

April 26, 2017

Ms. Barbara Barhydt
Development Review Services Coordinator
Planning Division
389 Congress Street, 4th Floor
Portland, ME, 04101

**Onejoy Place Condominium
One Joy Place, Portland
Level III Site Plan & Subdivision Application**

Dear Barbara:

On behalf of Onejoy Place, LLC, Terradyn Consultants is pleased to submit the enclosed application materials and drawings for Onejoy Place Condominium, a proposed 12-unit condominium building located at 1 Joy Place in Portland.

The project site is comprised of Lots 48 and 49 on Tax Map 45, Block E and is located in the city's B-1 zoning district. The enclosed materials include information about the existing project site and the proposed project and are intended to meet the Level III Final Site Plan submission requirements outlined in Section 14-527 of the City of Portland Land Use Ordinance.

Enclosed with this cover letter are the following written materials:

Onejoy Place Condominium – Application Materials	
	Level III Development Review Application Form
Section 1	Development Description
Section 2	Right, Title and Interest
Section 3	State & Federal Permits
Section 4	Land Ordinance Review
Section 5	Easements or Other Burdens
Section 6	Technical & Financial Capacity
Section 7	Construction Management Plan
Section 8	Natural Features
Section 9	Stormwater Management
Section 10	Consistency with Master Plans
Section 11	Utilities
Section 12	Solid Waste
Section 13	Fire Safety
Section 14	Conformity with Applicable Design Standards
Section 15	Verification of Proposed HVAC Equipment

In addition to the written materials, the following project drawings are enclosed:

Onejoy Place Condominium – Site Development Plans	
C-1.0	Cover Sheet
C-1.1	General Notes
C-2.0	Boundary & Topographic Survey
C-2.1	Recording Plat
C-2.2	Existing Conditions & Demolition Plan
C-2.3	Construction Management Plan
C-3.0	Site Layout Plan
C-4.0	Grading, Drainage & Erosion Control Plan
C-5.0	Utility Plan
C-6.0	Site Details
C-6.1	Utility & Drainage Details
L-1	Landscape Plan
P-1	Lighting Photometric Plan

We look forward to your review of this project and request to be placed on the next available Planning Board agenda to discuss the project with the Board. In the interim, if you have any questions or need additional information, please contact me.

Sincerely,

TERRADYN CONSULTANTS LLC



Michael E. Tadema-Wielandt, P.E.
Vice President

cc Todd Alexander, Onejoy Place LLC
David Lloyd, Archetype PA

Enc.



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
p.m. (207) 874-8719

planning@portlandmaine.gov

Office Hours

Monday thru Friday
8:00 a.m. – 4:30

PROJECT NAME:

Onejoy Place Condominium

PROPOSED DEVELOPMENT ADDRESS:

1 Joy Place, Portland, Maine 04102

PROJECT DESCRIPTION:

Construction of a three-story residential building containing 12 units.

CHART/BLOCK/LOT: 45/E/48, 45/E/49

PRELIMINARY PLAN _____(date)

FINAL PLAN _____(date)

CONTACT INFORMATION:

<p>Applicant – must be owner, Lessee or Buyer</p> <p>Name: Onejoy Place, LLC</p> <p>Business Name, if applicable: c/o Renewable Housing Assoc.</p> <p>Address: 2 Union Street, 5th Floor</p> <p>City/State : Portland, ME Zip Code: 04101</p>	<p>Applicant Contact Information</p> <p>Work #: (207) 347-3018</p> <p>Home #:</p> <p>Cell #: Fax#:</p> <p>e-mail: talexander@renewalhousing.com</p>
<p>Owner – (if different from Applicant)</p> <p>Name: SAME</p> <p>Address:</p> <p>City/State : Zip Code:</p>	<p>Owner Contact Information</p> <p>Work #:</p> <p>Home #:</p> <p>Cell #: Fax#:</p> <p>e-mail:</p>
<p>Agent/ Representative</p> <p>Name: Michael Tadema-Wielandt, P.E. Terradyn Consultants, LLC</p> <p>Address: 565 Congress Street, Suite 310</p> <p>City/State : Portland, ME Zip Code: 04101</p>	<p>Agent/Representative Contact information</p> <p>Work #:</p> <p>Home #:</p> <p>Cell #: (207) 632-9010 Fax#:</p> <p>e-mail: mtw@terradyconsultants.com</p>
<p>Billing Information</p> <p>Name: Todd Alexander Renewal Housing Associates</p> <p>Address: 2 Union Street, 5th Floor</p> <p>City/State : Portland, ME Zip Code: 04101</p>	<p>Billing Contact Information</p> <p>Work #: (207) 347-3018</p> <p>Home #:</p> <p>Cell #: Fax#:</p> <p>e-mail: talexander@renewalhousing.com</p>

<p>Engineer Michael Tadema-Wielandt, P.E. Name: Terradyn Consultants, LLC Address: 565 Congress Street, Suite 310 City/State : Portland, ME Zip Code: 04101</p>	<p>Engineer Contact Information Work #: Home #: Cell #: (207) 632-9010 Fax#: e-mail: mtw@terradyconsultants.com</p>
<p>Surveyor John Swan Name: Owen Haskell, Inc. Address: 390 U.S. Route One City/State : Falmouth, ME Zip Code: 04105</p>	<p>Surveyor Contact Information Home #: Work #: (207) 774-0424 Cell #: Fax#: e-mail: jswan@owenhaskell.com</p>
<p>Architect David Lloyd Name: Archetype, P.A. Address: 48 Union Warf City/State : Portland, ME Zip Code: 04101</p>	<p>Architect Contact Information Work #: (207) 772-6022 Home #: Cell #: Fax#: e-mail: llloyd@archetypepa.com</p>
<p>Attorney Name: Address: City/State : Zip Code:</p>	<p>Attorney Contact Information Work #: Home #: Cell #: Fax#: e-mail:</p>
<p>Designated person/person(s) for uploading to e-Plan: Name: Michael Tadema-Wielandt e-mail: mtw@terradyconsultants.com Name: e-mail: Name: e-mail:</p>	

APPLICATION FEES:

<p>Level III Development (check applicable reviews) <input checked="" type="checkbox"/> Less than 50,000 sq. ft. (\$750.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000) <input type="checkbox"/> 100,000 – 200,000 sq. ft. (\$2,000) <input type="checkbox"/> 200,000 – 300,000 sq. ft. (\$3,000) <input type="checkbox"/> over 300,00 sq. ft. (\$5,000) <input type="checkbox"/> Parking lots over 11 spaces (\$1,000) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p> <p>Plan Amendments (check applicable reviews) <input type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500)</p> <hr/> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$50.00 hour) • Legal Review (\$75.00 hour) <p>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.</p>	<p>Other Reviews (check applicable reviews) <input type="checkbox"/> Traffic Movement (\$1,500) <input type="checkbox"/> Stormwater Quality (\$250) <input checked="" type="checkbox"/> Subdivisions (\$500 + \$25/lot) # of Lots <u>12</u> x \$25/lot = <u>300</u> <input type="checkbox"/> Site Location (\$3,500, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = ___ <input type="checkbox"/> Other _____ <input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation</p>
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INSTRUCTIONS FOR ELECTRONIC SUBMISSION:

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

1. Fill out the application completely and e-mail the **application only** to planning@portlandmaine.gov (Please be sure to designate a person who will be responsible for uploading documents and drawings.) This step will generate the project ID number for your project.
2. An invoice for the application fee will be e-mail to you. Payments can be made on-line at [Pay Your Invoice](#) , by mail or in person at City Hall, 4th Floor. Please reference the Application Number when submitting your payment which is located in the upper left hand corner of the invoice.
3. The designated person responsible for uploading documents and drawings will receive an email from eplan@portlandmaine.gov with an invitation into the project. At this time, you will upload all corresponding documents and plans into the project. For first time users you will receive a temporary password which you must change on entry. Make note of your username and password for any future projects.

Reminder: Before the project can move forward, the application fee shall be paid in full and all required documents and drawings shall be uploaded into e-plan correctly.

4. Follow the link below (Applying Online Instructions) for step by step instructions on how to do the following:
Tab 1 - Setting up the appropriate compatibility settings for your PC and getting started in e-plan.
Tab 2 - Preparing your drawings, documents and photos for uploading using the correct naming conventions
Tab 3 - Preparing and uploading revised drawings and documents

[Applying Online Instructions](#)

5. When ready, upload your files and documents into the following folders:
"Application Submittal – Drawings"
"Application Submittal – Documents"


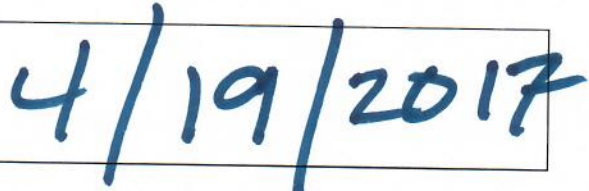
6. Once a preliminary check has been made of the submittal documents and drawings, staff will move them to permanent folders labeled Drawings and Documents. As the process evolves you will be able to log in and see markups, comments and upload revisions as requested into these folders.

APPLICANT SIGNATURE:

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.

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: 
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PROJECT DATA

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

Total Area of Site	5,851 sq. ft.
Proposed Total Disturbed Area of the Site	5,851 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)	3,164 sq. ft.
Impervious Area (Total Proposed)	3,602 sq. ft.
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	0 sq. ft.
Building Footprint (Total Proposed)	2,612 sq. ft.
Building Floor Area (Total Existing)	0 sq. ft.
Building Floor Area (Total Proposed)	3,591 sq. ft.
Zoning	
Existing	B-1
Proposed, if applicable	
Land Use	
Existing	Vacant, Previously Residential
Proposed	Residential
Residential, If applicable	
# of Residential Units (Total Existing)	0
# of Residential Units (Total Proposed)	12
# of Lots (Total Proposed)	1
# of Affordable Housing Units (Total Proposed)	0
Proposed Bedroom Mix	
# of Efficiency Units (Total Proposed)	0
# of One-Bedroom Units (Total Proposed)	12
# of Two-Bedroom Units (Total Proposed)	0
# of Three-Bedroom Units (Total Proposed)	0
Parking Spaces	
# of Parking Spaces (Total Existing)	10 (lease agreement)
# of Parking Spaces (Total Proposed)	4
# of Handicapped Spaces (Total Proposed)	1
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	0
# of Bicycle Spaces (Total Proposed)	5
Estimated Cost of Project	\$2,250,000

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)
✓		1	* Completed Application form
✓		1	* Application fees
✓		1	* Written description of project
✓		1	* Evidence of right, title and interest
N/A		1	* Evidence of state and/or federal permits
✓		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
✓		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
✓		1	* Evidence of financial and technical capacity
✓		1	Construction Management Plan
N/A		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
✓		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
✓		1	Stormwater management plan and stormwater calculations
✓		1	Written summary of project's consistency with related city master plans
✓		1	Evidence of utility capacity to serve
✓		1	Written summary of solid waste generation and proposed management of solid waste
✓		1	A code summary referencing NFPA 1 and all Fire Department technical standards
✓		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
✓		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)
✓		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
✓		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);
✓			Existing and proposed structures on parcels abutting site;
✓			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
✓			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
✓			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
N/A			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
✓			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
✓			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
✓			Location of all snow storage areas and/or a snow removal plan;
✓			A traffic control plan as detailed in Section 1 of the Technical Manual;
N/A			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
N/A			Location and proposed alteration to any watercourse;
N/A			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
N/A			Proposed buffers and preservation measures for wetlands;
✓			Existing soil conditions and location of test pits and test borings;
✓			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
✓			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
✓			Grading plan;
			Ground water protection measures;
✓			Existing and proposed sewer mains and connections;

