

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that STEVEN E COPE

Located At 56 HAMMOND ST

Job ID: 2012-06-4359-CH OF USE

CBL: 010- G-002-001

has permission to Demo existing structure, build new 3 story, 3 unit apt., 1 of 2 on Parcel B, single exit enclosure provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

*Steven E Cope* 8/15/12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-06-4359-CH OF USE	Date Applied: 6/28/2012	CBL: 010- G-002-001 new CBL to be 10-G-3	
Location of Construction: 60-64 HAMMOND ST - PARCEL "B"	Owner Name: STEVEN & ROBERTA COPE	Owner Address: 172 CONCORD ST PORTLAND, ME 04103	Phone: 415-5833
Business Name:	Contractor Name: BRIAN MILLIKEN	Contractor Address: 175 ANDERSON STREET, PORTLAND, ME 04101	Phone: 879-1877
Lessee/Buyer's Name:	Phone:	Permit Type: NEW BLDG	Zone: R-6
Past Use:  Single family dwelling one lot to be demolished (see #2012-07-4487) - lot split into two parcels	Proposed Use:  Parcel "B" - to construct a new three family dwelling building (see #2012-06-4358 for parcel "A")	Cost of Work: \$275,000.00	CEO District:
		Fire Dept: 8/13/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: SB DBE-2009
		Signature: <i>[Signature]</i> (58)	Signature: <i>[Signature]</i> 8/15/12
Proposed Project Description: single family to 3 units		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone <i>Panel 13 Zone</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>PB Approved 3/27/12 #201-402</i></p> <p><input checked="" type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>ok with condit 8 7/24/12</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	<b>CERTIFICATION</b>		

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

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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

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

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

Footings/Setbacks prior to pouring concrete

Foundation/Rebar

Foundation/ prior to Backfill

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

Certificate of Occupancy Inspection

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

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



# PORTLAND MAINE

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-06-4359-CH OF USE

Located At: 56 HAMMOND ST

CBL: 010- G-002-001

## Conditions of Approval:

### Zoning

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

### Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
3. Draftstopping and Fireblocking in combustibile concealed spaces and locations shall be in accordance with IBC Sec. 717.
4. All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC.
5. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

### Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. **The basement stairway must be completely separated from the stairway serving the first, second and third floors by 1-hour fire rated assemblies and fire doors in order to comply with 101:30.2.4.4(3). This includes under the stair stringers and landings from the first floor to the second floor, and the walls between the two stairs between the first and second floors.**
4. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
5. A sprinkler system shall be installed in accordance with NFPA 13 or 13R.

6. A separate Suppression System Permit is required. This review does not include approval of sprinkler system design or installation.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. Fire department connection type and location shall be approved in writing by fire prevention bureau. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
9. A sprinkler supervisory system shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code. Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided.
10. All smoke detectors and smoke alarms shall be photoelectric.
11. Carbon Monoxide is detection required in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition.
12. All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS". Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
13. A separate Fire Alarm Permit is required. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. This review does not include approval of fire alarm system design or installation.
14. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
15. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
16. A Knox Box is required for each building. Each building shall be master keyed.
17. A firefighter Building Marking Sign is required.
18. Fire extinguishers are required per NFPA 1.
19. Any cutting and welding done will require a Hot Work Permit from Fire Department.
20. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
21. A single source supplier should be used for all through penetrations.



Entered 2012

2012 06 4359

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# General Building Permit Application

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

60-64

Location/Address of Construction: <del>35</del> Hammond Street Parcel B			
Total Square Footage of Proposed Structure/Area 3,654		Square Footage of Lot 4,619	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 10            G            2 <i>Assessors say will be 10-G-3</i>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <b>Steven &amp; Roberta Cope</b> Address <b>172 Concord St.</b> City, State & Zip <b>Portland, ME 04103</b>		Telephone:  <b>415-5833</b>
Lessee/DBA (If Applicable)  <b>na</b>	<b>RECEIVED</b> <b>JUN 28 2012</b> Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name <b>na</b> Address  City, State & Zip	Cost Of Work: \$ <b>275,000.00</b> C of O Fee: \$ <b>75.00</b> Total Fee: \$ <b>2,845.00</b>
Current legal use (i.e. single family) <u>single family</u> <i>3 units</i> If vacant, what was the previous use? _____ Proposed Specific use: <u>multi-family</u> Is property part of a subdivision? <u>yes</u> If yes, please name <u>Hamond Street Apartments</u> Project description: <u>New three unit apartment building. Part of Planning Board Project ID 2011-402.</u>			
Contractor's name: <u>Brian Milliken</u> Address: <u>175 Anderson Street</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>879-1877</u> Who should we contact when the permit is ready: <u>Brian Milliken</u> Telephone: <u>879-1877</u> Mailing address: <u>175 Anderson Street Portland, ME 04101</u>			

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: Roberta S. Cope Date: June 27, 2012

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



# Certificate of Design Application

From Designer: KEVIN MOQUIN, AIA, LEED AP BDC  
 Date: 6.12.2002  
 Job Name: Hammond Street Apartments  
 Address of Construction: 56 Hammond St. Portland ME 04101

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) R-2  
 Type of Construction V-A SB per plan A001  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES  
 Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) na  
 Supervisory alarm System? NO Geotechnical/Soils report required? (See Section 1802.2) completed submit geo engineering #11272

### Structural Design Calculations

Completed Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>residential</u>	<u>40 psf</u>
<u>stair</u>	<u>100 psf</u>
<u>corridor</u>	<u>60 psf</u>

### Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.6)  
100 Basic wind speed (1809.3)  
II 1.0 Building category and wind importance Factor,  $I_w$  (table 1604.5, 1609.5)  
C Wind exposure category (1609.4)  
4-0.18 Internal pressure coefficient (ASCE 7)  
varies +9 to -6 Component and cladding pressures (1609.1.1, 1609.6.2.2)  
low to 15 to 19 Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

1617.5 Design option utilized (1614.1)  
I Seismic use group ("Category")  
0.75g 0.16g Spectral response coefficients,  $S_D$  &  $S_1$  (1615.1)  
D Site class (1615.1.5)

not applied Live load reduction  
20 psf constr. Roof live loads (1603.1.2, 1607.11)  
50 Roof snow loads (1603.7.3, 1608)  
38 Ground snow load,  $P_g$  (1608.2)  
1.0 If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
1.1 Roof thermal factor,  $C_t$  (1608.4)  
30 Sloped roof snowload,  $P_s$  (1608.4)  
C Seismic design category (1616.3)  
bearing wall system Basic seismic force resisting system (1617.6.2)  
6 1/2 4 Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (1617.6.2)  
1616.6.1 Analysis procedure (1616.6, 1617.5)  
7400 lb Design base shear 1617.4, 1617.5.1)  
**Flood loads (1803.1.6, 1612)**  
 \_\_\_\_\_ Flood Hazard area (1612.3)  
 \_\_\_\_\_ Elevation of structure  
**Other loads**  
none Concentrated loads (1607.4)  
10 psf Partition loads 1607.5)  
none Misc. loads Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404



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## Receipts Details:

**Tender Information:** Check , BusinessName: Concord Properties, Inc., Check Number: 1142  
**Tender Amount:** 2845.00

## Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 6/28/2012  
**Receipt Number:** 45466

## Receipt Details:

Referance ID:	7084	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-06-4359-CH OF USE - single family to 3 units			
Additional Comments: 56 Hammond St. Parcel B, Concord Properties, Inc			

Referance ID:	7085	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	2770.00	Charge Amount:	2770.00
Job ID: Job ID: 2012-06-4359-CH OF USE - single family to 3 units			



Additional Comments:

Thank You for your Payment!

