier	Benchmark Constr.	207-591-7600	Rcormier@benchmarkconstruction.net
Robert Owens	Peters Construction Inc. (Site Work)	929-8912	rowens@petersconst.com
Donald J. Brown--Zachau Construction Inc.		207-865-9925	don@zachauconstruction.com

PLEASE LEAVE A BUSINESS CARD

49 DARTMOUTH STREET PORTLAND, MAINE 04101 207-775-1059 FAX 207-775-2694

ADAMS SCHOOL REDEVELOPMENT

INDEX

GENERAL INFORMATION

A. A list of attendees from the March 13, 2012 site walk is attached for reference. Note that attendance at the site walk was NOT mandatory.
B. A potential bidder asked for clarification of the State of Maine CDBG Program forms which need to accompany the Bid. These forms are defined in the State of Maine CDBG Program information, contained within the Bidding Documents. See Page 2 of the CDBG information for a checklist of required forms.

PART I Addendum for Civil Specifications and Drawings

A. Not used.

PART II Addendum for Structural Specifications and Drawings

A. Not used.

PART III Addendum for Architectural Project Manual and Drawing

Project Manual

SECTION 072100 – THERMAL INSULATION

2.6: Add the following paragraph:

B. Foamed-in-Place Insulation: ASTM C 1029, Type II, two-component, spray-in-place, 1.8 to 2.0- lb-density, plastic foam with closed-cell structure, conforming to the following:.

1. Flame/Smoke Properties: 25/450 in accordance with ASTM E84.
2. R-Value per Inch, Aged: 6.2 minimum
3. Products:

   a. Corbond® Performance Insulation System.
   b. Henry Permax 1.8 Closed Cell Foam Insulation.
   c. Styrofoam™ SPF Insulation.

SECTION 081000-DOORS AND FRAMES

2.3. A, ADD new paragraph:

2. Interior Solid-Core Molded Wood Doors, 1-3/4" thickness.

SECTION 085313-VINYL WINDOWS

2.7 ACCESSORIES, REPLACE 2.7.A in its entirety with:

A. Simulated Divided Lites: Prefinished, color-coordinated grids mounted outside the glass panes.

SECTION 099123 – INTERIOR PAINTING

PART 2, ADD the following new Article:

2.7 HIGH PERFORMANCE EPOXY PAINTS

A. Waterborne Epoxy Finish:

1. Moore: Moorcraft Super Spec Acrylic Epoxy Coating No. 256.
2. Glidden Professional: IMC 4408-XXXX Tru-Glaze-WB Waterborne Epoxy Gloss Coating. (206 g/L)
3. S-W: IMC Water Based Catalyzed Epoxy Gloss, B70 Series. (200 g/L)

3.5, D; Add the following new subparagraph:

2. High-Performance Epoxy System:

a. Prime Coat: Latex primer/sealer.
b. Intermediate Coat: High-performance epoxy matching topcoat.
c. Topcoat: High-performance epoxy semi-gloss.

Drawings

A. Detail B5/A500: CHANGE note "Dense-Packed Cellulose, Typ." to: "Spray-Applied Cellulose Insulation."
B. Details A2, C2, A4, C4/A501: CHANGE notes "R-21 Dense Pack Cavity Insulation" to "Spray-Applied Cellulose Insulation."
C. Detail A2/A501: ADD note at the insulation over the bay window: "Foamed-in-Place Insulation."
D. Details A2, D1, D3, C5/A502: CHANGE notes "R-21 Dense Pack Cavity Insulation" to "Spray-Applied Cellulose Insulation."
E. Detail B5/A502: CHANGE note "R-21 Dense Pack Cavity Insulation" to "Foamed-in-Place Insulation."
F. Detail D1/A503: CHANGE note "Dense-Pack Cellulose insul" to "Spray-Applied Cellulose Insulation."

PART IV Addendum for Mechanical Specifications and Drawings

A. Not used.

PART V Addendum for Electrical Specifications and Drawings

A. Not used.

END OF ADDENDUM

Adams School Redevelopment

Vesper St., Portland, ME

Addendum No. 2 to Contract Documents

March 23, 2012

This Addendum modifies, amends, and supplements designated parts of the Contract Documents, Project Manual, and Drawings for **Adams School Redevelopment** dated March 5, 2012 and is hereby made a part thereof by reference and shall be as though inserted in its entirety in the locations specified herein... It shall be the responsibility of the Contractor to notify all Subcontractors and Suppliers he proposes to use for the various parts of the work of any changes or modifications contained in this Addendum.

AVESTA HOUSING

Avesta Housing Development Corporation

P D T ARCHITECTS

Architecture ■ Interior Design ■ Planning

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207-775-1059 ■
www.pdtarchs.com

ADAMS SCHOOL REDEVELOPMENT

INDEX

GENERAL INFORMATION

NOTE 1: The Bid date has been REVISED to Tuesday, April 24, 2012. Revised Bid forms will be issued by Addendum.

NOTE 2: All bidding questions/requests for clarification must be received by PDT Architects by 5:00 pm on Monday, April 16, 2012 in order to be addressed in the final Addendum prior to the REVISED Bid date of April 24, 2012. Any questions received after this cutoff may not be able to be clarified by Addendum.

General clarifications in response to questions from potential bidders.

1. PDT Architects will establish an FTP site for the transfer of submittal documents.

PART I Addendum for Civil Specifications and Drawings

A. Not used.

PART II Addendum for Structural Specifications and Drawings

Drawings

Sheet S1.1: MODIFY as shown on attached S1.1/Addendum 2.
Sheet S1.2: MODIFY as shown on attached S1.2/Addendum 2.
Sheet S1.3: MODIFY as shown on attached S1.3/Addendum 2.

PART III Addendum for Architectural Project Manual and Drawing

Project Manual

POLICY STATEMENT #15-CDBG Program Identification Signs:

REPLACE sign graphic with attached sign graphic.

SECTION 023213-TRANSPORTATION AND DISPOSAL OF SPECIAL WASTE MATERIALS

1.03: ADD

I: For additional information, refer to, and comply with, requirements in Brownfields RLF Program Guidelines for Eligible Cleanup Expenses included as **Attachment 023213-B/Addendum 2.**

3.03: ADD
Brownfields RLF Program Guidelines for Eligible Cleanup Expenses as Attachment 023213-B/Addendum 2.

SECTION 023216-EXCAVATION, STOCKPILING, AND LOADING OF SPECIAL WASTE MATERIALS AND INSTALLATION OF SOIL COVER

1.03.A: CHANGE "02320-A" to "**023213-A**."

1.03: ADD:
J. Contractor to provide a Certificate of Analysis to demonstrate that fill materials that are to be used during the construction of the soil cover described in Section 3.04 are free of contamination.
K: For additional information, refer to, and comply with, requirements in Brownfields RLF Program Guidelines for Eligible Cleanup Expenses included as **Attachment 023213-B/Addendum 2.**

1.04.B: CHANGE "02320-A" to "**023213-A**."

3.04.A.3: ADD:
All clean fill materials used during the construction of the soil cover shall be free of contamination as indicated by an appropriate Certificate of Analysis.

Drawings
A. Not used.

PART IV Addendum for Mechanical Specifications and Drawings
A. Not used.

PART V Addendum for Electrical Specifications and Drawings

Specifications

SECTION 260000-ELECTRICAL:
Clarifications:
1. Romex will be acceptable were allowed by NEC.
2. Non-metallic boxes may be used where Romex is used.
3. Combination smoke/carbon detectors where shown side by side on ceilings, 120V are not acceptable.
4. Smoke detectors and CO detectors shall be single station (interconnected within units only) all to have integral strobes. All units to have system connected audio/visual(s) as indicated on plans for activation if the building sprinkler system goes off or a common egress stair smoke goes off.

260000/2.13.A: CHANGE the text "System shall be Notifier or equal" to read "System shall be Notifier, Simplex or equal."

CREDERE ASSOCIATES, LLC
776 Main Street
Westbrook, Maine 04092
Phone: 207-828-1272
Fax: 207-887-1051

March 20, 2012

Mr. Seth Parker
Development Officer
Avesta Housing Development Corporation
307 Cumberland Avenue
Portland, Maine 04101

Subject: **Brownfields RLF Program Guidance for Eligible Cleanup Expenses**
Residential Redevelopment at the Former Marada Adams Community School
Moody Street, Portland, Maine

Dear Mr. Parker,

On behalf of Avesta Housing Development Corporation (Avesta), Credere Associates, LLC (Credere) has assembled the following Summary of Eligible Cleanup Expenses to address impacted soil at the Avesta owned parcels of the Former Marada Adams Community School located on Moody Street (Tax Map 003, Lots H-1, H-2, H-3, and H-4) in Portland, Maine (hereinafter the "Site").

The focus of this document is to describe eligible remedial activities which are proposed for funding in whole or in part by a State of Maine Department of Economic and Community Development (DECD) Brownfields Revolving Loan Fund (BRLF) subgrant. Based on the requirements of the DECD BRLF subgrant, eligible costs incurred during remediation and redevelopment must be accurately documented, including reasonable cost segregation, in order to receive reimbursement.

Please note that work completed on the adjoining City of Portland owned parcels (Tax Map 003, Lots M-1, M-2, M-6, M-7, and P-1) is **not** eligible for reimbursement under the DECD BRLF subgrant and therefore associated costs would need to be reasonably segregated from the Avesta owned parcels as part of the project.

In general, the following details apply to the use of DECD BRLF subgrant funds on the Avesta owned parcels:

Eligible Activities

Avesta shall use funds only for eligible activities. Eligible project costs, as designated by the U.S. EPA's Administrator, are for cleanup only and must be associated with cleanup and remediation activities. Eligible project costs include the following:

- Costs associated with removing, mitigating, or preventing the release or threat of release of hazardous substances, pollutants, or contaminants, including:
  - Fences, warning signs, or other security or Site control precautions;
  - Drainage control;
  - Stabilization of berms, dikes, or impoundments or drainage or closing lagoons;
  - Covering of contaminated materials;
  - Using chemicals and other materials to retard the spread or the release of contaminants or to mitigate their effects;
  - Excavation, consolidation or removal of contaminated soils from drainage or other areas;
  - Removal of drums, barrels, tanks or other bulk containers that contain or may contain hazardous substances, pollutants, or contaminants;
  - Removal, containment, treatment, disposal, or incineration of hazardous materials; and
  - Provision of alternative water supply where necessary immediately to reduce exposure to contaminated household water and continuing until such time as local authorities can satisfy the need for a permanent remedy.
- Site monitoring costs, including sampling and analysis that are reasonable and necessary during the cleanup process, including determination of the effectiveness of a cleanup.
- Costs associated with meeting the public participation, worker health and safety, and interagency coordination requirements.
- Costs associated with removal activities, including demolition and/or Site preparation that are part of Site cleanup.
- Environmental insurance premiums.

Restrictions

The DECD BRLF subgrant may not be used for:

- Pre-cleanup environmental response activities (i.e. planning, inventory, Site assessment, identification, or characterization). However, the DECD may request EPA approval for limited Site assessment on a case-by-case basis when necessary to ensure protection of the environment and public health.
- Monitoring or data collection necessary to apply for, or comply with environmental permits under other state and federal laws unless such a permit is required as a component of the cleanup action;
- Development activities that are not removal actions (e.g. construction of a new facility or marketing of property);
- Job training unrelated to performing a specific cleanup at a Site covered by a loan or grant;

- To pay for a penalty or fine;
- To pay a federal cost share requirement (for example, a cost-share required by another Federal grant) unless there is specific statutory authority;
- To pay for response costs at a brownfields Site for which the recipient of the grant or loan is potentially liable under CERCLA Section 107;
- To pay a cost of compliance with any federal law, excluding the cost of compliance with laws applicable for cleanup; and
- Unallowable costs (e.g. lobbying and fund raising) under applicable OMB Circulars.

Administrative Cost Prohibition

Avesta is prohibited from using loans financed with DECD BRLF subgrant funds for administrative costs. These include the following:

a. Salaries, benefits, contractual costs, supplies, and data processing charges incurred for loan administration and overhead costs;
b. Direct costs for loan administration, even if the borrower is required to carry out the activity under the loan agreement. Ineligible loan administrative costs include expenses for:
    - Preparation of applications for loans and loan agreements;
    - Preparing revisions and changes in the budget, work plans, and other documents required under the loan agreement;
    - Maintaining and operating financial management and personnel systems;
    - Preparing payment requests and handling payments; and
    - Audits.

Site Specific Guidance

Based on Credere's knowledge of the redevelopment project, activities associated with the following tasks are considered to be eligible for DECD BRLF subgrant funding:

- **Professional Services and Reporting**: This includes completion of the remediation design, planning, work plans, soil management plans, specifications, community relations planning, oversight and documentation of the remedial actions, and closure reporting.
- **Contaminated Soil Management**: This includes labor, supplies, and equipment used for Site access controls, erosion and sedimentation controls, drainage controls, and for the excavation, stockpiling, amending, loading, transportation, and disposing of impacted fill materials.

- **Soil Cover and Environmental Management**: This includes labor, supplies, and equipment used for construction and installation of the soil cover including clean fill, marker layer, pavement, curbing, sidewalks, and permanent stabilization materials.
- **Environmental Management**: This includes preparation of an Environmental Management Plan (EMP) and preparation and recording of a Declaration of Environmental Covenant consistent with the anticipated Maine Department of Environmental Protection (DEP) Voluntary Response Action Program (VRAP) No Action Assurance Letter (NAAL) and the Maine Uniform Environmental Covenants Act ("UECA"), 38 M.R.S.A. § 3001 et seq.

