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July 15, 2016

Barbara Barhydt, Development Review Manager
City of Portland, Planning Division
389 Congress Street, 4th Floor
Portland, Maine 04103

RE: Level III Site Plan Application
7 Unit Residential Condominium Development
30 Merrill Street
Portland, Maine

Dear Barbara,

On behalf of our client, Banner Properties LLC, we are pleased to submit this Level III Site Plan Application for the development of 7 residential condominium units at 30 Merrill Street. We look forward to collaborating with you to help create much needed mid-level market-rate dwelling units on Munjoy Hill.

The building will be four (4) stories with a full basement and surface parking in the rear. The parking will be accessed by a driveway along the south side of the building. Pervious paving will be utilized along the drive and in the parking areas, and green roof trays will be utilized on the roof. The building will be accessed from a street entrance to the basement and a rear entrance to two accessible units.

In compiling this application, we have attempted to place the materials supporting our application in the same order as the City's checklist. Please feel free to contact me with any questions or concerns you may have regarding the attached application materials.

Sincerely,

Evan A. Carroll

Evan Carroll, AIA, LEED AP BC+D

bildarchitecture.com • evan@bildarchitecture.com • (207)408-0168
PO Box 8235, Portland, ME 04104 • 30 Danforth Street, Suite 213, Portland, ME 04101

Portland, Maine Yes. Life's good here.

Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a ***legal signature*** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are ***paid in full*** to the Inspections Office, City of Portland Maine by method noted below:

☒ Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.

☐ Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.

☐ I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

Applicant Signature: _____ Date: 7/13/16

I have provided digital copies and sent them on: _____ Date: _____

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.

Level III – Preliminary and Final Site Plans
Development Review Application
Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level III: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

Level III: Site Plan Development includes:

- New structures with a total floor area of 10,000 sq. ft. or more except in Industrial Zones.
- New structures with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- New temporary or permanent parking area(s) or paving of existing unpaved parking areas for more than 75 vehicles.
- Building addition(s) with a total floor area of 10,000 sq. ft. or more (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- A change in the use of a total floor area of 20,000 sq. ft. or more in any existing building (cumulatively within a 3 year period).
- Multiple family development (3 or more dwelling units) or the addition of any additional dwelling unit if subject to subdivision review.
- Any new major or minor auto business in the B-2 or B-5 Zone, or the construction of any new major or minor auto business greater than 10,000 sq. ft. of building area in any other permitted zone.
- Correctional prerelease facilities.
- Park improvements: New structures greater than 10,000 sq. ft. and/or facilities encompassing 20,000 sq. ft. or more (excludes rehabilitation or replacement of existing facilities); new nighttime outdoor lighting of sports, athletic or recreation facilities not previously illuminated.
- Land disturbance of 3 acres or more (includes stripping, grading, grubbing, filling or excavation).

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: http://me-portland.civicplus.com/DocumentCenter/Home/View/1080
Design Manual: http://me-portland.civicplus.com/DocumentCenter/View/2355
Technical Manual: http://me-portland.civicplus.com/DocumentCenter/View/2356

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8719

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

Updated: October 6, 2015

PROJECT NAME: Loft Condos at 30 Merrill Street

PROPOSED DEVELOPMENT ADDRESS:

30 Merrill Street, Portland ME

PROJECT DESCRIPTION:

A new four story building with footprint of 1,824sf which will house (7) condominium units totaling of 6,580sf.

CHART/BLOCK/LOT: 14 - C - 14

PRELIMINARY PLAN _____ (date)
FINAL PLAN 7-12-2016 (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Mike Boissonneau Business Name, if applicable: Banner Properties LLC Address: 126 Underwood Rd City/State : Falmouth, ME Zip Code: 04105	**Applicant Contact Information** Work # 207-332-3038 Home# Cell # Fax# e-mail: mboisso1@maine.rr.com
Owner – (if different from Applicant) Name: Address: City/State : Zip Code:	**Owner Contact Information** Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: See Architect Address: City/State : Zip Code:	**Agent/Representative Contact information** Work # Cell # e-mail:
Billing Information Name: Banner Properties LLC Address: 126 Underwood Rd City/State : Falmouth, M Zip Code: 04105	**Billing Information** Work # 207-332-3038 Cell # Fax# e-mail: mboisso1@maine.rr.com

Engineer Jon Whitten Name: Plymouth Enginnering Address: 30 Lower Detroiy Road City/State : Plymouth, ME Zip Code: 04969	**Engineer Contact Information** Work # (207)257-2071 Cell # Fax# e-mail: jon.whitten@plymouthengineering.com
Surveyor Name: Richard Eaton Address: 58 Pleasant Street City/State : Westbrook, ME Zip Code: 04092	**Surveyor Contact Information** Work # 207-854-2402 Cell # Fax# e-mail:
Architect Evan Carroll Name: Bild Architecture Address: PO Box 8235 City/State : Portland, ME Zip Code: 04104	**Architect Contact Information** Work # (207)408-0168 Cell # Fax# e-mail: evan@bildarchitecture.com
Attorney Name: Address: City/State : Zip Code:	**Attorney Contact Information** Work # Cell # Fax# e-mail:

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

Level III Development (check applicable reviews)

__X Less than 50,000 sq. ft. ($500.00)
___ 50,000 - 100,000 sq. ft. ($1,000)
___ 100,000 – 200,000 sq. ft. ($2,000)
___ 200,000 – 300,000 sq. ft. ($3,000)
___ over 300,00 sq. ft. ($5,000)
___ Parking lots over 11 spaces ($1,000)
___ After-the-fact Review ($1,000.00 plus applicable application fee)

Plan Amendments (check applicable reviews)

___ Planning Staff Review ($250)
___ Planning Board Review ($500)

_____

The City invoices separately for the following:

- Notices ($.75 each)
- Legal Ad (% of total Ad)
- Planning Review ($40.00 hour)
- Legal Review ($75.00 hour)

Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.