- Continued on next page -

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

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LIST OF ATTACHMENTS

Section 1:

- Attachment A – Existing Site Photographs
- Attachment B – Owner’s Association Documents
- Attachment C – Test Pit Logs & Location Map

Section 2:

- Attachment A – Property Deed

Section 6:

- Attachment A – Renewal Housing Associates Company Resume & Project Experience
- Attachment B – Letter of Financial Capacity

Section 7:

- Attachment A – Construction Management Plan

Section 11:

- Attachment A – Correspondence with Utilities

Section 12:

- Attachment A – Computations of Types and Volumes of Solid Wastes for Construction Project

Section 15:

- Attachment A – HVAC Equipment Cut Sheets

LIST OF PLANS

SHEET #	TITLE
C-1.0	COVER SHEET
C-1.1	GENERAL NOTES & LEGEND
C-2.0	BOUNDARY & TOPOGRAPHIC SURVEY
C-2.1	RECORDING PLAT
C-2.2	EXISTING CONDITIONS & DEMOLITION PLAN
C-2.3	CONSTRUCTION MANAGEMENT PLAN
C-3.0	SITE LAYOUT PLAN
C-4.0	GRADING, DRAINAGE & EROSION CONTROL PLAN
C-5.0	UTILITY PLAN
C-6.0	SITE DETAILS
C-6.1	UTILITY & DRAINAGE DETAILS
L-1	LANDSCAPING PLAN
P-1	LIGHTING PHOTOMETRIC PLAN

1. DEVELOPMENT DESCRIPTION

1.1 OVERVIEW

Onejoy Place, LLC intends to construct a 3-story, 12-unit condominium building on a 5,851 square foot parcel located at 1 Joy Place in Portland, Maine. The parcel, identified as lots 48 & 49, Block E, on the City of Portland Assessors' Map 45, was formerly a residential lot but is currently vacant. The project also includes improvements to Joy Place, a private Right-of-Way used to access the site.

1.2 PROJECT PURPOSE AND NEED

The proposed project includes redevelopment of a vacant lot in an area that has utility infrastructure in place and will provide residential units that are compatible with the existing neighborhood.

1.3 EXISTING CONDITIONS

The existing site includes a vacant, dilapidated house and a slab from a former garage. The remainder of the site is primarily gravel surface. Utility services to the existing house included water, sewer, natural gas, power, and telecommunications.

Residential uses abut the site to the north, east, and west. A city-owned parking lot is located directly south of the site, and the Reiche Community School is located across Brackett Street to the west.

The site is accessed from Joy Place, a private Right-of-Way shared with the residential house at 165 Brackett Street. Joy Place is approximately 24 feet wide and features a gravel surface. The street conditions in the vicinity of the Project Site are:

Street Name	Description	On-street Parking	Sidewalk	Notes
Brackett Street	Approximately 32 feet wide paved way with two-way traffic.	Yes. Parallel parking on both sides of the street in front of the site.	Brick	"Bump out" with crosswalk to Reiche School north of Joy Place.
Joy Place (Private)	~24 feet wide gravel with two way traffic	No	None	

The site has very little elevation change. It generally slopes east to the eastern property boundary. The Joy Place right-of-way slopes gently to Brackett Street. Photographs of the existing site are provided in Attachment A-1.

1.4 PROPOSED DEVELOPMENT

The development program includes the following components:

1.4.1 ON-SITE

A new three-story building with a footprint of 2,615 square feet will be constructed on the site. Each floor will feature four (4) one-bedroom condominium units between 475 and 660 square feet in size. The northern half of the building will feature a full basement that will be used by the residents for bicycle parking and general storage. Elevation views and perspective renderings of the proposed building are provided in Attachment 1-B.

The two first-floor units on the east side of the building will have exclusive use private yard areas, and a community yard area for all residents will be created north of the building. Solid waste bins and a kayak storage rack will also be provided on the north side of the building, which will be accessed by residents through a locked gate from the Joy Place right-of-way.

1.4.2 OFF-SITE IMPROVEMENTS

New utility services will be installed in Joy Place to serve the proposed building, and the right-of-way will be graded and paved. An 8' wide brick sidewalk will be constructed on the south side of Joy Place, on property owned by the City of Portland, for the common benefit of the residents of the project and those parking in the city-owned parking lot. Street trees and lighting will be installed in the sidewalk.

1.5 TRAFFIC

The 12-unit condominium project is expected to generate between 6 and 7 vehicle trips during the PM peak hour and approximately 70 vehicle trips on a weekday. The relatively small amount of traffic that will be generated by the project is not expected to have a detrimental effect on the surrounding street network.

1.6 SOILS/GEOTECHNICAL REVIEW

Summit Geoengineering Services, Inc. has conducted test pits on the property and generally found between 2 and 5 feet of sandy fill over gravelly sand and glacial till. Test pit logs and a location map are provided in Attachment 1-C.

1.7 UTILITIES AND STORMWATER

The proposed project will include the installation of new utility services to the building. All new utility services will be provided from the existing utilities available within Brackett Street. The proposed locations of the new utility services are shown on the Utility Plan (Sheet C-5.0). More information on proposed utility services is provided in Section 11 of this application.

Post-development stormwater runoff will closely follow existing runoff patterns. Runoff from the building and much of Joy Place will be collected in a new subsurface drainage system and conveyed to the 12" combined sewer in Brackett Street. Lawn areas will continue to flow across the eastern property boundary, as they do today. More

information on stormwater runoff from the site is provided in Section 9 of this application.

1.8 ATTACHMENTS

Attachment 1-A – Existing Site Photographs

Attachment 1-B – Building Elevation Views & Renderings

Attachment 1-C – Test Pit Logs & Location Map

ATTACHMENT 1-A

Existing Site Photographs



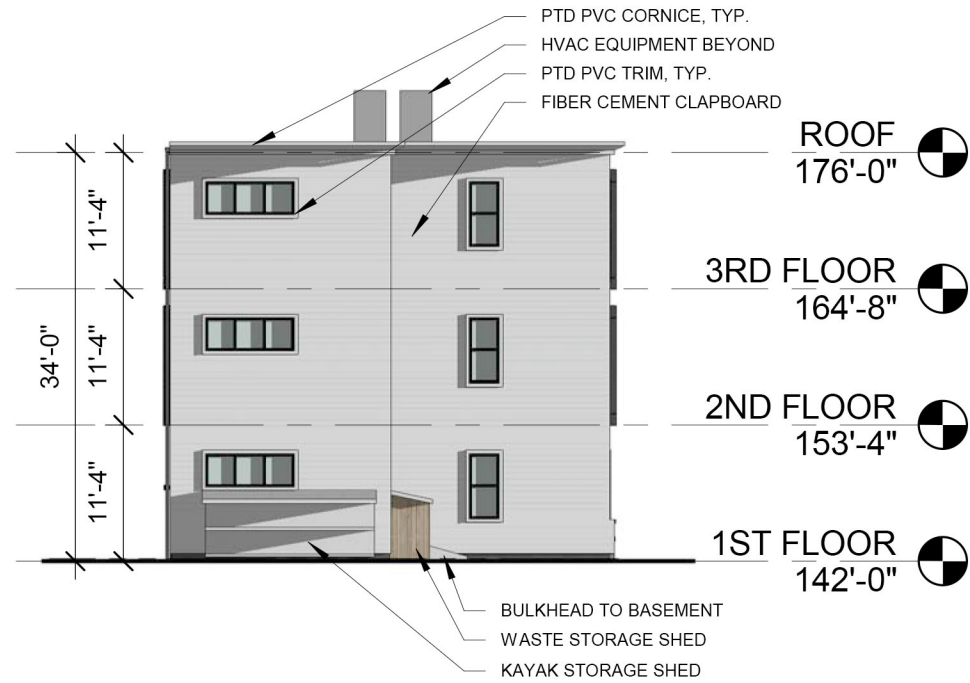
PHOTO 1 – STANDING IN JOY PLACE RIGHT OF WAY, FACING NORTH



PHOTO 2 –STANDING IN THE NORTHERN PORTION OF THE LOT, FACING SOUTH.

