

From: Timothy Lock <tim@gologic.us>
To: Jean Fraser <JF@portlandmaine.gov>
Date: 5/14/2014 2:59 PM
Subject: Re: 97 Cumberland Avenue - level III Site Plan and Subdivision Review

Jean,

Thanks for the email. I would like to follow up with a call, but please see my initial response to your questions below (in red).

As far as coming down to meet with you, i would be happy to, but my schedule is kind of crazy next week as i will be out of town at another project for the second half of the week. We will work to get you what you need as soon as possible.

Thanks!

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On May 14, 2014, at 2:21 PM, Jean Fraser <JF@portlandmaine.gov> wrote:

>
> Tim
>
> Together with my colleagues (Urban Designer Caitlin Cameron and Director of Planning Alex Jaegerman) I coordinated a formal design review based on the R6 infil alternative review standards.
>
> Although you have provided a helpful narrative and photos/renderings, there were aspects that we didn't understand and therefore could not complete the review. I am hoping that you will be able to send additional information fairly quickly so we can determine whether we need to meet with you (in time to complete the review memo to the PB next week).
>
> In the interest of time I have not linked these requests to the Principal/standard that led to the discussion/question but I would be happy to clarify further by 'phone.
>
> We would appreciate seeing the following so we can finalize the design review:
>
> 1. Floor plans for all buildings and floors;
We will send plans, yes. Floor plans were not indicated as a requirement for Preliminary submittal on the checklist.
> 2. An aerial plan showing the 2 block radius of the proposal site and the buildings within the 2 blocks that provide some precedent for design features of your proposal;
An aerial photo indicating all referenced properties was included in our submission - we can resend if necessary
> 3. More detailed plans/elevation of front yard area and how a person gets from the sidewalk into the property- its not clear whether the door in the front elevation is an entrance or a deck, for example- so it needs to tie into the site plan to show walkways/paths etc; also the elevations show some side steps near the front door that are not shown in the rendering;
We can provide this
> 4. Please clarify re the roof- it appears to be angled in two directions- is that the case and can you clarify the design. Also please explain how the array of solar panels might look.
The roof is pitched in two directions to face solar south. We typically use a prefabricated engineered truss

to achieve compound pitches; we can draw the solar panels on the roof plan and resubmit

> 5. How far are the upper stories set back on front elevation- could that be indicated on a plan that also shows the location of the abutting house?

We can provide this

> 6. Some renderings show the fence and others don't. We do not consider the fence meets the standards in that it appears an interruption rather than a transition. We would like to see the details of the area between the building and the sidewalk in order to see how it relates to the street and how the entrances are handled (this could be on same plan as 3 above).

We can provide this, but am i correct in assuming you would rather not have a fence at all? if so, we would also prefer to not have a fence - it was my understanding that fences were encouraged.

> 7. Are there any balconies or covered porches?

The second floor unit on the FF has a balcony over the first floor unit on the FF, the first floor unit has a covered entry porch in the same location.

> 8. Could you please provide a calculation of the area of the fenestration on the front facade (ie to confirm it is at least 12% of the total facade area);

> 703SF of facade versus 171SF of window = 24% glazed.

> 9. Could we see a spec/detail for the side awning?

We can provide this, yes.

> 10. What is the height of the FF elevation above the sidewalk grade? What is the height of the sill of the front ground floor window above the sidewalk grade?

The FF elevation is 3' above the highest point of the sidewalk (95' versus 93') - the sidewalk pitches down towards washington, though

> 11. We have some questions re the proposed material:

> What is the final color over a longer period of time? The material will not change beyond the bottom sample in the before and after image i forwarded

> Does the rust "run" (In the rain/snow) and so discolor other features? This is possible during initial oxidation, but it is very stable once oxidized

> Could we see details of the edging/trim at corners and at the roofline and does the metal fascia go around all the roof edges (ie is there any edging to the front single story projection)? We can provide details, yes. The fascia would run consistently around the upper roofs - on the lower balcony it extends up to become the railing - overflow from this roof would be through a scupper.

> Thank you

> Jean

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> Jean Fraser, Planner

> City of Portland

> 874 8728

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