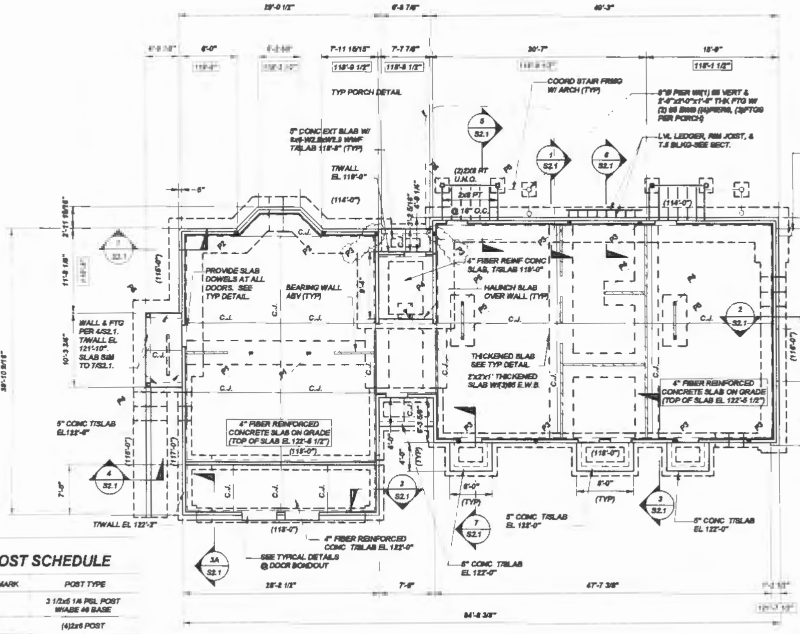
If any questions or concerns arise during your review of this document, please do not hesitate to contact the undersigned at (207) 828-1272 extension 12 or jsteinglass@crederellc.com.

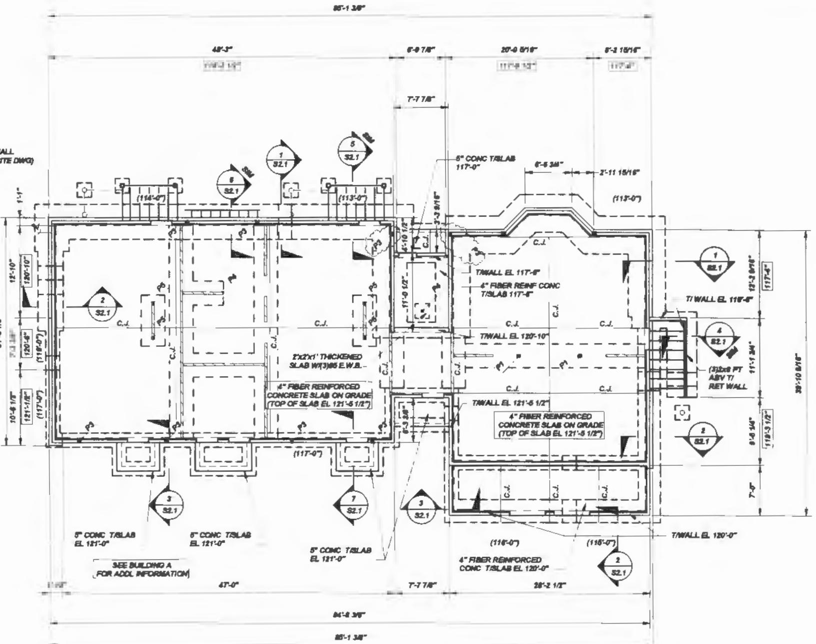
Respectfully Submitted,
Credere Associates, LLC

Jedd S. Steinglass
Senior Project Manager

Robert I. Patten, P.E., L.S.P., LEEP-AP
Vice President

cc: Andrea Smith, Maine DECD





POST SCHEDULE

POST MARK	POST TYPE
P1	3 1/2x5 1/4 PSL POST W/ABE 44 BASE
[illegible]	(4)2x6 POST
[illegible]	[illegible]
P4	3 1/2x3 1/2 PSL W/ABA 44 BASE
P5	[illegible]
P6	6x6 PT POST W/ ABA 66 POST BASE

FOUNDATION PLAN- BUILDING A

1/8"=1'-0"

NOTES:

1. TOP OF WALL EL 122'-5 1/2" U.N.O. T/WALL AT ALL DOORS= -8" SEE TYP DETAIL.
2. TOP OF FOOTING EL (XX'-XX").
3. C.J. INDICATES SLAB CONTRACTION/CONSTRUCTION JOINT.
4. XX'-XX" INDICATES T/BRICKSHELF ELEV.
5. [ ] INDICATES 2x4/2x6 BEARING WALL ALIGNED W/STRUCTURAL FRAMING ABOVE. AT LOCATIONS WHERE PLYWOOD SHTG IS NOT ATTACHED TO STUDS, PROVIDE SOLID BLKG AT 1/3 POINTS.
6. ALL EXTERIOR SLABS TO HAVE 6x6-W2.9xW2.9 WWF.
7. PLANS REFLECT BRICK VENEER SHELVES. BRICK SHELVES ARE ALTERNATE #6- SEE ARCH FOR ADDL INFO.

FOUNDATION PLAN- BUILDING B

1/8"=1'-0"

NOTES:

1. TOP OF WALL EL 121'-5 1/2" U.N.O. T/WALL AT ALL DOORS= -8" SEE TYP DETAIL.
2. TOP OF FOOTING EL (XX'-XX").
3. C.J. INDICATES SLAB CONTRACTION/CONSTRUCTION JOINT.
4. XX'-XX" INDICATES T/BRICKSHELF ELEV.
5. [ ] INDICATES 2x4/2x6 BEARING WALL ALIGNED W/STRUCTURAL FRAMING ABOVE. AT LOCATIONS WHERE PLYWOOD SHTG IS NOT ATTACHED TO STUDS, PROVIDE SOLID BLKG AT 1/3 POINTS.
6. ALL EXTERIOR SLABS TO HAVE 6x6-W2.9xW2.9 WWF.
7. PLANS REFLECT BRICK VENEER SHELVES. BRICK SHELVES ARE ALTERNATE #6- SEE ARCH FOR ADDL INFO.

SKS-1
INDICATED REVISIONS-PAGE 1 OF 3

BECKER

PDT ARCHITECTS
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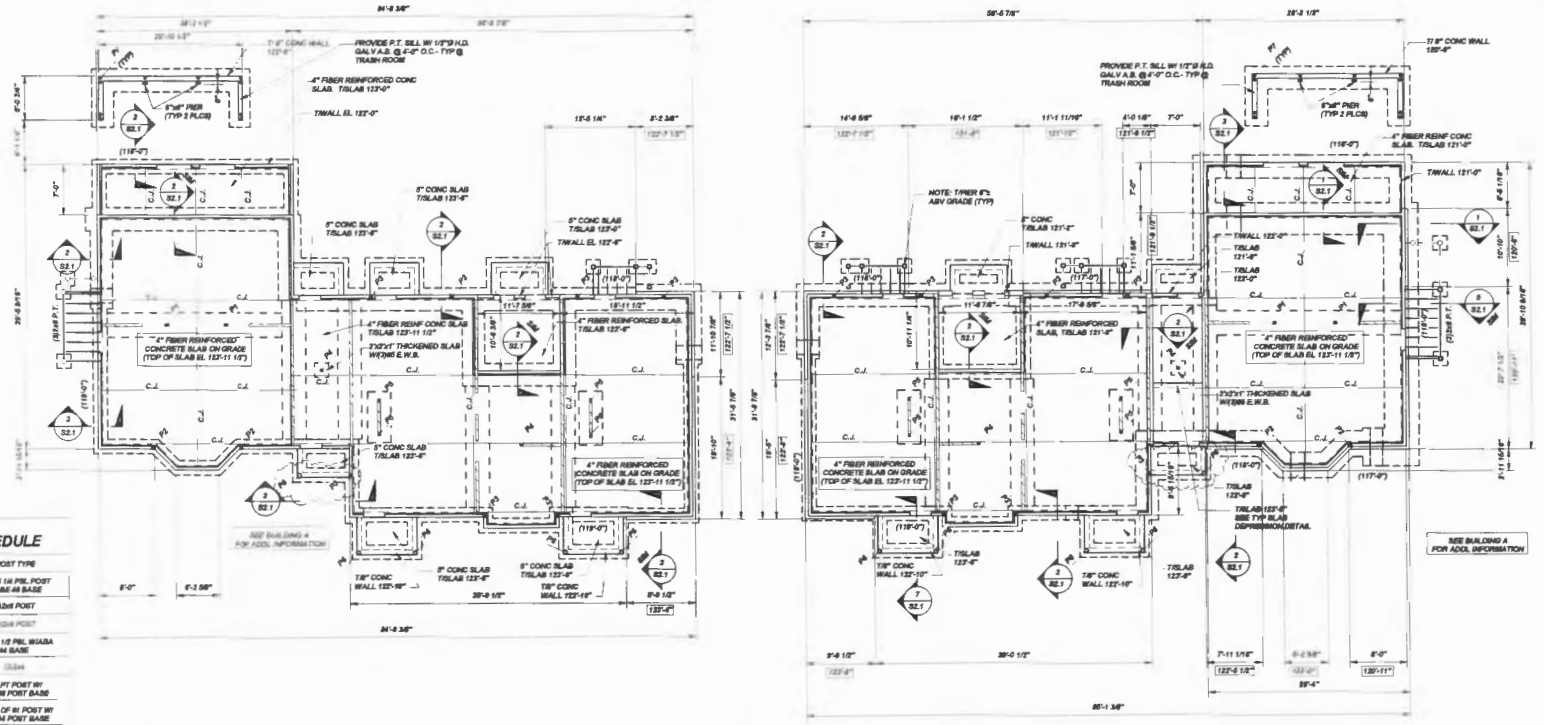
Adams School Redevelopment

VESPER/WILSON/MOODY ST–PORTLAND, ME

STATE OF MAINE — PAUL S. BECKER — NO. 6884

JOB NO.	08-056
DRWN. CHK	D.S.B.
SCALE:	As indicated
ISSUE	03/05/12
TITLE	FOUNDATION PLAN PART 1
SHEET	S1.1



POST SCHEDULE

POST MARK	POST TYPE
P1	3 1/2x5 1/4 PBL POST W/ABA 66 BASE
P2	(4)2x6 POST
P3	(3)2x6 POST
P4	3 1/2x3 1/2 PBL W/ABA 44 BASE
P5	(3)2x4
P6	6x6 PT POST W/ ABA 66 POST BASE
P7	(2)x4x6 OF W/ POST W/ ABA 44 POST BASE

FOUNDATION PLAN - BUILDING D

1/8"=1'-0"

NOTES:

1. TOP OF WALL EL 123'-11 1/2" U.N.O. T/WALL AT ALL DOOR= -6". SEE TYP DETAIL.
2. TOP OF FOOTING EL (XX'-XX").
3. C.J. INDICATES SLAB CONTRACTION/CONSTRUCTION JOINT.
4. XX'-XX" INDICATES T/BRICKSHELF ELEV.
5. [ ] INDICATES 2x4/2x6 BEARING WALL ALIGNED W/STRUCTURAL FRAMING ABOVE. AT LOCATIONS WHERE PLYWOOD SHTG IS NOT ATTACHED TO STUDS, PROVIDE SOLID BLKG AT 1/3 POINTS.
6. ALL EXTERIOR SLABS TO HAVE 6x6-W2.9xW2.9 WWF.
7. PLANS REFLECT BRICK VENEER SHELVES. BRICK SHELVES ARE ALTERNATE #6- SEE ARCH FOR ADDL INFO.

FOUNDATION PLAN - BUILDING C

1/8"=1'-0"

NOTES:

1. TOP OF WALL EL 123'-11 1/2" U.N.O. T/WALL AT ALL DOOR= -6" SEE TYP DETAIL.
2. TOP OF FOOTING EL (XX'-XX").
3. C.J. INDICATES SLAB CONTRACTION/CONSTRUCTION JOINT.
4. XX'-XX" INDICATES T/BRICKSHELF ELEV.
5. [ ] INDICATES 2x4/2x6 BEARING WALL ALIGNED W/STRUCTURAL FRAMING ABOVE. AT LOCATIONS WHERE PLYWOOD SHTG IS NOT ATTACHED TO STUDS, PROVIDE SOLID BLKG AT 1/3 POINTS.
6. ALL EXTERIOR SLABS TO HAVE 6x6-W2.9xW2.9 WWF.
7. PLANS REFLECT BRICK VENEER SHELVES. BRICK SHELVES ARE ALTERNATE #6- SEE ARCH FOR ADDL INFO.

SKS-1
INDICATED REVISIONS-PAGE 2 OF 3

BECKER

PDT
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Adams School Redevelopment
VESPER/WILSON/MOODY ST–PORTLAND, ME

STATE OF MAINE
PAUL B. BECKER
NO. 6684

JOB NO.
08-056

DRWN. CHK
D.S.B.

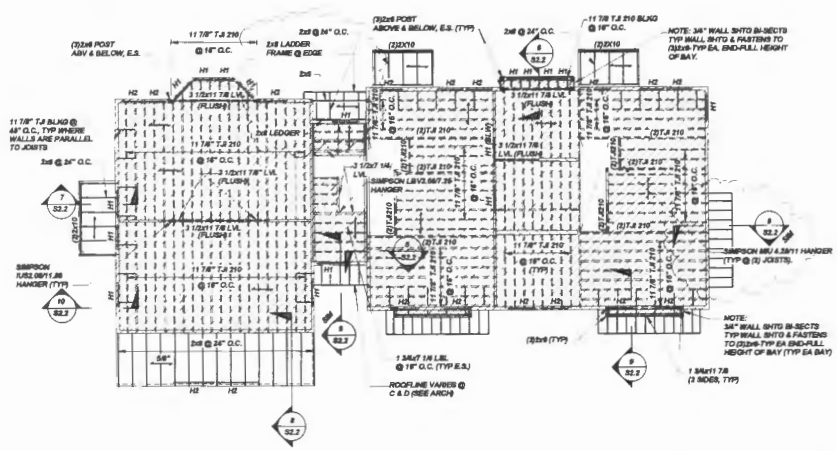
SCALE:
As indicated

ISSUE
03/05/12

TITLE
FOUNDATION PLAN PART 2

SHEET
S1.2

BECKER



SECOND FLOOR FRAMING PLAN (BUILDING A, OTHERS SIM)

1/8"=1'-0"

NOTES:

1. TOP OF 3/4" SHEATHING EL 137'-5 1/2" BUILDING A, 131'-5 1/2" BUILDING B, 133'-11 1/2" BUILDING C/D.
2. <---- INDICATES SPAN OF 3/4" T&G SHEATHING, U.N.O.
3. [ ] INDICATES 3x6/2x6 BEARING WALL ALIGNED W/STRUCTURAL FRAMING ABOVE. AT LOCATIONS WHERE PLYWOOD SHTG IS NOT ATTACHED TO STUDS, PROVIDE SOLID BLKG AT 1/3 POINTS.