Other Reviews (check applicable reviews)

___ Traffic Movement ($1,000)
___ Stormwater Quality ($250)
___ Subdivisions ($500 + $25/lot)
# of Lots ___ x $25/lot = _____
___ Site Location ($3,000, except for residential projects which shall be $200/lot)
# of Lots ___ x $200/lot = _____
___ Other _____
___ Change of Use
___ Flood Plain
___ Shoreland
X_ Design Review
___ Housing Replacement
___ Historic Preservation

APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan and each document submitted as separate files. Naming conventions for the individual files can be found on the **Electronic Plan and Document Submittal** page of the City's website at http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal

2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:

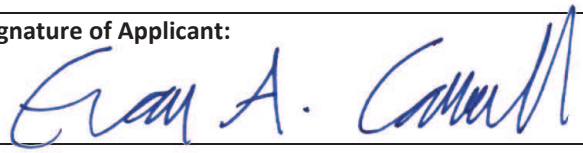
1. **One (1) full size site plans** that must be **folded.**
2. One (1) copy of all written materials or as follows, unless otherwise noted:
   a. Application form that is completed and signed.
   b. Cover letter stating the nature of the project.
   c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

APPLICANT SIGNATURE:

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 Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant:	**Date:**
	7-12-2016

PROJECT DATA

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

Total Area of Site		sq. ft.
Proposed Total Disturbed Area of the Site		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		
Impervious Area (Total Existing)		sq. ft.
Impervious Area (Total Proposed)		sq. ft.
Building Ground Floor Area and Total Floor Area		
Building Footprint (Total Existing)	1,396	sq. ft.
Building Footprint (Total Proposed)	1,824	sq. ft.
Building Floor Area (Total Existing)	2,792	sq. ft.
Building Floor Area (Total Proposed)	6,580	sq. ft.
Zoning		
Existing	R6	
Proposed, if applicable		
Land Use		
Existing	Duplex	
Proposed	Multi-family Condominium	
Residential, If applicable		
# of Residential Units (Total Existing)	2	
# of Residential Units (Total Proposed)	7	
# of Lots (Total Proposed)	1	
# of Affordable Housing Units (Total Proposed)	NA	
Proposed Bedroom Mix		
# of Efficiency Units (Total Proposed)	7	
# of One-Bedroom Units (Total Proposed)	NA	
# of Two-Bedroom Units (Total Proposed)	NA	
# of Three-Bedroom Units (Total Proposed)	NA	
Parking Spaces		
# of Parking Spaces (Total Existing)	2	
# of Parking Spaces (Total Proposed)	5	
# of Handicapped Spaces (Total Proposed)	1	
Bicycle Parking Spaces		
# of Bicycle Spaces (Total Existing)	0	
# of Bicycle Spaces (Total Proposed)	2	
Estimated Cost of Project	$820,000	

FINAL PLAN - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	**GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)**
X		1	* Completed Application form
X		1	* Application fees
X		1	* Written description of project
X		1	* Evidence of right, title and interest
NA		1	* Evidence of state and/or federal permits
X		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
NA		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
X		1	* Evidence of financial and technical capacity
X		1	Construction Management Plan
X		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
NA		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
X		1	Stormwater management plan and stormwater calculations
X		1	Written summary of project's consistency with related city master plans
X		1	Evidence of utility capacity to serve
X		1	Written summary of solid waste generation and proposed management of solid waste
X		1	A code summary referencing NFPA 1 and all Fire Department technical standards
X		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
X		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Applicant Checklist	Planner Checklist	# of Copies	**SITE PLAN SUBMISSIONS CHECKLIST** **(* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)**
X		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
X		1	**Final Site Plans including the following:**
		Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);	
X		Existing and proposed structures on parcels abutting site;	
X		All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;	
X		Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;	
X		Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;	
NA		Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;	
NA		Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;	
X		Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;	
X		Location of all snow storage areas and/or a snow removal plan;	
NA		A traffic control plan as detailed in Section 1 of the Technical Manual;	
X		Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);	
NA		Location and proposed alteration to any watercourse;	
NA		A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;	
NA		Proposed buffers and preservation measures for wetlands;	
X		Existing soil conditions and location of test pits and test borings;	
X		Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;	
X		A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;	
X		Grading plan;	
X		Ground water protection measures;	
X		Existing and proposed sewer mains and connections;	

- Continued on next page -

X		Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
X		Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;
NA		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
X		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
X		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
NA		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
NA		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
X		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
X		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
NA		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
X		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.

PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST

A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant
2.
3. Name address, telephone number of architect

4. Proposed uses of any structures [NFPA and IBC classification]
5.
6. Square footage of all structures [total and per story]

7. Elevation of all structures

8. Proposed fire protection of all structures
   - ***As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)***

9. Hydrant locations

10. Water main[s] size and location

11. Access to all structures [min. 2 sides]

12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991

David Margolis-Pineo
Deputy City Engineer
207-874-8850
207-400-6696
dmp@portlandmaine.gov

Date: 7-15-16

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 30 Merrill Street

Chart Block Lot Number: 14-C-14

Proposed Use: Residential (7 unit)
Previous Use: Residential (2-unit)
Existing Sanitary Flows: _____GPD
Existing Process Flows: _____GPD
Description and location of City sewer that is to receive the proposed building sewer lateral.

Existing lateral in Merrill Street

Site Category		
	Commercial *(see part 4 below)*	
	Industrial *(complete part 5 below)*	
	Governmental	
	Residential	X
	Other *(specify)*	

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: _____ Phone: _____
Owner/Developer Name: Banner Properties. Inc.
Owner/Developer Address: 126 Underwood Road, Falmouth, ME 04105
Phone: 332-3038 Fax: _____ E-mail: mboisso1@maine.rr.com
Engineering Consultant Name: Plymouth Engineering, Inc. - Jon Whitten, Jr. PE
Engineering Consultant Address: PO BOx 46, Plymouth, ME 04969
Phone: 257-2071 Fax: 257-2130 E-mail: jon.whitten@plymouthengineering.com

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 120 X 7 = 840 GPD
Peaking Factor/ Peak Times: 25.2 gallons per minute peak domestic flow
Specify the source of design guidelines: *(i.e.* X *"Handbook of Subsurface Wastewater Disposal in Maine,"*
"*Plumbers and Pipe Fitters Calculation Manual,"* __ *Portland Water District Records,* __ *Other (specify)*

_____

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.

