

From: Tammy Munson
To: Jeanie Bourke; Jonathan Rioux; support staff
Date: 1/9/2014 3:37 PM
Subject: Fwd: Structural review of Munjoy Heights (79 Walnut)
Attachments: Not final Plan 6 - Site Plan (1).pdf; Not final Plan Landscape Plan.pdf; Not final Plan 8 - Grading, Drainage & Erosion Control Plan.pdf; Plan 17 - Retaining Wall Sypes and Locations.pdf; Plan 18 - Building Sections and Retaining Walls.pdf; Plans 10-16 - Detail Plans.pdf; Plans 19 & 20 - Wall 1, 2 & 3 Profile Plan.pdf; Plans 28-31 - Floor Plans.pdf; Att. K - Geotechnical Information; Att. E - Fire Code Review Memo.pdf; Att. J - Erosion and Sedimentation Control Plan.pdf; Pl Bd Decision letter - Munjoy Heights.pdf; Copy of 1303-A2-0B ELEVATION-1303-A2-0B ELEVATION.pdf; Copy of 1303-A2-0E ELEVATION-1303-A2-0E ELEVATION.pdf; Copy of 1303-A2-2B ELEVATION-1303-A2-2B ELEVATION.pdf; Copy of 1303-A2-2BB ELEVATION-1303-A2-2BB ELEVATION.pdf; Copy of 1303-A2-2E ELEVATION-1303-A2-2E ELEVATION.pdf; Copy of 1303-A2-2EB ELEVATION-1303-A2-2EB ELEVATION.pdf

fyi...

>>> Jean Fraser 1/8/2014 2:52 PM >>>
Tammy

You have just received a building permit application #2013-02752) for the building and retaining walls at 79 Walnut Street (29 new 3-4 story townhomes - approval letter at end of attachments). There are a couple of issues that I would like to bring to your attention:

1. I do not yet have a set of electronic final plans to put in the site plan review e-plan folder "approved plans" (as they are making revisions to address Planning Board conditions of approval). Barbara has suggested that I forward to Inspections the relevant plans as approved by the Planning Board for the buildings and retaining walls only- I have attached these and I anticipate that the building permit application plans are consistent but just more detailed and stamped by a PE where necessary.
2. As you know this project is on the side of a very steep hill and many neighbors are concerned about the stability of the up hill side (North Street) and erosion impacts for downhill properties and you will see from the attached plan that there are four large retaining walls, some up to 17 feet in height. For this reason the Peer Engineering Reviewer of the site plan (Dave Senus, Woodard & Curran) asked for the following condition to be included (see also decision letter, site plan cond vi):

The applicant has noted on Plans Sheet C-32 & C-33 that Summit Engineering Services in coordination with Structural Integrity Consulting Engineers, Inc **shall** provide the retaining wall design, global stability analysis, and the design of the temporary soil restraint measures, as required. The referenced retaining wall designs shall be completed, stamped by a professional engineer, and submitted to the City of Portland Inspections Department and Planning Authority as part of the Building Permit process prior to construction of any retaining walls; and His assumption was that Inspections would review the retaining wall plans/info as indicated in the condition but just wanted to highlight the need for more detailed and PE stamped plans. I understand that the building permit application that you have received includes most of the information that was requested - except there is a 72 page report entitled "*Slope Stability Analysis, Munjoy Heights*" by Summit Geoengineering Services Jan 7th, 2014 that I have just ben made aware of and which they will be submitting to you formally to support the BP application. I just wondered whether you would be getting consultant engineers to review some of this stuff - please just know that it has not been reviewed in detail at the site plan stage.

I assume that a further Building Permit application will be submitted for the driveway (which needs to be strong enough to support fire engines), stormwater system, lighting etc.

Please contact me if any questions- they want to start on site in February and I am trying to coordinate a bit at our end as there many issues that are being resolved in parallel- including a Subdivision Plat which

needs to be signed and recorded before any Building permit is issued.

Thanks
Jean

Note: Attachments to this not actual final approved plans but virtually so re the retaining walls and buildings.