FOR ALT #4: PROVIDE "ATTIC" STYLE TRUSSES AT MECH ROOM (SEE ARCH FOR LOCATION). PROVIDE 2x6 BLKG @ 12" O.C. BELOW WATER TANKS. PROVIDE (3) LAYERS 3/4" PLYWOOD @ MECH ROOM FLOOR. TRUSS DESIGNER PROVIDE FOR ACCESS HATCH (SEE ARCH).

HEADER SCHEDULE

Mark	TYPE
H1	(3)2x6 BOX
H2	(3)2x10 BOX

ALL HEADERS HAVE (1)2x/2x6 JACK STUD & (1)2x6/2x6 KING STUD, U.N.O.

ALT #4: IN ADDITION TO LOADS BELOW: TRUSS DESIGNER TO DESIGN FOR 10 PSF DL PANEL W.T., 40 PSF LL AT ATTIC MECH ROOM, 8000 PT. LOAD AT EACH WATER TANK.

TRUSS DESIGN LOADS

THE FOLLOWING DESIGN LOADS SHALL BE USED FOR THE DESIGN OF THE TRUSSES, UNLESS NOTED OTHERWISE.

TOP CHORD DEAD LOAD.....10 PSF
TOP CHORD SNOW LOAD.....49 PSF
TOP CHORD SNOW LOAD.....60 PSF (MAX UNBALANCED)
BOT CHORD DEAD LOAD.....10 PSF

TRUSS ELEVATIONS SHOWN ARE FOR TYPICAL CONDITIONS. ADDITIONAL TRUSSES SIMILAR TO TRUSSES SHOWN MAY BE REQUIRED. SEE FRAMING PLANS & ARCHITECTURAL DWGS FOR ADDITIONAL INFORMATION.

TRUSS DESIGNER IS RESPONSIBLE FOR COORDINATING & VERIFYING ALL DIMENSIONS PRIOR TO FABRICATION.

COORDINATE MECHANICAL EQUIPMENT LOADS & LOCATIONS WITH MECHANICAL DRAWINGS.

TRUSS T1

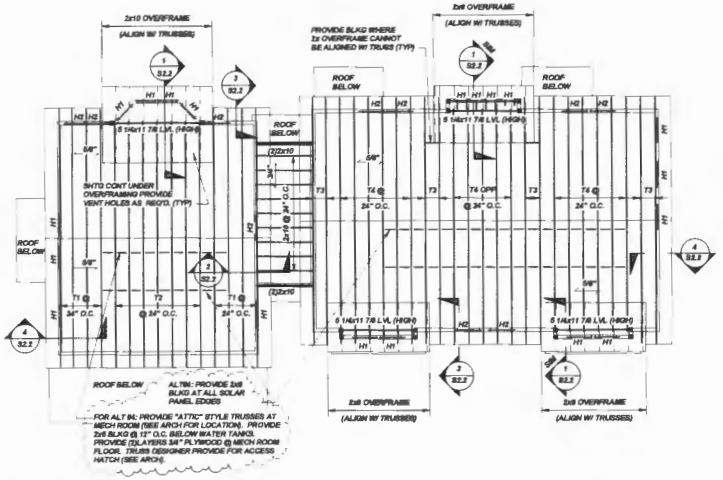
TRUSS T3

TRUSS T2

TRUSS T4

TRUSS ELEVATIONS

1/8"=1'-0"

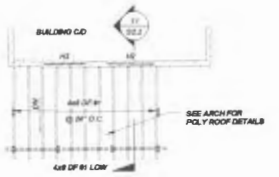


ROOF FRAMING PLAN (BUILDING A, OTHERS SIM)

1/8"=1'-0"

NOTES:

1. TOP OF WALL PLATE (TRUSS BEARING) 140'-10" BUILDING A, 139'-10" BUILDING B, 142'-4" BUILDING C/D.
2. <---- INDICATES SPAN OF 5/8" OR 3/4" T&G SHEATHING.



PART-ROOF FRAMING PLAN (TRASH SHED)-BUILDINGS C&D

1/8"=1'-0"

SKS-1
INDICATED REVISIONS-PAGE 3 OF 3

PDT ARCHITECTS
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www.pdtarchs.com

Adams School Redevelopment
VESPER/WILSON/MOODY ST–PORTLAND, ME

STATE OF MAINE
PAUL S. BECKER
NO. 6564

JOB NO.
06-056

DRWN. CHK
D.S.B.

SCALE:
As indicated

ISSUE
03/05/12

TITLE
SECOND FLOOR & ROOF FRAMING

SHEET
S1.3

Adams School Redevelopment

Vesper St., Portland, ME

Addendum No. 3 to Contract Documents

March 30, 2012

This Addendum modifies, amends, and supplements designated parts of the Contract Documents, Project Manual, and Drawings for **Adams School Redevelopment** dated March 5, 2012 and is hereby made a part thereof by reference and shall be as though inserted in its entirety in the locations specified herein... It shall be the responsibility of the Contractor to notify all Subcontractors and Suppliers he proposes to use for the various parts of the work of any changes or modifications contained in this Addendum.

AVESTA HOUSING

Avesta Housing Development Corporation

P D T ARCHITECTS

Architecture ■ Interior Design ■ Planning

49 Dartmouth Street
Portland, Maine 04101
207-775-1059 ■
www.pdtarchs.com

ADAMS SCHOOL REDEVELOPMENT

INDEX

GENERAL INFORMATION

A. Not used.

PART I Addendum for Civil Specifications and Drawings

Drawings

Sheet C-2:

A. CHANGE note "BASE BID: Provide brick sidewalk in ROW" to: "BASE BID: Provide bituminous sidewalk in ROW."
B. ADD note at the rebuilt corner portions of sidewalk on Moody and Wilson Streets: "Brick sidewalk construction to match existing conditions of existing adjacent sidewalks."

General Clarification:
The water services should be constructed as shown. Note that ALL service pipe, on both the main side and building side of each valve will be type K copper tubing. A gate valve with valve box will be required on all service lines, in conformance with the detail provided on Sheet C5, and PWD requirements.

All service pipe will be type K copper tubing. No plastic pipe will be accepted.

PART II Addendum for Structural Specifications and Drawings

Specifications

SECTION 061000-ROUGH CARPENTRY

A. 061000/1.04.I: ADD note: "Fee shall be $1,600."

Drawings

A. Sheet S2.1, Detail 1/S2.1: ADD note: "Foundation weeps to be 2" Scheduld 40 PVC, open both ends—must penetrate rigid insulation. No filter fabric required."
B. Sheet S2.1, Detail 1/S2.1: ADD note: "Under base bid, wall is 8" tick with #5 @ 12" o.c. vert (IF) & #4 @ 12" horiz.
C. Sheet S2.1, Detail 2/S2.1: ADD note: "Under base bid, wall is 8" tick with #5 @ 12" o.c. vert (IF) & #4 @ 12" horiz.

D. Sheet S1.0: ADD notes: "Framing at all two story walls shall have studs spaced at 24" o.c., aligned vertically, and aligned with roof trusses (studs are not aligned with joists). Framing at one story interior bearing walls shall be spaced at 16" o.c., aligned with joists.

PART III Addendum for Architectural Project Manual and Drawing
Project Manual

Drawings

A. ADD detail SKA-1/Addendum 3 for post wrap at Entry Canopies.

PART IV Addendum for Mechanical Specifications and Drawings

A. Not used.

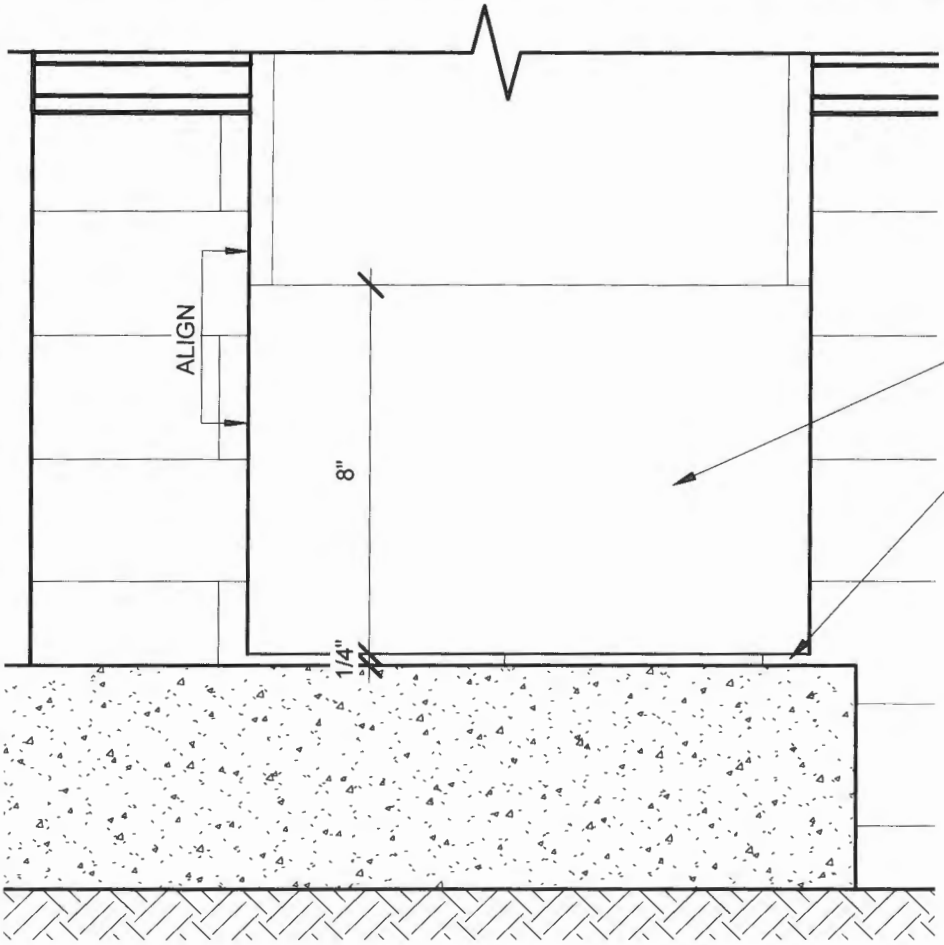
PART V Addendum for Electrical Specifications and Drawings

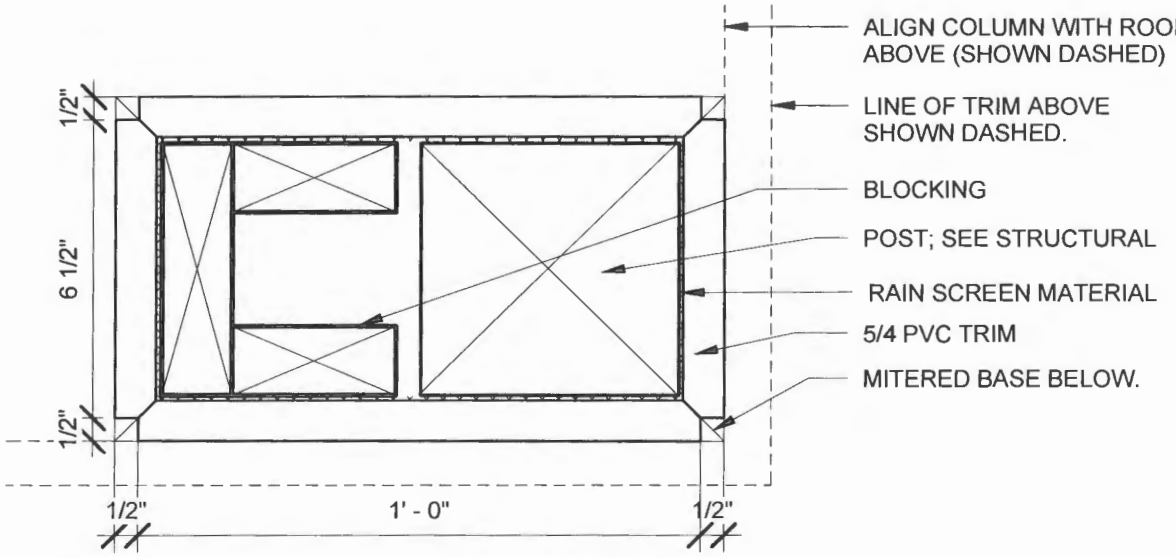
Specifications

SECTTION 260000-ELECTRICAL
Clarification to Addendum 2:

A. Item 3, ADD note: "Combination units will not be allowed. Provide 120V single station for both smoke detectors and CO detectors.

END OF ADDENDUM





ADDENDUM #3

PDT ARCHITECTS

ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

ADAMS SCHOOL REDEVELOPMENT
Portland, Maine

TITLE
TYPICAL POST DETAIL AT ENTRY CANOPY

JOB # 08-056
DATE 03/30/12
SCALE 3" = 1'-0"

SHEET
SKA-1

Checker

C:\Users\cogan.PDTARCHS\Documents\ADAMS_central_cogan.rvt

Adams School Redevelopment

Vesper St., Portland, ME

Addendum No. 4 to Contract Documents

April 12, 2012

This Addendum modifies, amends, and supplements designated parts of the Contract Documents, Project Manual, and Drawings for **Adams School Redevelopment** dated March 5, 2012 and is hereby made a part thereof by reference and shall be as though inserted in its entirety in the locations specified herein... It shall be the responsibility of the Contractor to notify all Subcontractors and Suppliers he proposes to use for the various parts of the work of any changes or modifications contained in this Addendum.

AVESTA HOUSING

Avesta Housing Development Corporation

P D T ARCHITECTS

Architecture ■ Interior Design ■ Planning

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ADAMS SCHOOL REDEVELOPMENT

INDEX

GENERAL INFORMATION

REMINDER: All bidding questions/requests for clarification must be received by PDT Architects by 5:00 pm on Monday, April 16, 2012 in order to be addressed in the final Addendum prior to the REVISED Bid date of April 24, 2012. Any questions received after this cutoff may not be able to be clarified by Addendum.

PART I Addendum for Civil Specifications and Drawings

Drawings

A. SHEET C-2: Modify as shown on attached SK-1 and SK-2.

PART II Addendum for Structural Specifications and Drawings

A. Not used.

PART III Addendum for Architectural Project Manual and Drawing

Project Manual

A. NOTICE TO CONTRACTORS:
REPLACE with NOTICE TO CONTRACTORS-Addendum 4.

B. BID FORM:
REPLACE with BID FORM-Addendum 4.

C. POLICY STATEMENT #15-CDBG Program Identification Signs:
REPLACE sign graphic with attached sign graphic (*omitted from Addendum 2)*. NOTE that this sign is IN ADDITION to the temporary sign specified in 015000/3.3.F.