4. Please, Submit External Grease Interceptor Calculations. NA

Total Drainage Fixture Unit (DFU) Values: _____

Size of External Grease Interceptor: _____

Retention Time: _____

Peaking Factor/ Peak Times: _____

Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet.

5. Please, Submit Industrial Process Wastewater Flow Calculations NA

Estimated Industrial Process Wastewater Flows Generated: _____ GPD

Do you currently hold Federal or State discharge permits? Yes ____ No ____

Is the process wastewater termed categorical under CFR 40? Yes ____ No ____

OSHA Standard Industrial Code (SIC): *(http://www.osha.gov/oshstats/sicser.html)*

Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps.

Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided, or attached, as a separate sheet.

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Description of Project

The proposed project at 30 Merrill Street consists of seven condominium loft units to be sold at market rate.

The project design is presented under the alternative design review process and is compatible with the surrounding neighborhood in size, scale and siting. The building will be designed to high standards of energy efficiency and sustainable design, with features including a code-exceeding low-air infiltration and high-insulation building envelope, high efficiency mechanical systems, low-VOC finishes, and a green roof.

The site and landscape design utilizes the on-site treatment of water run-off, indigenous plants that will not need irrigation once established, permeable paving, and lighting that meets both safety and light pollution standards. The project will provide six parking spaces and these spaces will be accessed via one curb-cut on Merrill Street.

This private, market-rate development targets a market niche significantly lower than many or the luxury condo units recently constructed on Munjoy Hill. This is achieved by limiting partitions within units and utilizing conventional structure and materials. Banner Properties LLC is proud to be providing such a needed product in an urban location that places minimal burden on municipal infrastructure.

bildarchitecture.com • evan@bildarchitecture.com • (207)408-0168
PO Box 8235, Portland, ME 04104 • 30 Danforth Street, Suite 213, Portland, ME 04101

Recorded in Book 33271, Page 269.

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that, FIVE SEVEN LLC, a Maine limited liability company, with a mailing address of 100 Congress Street, Portland, ME 04101, grants to BANNER PROPERTIES LLC, a Maine limited liability company, with a mailing address of 100 Congress Street, Portland, ME 04101, with Quitclaim Covenant, a certain lot or parcel of land, with any improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto.

See Exhibit A

Being a portion of the premises conveyed from Scott Somero to Five Seven LLC by Warranty Deed dated July 1, 2016 and recorded in the Cumberland County Registry of Deeds Book 33264, Page 225.

This conveyance is a transfer to an abutter. Grantee shall merge the premises conveyed herein with Grantee's adjacent land described in a deed from Edward B. Boissonneau dated December 18, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31989, Page 345.

Witness my hand and seal this 11th day of July, 2016.

FIVE SEVEN LLC

Witness

By Thomas Landry
Its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND July 11, 2016

Then personally appeared the abovenamed Thomas Landry as Manager of Five Seven LLC and acknowledged the foregoing to be his free act and deed in his stated capacity.

Before me,

Notary Public/Attorney at Law

SHARON E YOUNG
Notary Public-Maine
My Commission Expires
June 04, 2022

EXHIBIT A

A certain lot or parcel of land located off Cumberland Ave and Merrill Street but not adjacent to the streets located southeast of Banner Properties described in Book 31989 Page 345 and southwest of Munjoy Properties LLC described in Book 31588 Page 282 in the City of Portland, Cumberland County, and State of Maine and being more particularly described as follows.

Beginning at a 5/8" rebar set with cap at the northwest corner of Munjoy Properties LLC described in Book 31588 Page 282 and being N46°-18'-50"W ninety four and thirty nine hundredths 94.39' feet along the southwest bounds of Munjoy Properties LLC from a 5/8" rebar set with cap on the northwest bounds of Cumberland Ave at the southwest corner of Munjoy Propities LLC.

1) Thence S46°-18'-50"E three and zero hundredths 3.00' feet along the southwest bounds of Munjoy Properties LLC to a 5/8" rebar set with cap at the northeast corner of remaining land of grantor.
2) Thence S41°33'-31"W forty seven and eighty eight hundredths 47.88' feet along the northwest bounds of remaining land of grantor to a 5/8" rebar set with cap on the northeast bounds of land of Todd Grove described in Book 32062 Page 8.
3) Thence N43°-34'-54"W twelve and thirty four hundredths 12.34' feet along the northeast bounds of land of Grove to a 5/8" rebar set with cap on the southeast bounds of land of Erica Thompson described in Book 20400 Page 154.
4) Thence N41°-28'-00"E fourteen and fifty five hundredths 14.55' feet along the southeast bounds of land of Thompson to a 5/8" rebar set with cap on the southwest bounds of Banner Properties LLC described in Book 31989 Page 345.
5) Thence S42°-42'-48"E nine and thirty six hundredths 9.36' feet along the southwest bounds of Banner Properties LLC to a point being the southwest corner of Banner Properties LLC.
6) Thence N41°-33'-31"E thirty three and thirty three hundredths 33.33' feet along the southeast bounds of Banner Properties LLC to the point of beginning.

Containing 278 Square Feet, more or less.

Reference is made to a plan entitled "Boundary Survey & Topographical Map With Existing Conditions" dated 06-07-2016 and prepared by Richard W. Eaton P.L.S. of R.W. Eaton Associates of Westbrook, Maine.

Compliance with Zoning

Purpose:

The purpose of the R-6 is to "set aside areas on the peninsula for housing characterized primarily by multifamily dwellings at a high density providing a wide range of housing for differing types of households;" and the 30 Merrill Street project propose to provide loft style dwellings at a density of (7) units per 0.1165 acres or 60 units per acre.

Permitted Uses:

A multifamily dwelling is permitted in the R-6 zone, no open stairways are proposed, and no below-grade dwelling units are proposed. The project proposes (6) parking spaces, (4) are required.