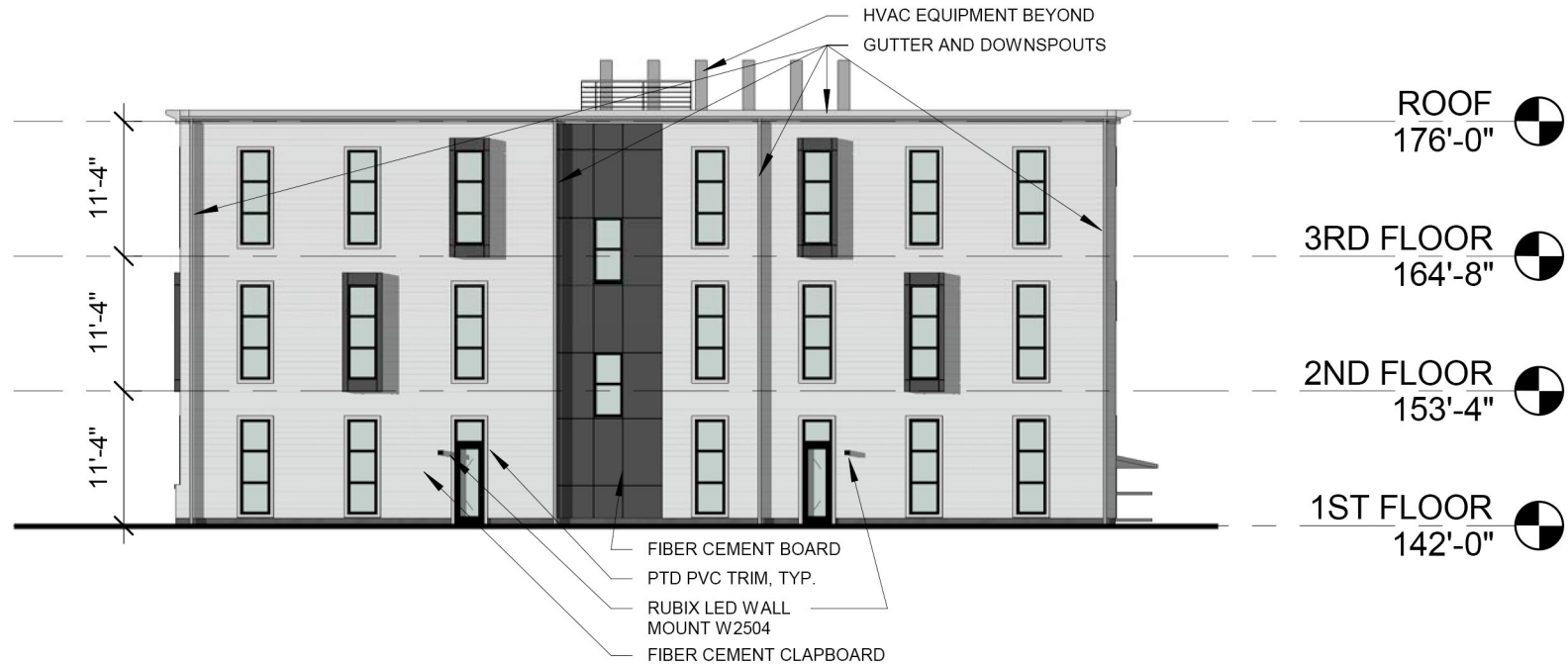
ATTACHMENT 1-B

Building Elevation Views & Perspective Renderings



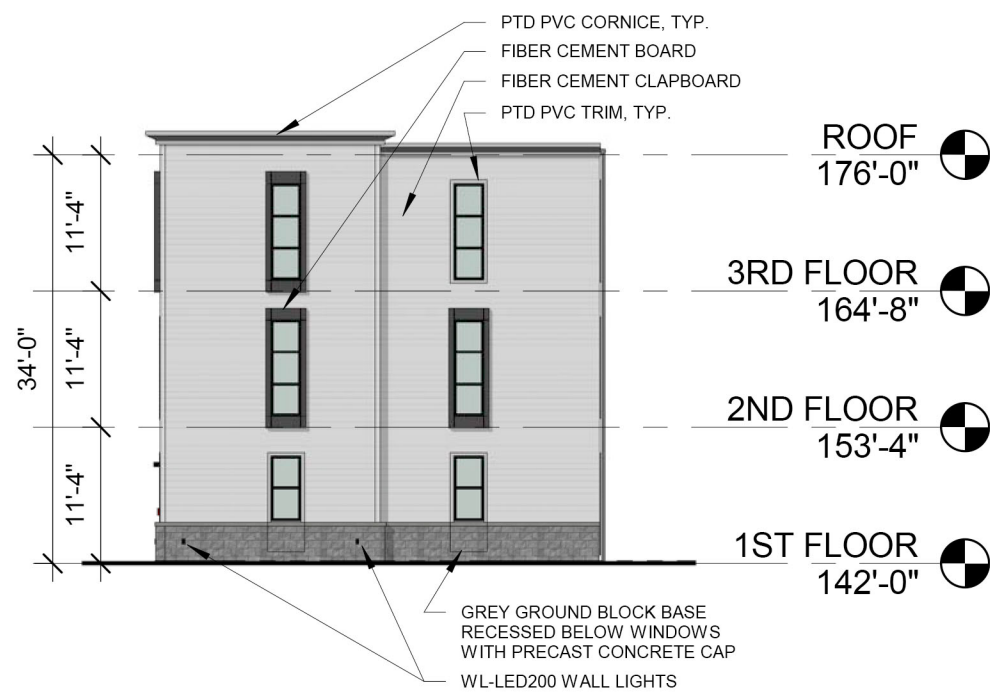
4 | NORTH ELEVATION

1/16" = 1'-0"



3 | EAST ELEVATION

1/16" = 1'-0"



2 | SOUTH ELEVATION

1/16" = 1'-0"



1 | WEST ELEVATION

1/16" = 1'-0"

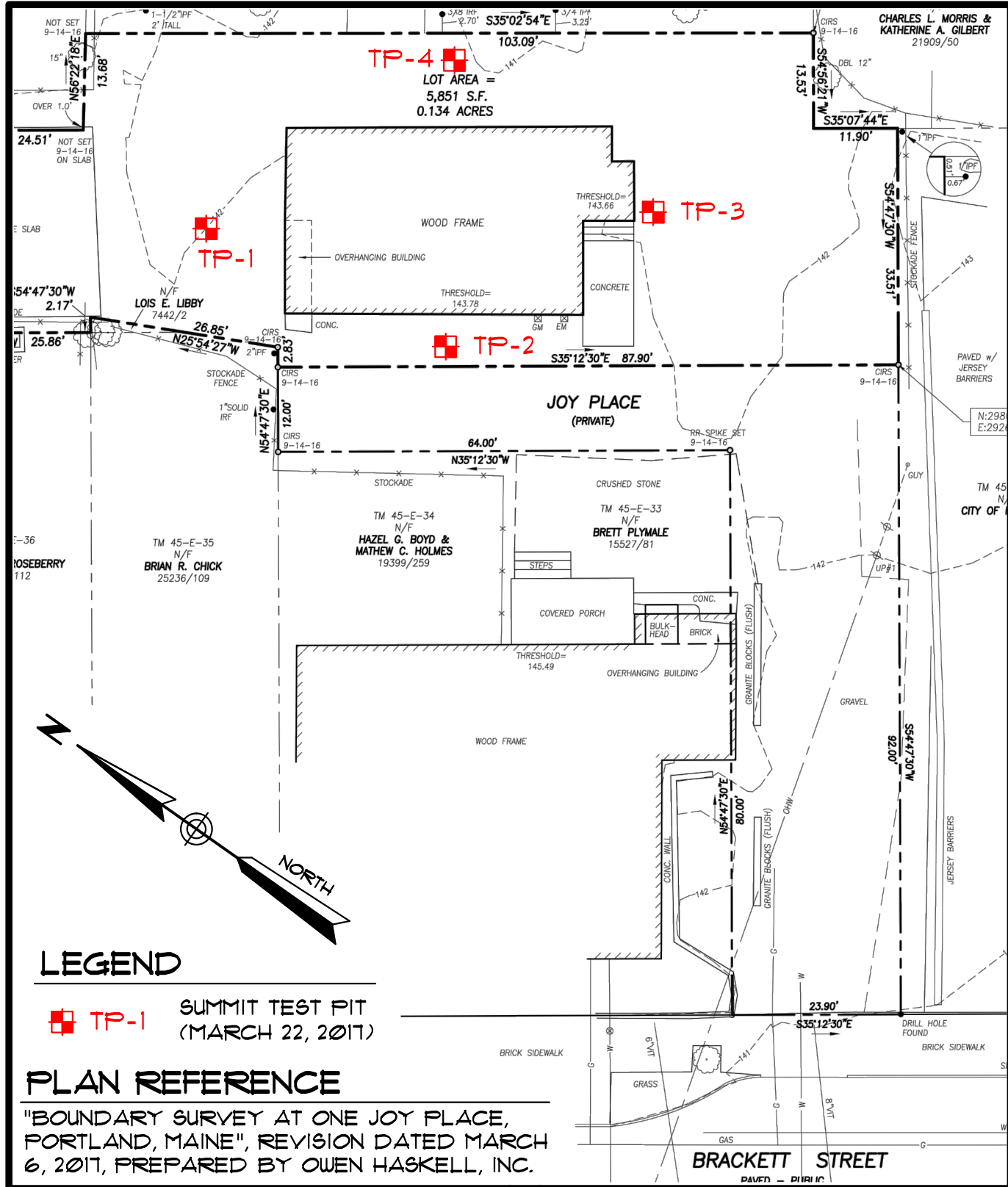




ATTACHMENT 1-C

Test Pit Logs & Location Map

CHARLES L. MORRIS &
KATHERINE A. GILBERT
21909/50



TP-4
LOT AREA =
5,851 S.F.
0.134 ACRES

TP-1

TP-3

TP-2

LEGEND

TP-1 SUMMIT TEST PIT
(MARCH 22, 2017)

PLAN REFERENCE

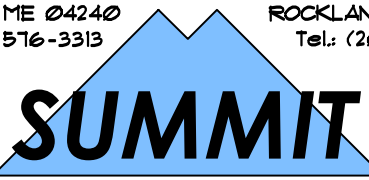
"BOUNDARY SURVEY AT ONE JOY PLACE,
PORTLAND, MAINE", REVISION DATED MARCH
6, 2017, PREPARED BY OWEN HASKELL, INC.

**TEST BORING LOCATION PLAN
PROPOSED BUILDING**

1 JOY PLACE - PORTLAND, MAINE
PREPARED FOR
ONEJOY PLACE LLC

145 LISBON ST. - SUITE 601
LEWISTON, ME 04240
Tel.: (207) 576-3313

173 PLEASANT STREET
ROCKLAND, ME 04841
Tel.: (207) 318-1161



GEOENGINEERING SERVICES
www.summitgeoeng.com

DATE: 3-23-2017	DRAWN BY: KRF	CHECKED BY: UMP
JOB: 17053	SCALE: 1" = 20'	FILE: 17053 TP



TEST PIT LOG

Test Pit # **TP-1**

Project: Joy Place
Brackett Street
Portland, Maine

Project #: 17053

Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation:

Equipment: Tacheuchi Rubber Tracked

Reference:

Summit Staff: B. Peterlein, P.E.

Date: 3/22/2017

Weather: Sunny

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
1	Dark brown to black Sandy SILT, little Gravel, mixed with bricks, dry, compact, ML	FILL
2		
3	Olive-brown Sandy SILT, trace Gravel, few Cobbles, firm to compact, moist, SM	
4	Frequent Cobbles and small Boulders	
5	Sidewalls vertical	
6	Brown Gravelly SAND, trace Silt, few Cobbles, compact, dry, SP	MARINE FAN DEPOSIT
7		
8		
9		
10	End of Test Pit at 9 ft	
11		
12		
13		
14		
15		
16		
17		



TEST PIT LOG

Test Pit # **TP-2**

Project: Joy Place
Brackett Street
Portland, Maine

Project #: 17053

Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation:

Equipment: Tacheuchi Rubber Tracked

Reference:

Summit Staff: B. Peterlein, P.E.

Date: 3/22/2017

Weather: Sunny

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
1	Black to olive-brown fine to medium SAND, trace Silt, few Cobbles, moist, loose SP	FILL
2		
3		
4	Brown SAND, little Gravel, trace Silt, few Cobbles and Boulders, dry, compact, SP	MARINE FAN DEPOSIT
5		
6	Sidewalls vertical	
7		
8		GLACIAL TILL
9	Gray Silty SAND, little Gravel, few Cobbles, dry, dense, slightly mottled, SP	
10	End of Test Pit at 9.5 ft	
11		
12		
13		
14		
15		
16		
17		



TEST PIT LOG

Test Pit # **TP-3**

Project: Joy Place
Brackett Street
Portland, Maine

Project #: 17053

Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation:

Equipment: Tacheuchi Rubber Tracked

Reference:

Summit Staff: B. Peterlein, P.E.

Date: 3/22/2017

Weather: Sunny

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
1	Brown Gravelly SAND, trace Silt, dry, loose, SP	FILL
2		
3	Brown Gravelly SAND, trace Silt, occasional Cobbles and Boulders, dry, dense, SP Sidewalls vertical and stable	MARINE FAN DEPOSIT
4		
5		
6		
7	Gray Silty SAND, little Gravel, moist, dense, slightly mottled, SP	GLACIAL TILL
8		
9	End of Test Pit at 9.5 ft	
10		
11		
12		
13		
14		
15		
16		
17		



TEST PIT LOG

Test Pit # **TP-4**

Project: Joy Place
Brackett Street
Portland, Maine

Project #: 17053

Groundwater:
None Observed

Contractor: Summit Geoengineering Services

Ground Surface Elevation:

Equipment: Tacheuchi Rubber Tracked

Reference:

Summit Staff: B. Peterlein, P.E.

Date: 3/22/2017

Weather: Sunny

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
1 2 3	Brown Silty SAND mixed with Cobbles, rags, plastic, small branches, frozen, SM	FILL
4 5 6 7 8	Brown Gravelly SAND, trace Silt, frequent Cobbles and Boulders, moist, loose to compact, SP	MARINE FAN DEPOSIT
9	Gray Silty SAND, little Gravel, moist, dense, slightly mottled, SP	GLACIAL TILL
10 11 12 13 14 15 16 17	End of Test Pit at 9 ft	

2. Right, Title and Interest

2.1 OVERVIEW

The current owner of the property and the applicant is Onejoy Place, LLC. A copy of the current property deed is attached as attachment 2-A.

2.2 PARKING

The proposed project is required to have 12 parking spaces per ordinance requirements, as summarized in the following table:

USE	RATE REQUIRED	# OF SPACES
12 Residential Units	1 space per unit	12 Spaces
	TOTAL	12 Spaces

Four parking spaces will be provided on site, and the applicant is in discussion with the City of Portland to lease parking spaces in the adjacent parking lot to meet the ordinance requirement.