SECTION 072616-BELOW-GRADE VAPOR RETARDERS

2.2.B: CHANGE:

4. Viper Vaporcheck 16 to Viper Vaporcheck II 15-mil.

SECTION 085313-VINYL WINDOWS

2.1.A: ADD:

4. Pella Windows and Doors: Series 350 Vinyl Window.

SECTION 089000 – LOUVERS AND VENTS

ADD the new section: 089000-LOUVERS AND VENTS-ADDENDUM 4

SECTION 108000 – OTHER SPECIALTIES

1.1,A: Add the following paragraph:

"3. Mailboxes:

Part 2: Add the following Article:

"2.3 MAILBOXES

A. Individual Wall-Mounted Mailboxes: Provide Blomus Signo Wall Mount Locking Mailbox.

1. Constructed of corrosion free 18-8 stainless steel.
2. Size: 16-3/4"H x 16-3/4"W x 4-1/10"D.
3. Provide heavy duty lock and 2 keys and mounting hardware.
4. Addresses: #37 Wilson St., #58 Vesper St., #60 Vesper St., #62 Vesper St., #64 Vesper St., #66 Vesper St., #68 Vesper St., #34 Moody St..

B. Ganged Mailboxes: Provide Model 3504 Vertical Mailbox by Salsbury Industries or equal.

1. Constructed of aluminum.
2. Compartment Size: 16-1/4"H x 5-1/2"W x 6-3/4"D.
3. Provide heavy duty lock and 2 keys.
4. Addresses: #45 Wilson St.; Units 1,2,3, and 4; #42 Wilson St.; Units 1,2,3, and 4.

2.2: Change to read as follows:

A. Provide 15 cm high, Blomus Signo Stainless Steel House Numbers.

B. Provide mounting kit.

PART IV Addendum for Mechanical Specifications and Drawings

Specifications

SECTION 230700-INSULATION

230700/3.6: REPLACE with: 230700/3.6-Addendum 4

Drawings

A. Drawing M-403, "Solar Domestic Hot Water Heating Piping Diagram" and "Domestic Hot Water Piping Schematic w/ Solar Preheat"; CHANGE the thermal expansion tanks from ASME Code construction to non-ASME Code construction. The sizes shall remain the same as indicated.

PART V Addendum for Electrical Specifications and Drawings

A. Not used.

END OF ADDENDUM

NOTICE TO CONTRACTORS

Sealed Proposals, in envelopes plainly marked, Proposal For:

ADAMS SCHOOL REDEVELOPMENT

Brief Job Description:

The Work involves the construction of a new housing complex at location indicated on Drawings. Work includes but is not limited, to selective site demolition, earthwork, site utilities and site improvements, paving, and landscaping. Work also includes concrete foundations and slab-on-grade, wood structure, wood trusses and decking, membrane roofing, sheet metal, masonry veneer, wood stud partitions, insulation, gypsum board walls and ceilings, resilient flooring, carpeting, custom cabinets and fixtures, carpentry, painting, fiberglass doors, wood doors, metal frames, door hardware, metal fabrications, toilet accessories, signage, fire alarm systems, security systems, electrical, and heating, and ventilating complete and ready for use.

Addressed to: Seth Parker
Development Officer
Avesta Housing Development Corporation
307 Cumberland Avenue
Portland, Maine 04101

Bids will be opened and read aloud at the Office of Avesta Housing, **3PM, April 24, 2012**.

General Contract Proposals must be accompanied by a satisfactory Bid Bond.

This is a Federally Funded Project for which Federal Wage Rates and other regulations will apply.

The Selected General Contractor will be required to furnish a 100% Contract Performance Bond and a 100% Contract Payment Bond to cover the execution of the Work which shall be in conformity with the Form of Bonds contained in Project Manual and for the Contract Amount.

This project is to be substantially complete by **April 23, 2013**

The procedure for obtaining documents is as follows:

General Bidders and Subcontractors may obtain sets of Drawings and Specification, including instruction to Bidders and Bid Forms. No partial sets will be issued. Each set(s) must be pre-ordered by phoning Xpress Copy (207-775-2444) or by written request. All monies must be in U.S. Dollars, whether in the form of cash or checks. All requests for contract documents must be accompanied by a $95.00 ***refundable deposit*** (see condition below) in the form of cash or check made payable to PDT Architects, and **A SEPARATE, ADDITIONAL** non-refundable check of $100.00 to cover handling for each set. Handling charge checks are to be made payable to Xpress Copy. Additional arrangements for shipments to Canadian addresses must be made directly with Xpress Copy. Deposits must be received by Xpress Copy either by mail or hand delivery prior to release of documents. Documents will be available only at

Xpress Copy, 100 Fore Street, Portland, Maine 04101 (207-775-2444) after 12:00 noon on March 5, 2012. No other printers are authorized to print or reproduce documents. These documents are copyrighted.

Documents may viewed and ordered in the plan room: www.pdtplanroom.com
Digital downloads will be available for a non-refundable amount of $50.00.

Copies of Addenda will be mailed, emailed and/or delivered to registered bidders without charge.

The full amount of deposit will be refunded to all Bidders returning Drawings, Specifications and Addenda to Xpress Copy in good condition within ten (10) business days after date of the General Bid opening. This applies to all bidders except the successful general contractor. Refunds will not be given at Xpress Copy; they will be returned by mail from Xpress Copy. Good conditions is defined as Drawings, Specifications, and Addenda bound in original condition and unmarked.

All documents must be returned to Xpress Copy.

The Owner reserves the right to waive all irregularities, and reject any and all Proposals or to accept any Proposal. Proposals shall be submitted upon the Form provided by the Architect.

All telephone calls and correspondence in connection with this Project will be addressed to the office of the Architect, Attention: Dave Lewis, PDT Architects, P.A., 49 Dartmouth Street, Portland, Maine 04101. TEL 207-775-1059 x335, FAX 207-775-2694, E-MAIL lewis@pdtarchs.com.

PRE-BID SITE WALK:

General Contractors are requested to attend a Pre-Bid Conference at 3:00 PM, March 13, 2012, at the office of Avesta Housing. A site walk will be conducted following the Pre-Bid Conference. Other interested subcontractors or suppliers are invited to attend.

The Prequalified General Contractors for the Project are:

Allied Cook Construction – Scarborough, ME

Benchmark – Westbrook, ME

Great Falls Construction – Gorham, ME

Landry / French Construction Company – Scarborough, ME

Zachau Construction – Freeport, ME

EQUAL HOUSING OPPORTUNITY

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

EQUAL OPPORTUNITY EMPLOYER

Plans and Specifications may be examined at:

Xpress Copy
100 Fore Street
Portland, Maine 04101

BID FORM

GENERAL CONSTRUCTION CONTRACT

PROJECT IDENTIFICATION: ADAMS SCHOOL REDEVELOPMENT

BID TO: AVESTA HOUSING DEVELOPMENT CORPORATION

BID FROM: _____(name)
_____(address)
_____.

1. The undersigned BIDDER agrees, if this Bid is accepted, to enter into an agreement with OWNER, in the form included in the Bidding Documents, to perform and furnish the Work as specified or indicated in the Bidding Documents for the Bid Price and within the Bid Times indicated in the Bid and in accordance with the other terms and conditions of the Contract Documents.

2. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:
   a. This Bid will remain subject to acceptance for 60 days after the day of Bid opening. Alternates will remain subject to acceptance for 60 days after the day of Bid opening.
   b. The Owner has the right to reject this Bid.
   c. The Owner has the right to interview the general contractor's superintendent and project manager during the post bid and pre-award period.
   d. BIDDER accepts the provisions of the Instructions and Supplementary Instructions to Bidders regarding disposition of Bid Security.
   e. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the Bidding Requirements within 15 days after the date of OWNER'S Notice of Award.
   f. BIDDER has examined copies of the Bidding Documents.
   g. BIDDER has visited the site and become familiar with the general, local and site conditions.
   h. BIDDER is familiar with federal, state, and local laws and regulations.
   i. BIDDER has correlated the information known to BIDDER, information and observations obtained from visits to the site, reports and drawings identified in the Bidding Documents and additional examination, investigations, explorations, tests, studies and data with the Bidding Documents.
   j. This Bid is genuine and not made in the interest of or on behalf of an undisclosed person, firm or corporation and is not submitted in conformity with an agreements or rules of a group, association, organization or corporations; BIDDER has not directly or indirectly induced or solicited another Bidder to submit a false or sham Bid; BIDDER has not solicited or induced a person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself an advantage over another BIDDER or over OWNER.

3. BIDDER has received addenda_____through _____.

4. BIDDER will complete the Work in accordance with the Contract Documents for the following price:

LUMP-SUM PRICE_____($_____)

The above amount includes the Allowances listed in Division 01 Section "Allowances".

5. ALTERNATES:

Alternate No. 1: Fiber Cement Siding & Aluminum Soffit ($_____)(add)

Alternate No. 2: Fiberglass Windows & Fiber Cement Trim ($_____)(add)

Alternate No. 3: Metal Gutters & Downspouts ($_____)(add)

Alternate No. 4: Solar Domestic Hot Water System ($_____)(add)

Alternate No. 5: Brick Shelf & Brick Veneer ($_____)(add)

Alternate No. 6: Brick at Right-of-Way Sidewalks ($_____)(add)

Alternate No. 7: Brick at On-Site Sidewalks ($_____)(add)

Alternate No. 8: Brick Sidewalk at Park Esplanade ($_____)(add)

Alternate No. 9: Sheet Metal Ice Belts at Roof Eaves ($_____)(add)

6. UNIT PRICES: If the required quantities of the items listed below are increased or decreased by Change Order, the adjustment unit prices set forth below shall apply to such increased or decreased quantities.

1. Excavation and Removal
   Per cubic yard. $ _____

2. Stockpiling, Sorting, and Blending
   Per cubic yard. $ _____

3. Excavation Backfill
   Per cubic yard. $ _____

4. Surplus Material Disposal
   Per cubic yard. $ _____

5. Rock Excavation and Removal (open)
   Per cubic yard. $ _____

6. Rock Excavation and Removal (trench)
   Per cubic yard. $ _____

7. Granular Borrow Fill for Mixing with Fills
   Per cubic yard. $ _____

7. BIDDER agrees that the Work will be Substantially Complete and ready for Occupancy in accordance with the General Conditions no later than April 23, 2013 or within _____CALENDAR DAYS of Notice to Proceed.

8. BIDDER agrees that Liquidated Damages shall be $1,000 per day after date of Substantial Completion.

SUBMITTED on _____, 2012.

By_____(SEAL)
(Firm Name)

_____.
(Name of Person Authorized to Sign)

Business Address:_____.

_____.

Phone No.:_____.

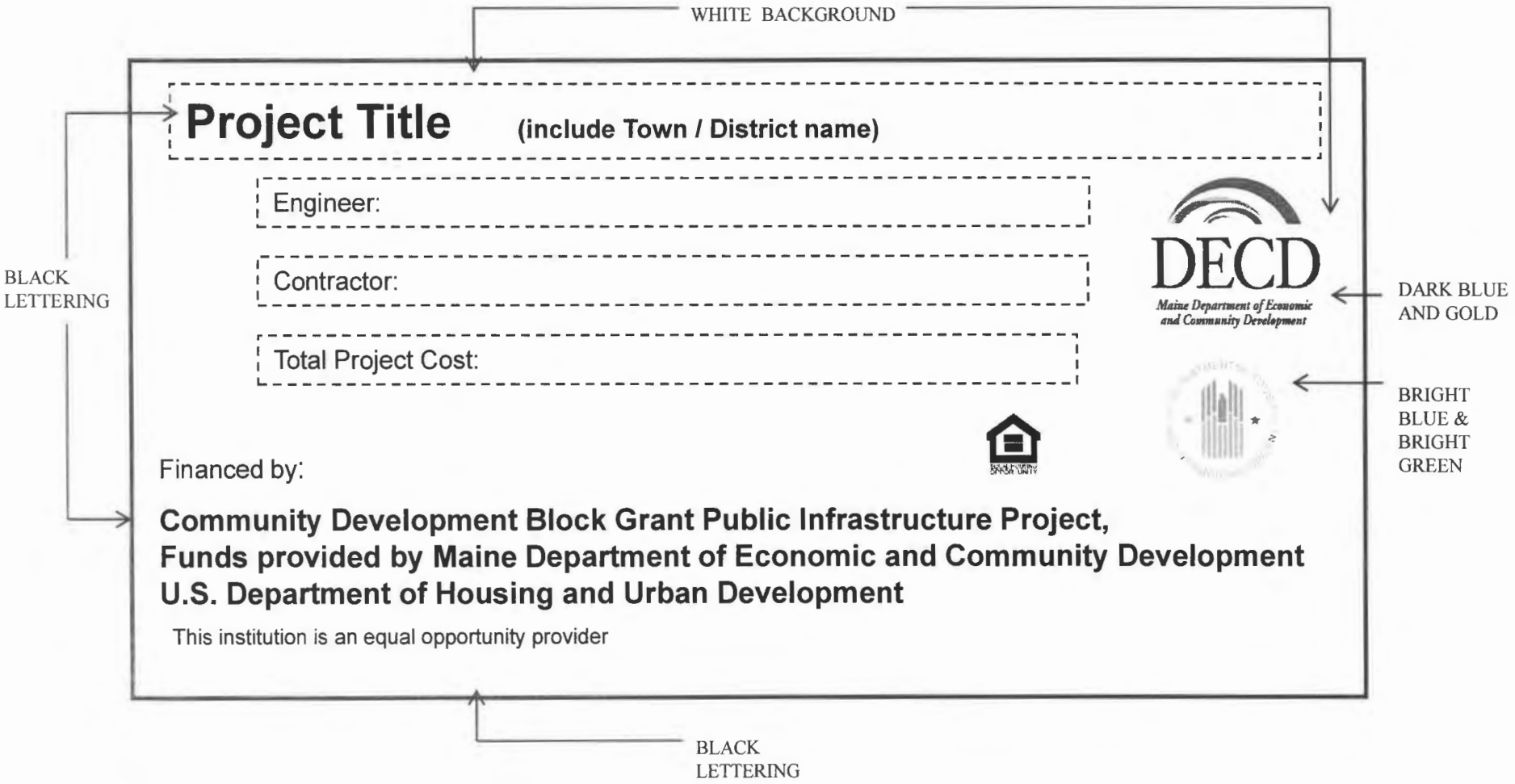
COST BREAKDOWN

General Requirements (Div 01)	_____
Existing Conditions (Div 02)	_____
Concrete (Div 03)	_____
Masonry (Div 04)	_____
Metals (Div 05)	_____
Wood, Plastics and Composites (Div 06)	_____
Thermal and Moisture Protection (Div 07)	_____
Openings (Div 08)	_____
Finishes (Div 09)	_____
Specialties (Div 10)	_____
Equipment (Div 11)	_____
Furnishings (Div 12)	_____
Special Construction (Div 13)	_____
Conveying Systems (Div 14)	_____
Fire Suppression (Div 21)	_____
Plumbing (Div 22)	_____
Heating, Ventilation & Air Conditioning (Div 23)	_____
Electrical (Div 26)	_____
Communications (Div 27)	_____
Electronic Safety and Security (Div 01)	_____
Earthwork (Div 31)	_____
Exterior Improvements (Div 32)	_____
321200 Flexible Paving	_____
321600 Curbs	_____
322000 Sidewalks	_____
322116 Welded Wire Fences & Gates	_____
329300 Plants	_____

Utilities (Div 33) _____

Park Improvements including: _____
- Landscaping
- Hardscaping
- Playground Equipment

temporary construction sign for CDBG projects



MINIMUM SIGN DIMENSIONS: 1200 x 2400 x 19 MM (4' x 8' x 3/4") EXTERIOR PLYWOOD (A-B GRADE)

MINIMUM LETTERING SIZE: 5 CM (2-INCHES)

Addendum 4

SECTION 089000 - LOUVERS AND VENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Fixed, extruded-aluminum louvers.