Dimensional Requirements:

The proposed 30 Merrill Street project conforms to all dimensional standards as outlined below:

	Requirement	Proposed
Min. lot size	2,000sf	5,076sf
Min. lot area/dwelling unit	725sf (7 units allowed on 5,076sf)	725sf 7 units proposed
Min. street frontage	20ft	54ft
Min. front yard setback	5ft (or average of adjacent yards) (adjacent yards are both 0ft)	5ft
Min. rear yard setback	10ft	10ft
Min. side yard setback	5ft	5ft
Structural stepbacks	Apply over 35ft	Roofline will step back at 31'-6"tall
Max. lot coverage	60%	36% (1,824sf)
Min. lot width	20ft	53' – 11"ft
Max. structure height	45ft	45'ft
Min. landscaped open space	20%	59% (2,874sf)
Max. garage opening	2	0ft (0%)

The housing preservation and replacement ordinance does not apply as the existing structure on the property only has two units.

bildarchitecture.com • evan@bildarchitecture.com • (207)408-0168
PO Box 8235, Portland, ME 04104 • 30 Danforth Street, Suite 213, Portland, ME 04101

Gorham
SAVINGS BANK

July 12, 2015

City of Portland
Planning Division 4th Floor
389 Congress Street
Portland, Maine 04101

RE: Banner Properties LLC

To Whom it May Concern:

Banner Properties LLC is a customer of Gorham Savings Bank. To the best of our knowledge Banner Properties LLC and the members of the LLC have the adequate experience and financial ability to develop the proposed project located at 30 Merrill Street, Portland, Maine.

Should you need further information or clarification, please contact me at (207) 221-8428.

Thank you.

Sincerely,

David N. Moravick
Vice President – Commercial Services

HOUSEKEEPING PERFORMANCE STANDARDS
FOR:
PROJECT NAME
TOWN NAME, MAINE

Land Owner: **Banner Properties, LLC**
126 Underwood Road
Falmouth, ME 04105

Project Developer: **Banner Properties, LLC**

Responsible Party: **Banner Properties, LLC**

Prepared By: **Plymouth Engineering, Inc.**
PO Box 46
Plymouth, ME 04969
Tel: 207-257-2071 email: info@plymouthengineering.com

Introduction:
The owner/developer's contractor shall be responsible for maintaining proper housekeeping standards throughout the construction phase of the project. After the construction phase has been completed, the owner and/or operator of the project will be responsible.

Standards:
In accordance with the housekeeping performance standards required by MDEP chapter 500 stormwater regulations, the following standards shall be met:

1. **Spill prevention.** Controls must be used to prevent pollutants from construction and waste materials stored on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.

2. **Groundwater protection.** During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.

3. **Fugitive sediment and dust.** Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems,

should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

4. **Debris and other materials.** Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.

   To prevent these materials from becoming a source of pollutants, construction and post-construction activities related to a project may be required to comply with applicable provision of rules related to solid, universal, and hazardous waste, including, but not limited to, the Maine solid waste and hazardous waste management rules; Maine hazardous waste management rules; Maine oil conveyance and storage rules; and Maine pesticide requirements.

5. **Excavation de-watering.** Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.

6. **Authorized Non-stormwater discharges.** Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

   (a) Discharges from firefighting activity;

   (b) Fire hydrant flushings;

   (c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);

   (d) Dust control runoff in accordance with permit conditions and Appendix (C)(3);

   (e) Routine external building washdown, not including surface paint removal, that does not involve detergents;

   (f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;

   (g) Uncontaminated air conditioning or compressor condensate;

   (h) Uncontaminated groundwater or spring water;

   (i) Foundation or footer drain-water where flows are not contaminated;

   (j) Uncontaminated excavation dewatering (see requirements in Appendix C(5));

(k) Potable water sources including waterline flushings; and

(l) Landscape irrigation.

7. **Unauthorized non-stormwater discharges .** The Department's approval under this Chapter does not authorize a discharge that is mixed with a source of non-stormwater, other than those discharges in compliance with Appendix C (6). Specifically, the Department's approval does not authorize discharges of the following:

   (a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;

   (b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;

   (c) Soaps, solvents, or detergents used in vehicle and equipment washing; and

   (d) Toxic or hazardous substances from a spill or other release.

8. **Additional requirements.** Additional requirements may be applied on a site-specific basis.

Non-stormwater discharges. Identify and prevent contamination by non-stormwater discharges.

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July 12, 2016

Traffic Generation and Maneuvering: 30 Merrill Street, Portland, Maine

The proposed project at 30 Merrill Street in Portland, Maine includes a seven (7) unit building and associated access driveway and parking area. The driveway is to be a 10' wide pervious paver driveway and is to utilize the existing curb cut on Merrill Street. The driveway will be adjacent to the left (southeast) side of the proposed building and will direct traffic to the rear of the building. The applicants are proposing six (6) compact parking spaces within a pervious paver parking area. One parking space has been designed to meet the ADA access regulations for small, residential development.

The applicant is proposing 6 parking spaces in an effort to maximize the salability of the units and provide convenient, off-street parking for the majority of the units. As with many parking areas within the City of Portland, the parking area has been designed to maximize the available area, while minimizing impervious area and allowing for safe access for the vehicles. This is the reason for proposing compact car spaces exclusively.

The average number of vehicle trips per day, per unit is expected to be 5.81 with an average rate of 0.44 trips per unit within the peak hour. Given these average rates from the Institute of Transportation Engineers, the expected trip generation for this project will be 41 trips per day and 3 trips within the peak hour. The proposed single aisle entrance to the site (utilizing an existing curb cut) is expected to be adequate for these expected traffic volumes. Additionally, the access aisle at the rear of the building is expected to allow each vehicle to turn around and exit the property without backing into Merrill Street.

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STORMWATER MANAGEMENT PLAN

30 Merrill Street
Portland, Maine

The following Stormwater Management Plan has been prepared for Banner Properties, LLC to evaluate stormwater runoff and erosion control for the proposed 7-unit residential building to be located at 30 Merrill Street, Portland, Maine.