2.3 ATTACHMENTS

Attachment 2-A – Property Deed

ATTACHMENT 2-A

Current Deed

QUITCLAIM DEED WITH COVENANT

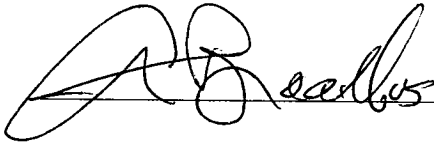
MAINE REAL ESTATE TAX PAID

ALBERT BRESSETTE of Windham, Maine, whose mailing address is P.O. Box 345, Portland, Maine 04112 (the "Grantor"), for consideration paid, grants to ONEJOY PLACE LLC, a Maine limited liability company, whose mailing address is c/o Renewal Housing Associates, Three Canal Plaza, Suite 501, Portland Maine 04101, WITH QUITCLAIM COVENANT, a certain lot or parcel of land, together with the buildings and improvements thereon, situated easterly of, but not adjacent to, Brackett Street in the City of Portland, County of Cumberland and State of Maine, Maine, more particularly described in Schedule A attached hereto and made a part hereof.

Meaning and intending to convey, and hereby conveying, the same premises conveyed to the Grantor by Quitclaim Deed With Covenant from Gloria Bresette and Albert Bresette dated July 27, 1997, and recorded in the Cumberland County Registry of Deeds in Book 13359, Page 103.

IN WITNESS WHEREOF, ALBERT BRESSETTE has hereunto set his hand and seal this 31 day of August, 2016.

WITNESS:



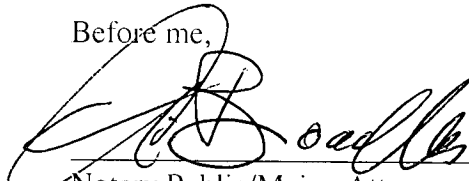
x 
Albert Bresette

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

August 31, 2016

Then personally appeared the above named ALBERT BRESSETTE and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Maine Attorney at Law

Print name: Andrew L. Broodles

My commission expires: _____

Schedule A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated easterly of, but not adjacent to, Brackett Street in the City of Portland, County of Cumberland and State of Maine bounded and described as follows:

Commencing at a point at the intersection of the easterly sideline of Brackett Street with the northerly sideline of Spring Street;

Thence, N 35°12'30" W along the easterly sideline of said Brackett Street 402.21 feet to a drill hole and the southerly sideline of a private right of way known as Joy Place;

Thence, N 54°47'30" E along the southerly sideline of said Joy Place 92.00 feet to the true point of beginning;

Thence, from the true point of beginning, N 35°12'30" W along the easterly sideline of said Joy Place 87.90 feet to the land now or formerly of Brian R. Chick as described in Deed recorded in the Cumberland County Registry of Deeds (the "Registry") in Book 25236, Page 109;

Thence, N 54°47'30" E along land of said Chick 2.83 feet to a point;

Thence, N 25°54'27" W along land of said Chick 26.85 feet to a point;

Thence, S 54°47'30" W along land of said Chick 2.17 feet to land now or formerly of Kimberly A. Roseberry as described in Deed recorded in said Registry in Book 28025, Page 112;

Thence, N 35°12'30" W along land of said Roseberry 25.86 feet to land now or formerly of Basha LLC as described in Deed recorded in said Registry in Book 29175, Page 300;

Thence, N 55°37'30" E along land of said Basha LLC a distance of 28.71 feet to land now or formerly of David R. Shedd and Susan Shedd as described in Deed recorded in said Registry in Book 31201, Page 5;

Thence, S 35°07'44" E along land of said Shedd 24.51 feet to a point;

Thence, N 56°22'18" E along land of said Shedd 13.68 feet to land now or formerly of Nathan W. Kimble as described in Deed recorded in said Registry in Book 13439, Page 62;

Thence, S 35°02'54" E along land of said Kimble and land now or formerly of Parkside Properties, LLC as described in Deed recorded in said Registry in Book 16808, Page 29, a distance of 103.09 feet to land now or formerly of Charles L. Morris and Katherine A. Gilbert as described in Deed recorded in said Registry in Book 21909, Page 50;

Thence, S 54°56'21" W along land of said Morris and Gilbert 13.53 feet to a point;

Thence, S 35°07'44" E along land of said Morris and Gilbert 11.90 feet to land now or formerly of the City of Portland;

Thence, S 54°47'30" W along land of said City of Portland 33.51 feet to the easterly sideline of said Joy Place and the point of beginning; containing 5,851 sf.

The above described premises are hereinafter referred to as the "Premises."

Reference is made to a plan entitled "Boundary Survey at 1 Joy Place, Portland, Maine made for Onejoy Place LLC" dated August 24, 2016 by Owen Haskell, Inc., and recorded in said Registry of Deeds in Plan Book 216, Page 330 (the "Plan").

The Premises are conveyed together with a right of passageway, in common with others, over a strip of land formerly known as Tinkhams Court, so-called, being approximately twenty-four (24) feet in width and extending from Brackett Street in a northeasterly direction to the Premises, and a right of passageway, in common with others, over a twelve (12) foot wide passageway extending from the most easterly end of said Tinkhams Court in a northwesterly direction along the southwesterly side of the Premises, said Tinkhams Court and said passageway being now known as Joy Place, which Tinkhams Court and said passageway are shown on the Plan as Joy Place and being more particularly bounded and described as follows:

Beginning at a point on the easterly sideline of said Brackett Street, said point of beginning being distant 402.21 feet as measured along said easterly sideline of Brackett Street on a bearing of N 35°-12'-30" W from the northwesterly side of Spring Street;

Thence N 54°-47'-30" E along land of City of Portland 92.00 feet to a point;

Thence N 35°-12'-30" W along land now or formerly of Albert Bresette, being the Premises, 87.90 feet to a point;

Thence S 54°-47'-30" W along land now or formerly of Brian R. Chick 12.00 feet to a point;

Thence S 35°-12'-30" E along lands now or formerly of Hazel G. Boyd et al and Brett Plymale 64.00 feet to a point;

Thence S 54°-47'-30" W along said land of Plymale 80.00 feet to a point;

Thence S 35°-12'-30" E along said Brackett Street 23.90 feet to the point of beginning.

All bearings are magnetic in the year 1967.

Subject to the condition that said Tinkhams Court and said passageway, now known as Joy Place, are to be kept open and unobstructed forever.

Also hereby conveying all other right, title and interest that the Grantor may have in and to said Joy Place as shown on the Plan.

Received
Recorded Register of Deeds
Aug 31, 2016 12:23:36P
Cumberland County
Nancy A. Lane

[Faint, illegible text]

3. STATE AND FEDERAL PERMITS

The project requires State Fire Marshall Approval. The development is subject to Site Plan and Subdivision approval by the City of Portland and Building Permit(s) are also required.

4. LAND ORDINANCE REVIEW

4.1 OVERVIEW

The property currently lies within the City of Portland B-1 Neighborhood Business Zone. The following Space and Bulk requirements apply to the B-1 Zone:

B-1 Zone Summary Dimensional and Parking Requirements Applied to 1 Joy Place		
Zoning Requirements	B-1 Zoning Standard	Project Site
Minimum Lot Size	None	5,851 s.f.
Minimum Lot Area per Dwelling Unit	435 s.f.	465 s.f.
Minimum Frontage	20 feet	88 feet
Front Yard	Min: 0 feet Max: 10 feet	0.12 feet
Minimum Side Yard	0 feet	4.0 feet
Minimum Rear Yard	10 feet	10 feet
Maximum Impervious Surface	90%	62.2%
Maximum Building Height	45 feet	34 feet
Parking Residential Use	1 space per unit	4 on-site spaces 10 off-site spaces via parking lease agreement with City of Portland

4.2 SHORELAND ZONING

The site is not located within the Shoreland Zoning District.

5. EASEMENTS OR OTHER BURDENS

5.1 OVERVIEW

Owen Haskell, Inc. completed a boundary survey of the site in August of 2016. No easements or other burdens exist on the project site.

6. TECHNICAL AND FINANCIAL CAPACITY

6.1 TECHNICAL CAPACITY

The applicant has assembled a highly qualified team of professionals to plan, permit, and develop construction documents for the project. The Team is working under the direction of Mr. Todd Alexander of Renewal Housing Associates as Project Developer. The Team services will be provided by the following companies and their respective team leaders:

6.2 CONSULTANT TEAM

<i>Civil Engineer</i>	Michael Tadema-Wielandt, P.E. Terradyn Consultants, LLC 565 Congress Street Portland, ME 04101 (207) 632-9010 – Cell (207) 221-1317 – Fax mtw@terradyconsultants.com
<i>Surveyor</i>	John Swan Owen Haskell, Inc. 390 US Route 1, Unit 10 Falmouth, Maine 04105 (207) 774-0424 – Work (207) 774-0511 – Fax jswan@owenhaskell.com
<i>Architect</i>	David Lloyd Archetype, PA 48 Wharf Street Portland, ME 04101 (207) 772-6022 – Work (207) 772-4056 – Fax lloyd@archetypepa.com
<i>Electrical</i>	Will Bennett, Jr. Bennett Engineering P.O. Box 297 Freeport, ME 04032 (207) 865-9475 – Work (207) 865-1800 – Fax
<i>Geotechnical Engineer</i>	William Peterlein, P.E. Summit Geoengineering Services 145 Lisbon Street, Suite 601 Lewiston, ME 04240 (207) 576-3313 – Work bpeterlein@summitgeoeng.com

6.3 EXPERIENCE OF PROJECT TEAM

The team of consultants retained by the Developer has expertise and experience in the design of similar projects. Resumes of key personnel for the development team can be provided upon request.

The applicant has significant experience in the development and management of large residential projects. A company resume, including a list of current and completed projects under the direction of the applicant, is provided in attachment 6-A.

6.4 FINANCIAL CAPACITY

The applicant has the capacity to finance the proposed project. A letter of financial capacity for the project is contained in Attachment 6-B.

6.5 CONSTRUCTION COST ESTIMATE

The project has an overall construction cost estimate of \$2,250,000. This construction cost value is considered preliminary and subject to change as building design and project layout is refined, etc.

6.6 ATTACHMENTS

Attachment 6-A – Renewal Housing Associates Company Resume & Project Experience

Attachment 6-B – Letter of Financial Capacity

ATTACHMENT 6-A

Renewal Housing Associates Company Resume & Project Experience

Company Resume & Project Experience

THE COMPANY:

Renewal Housing Associates LLC (“Renewal”) is a multifamily housing development company based in Portland, Maine. Renewal’s primary focus is renovating legacy affordable housing properties that require capital improvements and long-term use restrictions. The company’s principals are specialist in obtaining federal, state and local resources to reinvest in and preserve subsidized elderly and family rental housing. Renewal also develops small, urban for-sale housing projects targeting middle income and first-time homebuyers.

Renewal is an affiliate of Leon N. Weiner & Associates Inc. (“LNWA”), a Delaware-based real estate development company founded in 1949. LNWA and its affiliates operate more than 4,500 housing units located in eight states and the District of Columbia. The company has extensive experience developing affordable, market rate and mixed-income housing serving both the for-sale and rental markets. Members of the LNWA management team have served in numerous leadership positions in the housing industry, including Chairman of the National Association of Home Builders, Chairman of the Federal Home Loan Bank of Pittsburgh, and Chairman of the Mortgage Roundtable.

OUR APPROACH:

The principals at Renewal recognize that every real estate development has a unique set of stakeholders with distinct goals. As a result, Renewal’s role will vary from project to project. Renewal’s principals are comfortable working in any capacity, including traditional buyer-developer-operator, joint venture partner or fee-for-service developer. Most importantly, as part of a company that has developed real estate for more than 60 years, Renewal focuses on opportunities to work with people that are committed to the things that define successful projects; a spirit of collaboration, a desire for shared success and a view toward long-term relationships.

OUR TEAM:

Renewal is led by its two principals, David Lakari and Todd M. Alexander. David has been involved in housing development for more than 40 years and focused on affordable housing preservation for the past 20 years. David founded Renewal with LNWA in 2001. Prior to Renewal, he was Executive Director of the Maine State Housing Authority from 1994 to 1999 and served on board for the National Council of State Housing Agencies. David holds a JD from the University of Maine.

Todd has worked as an affordable housing developer since 2003, during which time he has completed projects involving more than 2,500 units and \$250MM in total investment. He has experience recapitalizing properties utilizing a wide variety of public and private sector sources of debt and equity. He is a former Board President for Community Housing of Maine and the Downtown Portland Corporation. Todd received a Master’s degree in Urban Planning from Cornell University and a Bachelor’s degree from Colby College.

Company Resume & Project Experience

PROJECTS COMPLETED							
Property	Location	Role	Placed In Service	Units	Type	Financing	Total Development Costs
Windsor Apartments	Wilmington, DE	Developer Owner	2001	169	Elderly	TEB/LIHTC	\$8,470,000
Oak Hill Village	Willoughby, OH	Developer Owner	2002-03	182	Family	TEB/LIHTC	\$12,547,000
Spellman House	College Park, MD	Developer Owner	2003	140	Elderly	TEB/LIHTC	\$12,519,000
Compton Towne	Wilmington, DE	Developer Owner	2004	76	Family	TEB/LIHTC	\$7,135,000
Clifton Plaza	Cleveland, OH	Developer Owner	2006	108	Elderly	TEB/LIHTC	\$7,599,000
Alden-Berkley	College Park, MD	Developer Owner	2006-07	56	Family	TEB/LIHTC	\$8,971,000
Collinson Apartments	Akron, OH	Developer Owner	2007	101	Elderly	TEB/LIHTC	\$7,683,000
Warren Heights	Warren, OH	Developer Owner	2008	188	Family	TEB/LIHTC	\$10,177,000
Capitol Hill Towers	Washington, D.C.	Developer Owner	2013	204	Elderly	TEB/LIHTC	\$36,586,792
Marshall Plaza	Lorain, OH	Developer Owner	2013	89	Family	TEB/LIHTC	\$6,740,287
Kensington Square	Elyria, OH	Developer	2009	192	Family	TEB/LIHTC	\$10,704,000
Hampshire House	Warren, OH	Developer	2011	150	Family	TEB/LIHTC	\$11,863,000
Riverview Towers	Camden, NJ	Developer	2013	225	Elderly	REFI/FMAC	\$10,650,000
Huntington Towers	New London, CT	Developer	2013	120	Elderly	REFI/FNMA	\$8,250,000
Burlington Manor	Burlington, NJ	Developer	2015	120	Elderly	REFI/FNMA	\$7,500,000
Ivywood	Columbus, OH	Developer	2016	124	Family	9% LIHTC	\$13,500,000
Oak Hill	Franklin, PA	Developer Owner	2016	120	Family	9% LIHTC	\$15,000,000
Yorkview	Massillon, OH	Developer Owner	2017	50	Family	9% LIHTC	\$6,500,000
Main Towers	Newark, DE	Developer	2016	150	Elderly	TEB/LIHTC	\$15,000,000
				2,564			\$217,395,079
IN DEVELOPMENT							
Arlington Square	Elyria, OH	Developer	TBD	60	Family	9% LIHTC	\$7,800,000
Onejoy	Portland, ME	Developer	2018	12	Family	Conventional	\$2,250,000
Fenway Manor	Cleveland, OH	Developer Owner	TBD	143	Elderly	TEB/LIHTC/HTC	\$39,000,000
				215			\$49,050,000

ATTACHMENT 6-B

Letter of Financial Capacity



April 4, 2017

Planning Board
City of Portland
Portland, Maine

Re: Financial Capacity to Develop 1 Joy Place, Portland, Maine ("Onejoy")
Onejoy Place, LLC | Renewal Housing Associates LLC
2 Union Street, 5th Floor
Portland, Maine 04101

To Whom It May Concern:

I am writing on behalf of Onejoy Place, LLC, its Sole Member, Renewal Housing Associates LLC ("RHA") and its principals, Leon N. Weiner & Associates Inc., David Lakari and Todd Alexander.

PNC Bank N.A. has worked with and provided corporate banking services to the parties described above for more than sixty years. The bank has conducted a preliminary review of the appropriate financial statements, operating accounts and pro forma information related to the proposed housing development at 1 Joy Place in Portland, Maine. Based on our past experience and our review of the financial information, the Bank believes the parties have the management capability and financial resources necessary to complete the proposed project.

If you should need further information or clarification, please contact me at (302) 429-2826.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jeffrey R. Bierlein".

Jeffrey R. Bierlein
Vice President

7. CONSTRUCTION MANAGEMENT PLAN

The following information is provided in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use, Section 14-527(g)(1).

7.1 CONSTRUCTION MANAGEMENT PLAN

Onejoy Place, LLC is seeking to commence construction during the spring or summer of 2017 and complete work by the spring of 2018. The construction will involve site work and new building construction. The attached construction plan outlines the anticipated timeline and sequence of activities.

7.2 ATTACHMENTS

Attachment 7-A – Construction Management Plan

ATTACHMENT 7-A

Construction Management Plan

CONSTRUCTION MANAGEMENT PLAN
FOR
ONEJOY PLACE CONDOMINIUM
1 JOY PLACE, PORTLAND, MAINE

- Construction shall be managed by an on-site project superintendent
- A temporary project sign may be installed at the entrance to Joy Place
- All materials will be delivered via Joy Place and stockpiled in the locations shown on the Construction Management Plan included in the plan set (Sheet C-2.3)
- All construction shall comply with 2009 NFPA 1 chapter 16 safe guards during building construction, alteration and demolition operations.
- Any cutting and welding work performed onsite shall require a "hot work" permit from the Portland Fire Department.
- The general contractor shall post emergency contact information on the project site property during construction in the event of an after hours emergency. This contact information shall also be provided to the Portland Fire Department.
- The applicant or assigned representative shall purchase a knox padlock from the Portland Fire Department to allow access by the Portland Fire Department.
- Streets shall maintain a 20' width for fire department access at all times.
- Utility connections in Brackett Street will require temporary lane and sidewalk closures. The contractor shall coordinate these closures with the City of Portland. The contractor shall provide flaggers for traffic control as necessary.

8.0 NATURAL FEATURES

8.1 OVERVIEW

The development site has been entirely developed and does not contain any significant natural features including wetlands, vernal pools or other protected resources or wildlife habitats.

9. STORMWATER MANAGEMENT

The following information is provided in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use, Section 14-526(b)(3).

9.1 OVERVIEW

The existing project site is entirely developed and relatively flat. Stormwater runoff from most of the project site drains overland across the eastern property boundary. The Joy Place right of way generally drains toward Brackett Street. There are no known areas of erosion or flooding on or adjacent to the site.

Post development stormwater runoff will generally follow existing patterns. Runoff from Joy Place, the four proposed parking spaces, and the proposed building will drain to Brackett Street, where it will enter the city's combined storm sewer. Runoff from the remainder of the site will drain overland across the eastern property boundary, as it does today.

The existing project site, including the Joy Place right of way, contains approximately 5,550 square feet of impervious surface. Redevelopment of the project site will result in an increase of approximately 820 square feet of impervious area and a total impervious surface of 6,365 square feet. The project will result in less than 1,000 square feet of new impervious surface and less than 5,000 square feet of non-roof redeveloped impervious surface and is not required to meet the General or Flooding Standards.

The project is not expected to cause ponding, flooding, or erosion problems on or downstream of the site. The relatively small amount of runoff entering the city's combined storm sewer network is not expected to overburden the system.

10. CONSISTENCY WITH CITY MASTER PLANS

10.1 OVERVIEW

Our office is not aware of any applicable Master Plans created for the project site.

11. UTILITIES

11.1 OVERVIEW

The proposed project will involve installation of new utility services to the building. All new utility services will be provided from the franchise utilities available within Brackett Street. The proposed locations of the new utility services are shown on the Utility Plan (Sheet C-5.0).

11.2 WATER SUPPLY

The proposed project will receive its water supply from the Portland Water District's (PWD) public water supply system. Separate 6" fire and 2" domestic services will be installed to the building from PWD's existing main in Brackett Street. PWD has indicated in a letter dated April 19, 2017 that the district will be able to serve the proposed project.

11.2.1 Total Project Water Usage

The total average daily water demand for the proposed project is estimated to be 1,440 gallons per day, based on design flows published in the State of Maine Subsurface Wastewater Disposal Rules.

$$12 \times 1 \text{ Bedroom Residential Units at } 120 \text{ gpd/unit} = 1,440 \text{ gpd}$$

11.3 WASTEWATER DISPOSAL

The proposed project will be connected to the Portland Water District's and City of Portland's wastewater collection and conveyance systems. The City of Portland Wastewater Capacity Application has been completed and forwarded to Mr. Brad Roland.

The overall project is anticipated to generate an average daily flow of approximately 1,440 gpd. Based on the existing sewer system in the area, there appears to be adequate capacity to handle these projected flow amounts.

11.4 ELECTRICITY SUPPLY

CMP currently maintains overhead and underground utilities in the area. The proposed building will be served by a new underground feed from a new riser pole, which will be set on the east side of Brackett Street.

11.5 ATTACHMENTS

Attachment 11-A – Correspondence with Utilities

ATTACHMENT 11-A

Correspondence with Utilities

March 30, 2017

MEANS
means@pwd.org
Portland Water District
225 Douglass Street
Portland, ME 04104

Request for Ability to Serve Letter
12-Unit Residential Development
1 Joy Place, Portland, Maine

Dear Sir or Madam:

Terradyn Consultants LLC has been retained by Renewal Housing Associates to assist with site design and permitting for a proposed 12-unit condominium development project located at 1 Joy Place in Portland, Maine. We are writing to request a letter confirming the Portland Water District's ability to serve the proposed development.

The 5,851 square foot parcel is identified as Block E, Lot 45 on the City of Portland Tax Map 49. The site is accessed off Bracket Street via Joy Place, a private right-of-way. An existing vacant house is located on the site. Water service for the house is located within the Joy Place right-of-way.

The proposed project includes the construction of a 2,600 square foot, 3-story building, including 12 condominium units. Joy Place will be reconstructed for vehicular and pedestrian access, and public water and sewer utilities will be installed to serve the project. It is anticipated that the existing water service will be retired, and a new parent/child service will be installed for fire protection and domestic water use for the new building.

Attached are a site location figure showing the property delineated on a USGS map and a preliminary site utility plan of the project, showing how the development may be served with water. A spreadsheet showing the total number of proposed plumbing fixtures is provided in a separate document.

Please provide our office with confirmation that the Portland Water District has the ability to serve the proposed development. As the design is refined, we will provide more detailed drawings of the project for your review.

If you have any questions or need more information to make your determination on ability to serve, please contact me at (207) 632-9010 or mtw@terradyconsultants.com.

Sincerely,

TERRADYN CONSULTANTS LLC

A handwritten signature in black ink that reads "Michael E. Tadema-Wielandt". The signature is written in a cursive style with some capital letters.

Michael E. Tadema-Wielandt, P.E.
Vice President

cc: Todd Alexander, Renewall Housing Associates
David Lloyd, Archetype

Enc.



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

April 19, 2017

Michael Tadema-Wielandt
Teradyn Consultants LLC
565 Congress Street, Suite 310
Portland, ME 04101

Re: 1 Joy Place, PO
Ability to Serve with PWD Water

Dear Mr. Tadema-Wielandt:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on March 30, 2017. Based on the information provided per plans dated 3/7/17, we can confirm that the District will be able to serve the proposed project as further described in this letter. **Please note that this letter does not constitute approval of this project from the District. Review and approval of final plans is required.**

Conditions of Service

The following conditions of service apply:

- A new 6-inch fire service with 2-inch domestic service tapped off from it may be installed from the water main in Brackett Street. The service should enter through the properties frontage on Brackett Street at least 10-feet from any side property lines. Please note that only one meter and one bill will be associated to each domestic service line. This one master meter would be located in a common space that all tenants could gain access to if necessary.
- The existing building is currently served with a ¾-inch domestic water service; the size of this service is undersized for the proposed use. This service must be terminated by shutting the corporation valve and cutting the pipe from the water main per PWD standards.
- If necessary, proper easement documentation must be obtained from any properties that the new service line will cross. The easement(s) should specifically cite the right to install and maintain utilities. A copy of the deed for each of the proposed parcels must be provided to the District prior to completing new service applications.
- Water District approval of water infrastructure plans will be required for the project prior to construction. As your project progresses, we advise that you submit any preliminary design plans to MEANS for review of the water main and water service line configuration. We will work with you to ensure that the design meets our current standards.
- Once the project is ready for construction, the owner or contractor will need to make an appointment to come in and complete a service application form and pay the necessary fees.



Existing Site Service

According to District records, the project site does currently have existing water service. A 3/4-inch diameter copper water service line provides water service to this site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of this service.

Water System Characteristics

According to District records, there is an 6-inch diameter cast iron water main in Brackett Street and a public fire hydrant located 150 feet from the site. Recent flow data is not available in this area. The most recent static pressure reading was 54 psi on January 27, 2016.

Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. It is your responsibility to contact the Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project.

Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact MEANS to request a hydrant flow test and we will work with you to get more complete data.

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

A handwritten signature in black ink, appearing to read "Gordon S. Johnson". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Gordon S. Johnson, P.E.
Engineering Services Manager

April 25, 2017

Bradley Roland, P.E.
Wastewater Resources Division
Department of Public Services
55 Portland Street
Portland, ME 04101

Onejoy Place Condominium
1 Joy Place, Portland, Maine
Wastewater Capacity Application

Dear Brad:

Terradyn Consultants LLC has been retained by Onejoy Place, LLC and Renewal Housing Associates to assist with site design and permitting for a proposed 12-unit condominium development project located at 1 Joy Place in Portland. We are writing to request confirmation that the City of Portland has the ability to provide sanitary sewer service for the proposed development.

The 5,851 square foot parcel is identified as Block E, Lots 48 & 49 on the City of Portland Tax Map 45. The site is accessed off Bracket Street via Joy Place, a private right-of-way. An existing vacant house is located on the site. Existing sewer service for the house is located within the Joy Place right-of-way.

The proposed project includes the construction of a 2,600 square foot, 3-story building, including 12 condominium units. Joy Place will be reconstructed for vehicular and pedestrian access, and public water and sewer utilities will be installed to serve the project. It is anticipated that the existing sewer service will be removed, and a new 6" service will be installed to serve the new building.

The project is expected to generate approximately 1,440 gallons of wastewater per day based on the Maine Subsurface Wastewater Disposal Rules.

Attached are a site location figure showing the property delineated on a USGS map, preliminary site and utility plans of the project showing how the development may be served with sewer service, and a City of Portland Wastewater Capacity Application form.

Please provide our office with confirmation that the City of Portland has the ability to provide sanitary sewer service to the proposed development and any comments you may have on the attached drawing.

If you have any questions or need more information, please contact me at (207) 632-9010 or mtw@terradync consultants.com.

Sincerely,

TERRADYN CONSULTANTS LLC

A handwritten signature in black ink that reads "Michael E. Tadema-Wielandt". The signature is written in a cursive style with some capital letters.

Michael E. Tadema-Wielandt, P.E.
Vice President

cc: Todd Alexander, Renewal Housing Associates
David Lloyd, Archetype

Enc.



PROJECT SITE

SHEET DESCRIPTION
 JOY PLACE
 U.S.G.S. QUADRANGLE MAP
 PORTLAND WEST

PREPARED FOR
 RENEWAL HOUSING ASSOCIATES
 THREE CANAL PLAZA, SUITE 501
 PORTLAND, MAINE 04101



TERRADYN
 CONSULTANTS, LLC

P.O. Box 339
 111 Elderberry Lane
 New Gloucester, ME 04260
 Office: (207) 926-5111
 Fax: (207) 221-1317
 www.terradyconsultants.com

Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

JOB NO.
 1704

DATE
 3/30/2017

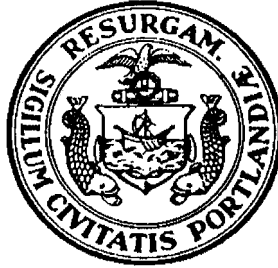
SCALE
 1"=2,000'

FIGURE
 1

OF
 2

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

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



Bradley Roland, P.E.
Water Resources Division

Date: 4/25/2017

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

Site Address: One Joy Place, Portland

Chart Block Lot Number: 45/E/48, 45/E/49

Proposed Use: Residential

Previous Use: Residential

Existing Sanitary Flows: N/A GPD

Existing Process Flows: N/A GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

12" combined sewer in Brackett Street

Site Category	Commercial (<i>see part 4 below</i>)	<input type="checkbox"/>
	Industrial (<i>complete part 5 below</i>)	<input type="checkbox"/>
	Governmental	<input type="checkbox"/>
	Residential	<input checked="" type="checkbox"/>
	Other (<i>specify</i>)	<input type="checkbox"/>

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

2. Please, Submit Contact Information.

City Planner's Name: Not assigned yet Phone: _____

Owner/Developer Name: Onejoy Place LLC, c/o Renewal Housing Associates, LLC

Owner/Developer Address: 2 Union Street, 5th Floor, Portland, ME 04101

Phone: 207 347-3018 Fax: _____ E-mail: talexander@renewalhousing.com

Engineering Consultant Name: Terradyn Consultants, LLC, Michael Tadema-Wielandt, P.E.

Engineering Consultant Address: 565 Congress Street, Suite 310, Portland, ME 04101

Phone: 207-632-9010 Fax: _____ E-mail: mtw@terradynconsultants.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: 1,440 GPD

Peaking Factor/ Peak Times: x6

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*)) State of Maine Subsurface Wastewater Disposal Rules

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.

$$12 \times 1 \text{ Bedroom Units} \times 120 \text{ GPD/Unit} = 1,440 \text{ GPD}$$

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: _____ N/A _____
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

Estimated Industrial Process Wastewater Flows Generated: _____ N/A _____ 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.

12. SOLID WASTE

12.1 OVERVIEW

The project will generate solid waste both during construction and on an on-going basis after construction is complete. Estimates of solid waste generation, recycling rates, and procedures for the transport and disposal of solid waste that will be generated by the operation of the proposed development are provided below.

The following amount of solid waste associated with the construction and operation of the development have been estimated:

- 53 cubic yards of construction debris related to the new building construction activities (excluding volume of recycled materials).
- 408 pounds per week of solid waste will be generated by the operation of the development. Assuming that 50% of the waste is recycled, it is estimated that the project will generate 5.3 tons of recyclable waste and 5.3 tons of non-recyclable waste per year.

12.2 SOLID WASTE GENERATED DURING THE BUILDING CONSTRUCTION

Approximately 53 cubic yards of construction debris is expected to be generated during construction. Assuming that 80% of construction debris is recycled, construction of the project will generate approximately 26.5 c.y. of non-recyclable waste.

The waste stream will be transported and disposed of at the following locations:

Hazardous Materials:	WMI Crossroads Facility in Norridgewock, Maine
Mixed Construction Material:	Riverside Recycling Facility in Portland, Maine; WMI Crossroads Facility in Norridgewock, Maine or Juniper Ridge in Old Town, Maine (Contractor option)
Separated Wood Construction Debris:	KTI Biofuels in Lewiston, Maine
Separated Metal/Ferrous Material:	One Steel Recycling Inc. in Arundel or Oakland, Maine

The collection, transfer, disposal, and payment of all fees for solid wastes shall be the responsibility of the Contractor, with all waste transferred by a licensed non-hazardous waste transporter.

12.3 SOLID WASTE GENERATED FROM THE OPERATION OF THE DEVELOPMENT

Approximately 408 pounds of solid waste and recyclable material is expected to be generated every week by the residents of the project. The operational solid waste and recyclable material will be collected by the City of Portland in accordance with Chapter 12 of the City Code.

12.4 ATTACHMENTS

Attachment 12-A – Computations of Types and Volumes of Solid Wastes for Construction Project

ATTACHMENT 12-A

Computations of Types of Volumes of Solid Wastes

ATTACHMENT 12-A

SOLID WASTES COMPUTATIONS AND DISPOSAL

A. NEW BUILDING CONSTRUCTION:

Basis of Estimate: 10 c.y./1,500 s.f. of finished space

Area: Approximately 7,845 square feet of finished space

Solid Waste: Approximately 53 c.y.

Other Wastes Associated with Other Site Construction: Cardboard from packaging etc.: Limited Quantity

Total: 53 c.y. before recycling

Net: 11 c.y. if 80% of the material is recycled

Disposition:

Assume 10 percent is concrete which can be sent to the approved aggregate recycling facilities operated by Shaw Bros. or R.J. Grondin and Sons for processing into recycled aggregate.

Assume 70 percent is wood or metal which can be transported to KTI Biofuels in Lewiston (for wood) or One Steel Recycling in Oakland, Maine for metals.

Approximately 11 cubic yards of mixed construction debris that will be hauled to the Riverside Recycling Facility in Portland, WMI Crossroads facility in Norridgewock, Maine or the Juniper Ridge Facility in Old Town, Maine.

The contractor should provide dumpsters designated by material type and identify recycling methods and disposal sites prior to construction. All haulers must have a current non-hazardous waste haul license.

B. OPERATIONAL SOLID WASTE:

RESIDENTIAL USE:

Basis of Estimate: 17 pounds/wk per individual. Estimate of 2 individuals per residential unit. From Table 14-1 of the CEQR Technical Manual from January 2014 Edition; Source: New York City Department of Sanitation.

Number of individuals: 24

Solid Waste: Approximately 408 pounds/week

13. FIRE SAFETY

13.1 OVERVIEW

The applicant and project team will provide the Portland Fire Department with the information required in the PFD Site Review Checklist, as well as a basic review of NFPA 1 and City of Portland Technical Standards related to public safety.

The project site will be accessed from Joy Place, which will be improved with a 22.5' wide paved surface. A 6" cast iron water main owned by the Portland Water District currently exists in Brackett Street, and the closest fire hydrant is located on the west side of Brackett Street, approximately 25 feet south of the intersection of Brackett Street and Joy Place.

Joy Place will provide access to two sides of the proposed building, which will be fully sprinkled in compliance with all applicable codes.

14. CONFORMITY WITH APPLICABLE DESIGN STANDARDS

14.1 OVERVIEW

This project conforms to all applicable Site Plan Standards of Section 14-526 of the city's Land Use Ordinance as described in the following narrative.

(a) Transportation Standards

1. Impact on Surrounding Street Systems:

The project will not have a significant impact on the surrounding street system. Vehicles will access the site and parking areas from existing access points and the estimated number of new vehicle trips generated by the project is insignificant compared to existing trips on surrounding streets.

2. Access and Circulation:

a. Site Access and Circulation

(i) Pedestrian access to the site will be provided via a new sidewalk along Joy Place, connecting to the existing sidewalk on Brackett Street. Door controlled access will be provided at each of the building entry locations.

(ii) The project will use existing points of access.

(iii) Drive up features are not proposed

(iv) Site access has been designed so as not to impede potential future connection to adjacent streets.

b. Loading and Servicing

(i) Delivery or service vehicles are expected to be infrequent and may temporarily use on-street parking on Brackett Street or access the site from Joy Place.

c. Sidewalks.

(i) A new sidewalk will be constructed along the Joy Place right-of-way and will connect to the existing city sidewalk on Brackett Street. All sidewalk improvements shall conform to the City of Portland Technical Manual as shown on the project drawings.

(ii) The sidewalk ramp at Joy Place will be reconstructed in accordance with City of Portland Technical Design Standards.

(iii) The proposed sidewalk along Joy Place will connect directly to the existing city sidewalk on Brackett Street.

3. Public Transit Access:

Metro Bus Route 8 runs east on Spring Street. The nearest bus stop to the project is at the intersection of Spring Street and Brackett Street, approximately 450' south of Joy Place. The project does not meet the minimum threshold to require a new transit facility.

4. Parking:

a. Location and Required Number of Vehicle Parking Spaces:

(i) The project requires one parking space per unit, or 12 total spaces. Four (4) spaces will be provided on site, south of the building, and will be accessed from Joy Place. One of the on-site spaces will be accessible, and two will be compact spaces. The applicant is currently negotiating with the city to provide 10 additional off-street parking spaces within the city owned surface parking lot directly south of the project site via a lease parking agreement.

(ii) A parking study is not required for this project.

(iii) Not applicable

(iv) Of the 14 proposed parking spaces, 12 will meet the dimensional requirements for a "Standard Parking Space" (9' x 18'), and 2 will meet the requirements for a "Compact Parking Space" (8' x 15') as defined in the City of Portland Technical Manual. Approximately (14%) of the parking spaces will be compact spaces.

(v) The proposed on-site parking area, as well as the existing city owned parking lot, will be paved with bituminous concrete.

b. Location and Required Number of Bicycle Parking Spaces:

(i) The project requires 2 bicycle parking spaces for every 5 dwelling units, or 5 spaces. A minimum of 5 bicycle parking spaces will be provided in the basement storage area.

c. Motorcycles and Scooter Parking:

(i) Dedicated motorcycle/scooter parking is not provided.

d. Snow Storage:

- (i) Because of the unique characteristics of the site and the Joy Place right-of-way, there is limited area available for snow storage. Landscaped areas in front of the proposed building and north of the entrance will be available for snow storage. A snow removal plan will be implemented as required.
- (ii) Snow will not be stored in parking areas, and no bio-retention is proposed.

5. Transportation Demand Management (TDM):

- a. A TDM plan is not required for this project.

(b) Environmental Quality Standards

1. Preservation of Significant Natural Features:

- a. The development site has been entirely developed and does not contain any significant natural features including wetlands, vernal pools or other protected resources or wildlife habitats.

b. Not applicable

c. Not applicable

2. Landscaping and Landscaping Preservation:

a. Landscape Preservation.

- (i) The only two trees on the project site are in the northwest corner of the parcel. One tree is located less than 3' from the brick structure on the abutting property and has exposed roots. The other onsite tree is located along the western property boundary is damaging the existing fence in this location. Both trees will be removed as part of the project.

(ii) The existing trees are not within required setback areas

(iii) Not applicable.

(iv) A waiver is not required from this standard.

(v) The project is not in the Shoreland Zone

b. Site Landscaping.

- (i) Landscaped Buffers:

(a) The proposed solid waste containers will be enclosed in a cedar enclosure. No other storage or service areas are proposed.

(b) Not applicable.

(c) Not applicable.

(d) Not applicable.

(ii) Parking Lot Landscaping:

(a) Not applicable. The onsite parking area will only have 4 parking spaces.

(b) Not applicable.

(c) Not applicable.

(d) Not applicable

(e) Not Applicable

(iii) Street Trees

(a) Two street trees are proposed along the private Joy Street Right of Way. The trees will be located within the proposed sidewalk located on the abutting city-owned parcel.

(b) Not Applicable.

3. Water Quality, Stormwater Management and Erosion Control:

a. Stormwater:

The existing project site, including the Joy Place right of way, contains approximately 5,550 square feet of impervious surface.

Redevelopment of the project site will result in an increase of approximately 820 square feet of impervious area and a total impervious surface of 6,365 square feet. This level of development is not required to meet the General or Flooding Standards.

Post development stormwater runoff will follow existing patterns. Runoff from Joy Place, the four proposed parking spaces, and the proposed building will drain to Brackett Street, where it will enter the city's combined storm sewer. Runoff from the remainder of the site will drain overland across the eastern property boundary, as it does today.

(i) The project will not result in flooding of adjacent lots.

- (ii) Runoff volumes and rates will not increase onto adjacent lots.
 - (iii) Volumes and rates of stormwater runoff into the Brackett Street right of way are expected to decrease. The project will not create ponding, flooding, or other drainage problems within Brackett Street.
 - (iv) Volumes and rates of stormwater runoff into the city's storm drain network are expected to be similar to existing volumes and rates. The project will not create problems downstream or exceed the capacity of the system.
- b. The project will result in less than 1,000 square feet of new impervious surface and less than 5,000 square feet of non-roof redeveloped impervious surface and is not required to meet the General or Flooding Standards.
 - c. Not Applicable. The project is not located in a watershed of an urban impaired stream.
 - d. Not applicable.
 - e. The project will be served by both a public wastewater system and public drainage system. The project will not pose a risk of groundwater contamination.
 - f. Wastewater will flow to the public sewer system, which is adequately sized for the project flows.

(c) Public Infrastructure and Community Safety Standards.

1. Consistency with City Master Plans:

- a. The project has been designed to be consistent with the City of Portland Land Use Ordinance and off-premises infrastructure.
- b. Not applicable.

2. Public Safety and Fire Prevention:

- a. The site has been designed to promote safety and security for residents and their guests. Access to the common yard area will be restricted using a key pad operated locked gate at the northwest corner of the proposed building. Site lighting will provided added security.

- b. Emergency vehicle access will be via Joy Place, which will feature a 22.5' wide paved surface.
- c. An existing fire hydrant is located on the west side of Brackett Street, across from the project site. The proposed building will also feature sprinklers for fire suppression.

3. Availability and Adequate Capacity of Public Utilities:

- a. The project will be served by new water, sewer, and storm drain utilities. The Portland Water District has indicated that their system has capacity to serve the project, and a Wastewater Capacity Application has been forwarded to Brad Roland at the City of Portland.
- b. Overhead electrical and telecommunications utilities exist in Brackett Street. The project site will be served by underground utilities.
- c. All new utility infrastructure will meet the provisions of the Technical Manual.
- d. The project will be connected to the public sewer system within Brackett Street.
- e. The sanitary sewer and stormwater collection systems were designed to comply with City standards.
- f. An exterior solid waste storage area will be located on the north side of the building, accessible to only residents. The solid waste containers will be screened and protected with a cedar enclosure, and will not be visible from public areas or adjacent properties.

(d) Site Design Standards

1. Massing, Ventilation and Wind Impact:

- a. The bulk, location and height of the proposed building will not result in adverse impacts to abutting properties.
- b. The bulk, location and height of the proposed building will not substantially reduce the value or utility of adjacent structures.
- c. HVAC systems will be located on the roof of the proposed building. Venting is proposed to be directed away from public spaces and adjacent residential sites.

2. Shadows:

- a. The project is not expected to cause shadows on publically available open space, or have an adverse effect on vegetation as a result of shadows cast from the proposed building.

3. Snow and Ice Loading:

- a. The proposed building will have a flat roof. Accumulated snow and ice will not fall onto adjacent properties or public ways.

4. View Corridors:

- a. The project site is located outside the Downtown Vision View Corridor Protection Plan.

5. Historic Resources:

- a. The development subject to a Certificate of Appropriateness under article IX (historic preservation) of the Land Use Ordinance.
- b. Not Applicable
- c. There are no known archaeological resources on the site.

6. Exterior Lighting:

a. Site Lighting

- (i) Exterior site lighting will be provided by building mounted lights, including recessed canopy and wall packs, and two pole mounted lights along the proposed sidewalk adjacent to Joy Place. All fixtures will feature full cut-off optics to prevent unintended light pollution. Proposed lighting is shown on the Lighting Photometric Plan (Sheet P-1).

b. Architectural and Specialty Lighting:

- (i) No architectural or specialty lighting is proposed.
- (ii) No up-lighting is proposed.

c. Street Lighting

- (i) No street lighting is proposed

7. Noise and Vibration:

Noise levels are expected to meet the permitted levels for the B-1 Zone.

- a. HVAC and Mechanical Equipment
 - (i) HVAC equipment will be located on the roof of the proposed building and will meet all applicable state and federal emissions requirements. The units will not be visible from Brackett Street or adjacent sites.
 - (ii) Not Applicable. No emergency generator is proposed.

8. Signage and Wayfinding:

- a. All signage shall meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.
 - (i) The project is subject to a Certificate of Appropriateness.
 - (ii) Not applicable. No commercial or directional traffic signage is proposed as part of the project.
 - (iii) Not applicable. No on-site directional traffic signage is proposed as part of the project.
 - (iv) Not applicable. No waiver is required.

9. Zoning Related Design Standards:

- a. The project is located within a historic zone and is subject to the City of Portland Historic Preservation standards.

15. VERIFICATION OF PROPOSED HVAC EQUIPMENT

15.1 OVERVIEW

The following manufacturer cut sheets verify that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

15.2 ATTACHMENTS

Attachment 15-A – HVAC Equipment Cut Sheets

ATTACHMENT 15-A

HVAC Equipment Cut Sheets

System 12RLFC Submittal

AOU12RLFC, ARU12RLF

Compact Duct

Job Name: _____ Approval: _____ Date: _____
 Location: _____ Construction: _____
 Engineer: _____ Unit #: _____
 Submitted to: _____ Drawing #: _____
 Submitted by: _____ Reference: _____



Outdoor Unit Power 208-230/VAC-1Ph-60Hz
 Available Voltage Range 187-253VAC
 Fuse Size, Max. 15A
 MCA 13.4A

Compressor Inverter Driven Variable Speed DC Rotary
 No. used 1
 Output 850W
 Lubrican Oil POE (RB68)

Fan type Propeller
 Motor Output 115W
 Airflow Rate Cooling/Heating (High) 1206 / 1083CFM

Refrigerant 410A
 Outdoor Unit 2lbs 10oz
 Control Electronic Expansion Valve
 O.D. Discharge (in) 1/4"(Flare)
 O.D. Suction (in) 3/8"(Flare)

Dimensions H x W x D
 Uncrated (in) 24-1/2 x 31-3/32 x 11-11/32
 (mm) (620 x 790 x 290)
 Crated (in) 28-1/16 x 37-7/32 x 15-9/16
 (mm) (713 x 945 x 395)

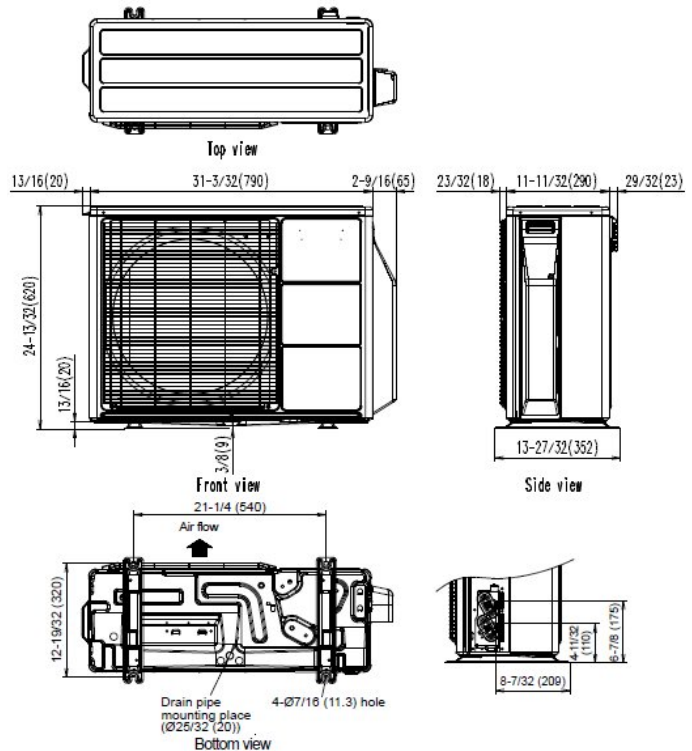
Weight Outdoor
 Net 84lbs (38kg)
 Gross Shipping 93lbs (42kg)

Cooling
 Rated Capacity 12,000BTU/h
 Min-Max Capacity 3,100~13,600BTU/h
 Rated Power Input 0.94kw
 Max. Power Input 1.45kw
 SEER 20.0
 Outdoor Sound Rating 49dB

Heating
 Rated Capacity 16,000BTU/h
 Min-Max Capacity 3,100~19,400BTU/h
 Rated Power Input 1.30kw
 Max. Power Input 2.00kw
 HSPF 11.5
 Outdoor Sound Rating 50dB

Piping Lengths
 Max. Piping Length (Total) 66ft
 Max. Pipe Height Difference 49ft
 Connection method (Flared)

Operating Range
 Cooling 14°F~115°F DB
 Heating -5°F~75°F DB



Fujitsu General America, Inc.
 Fairfield, NJ 07004
 Toll Free: 1-888-888-3424
 Fax: (973) 836-0447
 www.fujitsugeneral.com

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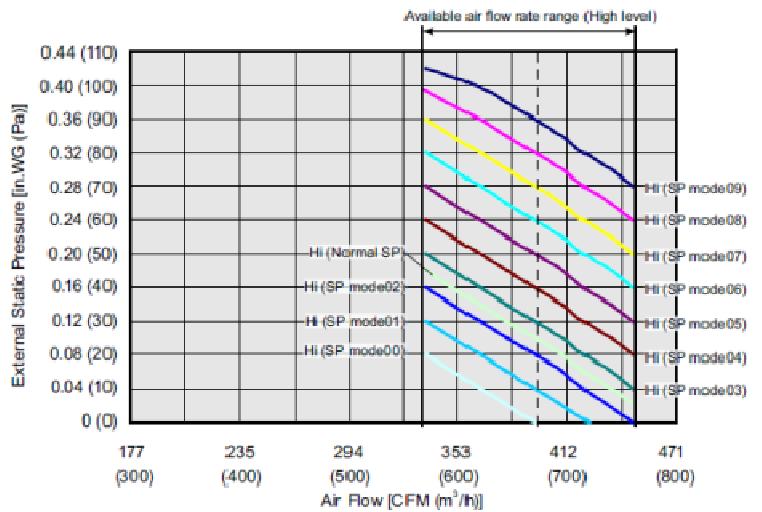
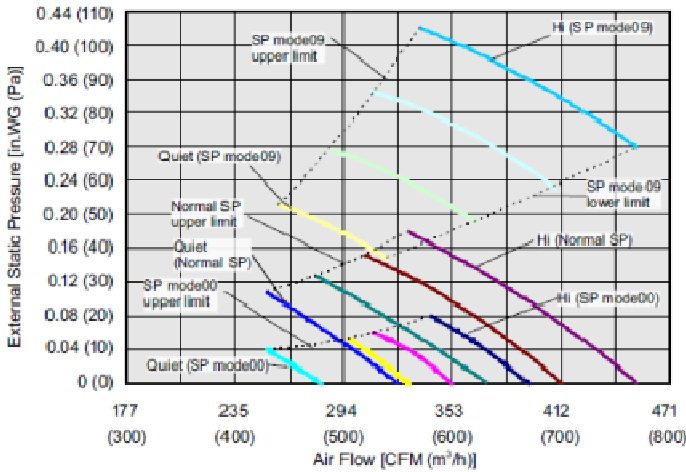


Power	V/Hz/P	230/60/1
Fan type		Sirocco
No. Motors	(W)	2 (81)
CFM [.10 in.WG]	(Hi,Me,Lo,Qu)	383/353/324/283
Sound Pressure Level	db (Hi,Me,Lo,Qu)	29/28/27/26
F.L. A.	(A)	.37
Refrigerant		410A
O.D. Discharge	in (mm)	Ø1/4" (6.35)
O.D. Suction	in (mm)	Ø3/8" (9.52)
Dimensions		H x W x D
Uncrated	(in)	7-25/32 × 27-9/16 × 24-13/32
	(mm)	(198 × 700 × 620)
Crated	(in)	10-7/8 × 38-1/8 × 29-3/4
	(mm)	(276 × 968 × 756)
Weight		
Net	lbs. (kg)	41 (19)
Gross Shipping	lbs. (kg)	55 (25)

Cooling Capacity	(BTU/h)	12,000
Moisture Removal	pt/h (l/h)	2.7 (1.3)
Heating Capacity	(BTU/h)	13,500
Temperature Setting Range		
Cooling	°F(°C)	64~90 (18~32)
Heating	°F(°C)	60~88 (16~31)
Drain Pipe Size**	OD in	Ø1-1/16
	ID in	Ø3/4
Remote Control Type		Wired
Electrical Connection*	AWG	14/3 with ground

*Power and communication are fed from the outdoor unit.

**Adapter to 3/4" PVC included with unit.



Note:

Specifications are based on the following conditions.

Power source of specifications : 230V

Cooling: Indoor temperature of 80°F(26.67°C)DB / 67°F(19.44°C)WB, and outdoor temperature of 95°F(35°C)DB/75°F(23.89°C)WB.

Heating: Indoor temperature of 70°F(21.11°C)DB / 60°F(15.56°C)WB, and outdoor temperature of 47°F(8.33°C)DB/43°F(6.11°C)WB.

Standard Static Pressure: 0.10in.WG (25Pa)

Pipe length : 16.4ft. (5m) [Outdoor unit - Branch box], 9.8ft. (3m) [Branch box - Indoor unit]

Height difference : 0 ft.(0m) [Outdoor unit - Indoor unit]

Fujitsu General America, Inc.
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**Submission Data: 18RLFCD
Inverter Driven Heat Pump**

18,000 BTU Slim Compact Duct

Job Name: _____

Date: _____

Location: _____

Approval: _____

Engineer: _____

Construction: _____

Submitted to: _____

Unit #: _____

Submitted by: _____

Drawing #: _____

Reference: _____

General Features

- Wired remote controller
- Weekly timer
- Dry mode
- Auto louver: up/down
- Auto mode
- Auto changeover
- Low ambient cooling
- Cold prevention
- Daisy chain
- Condensate pump
- Standard Warranty: 5 years parts, 7 years compressor. Applies to systems purchased before June 1st 2015*
- Extended Warranty: 10 years parts, 10 years compressor. Systems that have been installed on or after June 1st 2015 by licensed contractors and the online Product Registration has been submitted.**
- Elite Contractor Extended Warranty: 12 years parts, 12 years compressor. Systems that have been installed on or after June 1st 2015 by contractors who have met requirements and have been approved for elite contractor status plus, the online Product Registration has been submitted.***

Model Information

Condenser..... AOU18RLFCD
Evaporator..... ARU18RLF

Electrical..... 208/230V AC 1ph-60Hz
Available voltage range..... 208/230 +/- 10%
Minimum circuit ampacity..... 17.3 A
Max fuse size..... 20 A
Rated Current
Cooling..... 6.6 A
Heating..... 7.3 A
Input Power
Cooling..... 1.50 kW
Heating..... 1.67 kW

Capacity
Nominal cooling..... 18,000 Btu/h
Min-max cooling..... 3,100 – 20,100 Btu/h
Nominal heating..... 21,600 Btu/h
Min-max heating..... 3,100 – 25,600 Btu/h

Compressor
Motor output..... 1,000 W
Refrigerant..... R410a
Charge..... 2 lbs. 14 oz.
Oil..... FREOL α68SZ

Fan Motor
(Condenser) Type: DC..... Propeller fan x1
(Condenser) Motor Output..... 115 W
(Evaporator) Type..... Sirocco fan x3
(Evaporator) Motor Output..... 96 W

Heat Exchanger
Condenser
(H x W x D) in. (mm)..... 23-5/32 x 34-11/16 x 1-7/16 (588x881x36.4)
Fin Pitch..... 20 FPI
Rows x stages..... 2 x 28
Pipe type (Material)..... Copper
Type (Material)..... Aluminum



Temperature Setting Range

Cooling..... 14°F - 115°F (-10°C - 46°C)
Heating..... -5°F - 75°F (-21°C - 24°C)

Efficiency

SEER..... 19.7
EER (cooling)..... 3.52 kW/kW
COP (heating)..... 3.79 kW/kW
HSPF (heating)..... 11.3 Btu/hW
Moisture Removal..... 4.2 pints/h / 2.0 liters/h

Enclosure

(Condenser) Material..... Steel
(Condenser) Color..... Beige (approximate color or Munsell 10 YR 7.5/1.0)
(Evaporator) Material..... Galvanized steel sheet

Sound Pressure Level

Condenser..... 55 dB (A)
Evaporator..... 32 dB (A)

Dimensions

H x W x D
Condenser in. (mm)..... 24-1/2 x 31-3/32 x 11-11/32 (620x790x290)
Evaporator in. (mm)..... 7-25/32 x 35-7/16 x 24-13/32 (198x900x620)

Connection Pipe

Liquid..... 1/4" in. (6.35 mm)
Gas..... 1/2" in. (12.7 mm)
Method (Liquid/Gas)..... Flare
Internal Drain Pump Lift..... 27-9/16"

Weight

Condenser..... 86 lbs. (39 kg)
Evaporator..... 50 lbs. (23 kg)

Accessories

UTY-RNNUM..... Wired remote controller
UTY-RVNUM..... Wired remote controller (backlit, shows room temp.)
UTY-RSNUM..... Wired remote controller (simple)
UTY-XSZX..... Remote sensor
UTY-LRHUM..... Receiver unit
UTD-ECS5A..... Slim duct connector kit
UTD-GXSA-W..... Auto louver grille kit

Intertek® ETL Number

AOU18RLFCD..... 91986
ARU18RLF..... 3170288

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Cooling: Indoor temperature of 80°F (26.7°C) DB/67°F (19.44°C) WB, and outdoor temperature of 95°F (35°C) DB/75°F (23.9°C) WB.
Heating: Indoor temperature of 70°F (21.11°C) DB/59°F (15°C) WB, and outdoor temperature of 47°F (8.33°C) DB/43°F (6.11°C) WB.
Pipe length: 24ft. Tin (7.5m), Height difference: 0ft. (0m) (Outdoor unit – indoor unit)
(**Standard warranty / **10 year warranty / ***12 year warranty)



Dimensions: 18RLFCD

[Unit: in. (mm)]