1.3 DEFINITIONS

A. Louver Terminology: Definitions of terms for metal louvers contained in AMCA 501 apply to this Section unless otherwise defined in this Section or in referenced standards.

B. Horizontal Louver: Louver with horizontal blades; i.e., the axes of the blades are horizontal.

C. Vertical Louver: Louver with vertical blades; i.e., the axes of the blades are vertical.

D. Drainable-Blade Louver: Louver with blades having gutters that collect water and drain it to channels in jambs and mullions, which carry it to bottom of unit and away from opening.

E. Storm-Resistant Louver: Louver that provides specified wind-driven rain performance, as determined by testing according to AMCA 500-L.

1.4 PERFORMANCE REQUIREMENTS

A. Delegated Design: Design louvers, including comprehensive engineering analysis by a qualified professional engineer, using structural performance requirements and design criteria indicated.

B. Structural Performance: Louvers shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated without permanent deformation of louver components, noise or metal fatigue caused by louver blade rattle or flutter, or permanent damage to fasteners and anchors. Wind pressures shall be considered to act normal to the face of the building.

1. Wind Loads: Determine loads based on a uniform pressure of 30 lbf/sq. ft., acting inward or outward.

C. Seismic Performance: Louvers, including attachments to other construction, shall withstand the effects of earthquake motions determined according to SEI/ASCE 7.

D. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes, without buckling, opening of joints, overstressing of components, failure of connections, or other detrimental effects.

1. Temperature Change (Range): 120 deg F, ambient; 180 deg F, material surfaces.

E. Louver Performance Ratings: Provide louvers complying with requirements specified, as demonstrated by testing manufacturer's stock units identical to those provided, except for length and width according to AMCA 500-L.

1.5 SUBMITTALS

A. Product Data: For each type of product indicated.

1. For louvers specified to bear AMCA seal, include printed catalog pages showing specified models with appropriate AMCA Certified Ratings Seals.

B. Shop Drawings: For louvers and accessories. Include plans, elevations, sections, details, and attachments to other work. Show frame profiles and blade profiles, angles, and spacing.

1. Show weep paths, gaskets, flashing, sealant, and other means of preventing water intrusion.
2. Show mullion profiles and locations.

C. Samples for Selection: For units with factory-applied color finishes.

D. Delegated-Design Submittal: For louvers indicated to comply with structural[**and seismic**] performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

E. Product Test Reports: Based on evaluation of comprehensive tests performed according to AMCA 500-L by a qualified testing agency or by manufacturer and witnessed by a qualified testing agency, for each type of louver and showing compliance with performance requirements specified.

1.6 QUALITY ASSURANCE

A. Source Limitations: Obtain louvers and vents from single source from a single manufacturer where indicated to be of same type, design, or factory-applied color finish.

B. Welding: Qualify procedures and personnel according to the following:

1. AWS D1.2/D1.2M, "Structural Welding Code - Aluminum."

C. SMACNA Standard: Comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" for fabrication, construction details, and installation procedures.

2.5 FINISHES, GENERAL

A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.

2.6 ALUMINUM FINISHES

A. Finish louvers after assembly.

B. High-Performance Organic Finish: 2-coat fluoropolymer finish complying with AAMA 2605 and containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

1. Color and Gloss: As selected by Architect from manufacturer's full range.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and openings, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Coordinate setting drawings, diagrams, templates, instructions, and directions for installation of anchorages that are to be embedded in concrete or masonry construction. Coordinate delivery of such items to Project site.

3.3 INSTALLATION

A. Locate and place louvers and vents level, plumb, and at indicated alignment with adjacent work.

B. Use concealed anchorages where possible. Provide brass or lead washers fitted to screws where required to protect metal surfaces and to make a weathertight connection.

C. Form closely fitted joints with exposed connections accurately located and secured.

D. Provide perimeter reveals and openings of uniform width for sealants and joint fillers, as indicated.

E. Repair finishes damaged by cutting, welding, soldering, and grinding. Restore finishes so no evidence remains of corrective work. Return items that cannot be refinished in the field to the factory, make required alterations, and refinish entire unit or provide new units.

F. Protect unpainted galvanized and nonferrous-metal surfaces that will be in contact with concrete, masonry, or dissimilar metals from corrosion and galvanic action by applying a heavy coating of bituminous paint or by separating surfaces with waterproof gaskets or nonmetallic flashing.

G. Install concealed gaskets, flashings, joint fillers, and insulation as louver installation progresses, where weathertight louver joints are required. Comply with Division 07 Section "Joint Sealants" for sealants applied during louver installation.

3.4 ADJUSTING AND CLEANING

A. Test operation of adjustable louvers and adjust as needed to produce fully functioning units that comply with requirements.

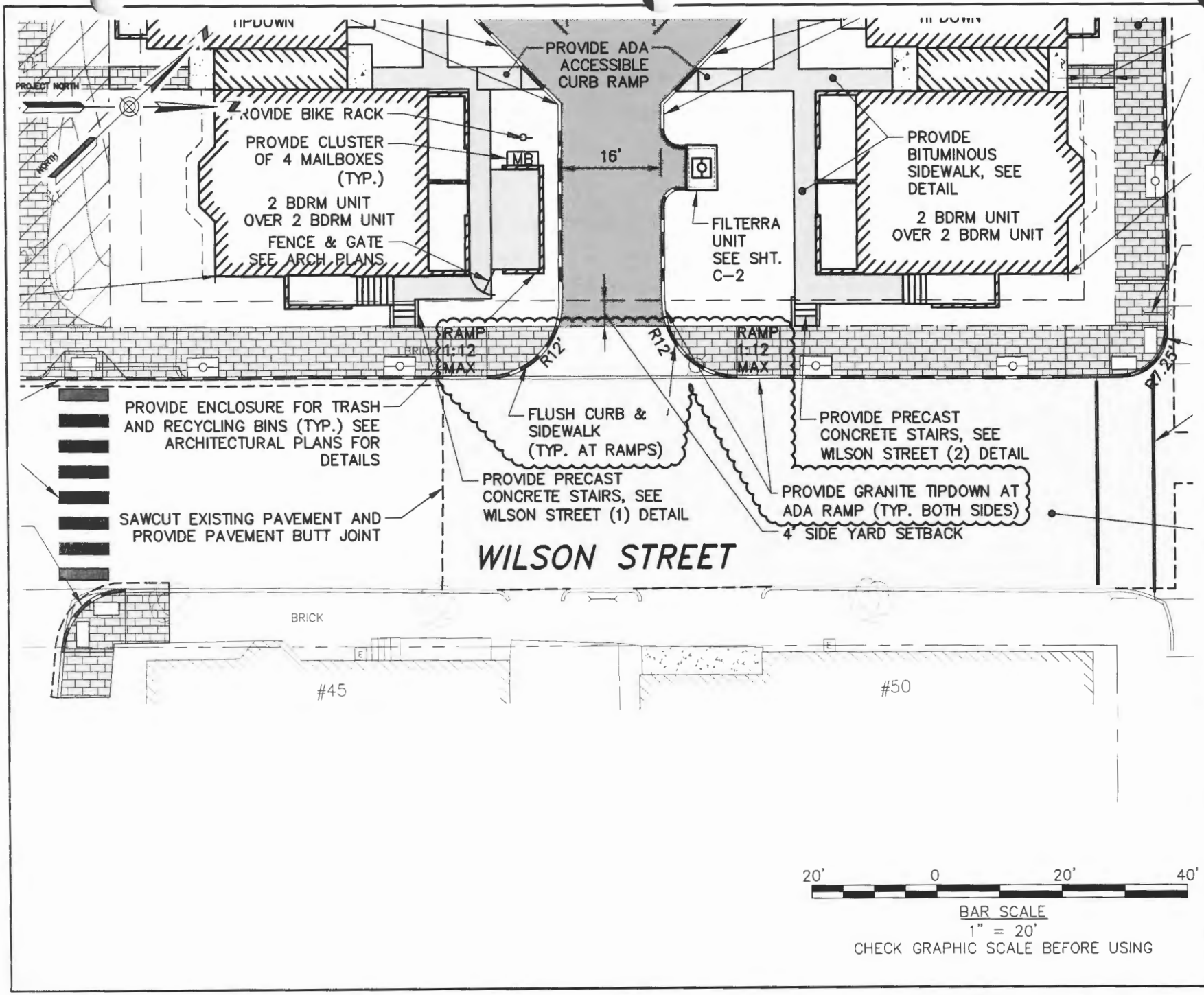
B. Clean exposed surfaces of louvers and vents that are not protected by temporary covering, to remove fingerprints and soil during construction period. Do not let soil accumulate during construction period.

C. Before final inspection, clean exposed surfaces with water and a mild soap or detergent not harmful to finishes. Thoroughly rinse surfaces and dry.

D. Restore louvers and vents damaged during installation and construction so no evidence remains of corrective work. If results of restoration are unsuccessful, as determined by Architect, remove damaged units and replace with new units.

1. Touch up minor abrasions in finishes with air-dried coating that matches color and gloss of, and is compatible with, factory-applied finish coating.

END OF SECTION 089000



JOB NO: 219804
DATE: APRIL 2012
SCALE: 1"=20'

SK-1

PDT ARCHITECTS
49 DARTMOUTH STREET
PORTLAND, ME 04101

AVESTA – ADAMS SCHOOL
SITE REDEVELOPMENT
PORTLAND, MAINE

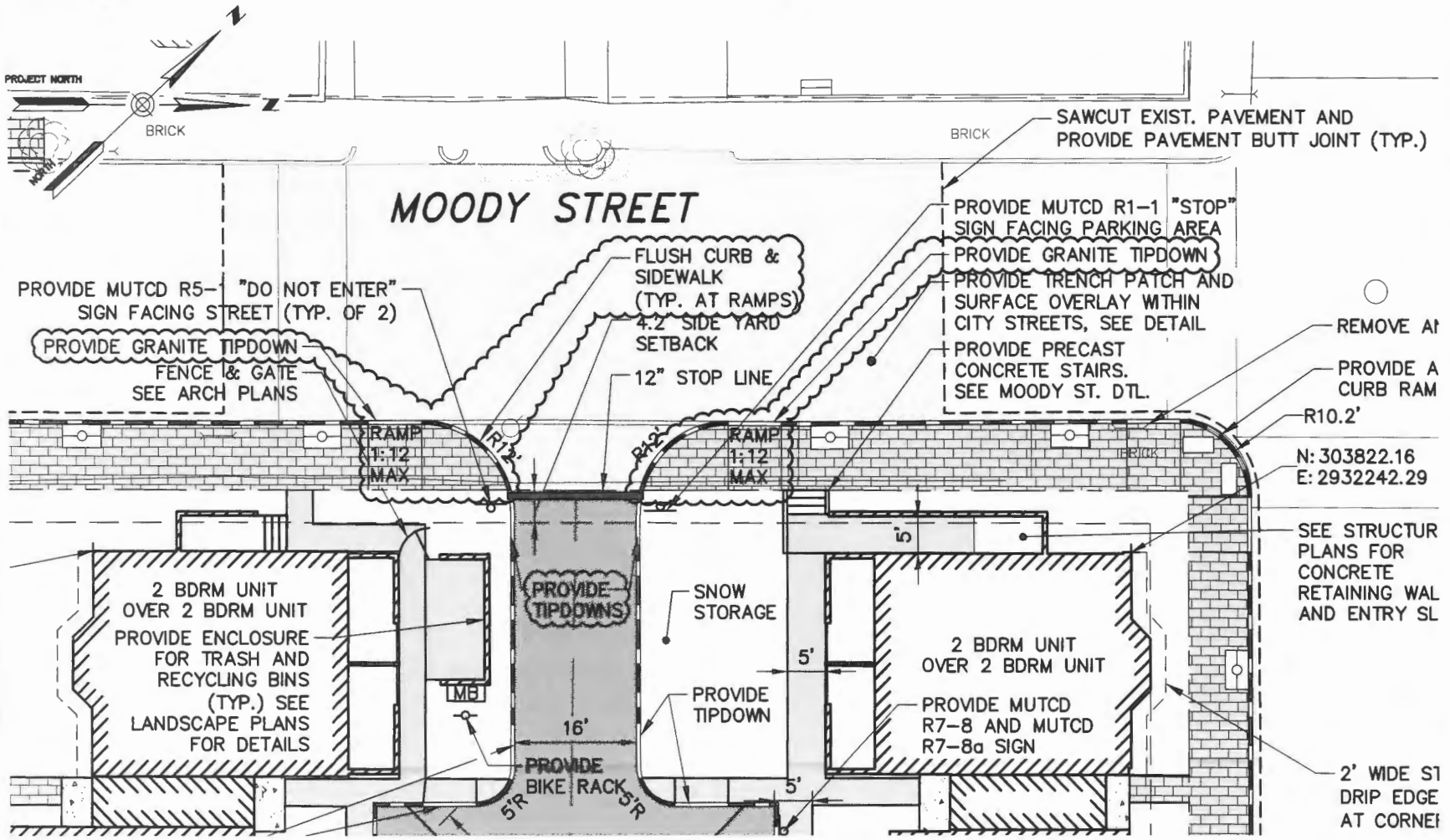
MOODY STREET DRIVEWAY ENTRANCE MODIFICATIONS

DESIGNED BY: LJS
DRAWN BY: BCM
CHECKED BY: DLC
219804-C200A CITY.DWG

41 Hutchins Drive
Portland, Maine 04102
800.426.4262 | www.woodardcurran.com

COMMITMENT & INTEGRITY DRIVE RESULTS

WOODARD & CURRAN



JOB NO: 219804
DATE: APRIL 2012
SCALE: 1"=20'