Site Calculations

Total Property Area	5,100 S.F.
Existing Impervious Area	1,509 S.F.
New Pervious Parking/Drive	2,156 S.F.
New Impervious Roof	1,824 S.F.
Total Landscaped Area	1,119 S.F.
Total Developed Area	5,100 S.F.
Total New Impervious Area	315 S.F.

Existing Conditions

The development parcel is located on the westerly side of Merrill Street, across from the intersection with Turner Street in Portland, Maine. The property is 5,100 square feet in area and currently includes a two-unit residential building with driveway and storage sheds. There is a brick sidewalk along the frontage of the lot and a street tree.

The lot gently slopes from west to east (back to front). Runoff is conveyed to Merrill Street via overland flow, in the lot's current state. A combined sewer overflow system within Merrill Street collects stormwater runoff in a limited number of catchbasins.

Proposed Development

The applicant is proposing to remove the existing building and replace it with a four-story building that will house (7) seven residential units. There is to be a 10-foot wide driveway that will be adjacent to the south side of the building. The driveway will lead to a 6-space parking area at the rear of the site. Project fencing will be installed along the rear and side property lines.

Drainage Pattern

Runoff leaves the development area via overland flow to Merrill Street. Runoff will continue to flow off the site via overland flow in the developed state. Roof runoff will be treated via a green roof filtration system prior to its release from the site. Portions of the parking area and driveway will be treated by a stone trench filtration feature that will run adjacent to the north side of the building. First flush runoff will be collected within the trench and allowed to flow along and through a sand filter material prior to being released into native soils and overflowing to the existing sidewalk at the front of the property.

Flooding

The development area is not located within an area of flood hazard according to the Federal Insurance Rate Map 2300510014 B. See attached map.

Onsite & Offsite Soils

The on-soils are shown on the attached Medium Intensity Soil Survey and are categorized as follows:

Soil Type Summary Table		
Soil Symbol	Soil Name	HSG
HlB	Hinckley Loamy Sand	A

Water Quality (BMP Standard)

The water quality requirements will be met by use of a "green roof" runoff collection and treatment system installed as part of the flat roof design of the building. This will allow for direct treatment and runoff volume control for the building itself. The applicant is also proposing pervious pavers within the center portion of the driveway as well as the parking spaces themselves. This will allow for direct treatment and volume control of the parking and driveway areas.

The use of LID features, such as the pervious pavers and a green roof system, reduces the overall impervious area of the site while offering water quality treatment for runoff from the limited, proposed impervious areas of the site. Therefore, the site's overall impervious area is reduced and the runoff from the proposed impervious area is treated prior to leaving the site.

Pervious Paver Filter Bed Sizing

We propose to provide treatment for the driveway/parking area by constructing a Pervious Paver Filter Bed down the center of the driveway:

This bed will receive the runoff from approximately 2,156 s.f. of pervious pavers. The reservoir course of the Filter Bed is required to provide storage volume for 1" of runoff from the contributing area. The bed sizing is as follows:

Area of Watershed: 2,156 SF

Treatment Volume Required: Area x runoff depth: 2,156 SF x 1/12 FT = 179.66 CF

Bed Sizing:
Porosity = 40% Bed Area = 209 s.f.

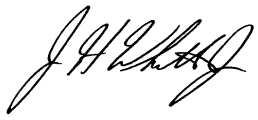
Required Bed Depth = 179.66 CF / 0.40 / 375 s.f. = **1.19'**.
Provided Bed Depth = 8" Sand + 3" Pea Stone + 4" Crushed Stone = **1.25'**

Based upon the above calculations, a 4' wide by 94' long filter bed with a reservoir depth of at least 1.16' would be sufficient to treat the proposed paved area of the site. Please see details on the site plans for more information.

Summary

Based on the results of this evaluation, the proposed stormwater design is not expected to cause flooding, erosion or other significant adverse effects downstream of the site.

Prepared by:
PLYMOUTH ENGINEERING, INC.



Jon H. Whitten, Jr., P.E.
Senior Project Manager

MAINTENANCE & OPERATIONS PLAN OF STORMWATER MANAGEMENT FACILITIES
FOR:
30 MERRILL STREET, 6-UNIT BUILDING
PORTLAND, MAINE

Responsible Party: **Banner Properties, LLC**
126 Underwood Road
Falmouth, ME 04969

Plan Prepared by: **Plymouth Engineering, Inc.**
PO Box 46
Plymouth, ME 04969

List of Stormwater Measures:
Vegetated Areas
Roadways and Parking Surfaces
Pervious Pavers
Pre-Manufactured Green Roof System

Introduction:
The owner or operator of the proposed project will be responsible for the maintenance of all stormwater management structures, the establishment of any contract services required to implement the program, and the keeping of records and maintenance log book. At a minimum, the appropriate and relevant activities for each of the stormwater management systems will be performed on the prescribed schedule.

Inspection & Maintenance Tasks:
NOTE: The following instruction are excerpts from the Maine Department of Environmental Protection's *Stormwater Management for Maine, Volume III BMPs Technical Design Manual*, dated January 2006.

Vegetated Areas:
1. Routine Maintenance and Inspection: The area should be inspected for failures following heavy rainfall and repaired as necessary for newly formed channels or gullies, reseeding/ sodding of bare spots, removal of trash, leaves and/or accumulated sediments, the control of woody or other undesirable vegetation and to check the condition and integrity of the check dams.
2. Aeration: Vegetated areas may require periodic mechanical aeration to restore infiltration capacity. This aeration must be done during a time when the area can be reseeded and mulched prior to any significant rainfall.
3. Erosion: It is important to install erosion and sediment control measures to stabilize this area as soon as possible and to retain any organic matter on the surface.
4. Fertilization: Routine fertilization and/or use of pesticides is strongly discouraged. If complete re-seeding is necessary, half the original recommended rate of fertilizer should be applied with a full rate of seed.