**Jeanie Bourke - RE: 56 Hammond St BP#2012-06-4358 & 4359 plan review comments**

---

**From:** Kevin Moquin <kmoquin.architect@gmail.com>  
**To:** <JMB@portlandmaine.gov>  
**Date:** 8/2/2012 10:22 AM  
**Subject:** RE: 56 Hammond St BP#2012-06-4358 & 4359 plan review comments  
**CC:** Brian Milliken <bhm@bhmilliken.com>, Bobbi Cope <bcope@maine.rr.com>, Ad...  
**Attachments:** Geotechnical Report 56 Hammond.pdf; SK-02 Revised Wall and Ceiling Types.pdf; SK-03 Wall type 1-B at Stringer.pdf; compliance-report-20120801\_232036\_798.pdf

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· Provide the geotechnical report

*Attached*

· Provide justification for the .5 hour ceiling type (2 clg) on Plan A000 per IBC Sec. 712.3  
*Section 709.3 exception 2 allows a rating of 1/2 hour in buildings of type VB construction equipped with an automatic sprinkler system. This assembly rendered moot by your question regarding sound transmission below. See attached SK-2 drawing defining new assembly.*

· Clarify the W/C type reference on Plan A000 for IBC 26-1.1 and 14-1.14, as they relate to UL assemblies

*This reference is to the wall assembly "Item Number" described in IBC Table 720.1(2) "Rates Fire Resistance Periods for Various Walls and Partitions"*

· Provide W/C assembly compliance for sound transmission per IBC Sec. 1207

*See attached SK-2 drawing defining new assemblies to address this section.*

· Provide a wall section for 1-B continuity at the connection of the stair framing

*See attached SK-3.*

· Provide a 1 hour rated wall assembly for the mechanical chase 0-C or clarify if the penetrations are individual and sealed at each floor, thus not a true chase enclosure

*The penetrations are sealed at each floor. That is the intention of the note "FIRESTOP ALL PENETRATIONS AT SUBFLOOR" included on sheets A101 & A102.*

· Provide stamped structural plans

*Will be sent in separate email.*

· Provide ResCheck or equivalent document certifying Energy Code (IECC) compliance for thermal envelope and MEP systems

*Attached*



REScheck Software Version 4.4.3  
**Compliance Certificate**

PDF ✓

RECEIVED  
 AUG 02 2012  
 Dept. of Building Inspections  
 City of Portland Maine

Project Title: Hammond Street Apartments

Energy Code: 2009 IECC  
 Location: Portland, Maine  
 Construction Type: Multifamily  
 Glazing Area Percentage: 12%  
 Heating Degree Days: 7378  
 Climate Zone: 6

Construction Site:  
 56 Hammond St  
 Portland, ME 04101

Owner/Agent:  
 Steven & Roberta Cope  
 52 Concord St  
 Portland, ME 04103

Designer/Contractor:  
 Kevin Moquin Architect  
 29 Bedell St  
 Portland, ME 04103  
 207-615-6421  
 kevin@km-a.me

Compliance: Passes using UA trade-off

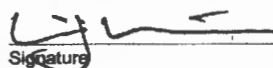
Compliance: 2.4% Better Than Code      Maximum UA: 455      Your UA: 444

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.  
 It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	1168	60.0	0.0		28
Wall 1: Wood Frame, 16" o.c.	4070	21.0	0.0		204
Window 1: Vinyl Frame:Double Pane with Low-E	470			0.300	141
Door 1: Glass	20			0.270	5
Basement Wall 1: Solid Concrete or Masonry Wall height: 8.0' Depth below grade: 6.8' Insulation depth: 8.0'	830	0.0	8.0		59
Floor 1: All-Wood Joist/Truss:Over Unconditioned Space	216	30.0	0.0		7

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in REScheck Version 4.4.3 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

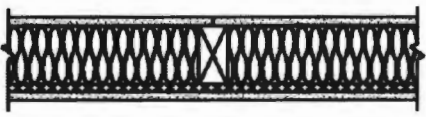
KEVIN MOQUIN ARCHITECT  
 Name - Title

  
 Signature

8.1.12  
 Date

RECEIVED  
 AUG 02 2012 PDF ✓  
 Dept. of Building Inspections  
 City of Portland Maine

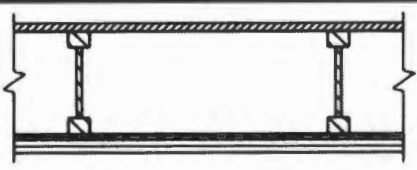
REPLACE WALL TYPE 1-B AT STAIRWELL AND HALL WITH ASSEMBLY BELOW. RESILIENT CHANNEL TO BE APPLIED TO APARTMENT UNIT SIDE OF ASSEMBLY. 1/2" OSB TO REMAIN ON STAIR SIDE OF WALL PER STRUCTURAL DRAWINGS.

<b>1 Hour</b> FIRE	Design #	GA File #	<b>STC - 50</b>	
	<b>UL U311</b>	<b>WP 3241</b>	Sound Test #	TL-93-196
		<p>Resilient furring channels attached 24" o.c. horizontally to one side of 2x4 wood studs 16" or 24" o.c. with 1-1/4" type W screws. 1/2" x 3" gypsum board filler strips attached to floor and ceiling plates with 1-1/4" type W screws 3'-0" o.c. 5/8" (15.9 mm) Fire-Shield C Gypsum Board applied horizontally to channel with 1" type S screws 12" o.c. on all edges and intermediate channels and attached to top and bottom plates with 1-7/8" type S screws 12" o.c. Vertical butt joints between studs back-blocked with 20" long piece of resilient channel. 5/8" (15.9 mm) Fire-Shield C Gypsum Board applied horizontally on opposite side directly to wood studs with 1-1/4" type W screws spaced 12" o.c. Horizontal joints in line, vertical joints staggered each side. Mineral wool insulation 3" thick friction fit between studs.</p>		
<a href="#">Link to .PDF file</a> <a href="#">Link to .DWG file</a> <a href="#">Link to .DWG/Text file</a>				

2008 - National Gypsum Company

Wood Stud Partitions

REPLACE CEILING TYPE 2-CLG WITH ASSEMBLY BELOW.

<b>1 Hour</b>	Design #	GA File #	<b>STC - 53</b>	<b>IIC - 46</b>
	<b>N/A</b>	<b>FC 5241</b>	Sound Test # TLF-02-043a	Test # 02-027
		<p>Base Layer 1/2" (12.7 mm) Fire-Shield C Gypsum Board applied at right angles to resilient furring channels with 1-1/4" Type S drywall screws 12" o.c. Resilient furring channels applied at right angles to joists and spaced 16" o.c. with 1-1/4" Type W drywall screws to wood I-joists 24" o.c. Face layer 1/2" Fire-Shield C Gypsum Board applied at right angles to channels with 1-5/8" Type S drywall Screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 1-1/2" Type G screws 12" o.c. Edge joints offset 24" from base layer edge joints. Wood I-joists supporting 5/8" oriented strand board applied at right angles to I-joists with 8d common nails 12" o.c. Sound test with 3-1/2" mineral wool or fiberglass insulation in joist cavity.</p>		
<a href="#">Link to .PDF file</a> <a href="#">Link to .DWG file</a> <a href="#">Link to .DWG/Text file</a>				

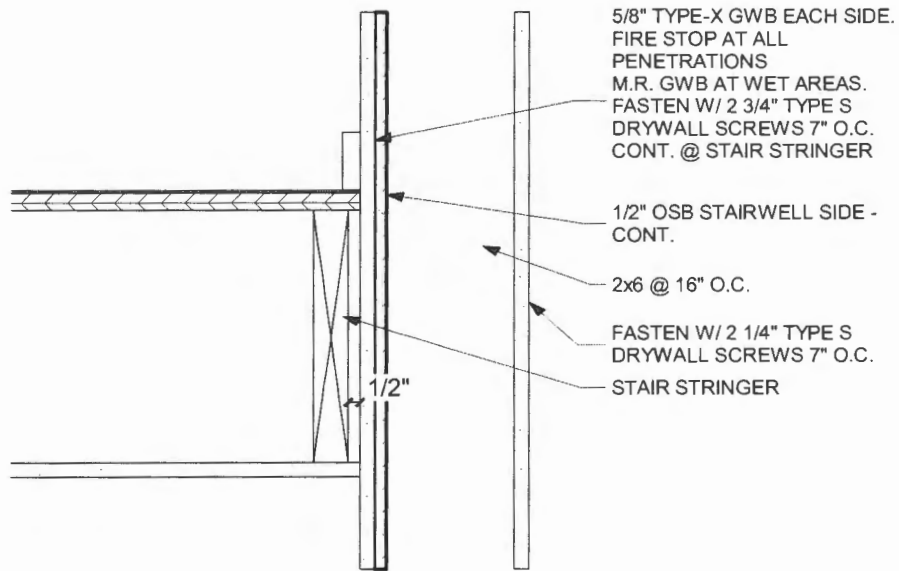
**Hammond Street  
 Apartments**  
 Portland, ME  
 ©Kevin Moquin, AIA, LEED AP  
 Maine Licensed Architect  
 kmoquin.architect@gmail.com

**SK-2**

Wall & Ceiling Type Modifications

PDFV

RECEIVED  
AUG 02 2012  
Dept. of Building Inspections  
City of Portland Maine



1 HOUR WALL  
IBC 14-1.14  
W/ STRUCTURAL WOOD PANEL

1-B @ STAIR STRINGER

<i>Hammond Street Apartments Portland, ME</i>
©Kevin Moquin, AIA, LEED AP Maine Licensed Architect kmoquin.architect@gmail.com
<b>SK-3</b>

Section of wall type 1-B @ stair stringer

## **Jeanie Bourke - 6 Unit Subdivision, 56 Hammond Street - Building Permit Issuance**

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**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 7/24/2012 10:23 AM  
**Subject:** 6 Unit Subdivision, 56 Hammond Street - Building Permit Issuance

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Hi all, this project, site plan #2011-402, the 6 unit subdivision located at 56 Hammond Street, meets minimum DRC site plan requirements for the issuance of the building permit. All site plan conditions of approval prior to the issuance of the building permit, have been met.

Please contact me with any questions. Thanks.

Phil

**Jeanie Bourke - 56 Hammond St demo signoff**

---

**From:** "Monti, Barbara" <monti@unitil.com>  
**To:** Donald McPherson <dmcpherson@portlandmaine.gov>, George Froehlich <gef@p...>  
**Date:** 7/25/2012 9:45 AM  
**Subject:** 56 Hammond St demo signoff  
**CC:** "bcope@maine.rr.com" <bcope@maine.rr.com>

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Good morning all,

We have cut back the service at this location. We are all set for Ms Cope to proceed with the demo.

Any questions please let me know.

barb

Barbara Monti  
Unitil Service Corp  
1075 Forest Avenue  
PO Box 3586  
Portland ME 04104-3586  
Phone: 207-541-2533  
Email: monti@unitil.com

Comments by e-mail  
couldn't get in 1-501. 12/20/11

2/22/12 -> NO zoning set up in 1-501.  
Comments by e-mail

3/20/12 comments - still no 1-501 availability

City of Portland

Development Review Application  
Planning Division Transmittal form

2/14/11

**Application Number:** 2011-402      **Application Date:** 12/13/2011 12:00:00 AM  
**CBL:** 10-G-2  
**Project Name:** Hammond Street Apartments  
**Address:** 56 Hammond Street

2?

3

**Project Description:** Demolition of the existing home/garage and the construction of 2 new buildings with each building containing 3 residential units and one garage.  
**Zoning:** R-6  
**Other Reviews Required:** Subdivision & Site Plan (2 Lots and 6 Units)  
**Review Type:** Level III with Subdivision

**Distribution List:**

<input type="checkbox"/> Planner	Shukria Wiar	<input type="checkbox"/> Parking	John Peverada
<input checked="" type="checkbox"/> Zoning	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic Engineer	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Civil Engineer	David Senus	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Chris Pirone	<input type="checkbox"/> Inspections	Tammy Munson
<input type="checkbox"/> City Arborist	Jeff Tarling	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> DRC Coordinator	Phil DiPierro
		<input type="checkbox"/> Outside Agency	

**Comments needed by (7 days later): December 21, 2011**



## Marge Schmuckal - 56 Hammond Street

---

**From:** Marge Schmuckal  
**To:** Shukria Wiar  
**Date:** 3/20/2012 11:50 AM  
**Subject:** 56 Hammond Street

---

Hi Shukria,

I still can not get any comments in One Solution - There is no zoning comments box for me. There are no changes for zoning purposes. All my existing comments from 2/22/12 are still in force.

Marge

## **Marge Schmuckal - 56 Hammond St**

---

**From:** Marge Schmuckal  
**To:** Shukria Wiar  
**Date:** 2/22/2012 3:26 PM  
**Subject:** 56 Hammond St

---

Hi Shukria,

There is no zoning box for me to put in comments in under One Sol. So I am doing it by e-mail:

**56 Hammond Street - 10-G-2  
#2011-402 - R-6 Zone**

**2/22/2012** I reviewed the most recent download dated 2/15/2012. The applicant forwarded the information that I needed to determine the number of stories by definition and to confirm the actual building height of both buildings.

My calculations indicate that both buildings are considered to be three story buildings by definition and may use the setbacks as indicated on the site plan. I have also determined that both buildings are well under the maximum building height of 45' in the underlying R-6 zone.

The project is meeting all the R-6 zone requirements at this time. Again, separate building permits are required after the planning process is completed and prior to construction.

Marge Schmuckal  
Zoning Administrator.

## Marge Schmuckal - 56 Hammond St

---

**From:** Marge Schmuckal  
**To:** Shukria Wiar  
**Date:** 12/20/2011 4:40 PM  
**Subject:** 56 Hammond St  
**CC:** Barbara Barhydt

---

Hi - I can't get my comments in One Solution yet so here they be.....

56 Hammond Street - 10-G-2  
#2011-402 - R-6 Zone

The current property is developed as a single family dwelling with a detached garage. There is a proposal to demolish the existing structures and to divide the lot into two separate lots with one three unit building on each new lot, for a total of six new dwelling units.

The property is located in an R-6 Residential Zone. This proposal is being reviewed under the regular R-6 zoning criteria. I understand that this is a subdivision and a site plan review.

I have reviewed the submittal information. Generally, all the R-6 zone requirements are being met. However, I will need scaleable building elevations to (a) determine building height compliance and (b) determine the number of stories of the building. To complete this review I will also need the post grade elevations around the building to average the grade in order to determine the average grade and the beginning point of measuring height. Then I will need the elevation to the top of the structural beam of the roof structure. To determine the official number of stories, I will need information showing the percentage of the lower level and how it relates to the average level of the adjoining ground. That level shall be counted as a story for the purpose of measurement where more than one-half of its height is above the average level of the adjoining ground (in the definitions 14-47).

Separate building permits are required after site plan and subdivision approvals.

Marge Schmuckal  
Zoning Administrator

6/1/11  
FC

Applicant: Stevena Roberta Cope -

Date: 12/13/11

Address: 56 Hammond St

C-B-L: 10-C-2

CHECK-LIST AGAINST ZONING ORDINANCE

Submitted Zoning Analysis

Date -

Regular R-6 Zone (not in full)

Zone-Location -

~ 28' x 46'

6 DU total

Interior or corner lot -

Proposed Use/Work - Single Family - Divide lot - 2 → 3 unit Bldg - (1 bldg on each lot)

Sewage Disposal - City

Lot Street Frontage - 40' min - Parcel "A" - 79.48' / Parcel "B" 81.45' + 60.92' (side st)

0.25/2 of  
Need to  
be shown

Front Yard - 10' min Average - 10.7' & 11.7' shown

Rear Yard - 20' min - 20.1' shown on each lot

appears to be  
3 stones  
between  
35' street

Side Yard - 10' min Parcel "A" - 22.6' & 10.13' / Parcel "B" 17.7' & 10.4'

Projections - NO Rear Decks

Width of Lot - 40' min - Parcel A = 79.48' / Parcel B - ~~81.45'~~ (corner lots side at small pt)

1/2 of  
height

Height - 45' min given Parcel "A" = 34' - Parcel "B" 36.5' 31.57'

Lot Area - 4,500 sq ft - Parcel A = 4791 sq ft Parcel B = 4619 sq ft

50% Lot Coverage Impermeable Surface MAX  
of open space 20% min

Parcel A: coverage 25.70% Parcel B coverage 26.59%  
open 25.13% open 55.84%

Area per Family - 1,000 sq ft/DU or 3,000 sq ft each - over 4,500 sq ft ea lot

Off-street Parking - 1 pkg space each D.U. or 3 each per lot - shows 3 each per lot  
Loading Bays - N/A R-6 allows

Site Plan - #2011-402 Subdivision's Site Plan

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 13  
Zone C

lot cov "A"  
1235 ÷ 4791  
= 25.70%

lot cov "B"  
1220 ÷ 4619 = 26.59%





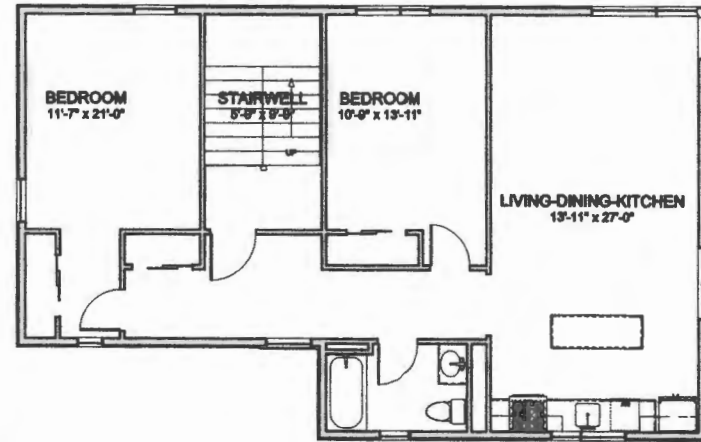
View from Hammond Street



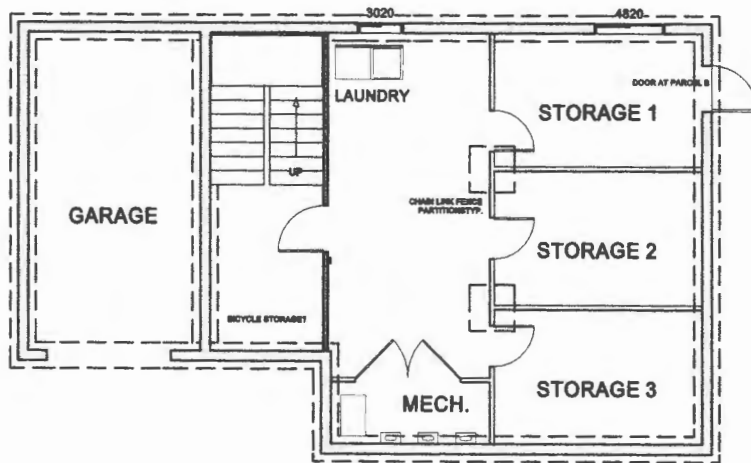
View from Gould Street



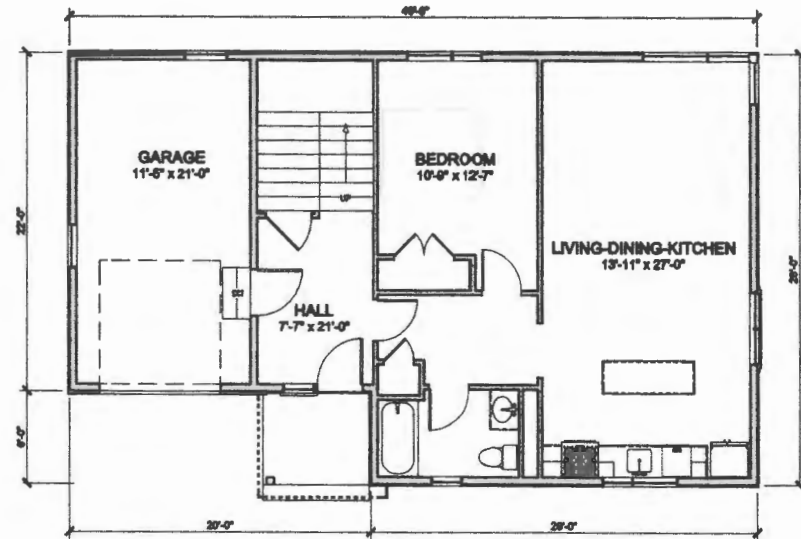
Down Hammond Street



2nd Floor & 3rd Floor - 1/8 in = 1 ft



Basement - 1/8 in = 1 ft



1st Floor - 1/8 in = 1 ft

*in putted 2/15/12*

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 Miles Unsworth Architects  
 207-831-8423  
 kmouton@unsworth.com

FLOOR PLANS & EXTERIOR VIEWS  
 1/8" = 1'-0"

Preliminary Application  
 Residential

Hammond Street  
 Apartments  
 58 Hammond St., Portland, ME

Issue #0  
 2012  
 A-1  
 1.6/1

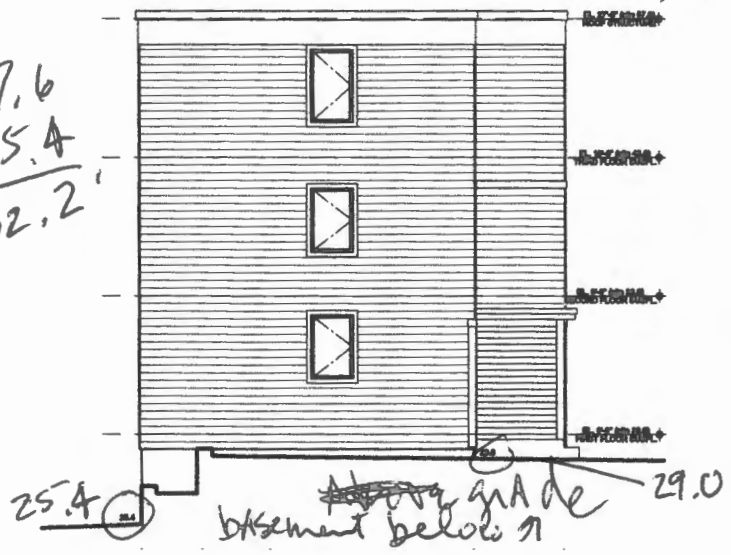
Parcel 'B'

3 Store for zoning purposes

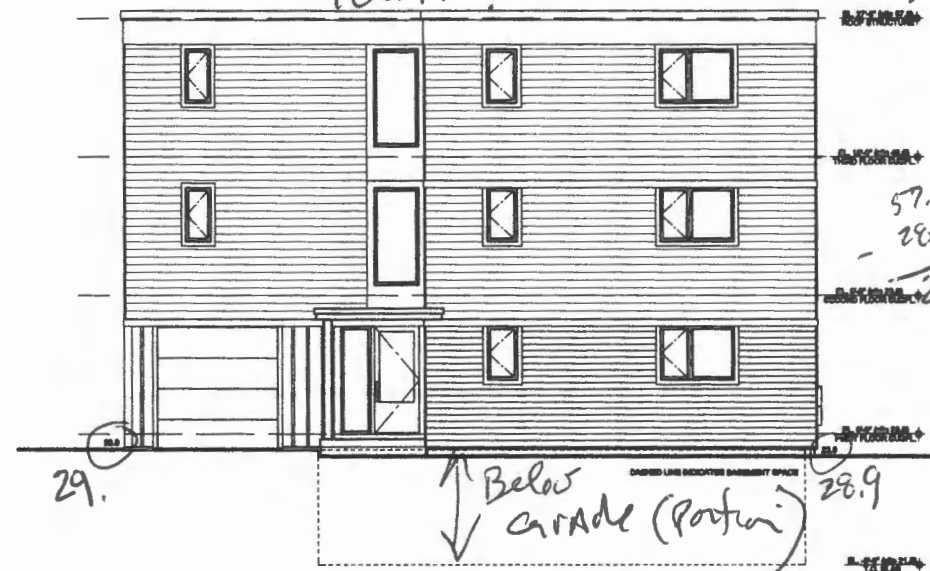
$$\begin{array}{r} 28.9 \\ 20.8 \\ 25.4 \\ 29.0 \\ \hline 104.1 \div 4 = 26.03 \text{ Av. grade} \end{array}$$

57.6 site

$$\begin{array}{r} 57.6 \\ -25.4 \\ \hline 32.2 \end{array}$$



South Elevation



Hammond Street (East) Elevation



North Elevation



West Elevation

© 2011 Kevin McLaughlin, AIA, LEED AP  
Maine Licensed Architect  
1000 Main Street  
Portland, ME 04101  
kmc@mccloughlin.com

EXTERIOR ELEVATIONS - Parcel B  
1/4" = 1'-0"

Preliminary Application  
Residential

Hammond Street  
Apartment  
58 Hammond St., Portland, ME

January 10, 2012  
A-3

inputted 2/15/12

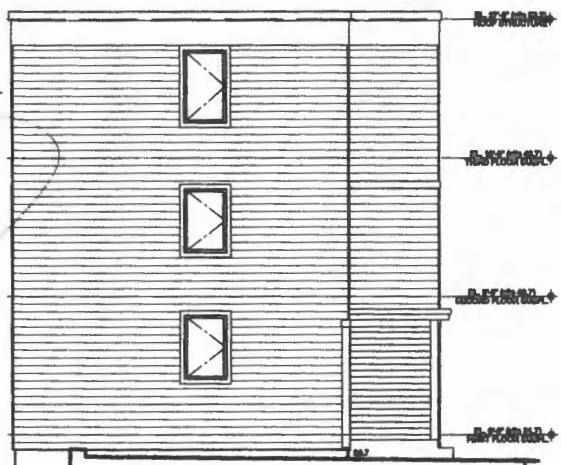
$$\begin{array}{r} 57.6 \\ -26.03 \text{ Av. gr} \\ \hline 31.57 \text{ Bldg height} \end{array}$$

Parcel "A"

3 stories for zoning purposes

$$\begin{array}{r} 30.70 \\ 30.25 \\ 25.84 \\ 25.40 \\ \hline 112.19 \div 4 = 28.05 = \text{Avg. grade} \end{array}$$

$$\begin{array}{r} 59.2 \\ - 25.84 \\ \hline 33.36 \end{array}$$



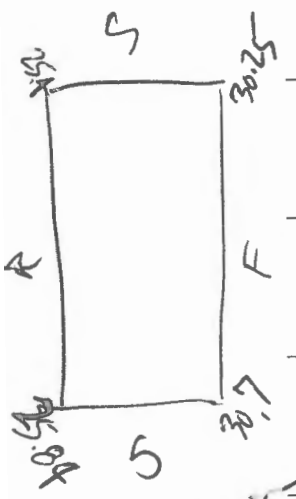
South Elevation - 1/8 in = 1 ft

side Below grade



Hammond Street (East) Elevation - 1/8 in = 1 ft

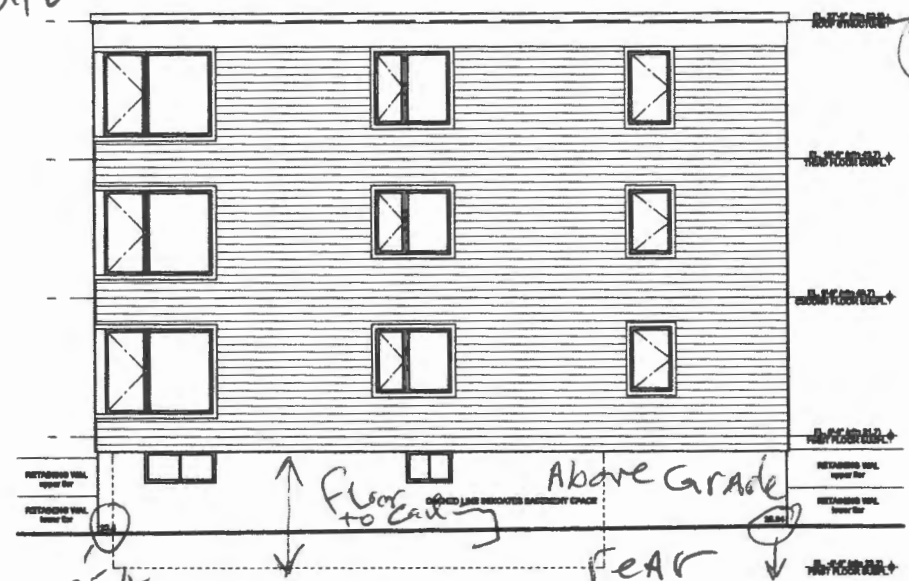
front Below grade



Gould Street (North) Elevation

side floor to ceiling below grade

$$\begin{array}{r} 59.2 \\ - 30.25 \\ \hline 28.95 \text{ height} \end{array}$$



West Elevation

floor to ceiling Above grade

$$\begin{array}{r} 59.2 \\ - 25.4 \\ \hline 33.8 \text{ height} \end{array}$$

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Kevin Murphy Architect  
00000-0000  
kevin@murphyarchitect.com

EXTERIOR ELEVATIONS - Parcel A  
1/8" = 1'-0"

Preparatory Applications  
Residence

Hammond Street  
Apartments  
10 Hammond St., Portland, ME

January 30, 2012  
A-2

inputted 2/15/12

Bldg height

$$\begin{array}{r} 59.20 \\ - 28.05 \text{ Avg} \\ \hline 31.15 \end{array}$$





## PROJECT DATA

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

<b>Total Site Area</b>	9,404 sq. ft.
<b>Proposed Total Disturbed Area of the Site</b>	approx. 7,800 sq. ft.
<i>(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)</i>	
<b>IMPERVIOUS SURFACE AREA</b>	
• Proposed Total Paved Area	1,764 sq. ft.
• Existing Total Impervious Area	1,728 sq. ft.
• Proposed Total Impervious Area	4,232 sq. ft.
• Proposed Total Impervious Area	same as above sq. ft.
• Proposed Impervious Net Change	2,504 sq. ft.
<b>BUILDING AREA</b>	
• Proposed Building Footprint	Parcel A 1,235 + Parcel B 1,228 = 2,463 sq. ft.
• Proposed Building Footprint Net change	(2,463 - 1,188 =) 1,315 sq. ft.
• Existing Total Building Floor Area	1,939 (incl. garage) sq. ft.
• Proposed Total Building Floor Area	Parcel A 3,571 + Parcel B 3,654 = 7,135 sq. ft.
• Proposed Building Floor Area Net Change	(7,135 - 1,939 =) 5,196 sq. ft.
• New Building	yes (yes or no)
<b>ZONING</b>	
• Existing	R-6
• Proposed, if applicable	same
<b>LAND USE</b>	
• Existing	Single Family Residential
• Proposed	Multi Family Residential
<b>RESIDENTIAL, IF APPLICABLE</b>	
• Proposed Number of Affordable Housing Units	0
• Proposed Number of Residential Units to be Demolished	1
• Existing Number of Residential Units	1
• Proposed Number of Residential Units	Parcel A 3+ Parcel B 3 = 6 total
• Subdivision, Proposed Number of Lots	2
<b>PARKING SPACES</b>	
• Existing Number of Parking Spaces	3
• Proposed Number of Parking Spaces	6 (3+3)
• Number of Handicapped Parking Spaces	0
• Proposed Total Parking Spaces	6
<b>BICYCLE PARKING SPACES</b>	
• Existing Number of Bicycle Parking Spaces	0
• Existing Number of Bicycle Parking Spaces	0
• Proposed Number of Bicycle Parking Spaces	6 (internal)
• Total Bicycle Parking Spaces	6 (internal)
<b>ESTIMATED COST OF PROJECT</b>	
	tbd

standard setback requirements for the property. Additionally, all zoning requirements established in the R-6 Zone District shall be met by this project. A breakdown of Zone requirements and standard is also indicated on the Site Plan Sheet L-2.0.

Zone: R6 Residential Zone.  
 Legal Description: 10-G-2; Hammond St. 52-64; Gould St. 18-22  
 Lot size: 0.216 acres (9,404 square feet)  
 CBL: 010 G002001  
 Land Use Existing: Single Family (1 residential unit)  
 Land Use Proposed: Multi-Family (6 residential units)

<i>Zoning Regulations</i>	<i>Required-Allowed</i>	<i>Proposed</i>
Min. Lot Area:	4,500 sf	Parcel A= 4,791 sf, Parcel B= 4,619 sf
Min. Lot Area/Dwelling:	1,000 sf	1,657 sf (9,404 sf / 6 units)
Min. Lot Width:	40'	Parcel A= 79.48', Parcel B= 72.05'
Min. Street Frontage:	40'	Parcel A= 79.48', Parcel B= 142.37'
Front Yard Setback:	10' min.	Parcel A = 10.7', Parcel B= 10.4'
Side Yard Setback:	10' for 1-3 stories	Parcel A = 22.6', Parcel B= N/A
Rear Yard Setback:	20'	Parcel A = 20.4', Parcel B= 20.4'
Building Height:	45' max.	Parcel A = 34.0', Parcel B= 36.5''
Parking:	1 space per unit	Parcel A = 3, Parcel B= 3
Lot Coverage:	50% if < 20 units	Parcel A = 45.5%, Parcel B= 48.5%
Open Space Ratio:	20% if < 20 units	Parcel A = 54.5%, Parcel B= 51.5%

Existing and proposed easements or other burdens

There is an existing easement of 929 square feet on the north-west corner of the property which is described in the attached deed and delineated on the landscape drawings.

The applicant is intending to divide the lot into two parcels. The proposed location of the new property line is shown on the attached site plan and the parcels are identified as Parcel A and Parcel B. Parcel A will include an easement for the benefit of Parcel B parking. It is our intent to maintain separate utility connections for each building. Depending on final utility access points, additional easements will be provided if necessary for underground services. The legal text of a preliminary easement will be provided to the City with the Final Submission.

Requests for waivers

None.

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

December 12, 2011

**Kevin Moquin, AIA, LEED AP BD+C**  
*Maine Licensed Architect*  
53 Hammond St  
Portland, ME 04101  
info@km-a.me  
T 207-265-6421


Dear Barbara,

Kevin Moquin Architect has prepared a submission package for a Level III Site Plan Review on behalf of Steven and Roberta Cope, the property owner and applicant. The proposed project is located at 56 Hammond Street (Assessors Chart 10, Block G, Lot 2) and currently contains a single family house, a driveway, and a garage with driveway. The project site is located in the R6 Residential Zone.

The Proposed project includes the demolition of the existing single family home and garage and the construction of two new buildings. Each new building contains (3) residential units and one garage. The applicant intends to divide the existing lot into two parcels. The new buildings, as proposed, meet all applicable zoning standards.

Please include our project on the Planning Board workshop agenda at your earliest convenience. We look forward to the valuable feedback provided by the planing staff.

Sincerely,



Kevin Moquin, AIA, LEED AP BD+C  
Maine Licensed Architect  
Portland, Maine  
(207)615-6421

**December 12, 2011**

**To: City of Portland Planning Authority**

**Re: Hammond Street Apartments**

**Level III Preliminary Application Submission**

## **Narrative**

---

### Description of Project

The Proposed project includes the demolition of the existing home and garage and the construction of two new buildings. Each new building contains one garage and three residential units consisting of (2) two bedroom apartments and (1) one bedroom apartment. Both buildings total 7,135 square feet. The new buildings, as proposed, meet all applicable zoning standards. The buildings will be served by existing underground and overhead utilities.

The design of the new buildings will feature a three story facade facing Hammond Street located as close to the existing sidewalk as the setback allows. To provide visual interest and to diminish the presence of the garage on the sidewalk, the portion of the front facade containing the garage doors is stepped back six feet. Finish materials will consist of fiber cement clapboards and trim, energy efficient casement windows, and a entrance canopy at the front doors. The buildings will be fully sprinklered. A preliminary review with Chief Pirone at the Portland Fire Department occurred on December 2, 2011.

Each proposed building will have a single garage accompanied by two parking spaces. All proposed parking spaces meet the City's Dimensional Standards. The proposed plan will accommodate for the storage of bicycles in the basement of each building.