SK-2

PDT ARCHITECTS
49 DARTMOUTH STREET
PORTLAND, ME 04101

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PORTLAND, MAINE

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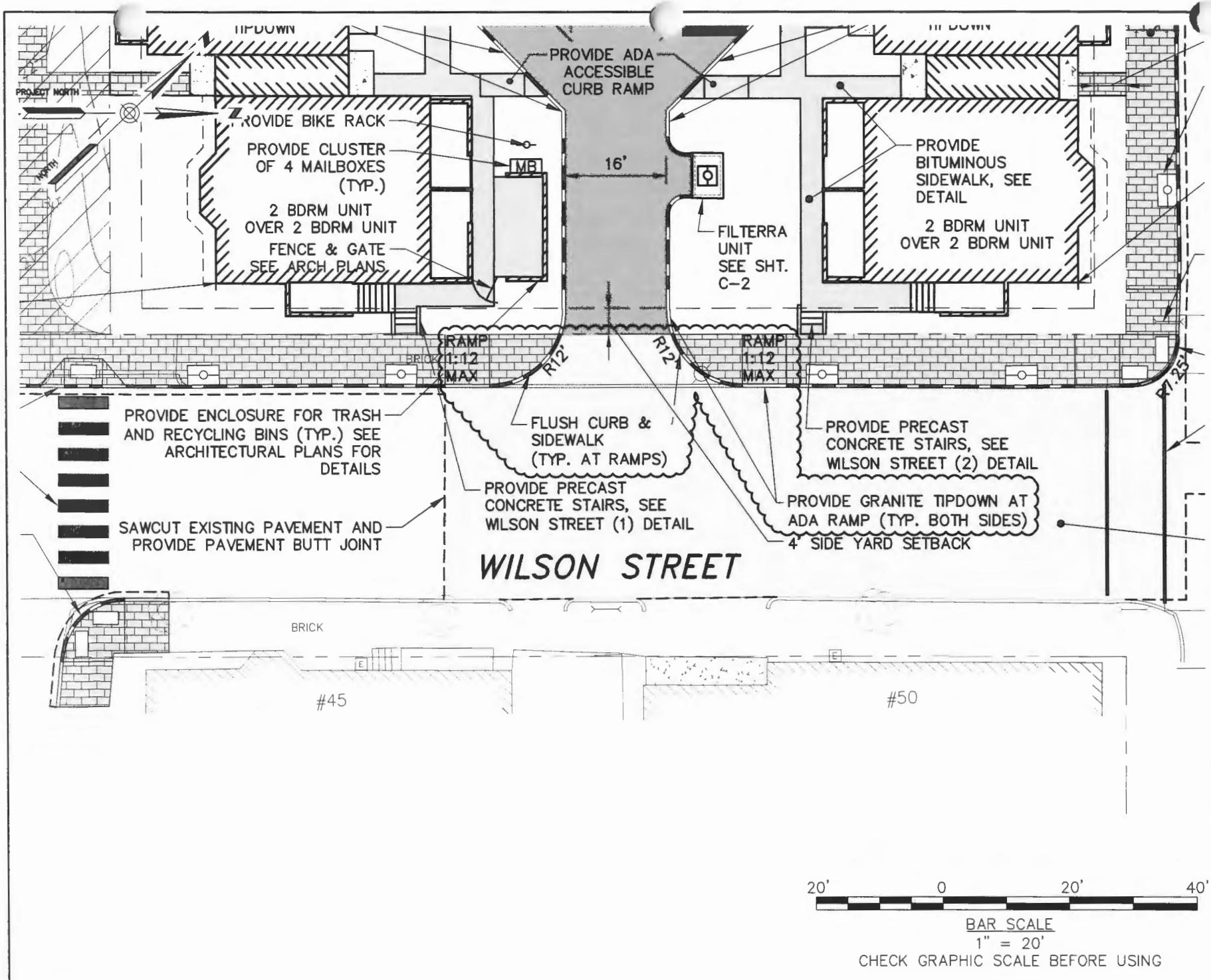
COMMITMENT & INTEGRITY DRIVE RESULTS

WOODARD & CURRAN

Specification Section 230700, Paragraph 3.6 REVISE as follows:

3.6 INSULATION APPLICATION SCHEDULE ADDENDUM 4

SERVICE	THICKNESS	MATERIAL/JACKET
PIPING:		
Domestic Cold Water Piping Unicellular	1/2"	Fiberglass w/ASJ or Flexible
Domestic Hot Water Piping Unicellular and Domestic Hot Water Recirculation Piping	1"	Fiberglass w/ASJ or Flexible
Water and Drain Piping Under Handicap Accessible Fixtures		Insulation Kit
Hot Water Heating Supply and Return Piping	1-1/2"	Fiberglass w/ASJ
Hot Water Heating Supply and Return Branch Piping Less than 10 ft in Stud Walls	1-1/2"	Fiberglass w/ASJ
PEX Tubing and CPVC for domestic water	1/2"	Flexible Unicellular
PEX Tubing for heating water	1-1/2"	Flexible Unicellular
Condensate Drain Piping	1/2"	Flexible Unicellular
Horizontal and Vertical Rain Leaders and Roof Drain Sump Bodies and Pans	1/2"	Flexible Unicellular
DUCTWORK:		
Exhaust/Intake Ductwork from of the motorized control damper or backdraft damper to the exterior wall, roof, or louver.	3"	Ductwrap, FSK
EQUIPMENT:		
Water Meter	1/2"	Flexible Unicellular
Backflow Preventer	1/2"	Flexible Unicellular
Flexible Connectors, Valves, etc.	1/2"	Flexible Unicellular



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COMMITMENT & INTEGRITY DRIVE RESULTS

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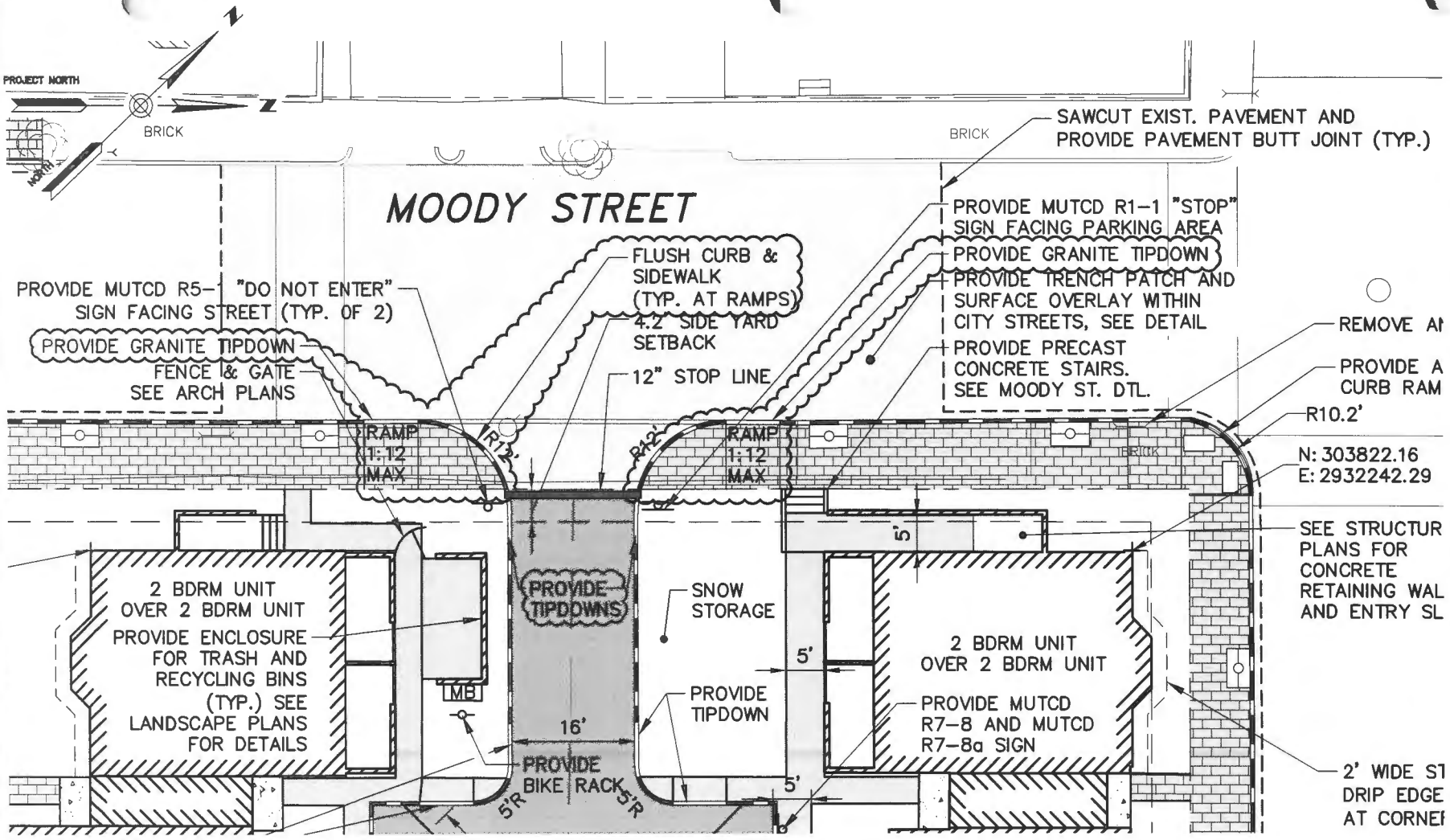

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DATE: APRIL 2012
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SK-2

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COMMITMENT & INTEGRITY DRIVE RESULTS

WOODARD &CURRAN

Adams School Redevelopment

Vesper St., Portland, ME

Addendum No. 5 to Contract Documents

April 19, 2012

This Addendum modifies, amends, and supplements designated parts of the Contract Documents, Project Manual, and Drawings for **Adams School Redevelopment** dated March 5, 2012 and is hereby made a part thereof by reference and shall be as though inserted in its entirety in the locations specified herein... It shall be the responsibility of the Contractor to notify all Subcontractors and Suppliers he proposes to use for the various parts of the work of any changes or modifications contained in this Addendum.

AVESTA HOUSING

Avesta Housing Development Corporation

P D T ARCHITECTS

Architecture ■ Interior Design ■ Planning

49 Dartmouth Street
Portland, Maine 04101
207-775-1059 ■
www.pdtarchs.com

INDEX

GENERAL INFORMATION

General clarifications in response to questions from potential bidders.

1. This project is NOT tax-exempt.

PART I Addendum for Civil Specifications and Drawings

A. Not used.

PART II Addendum for Structural Specifications and Drawings
Drawings

A. Sheet S1.1: Modify as shown in attached sketch SKS-2/Addendum 5.
B. Sheet S1.2: Modify as shown in attached sketch SKS-2/Addendum 5.

PART III Addendum for Architectural Project Manual and Drawing
Drawings

A. Sheet A202: Modify interior elevations as shown in attached sketches SKA-2-SKA-6/Addendum 5.
B. Detail 1/A503: CHANGE title from "Ice Dam" to "Ice Belt."
C. Detail A2/A504: ADD note "2x12 wood stringers, typical."
D. Detail B1/A504: ADD note "2x12 wood stringers, typical."
E. Detail C1/A504: ADD note "2x12 wood stringers, typical."

PART IV Addendum for Mechanical Specifications and Drawings.
Specifications

A. Specification Section 230500. Delete Para 3.6F reads: "Provide balancing & adjusting.... Section 230593"

PART V Addendum for Electrical Specifications and Drawings
Specifications
Section 26000:

A. Unit Door Bell: Chime Nutone LA100WH, 16V transformer, Button Nutone PB53LWH

B. QUESTION: Do we need to bond water pipes and sprinkles pipes? What size wire and where is the bond to be, where are the pipes coming in?
   a. ANSWER: Yes, wire size per NEC, location of water entrances is in the boiler rooms one for each unit. See mechanical drawings for exact location in the boiler rooms.

C. FIRE ALARM QUESTION: We assume that the flow and tamper switches are the only sources to set off the horn/strobe units? If not where are the heat sensors, pull stations and system smokes located?
   a. ANSWER: Flow/tamper switches and pull stations are located in each sprinkler entrance room qty (4).

D. QUESTION: Where is the AES call box to be located?
   a. ANSWER: On the building C – building with Fire alarm panel. To be verified with PFD.