Roadways & Parking Surfaces:
Paved surfaces shall be swept or vacuumed at least twice annually in the Spring to remove all Winter sand, and periodically during the year on an as-needed basis to minimize transportation of sediment during rainfall events.

Pervious Pavers:

1. Fertilization: Fertilization of the area over the pavers should be avoided.
2. Monitoring and Inspections: Inspect the pervious paver system several times in the first year of operation and at least annually thereafter. Conduct the inspections after large storms to check for surface ponding at the inlet that may indicate clogging. Water levels in the system should be observed to ensure that the system drains within 72 hours after filling.
3. Sediment Removal and Maintenance of System Performance: Paver area shall be swept and/or vacuumed at least twice annually. The system must be rehabilitated or replaced if its performance is degraded to the point that applicable stormwater standards are not met.

Pre-Manufactured Green Roof System:

1. **Routine Maintenance and Inspection:** The area should be inspected for failures following heavy rainfall and repaired as necessary. This could include, reseeding/ sodding of bare spots, removal of trash, leaves and/or accumulated sediments, the control of woody or other undesirable vegetation and to check the condition and integrity structural components of the system.
2. **General Maintenance:** Owner/Operator shall follow manufacturer's suggested maintenance requirements for the specific system installed.

Task Frequency:

Table 11-1 Long-Term Inspection & Maintenance Plan	Spring	Fall or Yearly	After a Major Storm	Every 2-5 Years
Vegetated Areas				
Inspect all slopes and embankments	X		X	
Replant bare areas or areas with sparse growth	X		X	
Armor areas with rill erosion with an appropriate lining or divert the ero-sive flows to on-site areas able to withstand concentrated flows. See Appendix A(5) of Rule.	X		X	
Stormwater Channels				
Inspect ditches, swales and other open stormwater channels	X	X	X	
Remove any obstructions and accumulated sediments or debris	X	X		
Control vegetated growth and woody vegetation		X		
Repair any erosion of the ditch lining		X		
Mow vegetated ditches		X		
Remove woody vegetation growing through riprap		X		
Repair any slumping side slopes		X		
Replace riprap where underlying filter fabric or underdrain gravel is showing or where stones have dislodge		X		
Culverts				
Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit	X	X	X	
Repair any erosion damage at the culvert's inlet and outlet	X	X	X	
Roadways and Parking Surfaces				
Clear accumulated winter sand in parking lots and along roadways	X			
Sweep pavement to remove sediment	X			
Grade road shoulders and remove excess sand either manually or by a front-end loader	X			
Grade gravel roads and gravel shoulders	X			
Clean-out the sediment within water bars or open-top culverts	X			
Ensure that stormwater is not impeded by accumulations of material or false ditches in the shoulder	X			

Table 11-1 Long-Term Inspection & Maintenance Plan				
	Spring	Fall or Yearly	After a Major Storm	Every 2-5 Years
Pervious Pavers				
Inspect and clean-out any pre-treatment measures that collect sediment and hydrocarbons entering an infiltration measure	X	X		
Provide for the removal and disposal of accumulated sediments within the infiltration area				X
Renew the infiltration measure if it fails to drain within 72 hours after a rainfall of one-half inch or more				X
Green Roof System				
Follow manufacturer's suggested maintenance requirements.				

Maintenance Log Sheet:

Maintenance Log Sheet 30 Merrill Street, Portland, ME			
BMP's	**Date Inspected**	**Repairs Needed?**	**Date Repaired**
Example	4/1/16	Y	4/2/16
1. Vegetated Areas			
2. Paved Areas			
3. Pervious Pavers			
4. Green Roof System			

Detailed Repair Notes:		
BMP Type	**Date**	**Description of Repair Made**
1	4-1-16	Sodded over eroded section (Example)

Project Consistency with City Master Plans

The proposed subdivision is precisely the type of development that is encouraged by Portland's Comprehensive Plan. It meets multiple comprehensive plan goals, including at least the following, each of which is discussed in more detail below:

FUTURE LAND USE PLAN

- Encourage orderly growth and development in appropriate areas, making efficient use of public services and preventing development sprawl. (State Goal A, Comprehensive Plan, Vol. I, Portland's Goals and Policies for the Future, p. 21);
- In the R-6 zone, encourage the existing compact lot development pattern typically found on the peninsula. (Comprehensive Plan, Vol. II, Future Land Use Plan, p. 65)

HOUSING POLICIES

- Advance the overall goal of maintaining a 25% share of Cumberland County's population, taking advantage of the City's capacity to accommodate more people (Comprehensive Plan, Vol. I, Portland's Goals and Policies for the Future, p. 21-22);
- Create new housing to support Portland as an employment center and to achieve an improved balance between jobs and housing, (Comprehensive Plan, Vol I, Portland's Goals and Policies for the Future, pp. 21-22);
- Ensure that an adequate supply of housing is available to meet the needs and preferences of all Portland households, including a continuum of options across all income levels. (Comprehensive Plan, Vol I, Portland's Goals and Policies for the Future, p. 44);
- Promote residential densities that are consistent with past development patterns. (Housing: Sustaining Portland's Future, p. 27);

SUSTAINABILITY

- Increase efficient use of transportation resources by avoiding decentralizing land use trends and supporting land use patterns that favor density and concentration. Comprehensive Plan. Vol I, Transportation Resources, T-7-8);

- Design housing to use new technologies and materials that reduce costs and increase energy efficiency. (Comprehensive Plan, Vol 1, Portland's Goals and Policies for the Future, p. 22)

A. Future Land Use Plan

In accordance with the mandate of the State Growth Management policies, the City designated all properties zoned R-6 as part of the growth area, however, the Future Land Use Plan went beyond that simple designation to assert that Portland needs growth to sustain it as a healthy city and to maintain its role as the economic, cultural and residential center for the region. (p. 55). Ideally, that growth will "provide housing near employment centers, support public transportation, attract families with children, expand the tax base, and stabilize neighborhoods." (p. 55)

In looking at where that growth can be accommodated within Portland, it found that only 9.75% of land in all residential zones is vacant, and in the highest density residential zone, the R-6 zone, only 2.77% of the land is vacant. As a way to foster the growth necessary to a healthy future, the Future Land Use Plan specifically endorses the recommendation, first made in Housing: Sustaining Portland's Future, to "rewrite[e] the zoning ordinance to encourage new housing and eliminate[e] barriers to development by allowing greater housing density and more efficient use of vacant land, infill lots, and redevelopment opportunities."