Proposed landscaping is in character with the neighborhood context, and proposed street trees along Hammond Street have been reviewed by the City Arborist. The slope on the western portion of the properties will be seeded with Wildflower Seed Mix. Rain gardens will be constructed to address stormwater on each property (see Civil Stormwater Report), providing small lawn areas along Hammond and Gould Streets.

### Evidence of right, title, and interest

See attached warranty deed.

### Zoning Assessment

The project site is located at the corner of Hammond and Gould Streets, and lies within the R-6 Zone District. The existing single-family house will be razed, the lot will be sub-divided into 2 parcels, and two new apartment buildings (3 per building) will be constructed for a total of 6 units.

Both proposed lots are in conformance with the Ordinance, and proposed structures fall within the

**PROJECT NAME:** Hammond Street Apartments

**PROPOSED DEVELOPMENT ADDRESS:**

56 Hammond Street, Portland, Maine

**PROJECT DESCRIPTION:**

The Proposed project includes the demolition of the existing home and garage and the construction of two new buildings. Each new building contains (3) residential units and one garage. Both buildings total 7,135 square feet.

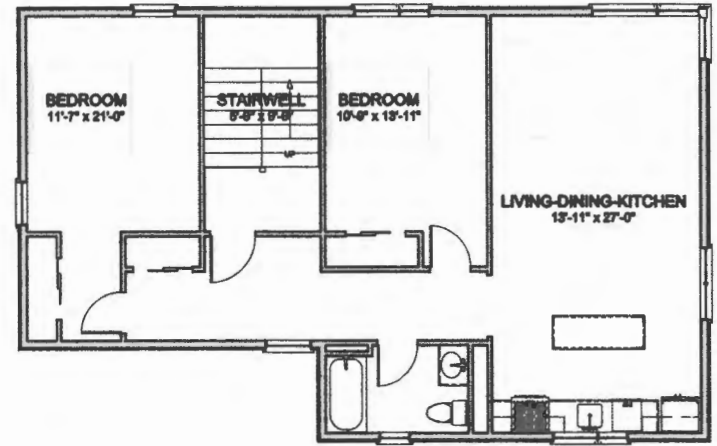
**CHART/BLOCK/LOT:** 10 - G - 2

**PRELIMINARY PLAN**  
**FINAL PLAN**

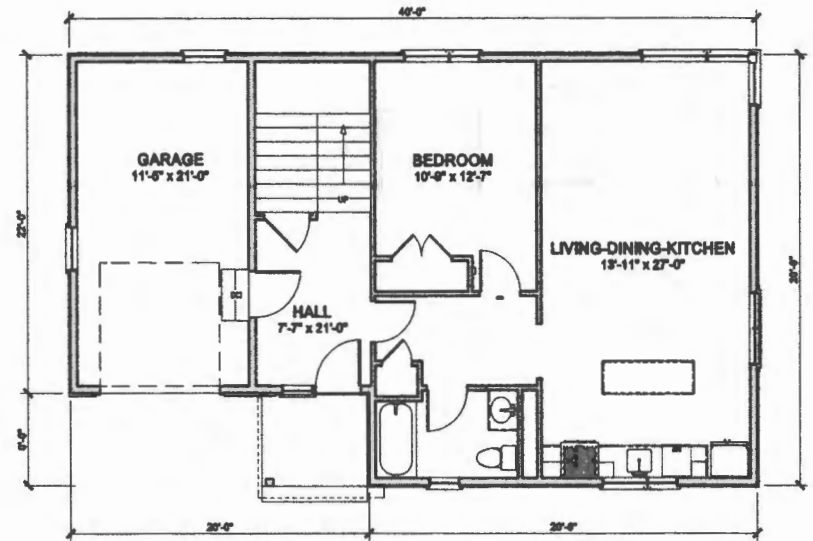
12-12-2012 (date)  
\_\_\_\_\_ (date)

**CONTACT INFORMATION:**

<b>Applicant – must be owner, Lessee or Buyer</b> Name: Steven and Roberta Cope Business Name, if applicable: n/a Address: 172 Concord St. City/State : Portland, ME      Zip Code: 04103	<b>Applicant Contact Information</b> Work # n/a Home# Cell # (207) 415-5833      Fax# n/a e-mail: bcope@maine.rr.com
<b>Owner – (if different from Applicant)</b> Name: Applicant Address: City/State :      Zip Code:	<b>Owner Contact Information</b> Work # Home# Cell #      Fax# e-mail:
<b>Agent/ Representative</b> Name: Applicant & Architect Address: City/State :      Zip Code:	<b>Agent/Representative Contact information</b> Work # Cell # e-mail:
<b>Billing Information</b> Name: Applicant Address: City/State :      Zip Code:	<b>Billing Information</b> Work # Cell #      Fax# e-mail:



**2nd Floor & 3rd Floor**



**1st Floor**





## Marge Schmuckal - Pre-application meeting

---

**From:** Barbara Barhydt  
**To:** Errico, Thomas; Jaegerman, Alex; Margolis-Pineo, David; Schmuckal, Ma...  
**Date:** 8/23/2011 1:55 PM  
**Subject:** Pre-application meeting

---

Hi:

Bobbi Cope wants to have a meeting to discuss a potential project at 56 Hammond Street. They want to demolish a single family home and build to apartment buildings with a total of 6 units. Marge and I have met with her and Adam Cope regarding this proposal in the past. At one point they were considering an R-7 zone change.

Bobbi says they want to meet to understand what are the requirements and what they can do on site. They want to build the project with 6 units, but she says they cannot make the parking (one space per unit) and stormwater work. It is located in the R-6 zone and the site has 9404 square feet. Due to the fact that there is an existing house on it, I don't believe they can take advantage of the R-6 small lot infill provisions. My notes show it is a site constrained by the topography. It would need to be reviewed under subdivision and Level III site plan standards.

I suggested that I arrange a pre-application meeting either before or after the Wednesday development review meeting on August 31st. I am on vacation next week, but Alex they had called to have you at this meeting. Would an 11 a.m. work for all of you?

Thank you.

Barbara



# PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)

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

## Meeting Information

DATE: 8/31/11 ZONE: R-6

LOCATION: 56 Hammond St ~~Steven Cope~~

PEOPLE PRESENT: Adam Cope - Bobbi Cope - ~~Bob~~ Metcalf -

DAVID M-F - Alex - Tom Erico - Dave Senus - Marge - Kevin Lockwood

DISCUSSION: 2 - 3 unit Apt Bldg (Demo existing) -  
<sup>Rental Not Condo</sup>

Storm water Run-off is A question - ~~improves~~  
having problem with showing 6 pkg spaces - compact parky  
9404# lot - tandem pkg spaces

18' curb opening proposed - Tom E. ok

discussed stacking - show us the plan

Bob M. said he could meet the 20% open space in R-6

discussed the practical difficulty criteria -

shared ~~CARE~~ provision - permanent requirement  
side walk & curbing required. Rebuild side walks if in bad condition

1 tree per unit required (street trees)

street lighting discussed

sidewalk culverts would be looked upon favorably

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at [www.portlandmaine.gov](http://www.portlandmaine.gov).

time frame - wants to go forward - Spring

# Map



**Address Candidates**

- Address Candidates
- Interstate
- Streets
- Buildings
- Building

**Stream Overlay Zone**

- Stream\_protection
- Island Zoning**
- C43
- I-B
- I-TS
- I-R1
- I-R2

**Zoning (continued)**

- R2 Residential
- R3 Residential
- R4 Residential
- R5 Residential
- R6 Residential
- ROS Recreation Open Space

**Zoning (continued)**

- C25
- C26
- C27
- C28
- C29
- C30
- C31



10/22/08

note check

Hammond St

2 Buildings - 1-4 unit

1-3 unit Bldg

1 pkg space per unit - on The peninsula <sup>by Council</sup> passed on 10/20/08

\*already has a single fam.

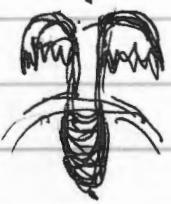
9,404#

R-6mfil <sub>unit use</sub> VS R-7

contract zone -  
②

③ text change for R-6 to change front setback

Donahue & Marshall would be supportive



**From:** Michael Charek <mcharek1@maine.rr.com>  
**To:** Marge Schmuckal <mes@portlandmaine.gov>, Barbara Barhydt <BAB@portlandmaine.gov>  
**Date:** 9/3/2008 12:10:17 PM  
**Subject:** Meeting

Marge and Barbara,

I am writing to schedule a meeting next week with both of you to discuss my clients' thoughts on developing their property at 52-64 Hammond Street, tax map designation 010-G-2. They are considering a request for R7 overlay status on the current R6 designation, and developing housing on that property. Potentially a subdivision of the lot is on the table as well.

We have some sketches to review and would like to meet with you both to get a better understanding of the process and issues we may face.

We are available to meet pretty much any day, any time next week.

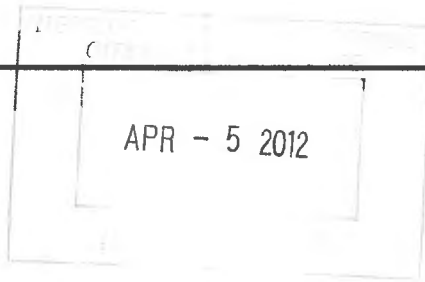
Thank you.

Michael R. Charek  
Michael Charek Architects  
25 Hartley Street  
Portland, ME 04103  
207-761-0556  
mcharek1@maine.rr.com

Next Wed?



**CITY OF PORTLAND, MAINE**  
**PLANNING BOARD**



Carol Morrisette, Chair  
Stuart O'Brien, Vice Chair  
Timothy Dean  
Bill Hall  
Joe Lewis  
David Silk

April 5, 2012

Steven and Roberta Cope  
172 Concord Street  
Portland, ME 04103

Kevin Moquin Architect  
53 Hammond Street  
Portland, ME 04101

RE: Staff Review Comments for Level III Preliminary Site Plan – Planning Board Review

Project Name:	Six Unit Subdivision	Project ID:	2011-402
Address:	56 Hammond Street	CBL:	10-G-2
Applicant:	Steven and Roberta Cope		
Planner:	Shukria Wiar		

Dear Mr. and Mrs. Cope:

On March 27, 2012, the Planning Board considered Hammond Street Apartments for two three-unit buildings to be constructed at 56 Hammond Street. The Planning Board reviewed the proposal for conformance with the standards of the Subdivision Ordinance and Site Plan Ordinance. The Planning Board voted 5-0 (Lewis absent) to approve the application with the conditions as presented below.

**A. SUBDIVISION:**

The Planning Board voted 5-0 (Lewis absent) that the plan is in conformance with the subdivision standards of the land use code, subject to the following conditions of approval:

1. Storm Water Management: The applicant and all assigns, must comply with the conditions of Chapter 32 Storm Water including Article III. Post-Construction Storm Water Management, which specifies the annual inspections and reporting requirements. The developer/contractor/subcontractor must comply with conditions of the construction storm water management plan and sediment & erosion control plan based on the City of Portland's standards and state guidelines; and
2. That the applicant shall submit a financial capacity letter prior to the issuance of a building permit; and
3. All property corners shall be set prior to the issuance of a building permit.

**B. SITE PLAN:**

That the Planning Board voted 5-0 (Lewis absent) that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions:

1. That the final set of site plans shall be stamped by a professional engineer; and
2. That the applicant shall submit the recorded easements for the existing easement (vicinity of the retaining wall) and for the utility easement prior to the issuance of a building permit; and
3. That any mechanical equipment shall be submitted for review and approval prior to the issuance of a building permit and may also require separate permits.

The approval is based on the submitted plans and the findings related to site plan and subdivision review standards as contained in Planning Report for application # 2012-402 which is attached.



## STANDARD CONDITIONS OF APPROVAL

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

1. **Subdivision Recording Plat** A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature prior to the issuance of a performance guarantee.
2. **Subdivision Waivers** Pursuant to 30-A M.R.S.A. section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice and the plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval).
3. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
4. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
5. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
6. **Subdivision Plan Expiration** The subdivision approval is valid for up to three years from the date of Planning Board approval.
7. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
8. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
9. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
10. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
11. **Department of Public Services Permits** If work will occur within the public right-of-way such as

utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

12. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
13. **Mylar Copies** Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Dept. prior to the issuance of a certificate of occupancy.

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Shukria Wiar at 756-8083 or via [shukriaw@portlandmaine.gov](mailto:shukriaw@portlandmaine.gov)

Sincerely,



Carol Morrissette, Chair  
Portland Planning Board

**Attachments:**

1. Planning Board Report
2. Performance Guarantee Packet

**Electronic Distribution:**

cc: Greg Mitchell, Interim Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Shukria Wiar, Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspection Division Director  
Lannie Dobson, Administration, Inspections Division  
Gayle Guertin, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer, Public Services  
Doug Roncarati, Stormwater Coordinator, Public Services  
Greg Vining, Associate Engineer, Public Services  
Michelle Sweeney, Associate Engineer  
John Low, Associate Engineer, Public Services  
Matt Doughty, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Captain Chris Pirone, Fire Department  
Thomas Erriso, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File

N/F  
PORTLAND  
AUTHORITY  
1268/308  
10-G-6

N/F  
MILLIKEN  
11936/276  
TM 10-G-5

CAST-IN-PLACE CONCRETE  
RETAINING WALL;  
SEE STRUCTURAL DWGS

GRANITE  
CURB

PAVED CURB

N02°00'00"W  
79.48'

PROPERTY LINE

N02°00'00"W  
72.05'

PROPOSED SUBDIVISION LINE

EASEMENT  
SEE 18396/2

NEW 2' WIDE STONE RETAINING WALL

OLD FIELD STONE RETAINING WALL

PARKING SPACES (2)  
9' x 18' (TYP)  
ALIGN

20' REAR SETBACK LINE

20' REAR SETBACK LINE

CONCRETE  
WALL;  
DWGS

CONCRETE  
WALL;  
DWGS

M.00.00.00"W

60.19'

N79°06'52"E  
60.92'

PARCEL A

PARCEL B

GARAGE

BEDROOM

LIVING-DINING-KITCHEN

GARAGE

BEDROOM

LIVING-DINING-KITCHEN

10' SIDE S.B. LINE

SIDE SETBACK LINE

10' SIDE S.B. LINE

10' FRONT SETBACK LINE

10' FRONT S.B. LINE

10' FRONT S.B. LINE

DOWNSPOUT  
(SEE DETAIL)

BITUMINOUS  
ASPHALT  
DRIVEWAY

RAIN GARDEN;  
SEE CIVIL DWGS

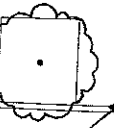
BASE  
IRF

GB RIM=28.3  
INV.=24.7

20.5

4.0' TYP

2.0



(2)  
TYP

K