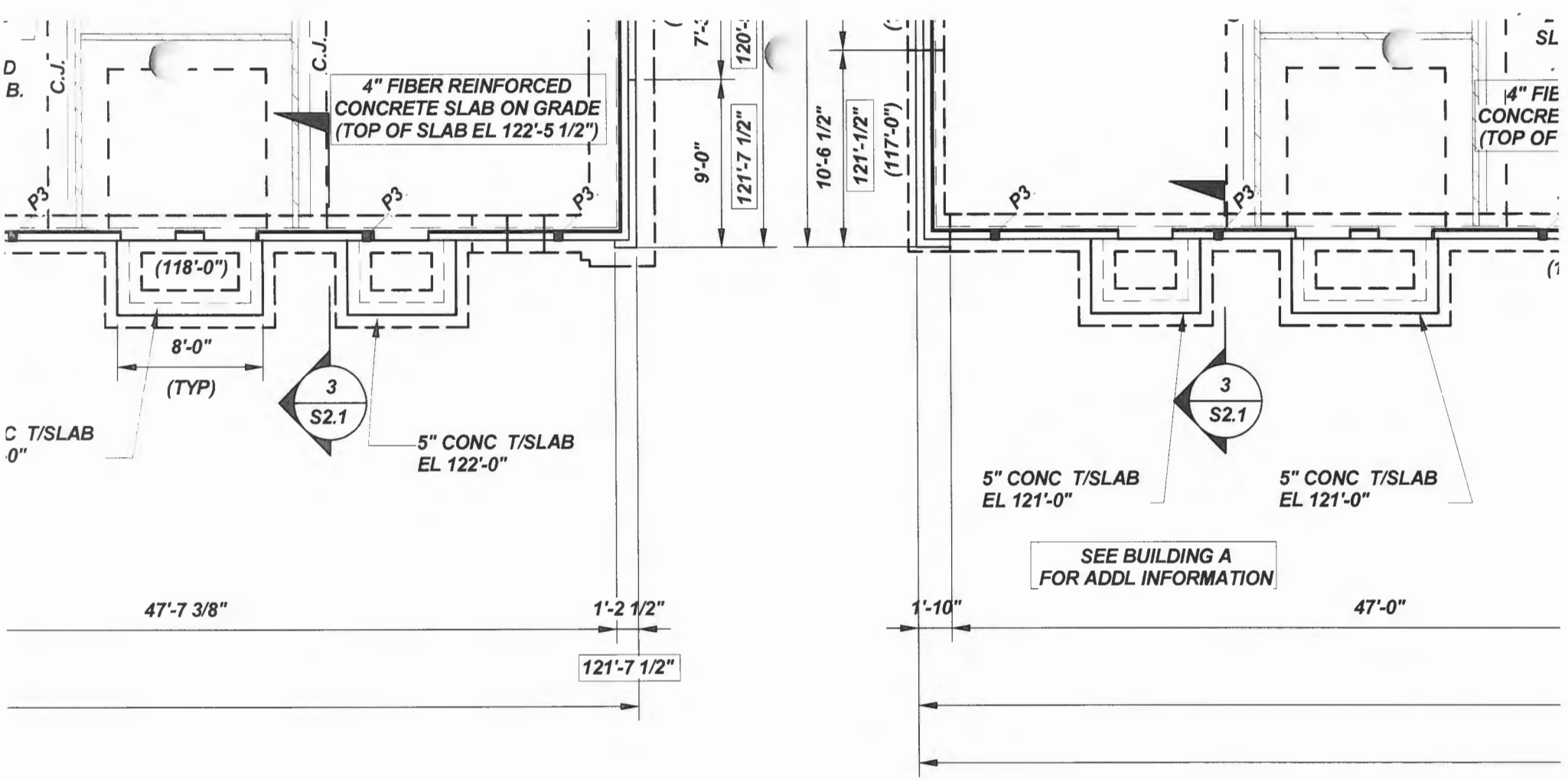
E. QUESTION: Are we to provide 8 relays for the call box, 1 for each flow switch per building and 1 for the smokes and pulls in each building? (assuming there are smokes and pulls in each building)
   a. ANSWER: YES

Drawings

A. Sheet E100 Site Drawing
Contractor shall provide surge protection on underground fire alarm cables run between buildings.
Contractor shall install one FA pull station in each sprinkler room qty (4).

B. Sheet E301
Symbol in bathrooms - S inside circle with four small lines. Fire alarm strobe interconnected to single station smoke detector in unit.

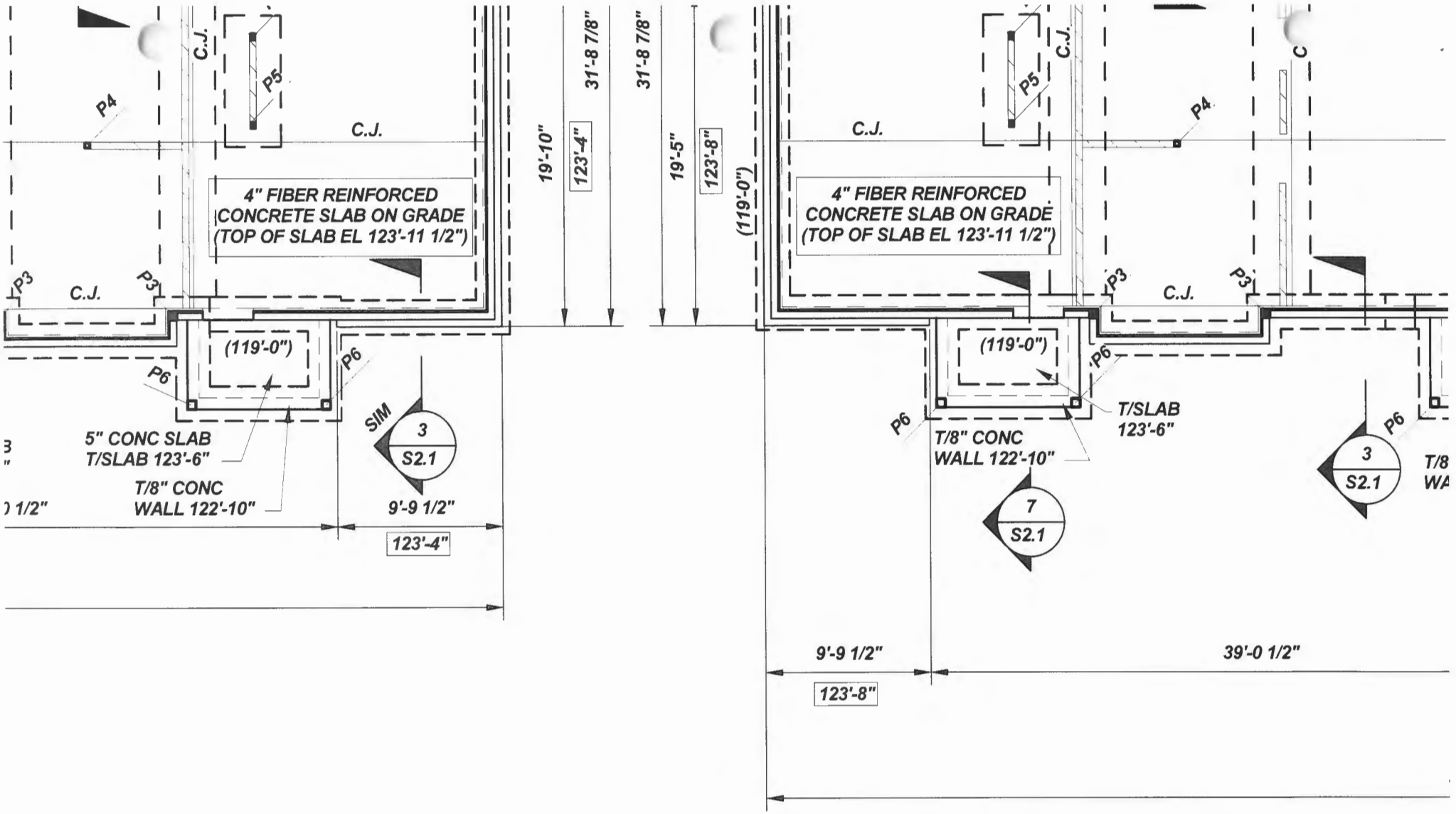
END OF ADDENDUM



FOUNDATION PLAN- BUILDING

1/8"=1'-0"

NOTES:

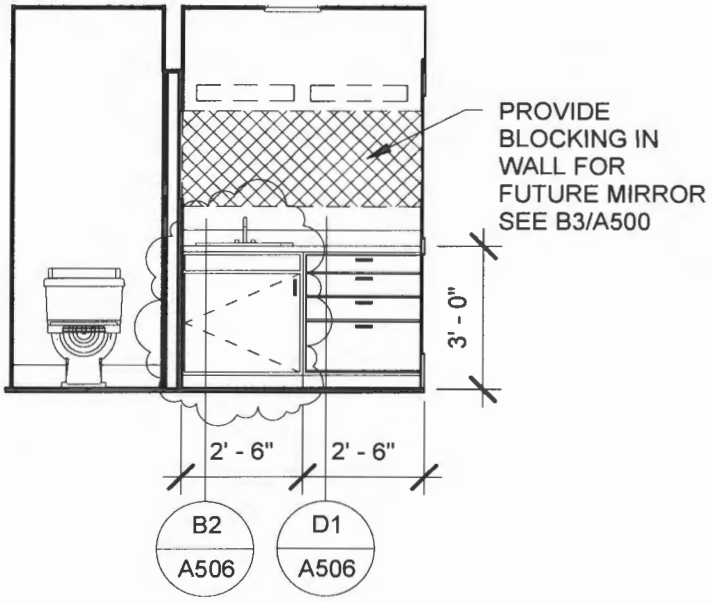


FOUNDATION PLAN - BUILDING C

1/8"=1'-0"

NOTES:

1. TOP OF WALL EL 123'-11 1/2" U.N.O. T/WALL AT ALL DOOR= -8" SEE T
2. TOP OF FOOTING EL (XX'-XX").
3. C.J. INDICATES SLAB CONTRACTION/CONSTRUCTION JOINT.
4. XX'-XX" INDICATES T/BRICKSHELF ELEV.
5. ▨ INDICATES 2x4/2x6 BEARING WALL ALIGNED W/STRUCTURAL FRAMING ABOVE. AT LOCATIONS WHERE PLYWOOD SHTG IS NOT ATTACHED TO STUDS, PROVIDE SOLID BLKG AT 1/3 POINTS.
6. ALL EXTERIOR SLABS TO HAVE 6x6-W2.9xW2.9 WWF.



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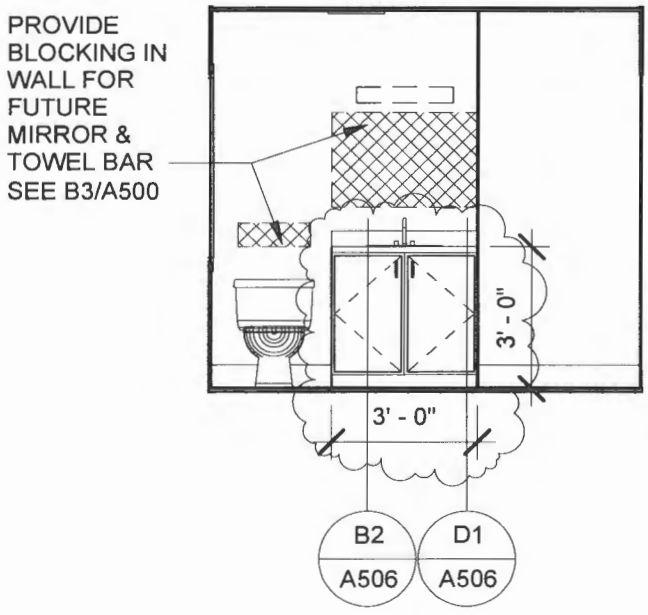
1/4" = 1'-0"



2 Copy of BATH-3BR UNIT Ref: 24/A202
1/4" = 1'-0"

Addendum #5

P D T ARCHITECTS
ARCHITECTURE
INTERIOR DESIGN
PLANNING
49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

ADAMS SCHOOL REDEVELOPMENT
Portland, Maine

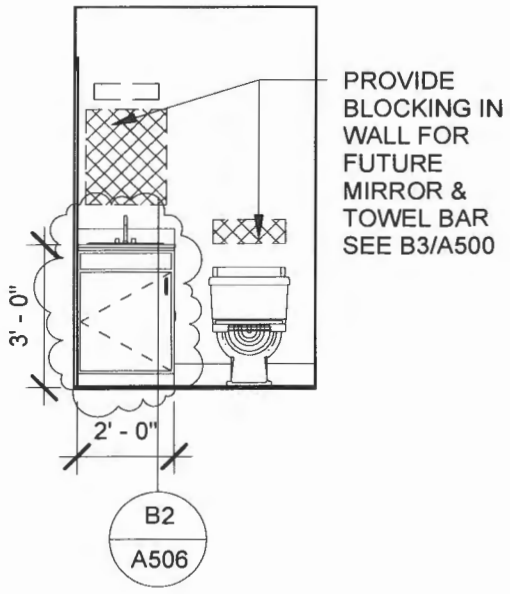
TITLE
BATHROOM ELEVATIONS

JOB # 08-056
DATE 04/19/12
SCALE 1/4" = 1'-0"

SHEET
SKA-2

Checker

C:\Users\cogan.PDTARCHS\Documents\ADAMS_central_cogan.rvt



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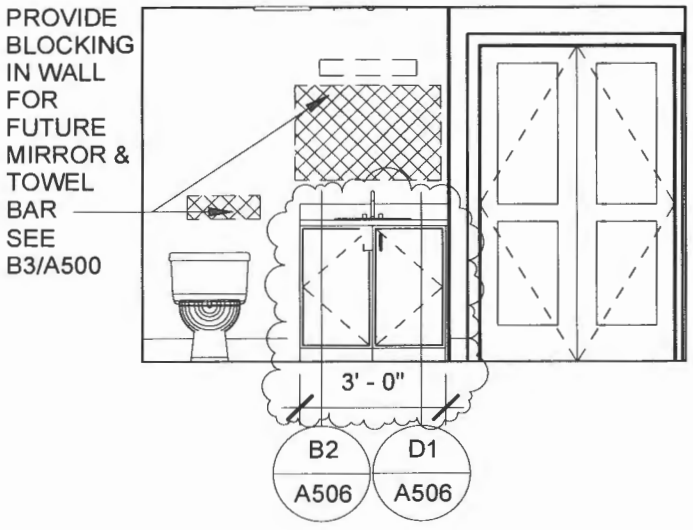