B. Housing Policies

Increased residential housing is viewed as a key to maintaining the health of the City. It is not sufficient for it merely to be an employment center for people to commute to by day, while living in and paying real estate taxes to suburban towns, The housing component of the comprehensive plan, Housing: Sustaining Portland's Future, calls for Portland to accommodate housing for more people so that the City increases to and then maintains a 25% share of the county's population. (p. 53)

One fundamental housing goal is to increase the supply of housing. To further that goal, the housing plan states the City should strive to ensure the construction of a diverse mix "that offers a continuum of options across all income levels." (p. 29) The City should also encourage higher density housing, "particularly located near services, such as schools, businesses, institutions, employers, and public transportation." (p. 30) Particular emphasis is placed on encouraging infill development, and housing within and adjacent to the downtown. In furtherance of the goal of developing a broad range of housing, it states the City should "[e]ncourage opportunities for the development of homes that are attractive to those households moving up in the real estate market . . so Portland can remain competitive with surrounding suburban communities. (p. 32) Additional supply-based

objectives include "identify[ing] vacant land and redevelopment opportunities throughout the city to facilitate the construction of new housing" and "[p]romot[ing] Portland as a Pro-Housing Community." (p. 33) While some parts of the housing plan emphasize affordable assisted housing, it states "the need for market rate housing for mid and higher income households is also critically important to Portland's future. Eliminating barriers to housing development and supporting market rate projects through the approval process can assist in this." (p. 62b)

Another basic housing plan goal is to maintain neighborhood stability and integrity. The plan calls for the City to "[e]ncourage innovative new housing development which is designed to be compatible with the scale, character, and traditional development patterns of each individual residential neighborhood." (p. 44) The plan advocates "work[ing] with owners and developers to find productive uses for vacant and underutilized lots." (p, 45) The plan makes it clear that it is not trying to encourage suburban, single-story ranch house infill development that was typical of prior periods. Instead the 2002 plan values traditional patterns of development and residential density, and criticizes the fact that (particularly in the R-6 zone) the traditional development pattern cannot be replicated under the zoning then in effect. (p. 27) Since that date, the City has implemented the R-6 small lot provisions so that infill development can replicate the traditional character and pattern of development.

C. Sustainability

The land use policy promoting infill development and increased housing stock in close proximity to downtown, discussed above, has been identified by the City as an important part of creating environmental and economic sustainability. ("Sustainable Portland", Final Report of the Mayor's Sustainable Portland Taskforce, November, 2007). The proposed development is consistent with these goals.

Similarly, the Sustainability Report identified green building as an important means for reducing pollution and our collective carbon footprint. (Id., p. 6) This building is designed to have numerous green features including: all landscaping requires no irrigation; roof water treated on site; building envelope sealed to prevent air leaks with insulation well above present construction standards; energy efficient windows located for cross natural ventilation, without air-conditioning systems; energy efficient systems and appliances, air exchangers, and radiant floor heat in each unit; low VOC paints, glues and sealants; light roof color to prevent heat buildup; and many green building materials, flooring, siding, and recycled products.

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Solid Waste Management Plan: 30 Merrill Street

Solid waste and recycling will be collected curbside by the city using pay per use purple bags and approved recycling bins. Appropriate trash containers will be placed in the storage basement for weekly storage.

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NFPA Code Summary

Building Area Information

Building Footprint:	1,824 SF
R-2 Net:	5,480 SF
Parking Net:	816 SF
Building Gross:	6,580 SF

NFPA Code Overview

Use:	New Residential Apartment Building, Storage
Construction:	No minimum requirement
Sprinkler:	NFPA 13R (Supervised to meet standards set forth in Chapter 10 Article VIII of the City of Portland)
Occupancy:	32 Occupants

NFPA 10

NFPA 10	6.2.1.1	Each floor shall have a single (2) unit Class A Fire Extinguisher

NFPA 101

3.3.32.5	New Building
6.1.8.1.5	Residential Occupancy – Apartment Building (Chapter 30)
6.1.13	Storage (Chapter 42)
6.1.14.4.1	Required Separation - 2hr between Apt Bldg & Storage
6.1.14.4.3	1 hour separation required in sprinkled building
6.2.2.3	Ordinary Hazard Contents
7.1.3.2.1	Stairs connecting four or more stories shall have a minimum of 2 hour rating
7.1.5.1	Min headroom: 7'-6”
7.1.6.3	Cross Slope limited to 1:48
7.2.1.2.3.2	Egress door min clear width: 32”
7.2.1.4	Door swing and force to open shall comply with this section
7.2.1.5	Door locks, latches and alarms shall comply with this section
7.2.2.2.1.1	Max riser height: 7”
	Min Tread depth: 11”
	Min headroom: 6'-8”
7.2.2.2.1.2	Min stair width: 36” (for occupancy under 50)
7.2.2.3.2.3	Min landing depth: stair width
7.2.2.4.4.1	Handrail height: 36”
7.2.2.4.4.6	Handrail shape: 1 ½” circular cross section
7.2.2.4.4.9	Handrails shall return to wall or newel post
7.2.2.4.4.10	Handrails shall extend 12” at top of stair and one tread length at bottom
7.2.2.4.5.2	Min guard height: 42”
7.2.2.4.5.3	Open guards shall not allow the passage of a 4” sphere
7.2.2.5.4	Stairway identification shall comply with this section.
7.2.6.3	Stair discharge shall have a 2-hr fire resistance rating.

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7.2.12.1.1	Sprinkler precludes need for area of refuge in stair.	
7.3.1.2	**Occupancy Load**	
	Residential Apartment: 200 gross at 6,580sf is	**32 occupants**
	Storage	**NA**
	Total Occupant Load:	**32 occupants**

7.3.4	Min Egress width: 36”	
7.4.1.1	See 30.2.4.4	
7.8	Egress Illumination shall be in accordance with this section.	
7.9	Emergency Lighting shall be in accordance with this section.	
7.10	Marking for means of egress shall comply with this section.	
30.1.6	No minimum construction requirements	
30.2.1.1	Means of Egress shall comply with Chapter 7 and Chapter 30	
30.2.4.4	Single stair permitted from building given	

- 4 stories
- Less than 3 units/floor
- Two exits from basement
- No distance from unit door to stair
- 2-hr rated stair
- Self-closing doors
- No corridors
- 1 hr rating between units

30.2.5	Common Path Limit:	50’
30.2.5.4.2	Dead-End Limit:	50’
30.2.6.2	Max Travel Distance within unit (sprinkled):	125’
30.2.6.3.2	Max Travel Distance from unit door to exit (sprinkled):	200’
30.3.4	Fire detection and alarm system shall comply with this section.	
30.3.4.5	Smoke alarms shall be installed:	
	In every sleeping area	
	Outside every sleeping area	
	At least one on each level	
30.3.5.2	Sprinkler system NFPA 13R permitted for four or fewer stories.	
30.3.6.1.2	Corridor walls (sprinkled): ½ hour	
30.3.7.2	Dwelling unit separation (sprinkled): ½ hour	
42.1.6	No minimum construction requirements	
42.2.4.1	Single means of egress allowed within common path of travel limit.	
42.2.5	Dead End Corridor: 100'	
	Common Path of Travel: 100'	
42.2.6	Maximum Travel Distance: 400'	
42.2.3.2	Storage area walls and ceilings shall be Class A, Class V or Class C	

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Design Standards Assessment

Overall Context

The building size and scale is comparable to the neighboring multifamily buildings on Cumberland and Merrill. The building offers loft units in the traditional double-wide style found throughout Portland and Munjoy Hill. Like other buildings in the area this building faces the street with a front door located adjacent to the sidewalk. The door is highlighted with an awning to further enhance the feeling of an entry. Although the current rhythm of the block is slightly broken; the scale, form and relationship to the street of the proposed building helps strengthen the rhythm of the block to be more comparable to the area.

Massing

The proposed building has a massing much like the double-wide triple decker buildings that exist throughout the neighborhood. At the top of the third story a prominent cornice, used in combination with the railing elements, emphasizes the 3-story mass, while de-emphasizing the 4th floor addition. The flat roof of the building is common and contextual for this building type. As is traditional for this building type, there is no garage door facing the street, and the parking is found behind the building. The massing of the front façade is articulated by balconies and a covered porch. The balconies are stacked and articulated to pay homage to the traditional bay window.

Orientation to the Street

The front of the building opens to the street via a single door sheltered by an awning. The front of the building is further enhanced by the use of planters with intentional landscaping and a porch area. Not only does this help create the feeling of the front entry but if also helps create a transition space between the street and front door. The windows on the street façade are arranged in a symmetrical and rhythmic pattern. The first floor occupants will have visual privacy since the windows are greater than 48” from the adjoining sidewalk. Off-street parking is concealed behind the building.

Proportion and Scale

Windows and doors are sized, scaled and arranged to have a strong and intentional relationship to the overall building massing. Fenestration on the front façade it over 35%, providing the appropriate welcome to the public street. The canopy over the front door is of a width that has a solid presence on the front façade.

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Balance

The building employs several techniques to achieve balance. The windows and doors head heights all align along a common horizontal datum line. All windows on every façade stack in vertical alignment. The window and doors are symmetrically arrange from one side of the building to the other.

Articulation

The articulation of details for the 30 Merrill Street seeks to utilize contemporary design within the contextual massing and proportion framework. A visual cohesion of materials is achieved by using concrete at the foundation of the building with the siding material on top. To pay homage to the bay windows found in the Munjoy Hill area, in a contemporary style, the front façade has a railing feature attached to the front of the building. Not only do the proportions and rhythm of this feature match bay windows, but it also functions as the railing for the "Juliet Balconies" found in each unit.

Materials

Like other buildings in the area our pallet of materials is limited to only a few. Concrete is being used where appropriate such as foundations and planters. This not only helps articulate the building but gives a sense of permanence. The siding of the building will be standing metal seam run horizontally. The horizontal feeling of the standing seam is a modern and durable way to honor the clapboard siding found in the area.

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Crime Prevention Through Environmental Design Narrative

Natural surveillance will be used to the maximum extent possible with two loft apartments on the first floor. These units will have view of the entrance approach, side, and back of the building.

The contextual front entrance and the practical parking entrance will be well lit, the entries are not recessed, preventing the possibility of entrapment. The open parking area will be lit during night hours to discourage unwanted use.

The landscape plan clearly delineates public and private space, utilizing plantings, fencing and retaining walls. The use of such features will clearly delineate private space without the need for signage.

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Accessibility Narrative

The proposed project at 30 Merrill Street will meet Fair Housing Accessibility Standards as is required for a new building. Due to the goal of providing housing at sub-market rates, no elevator will be installed and only the first floor units will need to meet the Fair Housing requirements. As no public spaces exist within the building, ADA will not apply.

The design includes two entrances: a contextual entrance and a practical entrance. The contextual entrance faces the street,. These elements give the building the same connection to the street that is found in the surrounding buildings and has documented historic precedent.

The practical entrance is located in the back of the building adjacent to the parking and represents the shortest path by which to leave the building. This back entrance and the way it is used is also consistent with the surrounding buildings. The back entrance is the accessible entrance, and is immediately adjacent to the accessible parking spot.

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Mechanical Systems Statement:

The HVAC design effort for the multi-family residential project at 30 Merrill Street has not yet begun in earnest however, Horizon Residential Energy Service, will specify that all HVAC equipment will meet any applicable State and Federal emissions requitments.

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