2 Copy of TYPICAL BATH - 3BR UNIT Ref: 11/A202
1/4" = 1'-0"

Addendum #5

P D T ARCHITECTS
ARCHITECTURE
INTERIOR DESIGN
PLANNING
49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

ADAMS SCHOOL REDEVELOPMENT
Portland, Maine

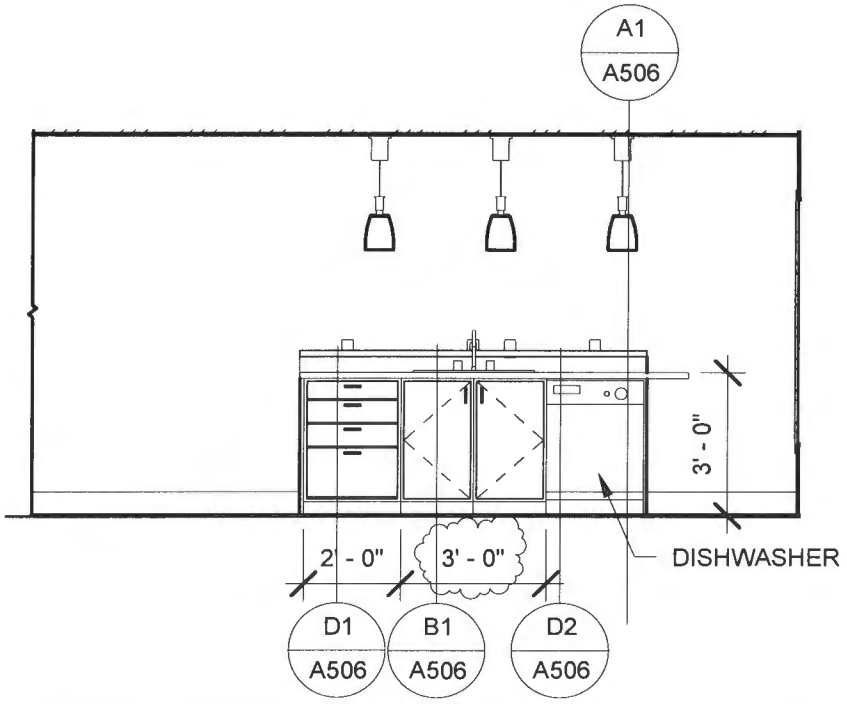
TITLE
BATHROOM ELEVATIONS

JOB #	08-056
DATE	04/19/12
SCALE	1/4" = 1'-0"

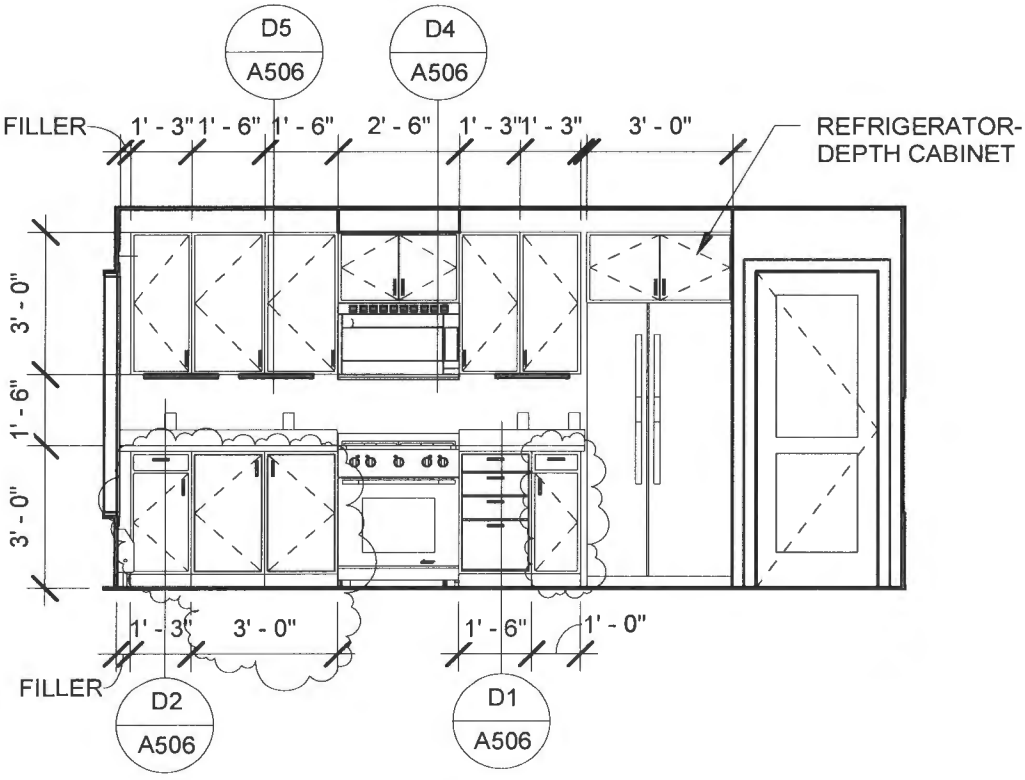
SHEET
SKA-3

Checker

C:\Users\conan.PDTARCHS\Documents\ADAMS_central_conan.rvt



1 Copy of KITCHEN ISLAND- 2BR UNIT Ref: 3/A202
1/4" = 1'-0"



2 Copy of TYPICAL KITCHEN - 2BR UNIT Ref: 1/A202
1/4" = 1'-0"

Addendum #5

P D T ARCHITECTS

ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

ADAMS SCHOOL REDEVELOPMENT
Portland, Maine

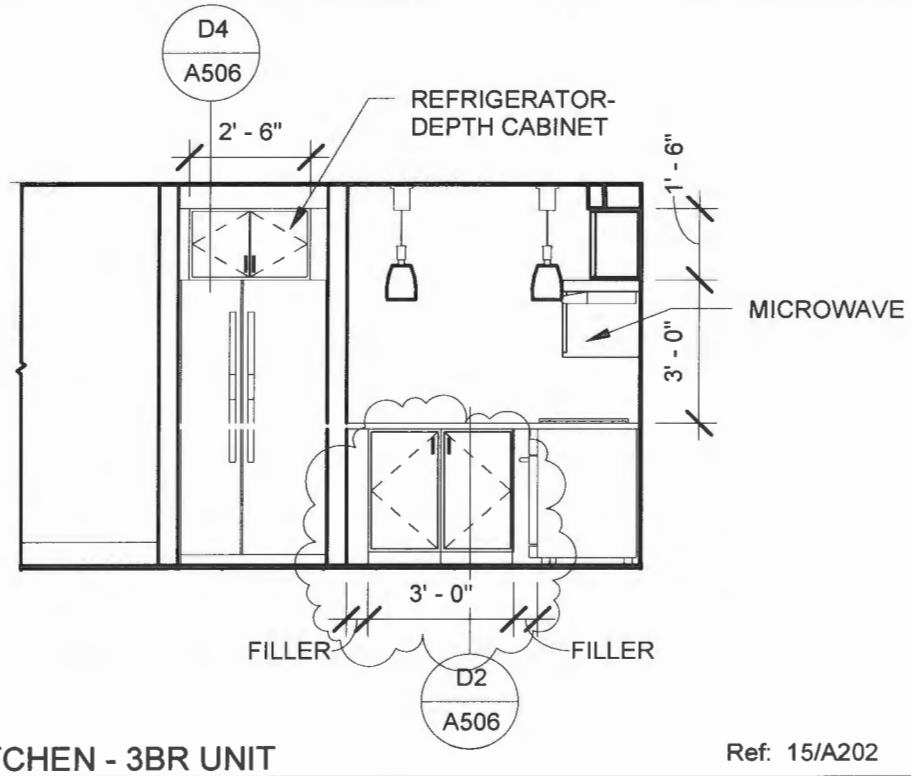
TITLE
KITCHEN ELEVATIONS

JOB # 08-056
DATE 04/19/12
SCALE 1/4" = 1'-0"

SHEET
SKA-4

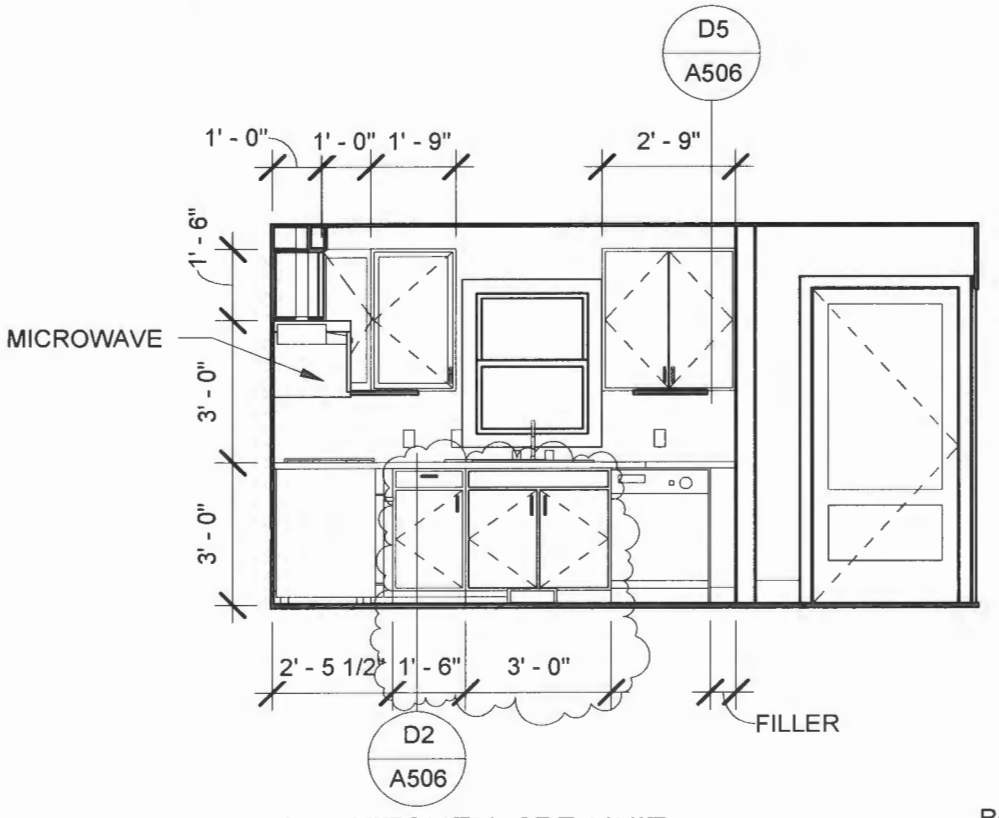
Checker

C:\Users\cogan.PDTARCHS\Documents\ADAMS_central_cogan.rvt



1 Copy of KITCHEN - 3BR UNIT
1/4" = 1'-0"

Ref: 15/A202



2 Copy of TYPICAL KITCHEN- 3BR UNIT
1/4" = 1'-0"

Ref: 13/A202

Addendum #5

PDT ARCHITECTS

ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

ADAMS SCHOOL REDEVELOPMENT
Portland, Maine

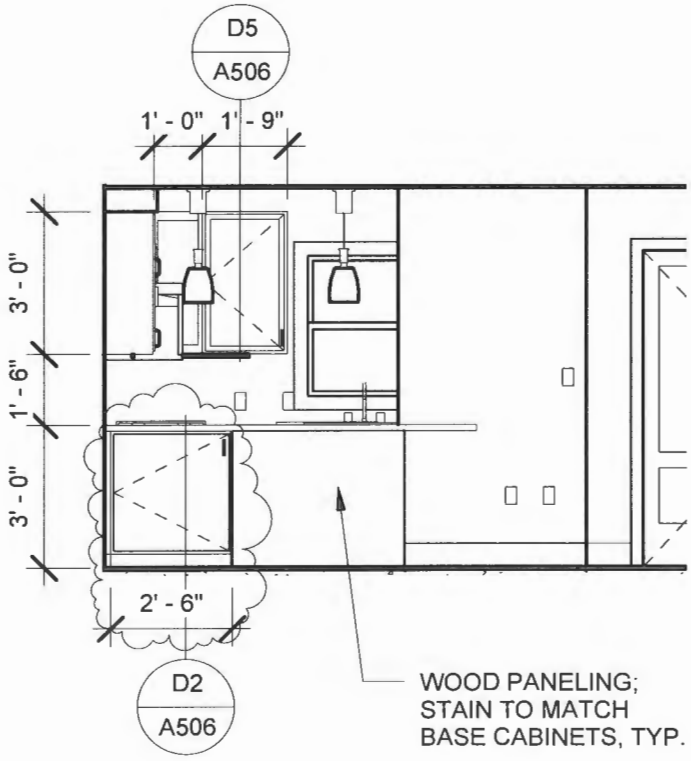
TITLE
KITCHEN ELEVATIONS

JOB # 08-056
DATE 04/19/12
SCALE 1/4" = 1'-0"

SHEET
SKA-5

Checker

C:\Users\conan.PDTARCHS\Documents\ADAMS_central_conan.rvt



1 Copy of KITCHEN/LIVING - 3BR UNIT Ref: 16/A202__
1/4" = 1'-0"

Addendum #5

ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

P D T
ARCHITECTS

ADAMS SCHOOL REDEVELOPMENT
Portland, Maine

TITLE
KITCHEN ELEVATION

JOB #	08-056
DATE	04/19/12
SCALE	1/4" = 1'-0"

SHEET
SKA-6

Checker

C:\Users\cogan.PDTARCHS\Documents\ADAMS_central_cogan.rvt

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991

Date: 11/18/2010

Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail:fjb@portlandmaine.gov

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 48 Moody Street

(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)

Chart Block Lot Number: 003/H/123&4

Proposed Use: 16 Unit Residential Development

Previous Use: Abandoned School

Existing Sanitary Flows: 0 GPD

Existing Process Flows: 0 GPD

Site Category:
- Commercial ___
- Industrial *(complete part 4 below)* ___
- Governmental ___
- Residential X
- Other *(specify)* ___

Description and location of City sewer, at proposed building sewer lateral connection:

Propose connection to 18" sewer near intersection of Vesper Street and Wilson Street

Clearly, indicate the proposed connection, on the submitted plans.

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 480 GPD

Peaking Factor/ Peak Times: Peak Flow = 50 GPM/Morning

Specify the source of design guidelines: *(i.e.__"Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," __ Portland Water District Records, __ Other (specify)*

Bennett Engineering Inc., Mechanical Engineers, determined rates using 'Zurn Water Calculator'

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: Avesta Housing c/o Ethan Boxer - Macomber

Owner/Developer Address: 307 Cumberland Avenue, Portland, ME 04101

Phone: (207) 553-7777 Fax: (207) 553-7778 E-mail: emacomber@avestahousing.com

Engineering Consultant Name: Woodard & Curran c/o Denise Cameron

Engineering Consultant Address: 41 Hutchins Drive, Portland, ME 04102

Phone: (207) 774-2112 Fax: (207) 774-6635 E-mail: dcameron@woodardcurran.com

City Planner's Name: To Be Determined Phone: (207) 874-8725

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: N/A GPD

Do you currently hold Federal or State discharge permits? Yes ___ No X

Is the process wastewater termed categorical under CFR 40? Yes ___ No X

OSHA Standard Industrial Code (SIC): *(http://www.osha.gov/oshstats/sicser.html)*

Peaking Factor/Peak Process Times: