

**14-C-21**

**#2013-258**

**33 Lafayette Street**

**Marquis Lofts**

**Peter Bass, Random Orbit**

Gail Ringel

34 Lafayette Street  
Portland, ME 04101  
*tel:* 617 504-5422  
*email:* ringelgail@gmail.com

January 10, 2014

Nell Donaldson  
City of Portland Planning Division  
389 Congress Street  
Portland, Maine 04101

Dear Ms. Donaldson:

I am writing this letter to the Planning Division as a follow up to the community workshop held on December 17, 2013 at City Hall. This meeting of the Planning Board focused on two proposed developments in the East End of Portland, one at 118 Congress St. and the other at 33 Lafayette St. I currently reside at 34 Lafayette St., directly across from the second of the two projects. At this time, I am requesting that the Planning Division conduct a careful review of the transcript or recording of this meeting and consider whether a mismanagement of the process has occurred. The strange comments offered by Board members during this meeting and their disregard for both city zoning regulations and concerns on the part of neighborhood residents has inspired this request.

The 118 Congress St. project proposes a roughly 50 ft. tall building to be built on this primary arterial road that runs through the city. Although many of the surrounding buildings on Congress St. are considerably smaller, the architect of this project has taken some pains to design a building that is in keeping with the neighborhood. In addition, the façade of the building is broken up by an interesting pattern of windows, recessed areas, and changes in materials that add to the interest of the streetscape. Following a presentation of the design, a few members of the Planning Board praised this project for accomplishing something that many new buildings fail to – breaking up the façade to avoid introducing an unfriendly and blank monolith into the neighborhood. They also congratulated the designer for taking existing neighborhood structures into account.

The presentation that followed, about the proposed design for a building on Lafayette St., was truly confusing in this context. While Beth Boepple noted that the building materials and design approach were completely atypical of the neighborhood and Bill Hall agreed with this assessment, the Board ultimately gave the developer a complete pass on this section of the required zoning regulations. More than one Board member noted that the developer, Peter Bass, is not seeking a variance to build this structure. However the building as proposed completely fails to satisfy this basic requirement. While judgments about “fitting into a neighborhood” can sometimes be subjective, many objective details of the proposed building and its materials make the argument crystal clear. Further, because the building is a full story taller than more than 90% of all buildings on this and all surrounding streets, the impact of the incongruous design on this narrow street takes on even greater proportions.

In addition, the discussion of off-street parking for this proposed design made a mockery of the city’s current zoning requirements for this neighborhood. The project’s engineer conceded that nothing larger than a “mid sized car” could be maneuvered into the covered parking area proposed. Indeed, even mid sized vehicles would be able to reach the proposed parking spaces only by executing a “K turn” in a very confined alley directly adjacent to the building next door. This assumes that no snow at all is present in the alley, reducing its effective width. At this time of year, it is easy to see that this is a completely unrealistic plan. Given the design of the parking access, the city should require a viable snow removal plan as part of the application process.

Gail Ringel

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The developer may not be seeking a variance to build out this design, but surely meeting the current zoning requirements for parking (one space for each of the six proposed units) should be met in order for the plan to proceed. When more than half a dozen area residents objected to the proposed plan, their concerns were brushed aside. At the conclusion of the discussion, Carol Morrissette shared the astonishing observation that "many people currently moving to Portland seem attracted to the city because they will not need to have a car. We can only hope that those are the people who decide to move to Lafayette St., and specifically to this building." She may have been making light of the obvious deficiencies in the plan as presented, but this joke was insulting to neighborhood residents concerned about the impact of the new building on our crowded street. Without viable off-street parking, new residents of 33 Lafayette will make an already difficult parking problem even worse.

I hope it is not unreasonable to expect that this project will be required to meet the zoning regulations completely before it is approved to move forward. The inconsistency of the Planning Board's comments between the first property under discussion during this meeting and this second one in regards to design standards, and their callous disregard for issues raised by neighbors on all sides of this property during the workshop on December 17 are certainly cause for review of their actions. The discussion of 33 Lafayette at the December workshop began by some Planning Board members stating that obviously another workshop should be required; the design as proposed could not move forward. Yet after many acknowledged the clear problems with the design as proposed, the meeting ended by congratulating the developer and stating that there did not seem to be any need for additional review.

The residents of Lafayette Street and the City of Portland deserve to have zoning requirements taken seriously. This developer, and the city, should be held to higher standards than those on display at this public meeting.

Thank you in advance for your review of this situation. I hope I can count on you to give all these issues careful consideration in support of a more thoughtfully evolving Portland and its neighborhoods.

Sincerely,



Gail Ringel



795 CONGRESS STREET  
PORTLAND, ME 04102  
207-772-6005

[pbass@maine.rr.com](mailto:pbass@maine.rr.com)

To The Portland Planning Board;

Random Orbit, Inc. is proposing to redevelop the property at 35 Lafayette St. This submission is for a preliminary workshop review. Please note that the level of detail is mostly consistent with a final site plan submission so we hope to move to a public hearing quite smoothly. The existing single story building has been used since the mid 20<sup>th</sup> century as a church. The most recent congregation was the International Christian Fellowship. This is an African immigrant congregation with a wonderful success story of outgrowing the church and finding a new bigger space that suits their growing programming. Discussions with abutters and neighbors have shown that the change of use from a church to residential will be greatly welcomed and relieve parking pressures. Random Orbit's plan is to reuse the existing foundation with a small addition on the north side for stairway circulation. The ground level will be used for enclosed parking. We will build 6- 900sf loft style flats on three floors above the parking. This will be an addition of two stories above the existing structure. This condominium project will be a modern version of the many flat roofed multi families found on Munjoy Hill, some of which are in close proximity on Cumberland Ave and Merrill St. Modern materials and design will be used along with traditional massing, scale and form. The project is in the R-6 zone and we will take advantage of the small lot infill provision. All zoning rules have been met and we will not be asking for any exceptions.

Random Orbit has been a successful leader in infill development and creative reuse of historic and challenging properties in Portland. It is our goal to develop residences of great value. To do this we find value in underdeveloped and unique properties, use appropriate densities, design and unit size. This 6 loft condominium project should have market pricing that is well below other offerings that are currently being planned for the East End. We are excited about building an exceptional property that will offer ownership opportunities to a wider cross section of Portlanders.



Peter Bass  
Random Orbit, Inc.



## **Marquis Lofts Preliminary Site Plan Application**

35 Lafayette St.  
Chart 14 Block C Lot 21

Developer:  
Random Orbit, Inc.  
Peter Bass  
795 Congress St.  
Portland, ME 04102  
772-6005  
pbass@maine.rr.com

## **Site Plan Application Contents:**

### Written Submissions:

Cover Letter  
Application-signed  
Written Summary  
Warranty Deed  
Zoning Code Summary  
Financial capacity Letter  
Master Plan Consistency Narrative  
Design Narrative  
Storm Water Management Narrative  
Geotechnical Report  
Image of Existing Building  
Driveway Turning Radius Plan

### Plan Submissions:

Survey  
C-1 Site Plan  
C-2 Standard Details  
C-3 Erosion Control Details

G 1.0 Title Sheet  
D 1.0 Existing Plan  
A 1.0 Parking Plan  
A 1.1 Unit Plan  
A 1.2 Section  
A 1.3 Elevations  
A 1.4 Elevations  
A 1.5 Elevations  
A 1.6 Perspectives  
A 1.7 Perspectives  
A 1.9 Context  
A 1.9 Lighting Plan

L- 1 Landscape Plan



PROJECT NAME: Marquis Lofts

PROPOSED DEVELOPMENT ADDRESS:  
35 Lafayette St.

PROJECT DESCRIPTION:  
Redevelopment of existing church to 6 flats on 3 floors about ground level parking

CHART/BLOCK/LOT: 14 C 21

PRELIMINARY PLAN  (date)  
FINAL PLAN \_\_\_\_\_ (date)

CONTACT INFORMATION:

<b>Applicant – must be owner, Lessee or Buyer</b> Name: <u>RANDOM ORBIT Inc</u> <u>PETER BASS</u> Business Name, if applicable: Address: <u>795 Congress St.</u> City/State: <u>Portland</u> Zip Code: <u>04102</u>	<b>Applicant Contact Information</b> Work # <u>772-6005</u> Home# Cell # <u>712-0954</u> Fax# e-mail: <u>pbass@maine.rr.com</u>
<b>Owner – (if different from Applicant)</b> Name: Address: City/State : Zip Code:	<b>Owner Contact Information</b> Work # Home# Cell # Fax# e-mail:
<b>Agent/ Representative</b> Name: <u>PETER BASS</u> Address: <u>795 Congress St.</u> City/State : Zip Code:	<b>Agent/Representative Contact information</b> Work # <u>772-6005</u> Cell # <u>712-0954</u> e-mail: <u>pbass@maine.rr.com</u>
<b>Billing Information</b> Name: <u>RANDOM ORBIT Inc</u> Address: <u>795 Congress St.</u> City/State: <u>Portland</u> Zip Code: <u>04102</u>	<b>Billing Information</b> Work # Cell # Fax# e-mail:

<b>Engineer</b> Name: <b>BH2M Les Berry</b> Address: <b>28 State St.</b> City/State: <b>GORHAM</b> Zip Code: <b>04038</b>	<b>Engineer Contact Information</b> Work # <b>839-2771</b> Cell # <b>332-4144</b> Fax# e-mail: <b>lberry@bh2m.com</b>
<b>Surveyor</b> Name: <b>Owen Haskell</b> Address: <b>390 US Rt 1</b> City/State: <b>Falmouth</b> Zip Code: <b>04105</b>	<b>Surveyor Contact Information</b> Work # <b>774-0424</b> Cell # Fax# e-mail: <b>jschwanda@owenhaskell.com</b>
<b>Architect</b> Name: <b>Evan Carroll</b> <b>Bild Architecture</b> Address: <b>PO Box 8235</b> City/State: <b>Portland</b> Zip Code: <b>04104</b>	<b>Architect Contact Information</b> Work # <b>408-0168</b> Cell # Fax# e-mail: <b>evan@bildarchitecture.com</b>
<b>Attorney</b> Name: <b>Barbara Vestal</b> Address: <b>107 Congress St.</b> City/State: <b>Portland</b> Zip Code: <b>04101</b>	<b>Attorney Contact Information</b> Work # <b>772-7426</b> Cell # Fax# e-mail: <b>vestal@chesterandvestal.com</b>

**APPLICATION FEES:**

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

<b>Level III Development (check applicable reviews)</b> <input checked="" type="checkbox"/> Less than 50,000 sq. ft. (\$500.00) <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 300,000 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)  <b>Plan Amendments (check applicable reviews)</b> <input type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500)  The City invoices separately for the following: <ul style="list-style-type: none"> <li>• Notices (\$.75 each)</li> <li>• Legal Ad (% of total Ad)</li> <li>• Planning Review (\$40.00 hour)</li> <li>• Legal Review (\$75.00 hour)</li> </ul> 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.	<b>Other Reviews (check applicable reviews)</b> <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input checked="" type="checkbox"/> Subdivisions (\$500 + \$25/lot) # of Lots <b>6</b> x \$25/lot = <b>150.00</b> <input type="checkbox"/> Site Location (\$3,000, 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
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**APPLICATION SUBMISSION:**

1. All site plans and written application materials must be submitted electronically on a CD or DVD with each plan submitted as separate files, with individual file names (see submittal requirements document attached).
2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Planning Division Office to start the review process.

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

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

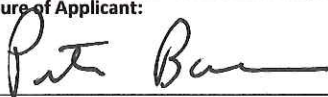

**Refer to the application checklist for a detailed list of submission requirements.**

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site <http://www.portlandmaine.gov/citycode/chapter014.pdf>

**APPLICANT SIGNATURE:**

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

**This application is for a Level II 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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**PRELIMINARY PLAN (Optional) - Level III Site Plan**

Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST
✓	✓	1	Completed Application form
✓	✓	1	Application fees
✓	✓	1	Written description of project
✓	✓	1	Evidence of right, title and interest
N/A	X	1	Evidence of state and/or federal approvals, if applicable
✓	✓	1	Written assessment of proposed project's compliance with applicable zoning requirements
✓	○	1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
N/A	X	1	Written requests for waivers from site plan or technical standards, if applicable.
✓	✓	1	Evidence of financial and technical capacity
N/A	X	1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST
✓	✓	1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
✓	✓	1	<b>Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)</b>
✓	✓		Proposed grading and contours;
✓	○		Existing structures with distances from property line;
✓	✓		Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;
✓	✓		Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);
✓	✓		Preliminary infrastructure improvements;
✓	○		Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;
N/A	✓		Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);
N/A	✓		Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);
✓	○		Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed;
✓	○		Exterior building elevations.

**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	X	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	X	1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
N/A	X	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
N/A	○	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	<b>Final Site Plans including the following:</b>
✓	○		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;
N/A			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;
N/A			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 -

	0	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;
✓	9	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;
N/A		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;
✓	0	Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
✓	0	An exterior lighting plan in accordance with Section 12 of the Technical Manual;
	X	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.

## PROJECT DATA

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

<b>Total Area of Site</b>	6,139 sq. ft.
<b>Proposed Total Disturbed Area of the Site</b>	750 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	
<b>Impervious Surface Area</b>	
Impervious Area (Total Existing)	3,296 sq. ft.
Impervious Area (Total Proposed)	3,787 sq. ft.
<b>Building Ground Floor Area and Total Floor Area</b>	
Building Footprint (Total Existing)	2,100 sq. ft.
Building Footprint (Total Proposed)	2,218 sq. ft.
Building Floor Area (Total Existing)	4,200 sq. ft.
Building Floor Area (Total Proposed)	8,872 sq. ft.
<b>Zoning</b>	
Existing	R-6 small lot
Proposed, if applicable	
<b>Land Use</b>	
Existing	Church
Proposed	Residential
<b>Residential, if applicable</b>	
# of Residential Units (Total Existing)	0
# of Residential Units (Total Proposed)	6
# of Lots (Total Proposed)	
# of Affordable Housing Units (Total Proposed)	0
<b>Proposed Bedroom Mix</b>	
# of Efficiency Units (Total Proposed)	
# of One-Bedroom Units (Total Proposed)	6 loft style
# of Two-Bedroom Units (Total Proposed)	
# of Three-Bedroom Units (Total Proposed)	
<b>Parking Spaces</b>	
# of Parking Spaces (Total Existing)	2
# of Parking Spaces (Total Proposed)	6
# of Handicapped Spaces (Total Proposed)	0
<b>Bicycle Parking Spaces</b>	
# of Bicycle Spaces (Total Existing)	0
# of Bicycle Spaces (Total Proposed)	2
<b>Estimated Cost of Project</b>	



CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

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



Mr. Frank J. Brancely,  
Senior Engineering Technician,  
Phone #: (207) 874-8832,  
Fax #: (207) 874-8852,  
E-mail: fjb@portlandmaine.gov

Date: 9/17/13

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

Site Address: 35 Lafayette St.

Chart Block Lot Number: 14 C 21

Proposed Use: 6 unit residential Condominium

Previous Use: Church

Existing Sanitary Flows: unknown GPD

Existing Process Flows: N/A GPD

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

12" V.C.P 55  
Center of Lafayette St.

Site Category

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

(Clearly, indicate the proposed connections, on the submitted plans)

2. Please, Submit Contact Information.

City Planner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Owner/Developer Name: RANDOM ORBIT Inc. PETER BASS  
 Owner/Developer Address: 795 Congress St. PORTLAND  
 Phone: 772-6005 Fax: \_\_\_\_\_ E-mail: pbass@maine.rr.com  
 Engineering Consultant Name: LES BERRY BH2M  
 Engineering Consultant Address: 28 STATE ST GORHAM ME 04028  
 Phone: 839-2771 Fax: \_\_\_\_\_ E-mail: lberry@bh2m.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: 340 GPD

Peaking Factor/ Peak Times: 5 7:00 AM

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)  
Maine State Plumbing code

(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)

Updated: August 15, 2013

Per Maine state Plumbing Code

Project = 6-1 bedroom units  
 Flow per bedroom = 9 gpd  
 Total flow = 6 x 90 = 540 GPD

Written Statement for Marquis Lofts, 35 Lafayette St, Multifamily Development

Owners: Random Orbit, Inc.  
795 Congress St.  
Portland, Maine

Description of Project:

New construction utilizing existing foundation  
6 unit, loft style multi-family with parking in basement.  
Total of 4 floors-2 units per floor above ground level parking  
Total land area of site: 6139 square feet  
Total floor area: 2100 square feet basement/parking  
8872 square feet living area on 3 floors

1

Construction Plan: All construction will be done in a single phase taking 5-6 months for completion. Construction will start spring of 2014 and be completed in the fall of 2014.

Traffic Plan: N/A

Significant Natural Features: None

Site Layout Narrative: See accompanying Storm Water Report

Storm Water Runoff Calculations: See accompanying Storm Water Report

Master Plan Consistency: See accompanying Project Consistency Document

Evidence of Utility Capacity: Request for capacity letters submitted to Public Services for sewer capacity and PWD for water capacity.

Solid Waste: It is expected that only typical residential waste will be generated on the site. This will be stored in refuse bins inside the basement and set on the street for regular city pay per bag trash removal.

NFPA Code Summary: See accompanying NFPA code summary document.

Consistency with R-6 Design Standards: See accompanying document.

Proposed easement: Random Orbit has negotiated an easement with Erica Thompson, our southern neighbor to encroach marginally on her property. The intent of this Easement is to allow Random Orbit to create an attractive, easily maintainable transition between the two properties. This encroachment is shown on the site plan as a small amount of pavement and a retaining wall. See accompanying Easement Document

WARRANTY DEED

INTERNATIONAL CHRISTIAN FELLOWSHIP

a Maine independent church whose mailing address is 35 Lafayette Street, Portland, Maine, for consideration paid, grants to

RANDOM ORBIT INC.

A Maine Corporation with an office and place of business located at 795 Congress Street, Portland, Maine 04101, with WARRANTY COVENANTS, the following described real property in the City of Portland, Cumberland County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF, International Christian Fellowship has caused this instrument to be executed by Mutima Peter, its Senior Pastor thereunto duly authorized this 13<sup>th</sup> day of August, 2013.

MAINE REAL ESTATE TAX PAID

WITNESS

Barbara Vestal  
Witness

International Christian Fellowship  
Mutima Peter  
By: Mutima Peter  
Its: Senior Pastor

State of Maine  
Cumberland, ss.

August 13, 2013

Personally appeared before me Mutima Peter, in his capacity as Senior Pastor, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of International Christian Fellowship.

Before me,

Barbara Vestal  
Attorney-at-Law/Notary Public  
BARBARA A. VESTAL  
ME BAR # 764



**EXHIBIT A**

A certain lot or parcel of land with the buildings thereon, situated in Portland, Maine and bounded and described as follows:

Beginning at a point in the Northeasterly sideline of Lafayette Street, said point being distant 147.50 feet Northwesterly along the Northeasterly side of Lafayette Street from its intersection with the Northwesterly sideline of Cumberland Avenue and being also the Westerly corner of a lot of land now or formerly owned by Kenneth A. Harris and Ruth E. Harris; thence Northeasterly make an angle of  $83^{\circ} 38''$  with the Northwesterly direction of the said Northeasterly sideline of Lafayette Street and by land of said Harris and land now or formerly of Joseph Fournier a distance of 101.00 feet to a point; thence Northwesterly making an included angle of  $93^{\circ} 17'$  and on a line parallel to the line of Merrill Street a distance of 62.30 feet to a point and a fence at the Easterly corner of land now or formerly of Alice L. Fisher; thence Southwesterly making an included angle of  $86^{\circ} 30''$  and by land of said Fisher, a distance of 97.55 feet to Lafayette Street; thence Southeasterly by Lafayette Street a distance of 62.24 feet to the point of beginning.

Being the same premises conveyed to International Christian Fellowship by Warranty Deed from The Root Cellar, a Maine non-profit corporation dated October 19, 2001 and recorded in said Registry of Deeds in Book 16874, Page 338.

G:\Clients\International Christian Fellowship\Sale of 35 Lafayette St Portland\Warranty.Deed.Entity.doc

Received  
Recorded Register of Deeds  
Aug 13, 2013 11:25:05A  
Cumberland County  
Pamela E. Lovley

Zoning Code Summary  
 6 Unit Condominium Development  
 35 Lafayette St.  
 Random Orbit, Inc. Developer

Zone: R-6 Small lot designation  
 Lot Size: 6,139 sq. ft. = 0.141 acres

	R-6 Small Lot Code	Proposed
Lot Size	No Minimum Max. 10,000	6139 sq.ft.
Front Yard	Less than 10 ft	Less than 10 ft.
Rear Yard	15ft or Greater	16'6"
Side Yard:	Height of abutting building + Height of Proposed building/5	
Right Yard:		
Required set back between buildings:		
Height of abutting building	34'	
Plus Height of Proposed	43'-4"	
Divided by 5 =	15.6'	17'6"
		16" to lot line
Left Yard		
Required set back between buildings:		
Height of abutting building	28'-6"	
Plus Height of Proposed	43'-4"	
Divided by 5 =	14'-4"	21'6"
		10' to lot line
Maximum Structure Height	45	43'-4"
Height Calculation:		
East Corner	44'2"	
South Corner	44'2"	
West Corner	44'2"	
North Corner	41'0"	
Average Height	43'4"	
Minimum Lot Width:	None	61.73 ft
Minimum Land Area Per Dwelling:		725
Allowable Units:	8	6
Required On Site Parking	6	6



November 11, 2013

Re: Peter Bass  
Random Orbit, Inc.  
795 Congress Street  
Portland, Maine 04102

Development of Lafayette Street Portland, Maine

To Whom It May Concern:

I am writing on behalf of Peter Bass and Random Orbit, Inc. Gorham Savings Bank has had a deposit relationship and borrowing relationships with Peter Bass for many years. Mr. Bass has successfully completed a number of commercial and residential development projects. Based on this experience, Mr. Bass has demonstrated both the management capabilities and the financial resources necessary to see a project like this through to a successful completion.

This letter is not to be construed as a loan commitment

If you should need further information or clarification, please contact me at 222-1492.

Regards,

A handwritten signature in black ink, appearing to read "Karl Suchecki", written in a cursive style.

Karl Suchecki  
Sr. Vice President



## **Project Consistency with City Master Plans**

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

### **FUTURE LAND USE PLAN**

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

### **HOUSING POLICIES**

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

### **SUSTAINABILITY**

- Increase efficient use of transportation resources by avoiding decentralizing land use trends and supporting land use patterns that favor density and concentration. (Comprehensive Plan, Vol I, Transportation Resources, T-7-8);
- Design housing to use new technologies and materials that reduce costs and increase energy efficiency. (Comprehensive Plan, Vol I, Portland's Goals and Policies for the Future, p. 22)

## A. Future Land Use Plan

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

In looking at where that growth can be accommodated within Portland, it found that only 9.75% of land in all residential zones is vacant, and in the highest density residential zone, the R-6 zone, only 2.77% of the land is vacant. As a way to foster the growth necessary to a healthy future, the Future Land Use Plan specifically endorses the recommendation, first made in Housing: Sustaining Portland’s Future, to “rewrite[e] the zoning ordinance to encourage new housing and eliminate[e] barriers to development by allowing greater housing density and more efficient use of vacant land, infill lots, and redevelopment opportunities.” (Future Land Use, p. 55) The Future Land Use Plan notes with approval that amendments are in process to make more of the vacant land available for development, stating:

Currently, the R-6 Zone Amendments for Small Lot Infill Development are being prepared to allow undersized vacant lots to be developed at former density and setback requirements. The intent of these amendments is to encourage new housing on small infill lots in a manner consistent with the existing compact lot development pattern typically found on the peninsula. (p. 65)

## B. Housing Policies

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

One fundamental housing goal is to increase the supply of housing. To further that goal, the housing plan states the City should strive to ensure the construction of a diverse mix “that offers a continuum of options across all income levels.” (p. 29) The City should also encourage higher density housing, “particularly located near services, such as schools, businesses, institutions, employers, and public transportation.” (p. 30) Particular emphasis is placed on encouraging infill development, and housing within and adjacent to the downtown. In furtherance of the goal of developing a broad range of housing, it states the City should “[e]ncourage opportunities for the development of homes that are attractive to those households moving up in the real estate market . . . so Portland can remain competitive with surrounding suburban communities. (p. 32) Additional supply-based objectives include “identify[ing] vacant land and redevelopment opportunities throughout the city to facilitate the construction of new housing” and “[p]romot[ing] Portland as a Pro-Housing Community.” (p. 33) While some parts of the housing plan emphasize affordable assisted housing, it states “the need for market rate housing for mid and higher income households is also critically important to Portland’s future. Eliminating barriers to housing development and supporting market rate projects through the approval process can assist in this.” (p. 62b)



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

### **C. Sustainability**

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

Similarly, the Sustainability Report identified green building as an important means for reducing pollution and our collective carbon footprint. (*Id.*, p. 6) This building is designed to have numerous green features including: all landscaping native species; roof water runoff collected in rain barrels for irrigation; building envelope sealed to prevent air leaks with insulation well above present construction standards; energy efficient windows with largest oriented to optimize solar gain and windows located for cross natural ventilation, without air-conditioning systems; energy efficient systems and appliances, air exchangers, and radiant floor heat in each unit; low VOC paints, glues and sealants; roof light color to prevent heat build up; and many green building materials, flooring, siding, and recycled products.



## R-6 Infill Development Design Principles & Standards

# Marquis Lofts Design Narrative

### Alternative Design Review

The Marquis Lofts meet nearly all of the design standards. As described in the narrative below, the Lofts are detailed as a contemporary building, and as such some of the standards do not have language compatible with contemporary design.

The massing and scale of the Lofts are in keeping with the surrounding neighborhood, and based on standard flat-roof walk-up style apartment building that can be found throughout the neighborhood and the city.



**PRINCIPLE A – Overall Context** - *A building design shall contribute to and be compatible with the predominant character-defining architectural features of the neighborhood.*

STANDARD A-1: The form of the Marquis Lofts can be most easily compared to the flat-roofed apartment buildings that can be found around the corner on Cumberland Avenue, and scattered elsewhere on Munjoy Hill. The design of the Lofts offers a variation on this building type by using a material change in place of the common bay window.

STANDARD A-2: The articulation of the Lofts is punctured openings of uniform size and predictable rhythm, as can be found in the surrounding homes. The windows of the Lofts are further articulated by the use of a multiple-light arrangement that makes up each opening.

STANDARD A-3: The orientation of the Lofts is in keeping with the site placement of the surrounding buildings which all orient to the orthogonal street grid. The massing of the Lofts is such that the front façade sits within ten (10) feet of the front lot line, as is typical of buildings on Lafayette Street.

**PRINCIPLE B – Massing** - *The massing of the building reflects and reinforces the traditional building character of the neighborhood through a well composed form, shape and volume.*

STANDARD B-1: The Marquis Lofts utilize the footprint of an existing building which took up a larger area than many of the buildings on Lafayette Street. Part of the lofts steps back from the street as is common with homes in the neighborhood. The Lofts sit on a raised basement, as is common with houses on both sides of Lafayette Street.

The massing of the Marquis Lofts is slightly larger in bulk and volume than many of other buildings on Lafayette Street, but not out of context. The slightly larger scale is consistent with the relative scale of other infill developments on Munjoy hill. (Examples: 43 Cumberland, 60 Cumberland, 45 Turner Street, 117 Sheridan Street, 135 Sheridan Street)

STANDARD B-2: Lafayette Street contains buildings of gable form, flat roof form, and mansard roof form; the Marquis Lofts will be another building of flat roof-type massing.

STANDARD B-3: The Lofts have a flat roof as can be found elsewhere on Lafayette Street.

STANDARD B-4: The Lofts have a flat roof as can be found elsewhere on Lafayette Street.

STANDARD B-5: The Marquis Lofts have faced articulation that includes a recessed entry, balconies and a covered entry.

STANDARD B-6: The access to parking in the Lofts is recessed and on the side of the building, incorporated into the building form.

**PRINCIPLE C - Orientation to the Street** - *The building's façade shall reinforce a sense of the public realm of the sidewalk while providing a sense of transition into the private realm of the home.*

STANDARD C-1: The entrance to the Marquis Lofts is located at the side of the building but connected to the front of the building by use of an awning that wraps from the side to the front.

STANDARD C-2: A transition of privacy from the sidewalk to the Lofts is created by a raised planter and the use of raised windows.

STANDARD C-3: The transition to the entrance is created by a planter, sidewalk seating and a covered entry.

**PRINCIPLE D - Proportion and Scale** - *Building proportions must be harmonious and individual building elements shall be human scaled.*

STANDARD D-1: The windows on the Marquis Lofts are rectangular and vertically proportioned.

STANDARD D-2: The windows and other fenestration on the Lofts are at least 12% of the total façade area.

STANDARD D-3: The Lofts do not have a porch, but have a front patio of similar proportions.

**PRINCIPLE E - Balance** - *The building's façade elements must create a sense of balance by employing local or overall symmetry and by appropriate alignment of building forms, features and elements.*

STANDARD E-1: The heads of windows and doors align.

STANDARD E-2: Doors and windows align vertically.

STANDARD E-3: Doors and windows are NOT arranged in a symmetric manner, but ARE arranged in a visibly discernible and rational manner.



**PRINCIPLE F - Articulation** - *The design of the building is articulated to create a visually interesting and well composed residential façade.*

STANDARD F-1: The Marquis Lofts will utilize a cement panel siding system with cement clapboards used as a second siding material. The transition between these two materials will be achieved with vertical trim piece that projects about 4" from the building. The joints between the cement panels will be trimmed with aluminum extrusion profiles designed for the purpose. A rectangular gutter will be utilized to create a cornice at the top of the building. Windows will not have trim except for the aluminum profiles that are part of the panel system. This approach on the windows is appropriate for the contemporary style of the building.

STANDARD F-2: There are only two window categories in the Lofts: Square windows, and Tall windows. These two types are used both as single windows and as pairs.

STANDARD F-3: The Lofts have two cladding materials, which are used rationally.

STANDARD F-4: The levels in the Lofts are delineated by balconies.

STANDARD F-5: The balconies and entrance awning are all part of a singular vocabulary and will have the same color as the siding transition trim.

STANDARD F-6: The main entrance faces the street, but is set back from the sidewalk to provide a level of privacy for the residents. Visitors of the Lofts will be oriented to the main entrance by the awning that wraps from the front of the building to the side of the building.

STANDARD F-8: While the contemporary style of the Marquis Lofts does not lend itself to the terms described in Standard F-8, the building IS appropriately articulated. Elements providing articulation include: siding transition trim, entrance awning, cement panel joints, window frames, gutters, and building lettering.

**PRINCIPLE G - Materials** - *Building facades shall utilize appropriate building materials that are harmonious with the character defining materials and architectural features of the neighborhood.*

STANDARD G-1: The Marquis Lofts utilize clapboard siding with an innovative color scheme to provide a tactile connection to the neighboring buildings. A cement panel siding system provides the design contemporary aesthetic, but the muted color ensures that the clapboard siding receives the visual emphasis. The foundation will be concrete, as is customary. The roof will not be visual from the street.

STANDARD G-2: The cement siding on the Lofts is used in a manner that is appropriate to its nature.

STANDARD G-3: The Lofts will have no visible chimney.

STANDARD G-4: There are only two window categories in the Lofts: Square windows, and Tall windows. These two types are used both as single windows and as pairs. Windows will not have trim except for the aluminum profiles that are part of the panel system. This approach on the windows is appropriate for the contemporary style of the building.

STANDARD G-5: The patio at the front of the Lofts will be constructed of concrete.





*Berry, Huff, McDonald, Milligan Inc.*  
*Engineers, Surveyors*

LESTER S. BERRY  
WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY

November 14, 2013

Peter Bass  
17 Chestnut Street  
Portland, Me. 04101

Re: Marquis Lofts  
Lafayette Street, Portland  
Stormwater Management

Dear Peter;

With respect to Stormwater Management for the Marquis Lofts Project, we have investigated the conditions and propose the drainage system as shown on the project plans.

#### **Existing Site**

The existing site on Lafayette Street is a 6,139 s.f. parcel of land with an existing church building (2,100 s.f.) and driveway. We have inspected the site and observed existing drainage patterns.

- Runoff from the church roof splits with 1/2 the roof sheet flowing to the north side and 1/2 of the roof sheet flowing to the south.
- The southerly side runoff which is combined with the runoff from the abutter downspouts drains over the lawn, down the existing driveway, across the sidewalk, into the roadway, and then southerly to a catchbasin located in front of the Thompson property. No impacts or problems were observed.
- The northerly side of the building runoff flows over land to the sidewalk, into the gutter and to the same catchbasin. No impacts or problems were observed.

Attached is a "Predevelopment" Plan (Survey Plan) that shows the drainage routes.

#### **Proposed Project**

The proposed project is shown on Sheet C-1 with an impervious area summary shown as Note 16. The net increase in impervious area is 491 s.f., which is below the level required by ordinance for detention or treatment in accordance with Chapter 500.

## **Proposed Drainage**

The proposed new building will have a flat roof with 2 drain spouts.

- The rear drain spout (northeast corner) will drain into a rain barrel before being discharged into a gentle lawn swale. The swale then flows to the sidewalk. This flow will be identical to the predevelopment condition with respect to the flow rates and volumes.
- The front drain spout (southwest corner) will drain into a crushed stone planter base and then discharge over the sidewalk. The intent is to infiltrate runoff to the extent possible in the bottom of the planter.
- The southerly side of the building (driveway) will drain southerly to the edge of the driveway and then westerly to the sidewalk this runoff will include the abutter roof drains.

Attached is a "Post-development" Plan (C-1) that shows the drainage routes.

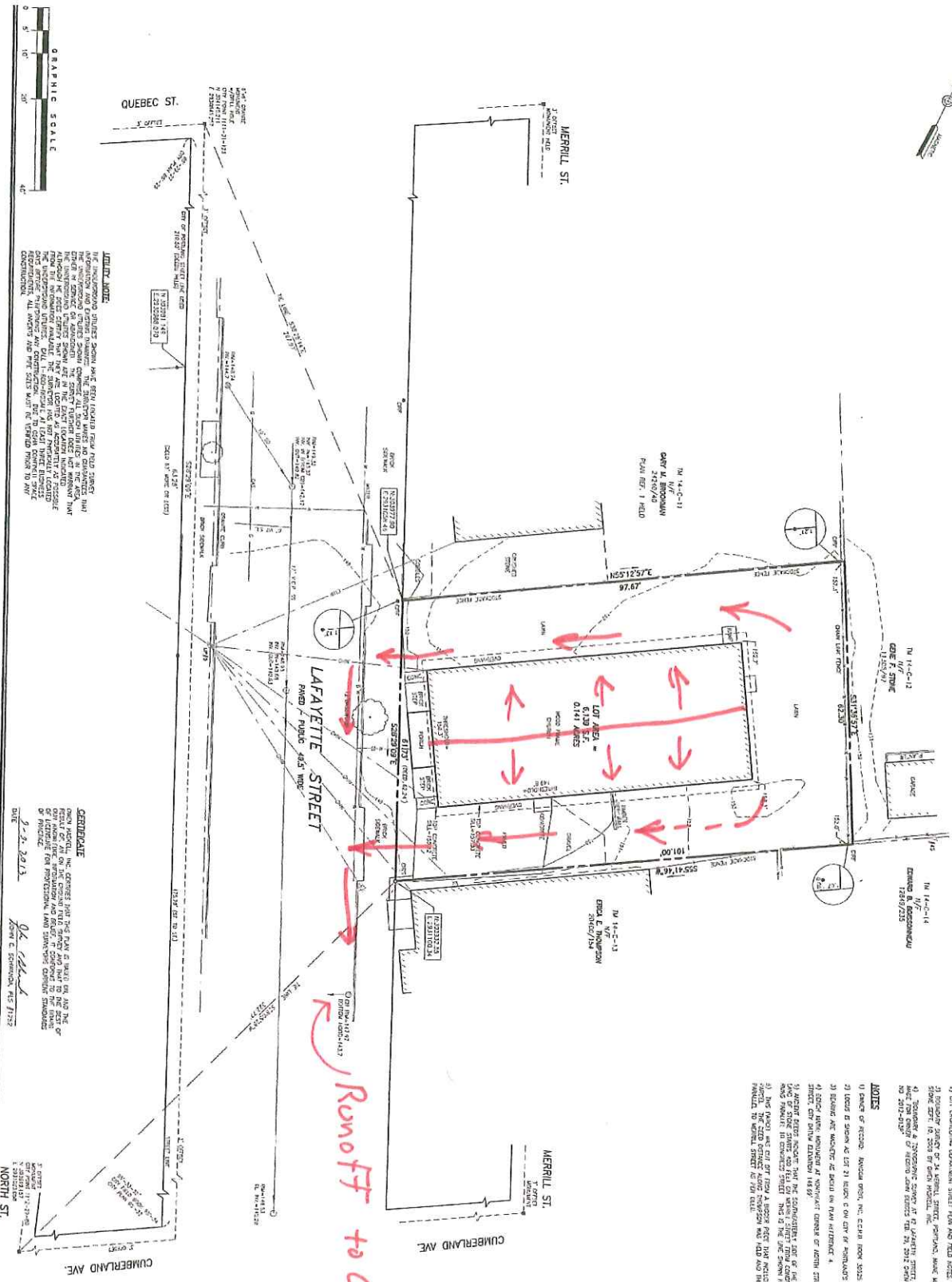
## **Summary**

The volume, rates and location of the drainage is the same in the predevelopment conditions as in the post-development condition. No impacts or issues were identified so it is our opinion that the proposed drainage plan will have no impacts to the abutters and street drainage.

Sincerely,



Lester S. Berry, P.E.



**LEGEND**

IN THE INDUSTRY, PLOTTING SHOWS THE BOUNDARIES OF LAND AND THE LOCATION OF BUILDINGS, UTILITIES AND OTHER STRUCTURES. THIS SURVEYING PLAN SHOWS THE BOUNDARIES OF LAND AND THE LOCATION OF BUILDINGS, UTILITIES AND OTHER STRUCTURES. THIS SURVEYING PLAN SHOWS THE BOUNDARIES OF LAND AND THE LOCATION OF BUILDINGS, UTILITIES AND OTHER STRUCTURES.

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DATE: 9-2-2013

BY: [Signature]

Predevelopment

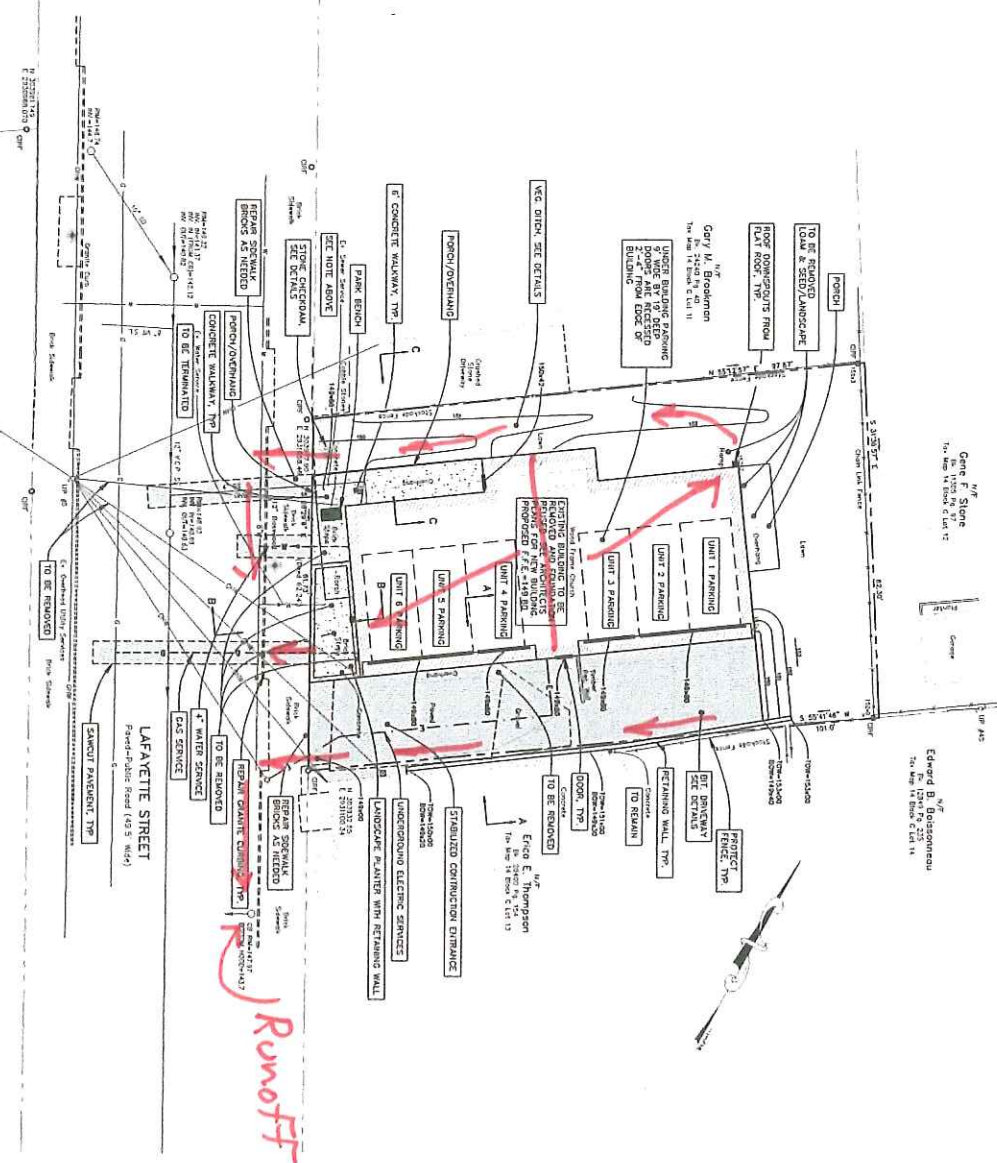
- PLAT REFERENCES**
- 1) CERTAIN LOT AREA OF 23 WASHINGTON STREET, PORTLAND, MAINE, PLAT NO. 197/17/2007 REGISTERED BY STATE OF MAINE, AND...
  - 2) CITY ENGINEERING DEPARTMENT STREET PLAN AND ROAD NOTES...
  - 3) TOWN OF PORTLAND, MAINE, PLAT NO. 123/10/215...
  - 4) TOWN OF PORTLAND, MAINE, PLAT NO. 123/10/215...
- NOTES**
- 1) OWNER OF RECORD, RANDOLPH STREET, PORTLAND, MAINE, HAS...
  - 2) LOTS 21 AND 22 SHOWN AS LOT 21 SHOWN ON PLAN REFERENCE 1.
  - 3) OWNER HAS REQUESTED THAT THE SUBSEQUENT PART OF THE PLAT BE...
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  - 100) THE PLAT AREA, NUMBER OF PLAT AREA, STREET AND DISTANCE...



BOUNDARY SURVEY		33-35 LAFAYETTE STREET, PORTLAND, MAINE	
AT CORNER		RANDOM ORBIT, INC.	
17 CHESTER STREET, PORTLAND, MAINE			
OWEN HASSELL, INC.		180 U.S. ROUTE ONE, RAVENHURST, MA 01469 (508) 774-8444	
Drawn By: JSC	Checked By: JSC	Date: 9/2/13	Scale: 1" = 10'
Drawn By: JSC	Checked By: JSC	Date: 9/2/13	Scale: 1" = 10'
Drawn By: JSC	Checked By: JSC	Date: 9/2/13	Scale: 1" = 10'
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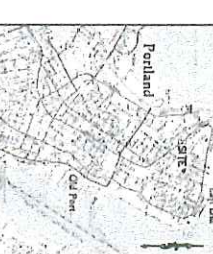


EXISTING V.C. GARMENT STORE TO BE REPLACED WITH PWC  
 SHALL BE RECORDED AND REMOVED FROM THE RECORDS  
 OF THE CITY OF PORTLAND TO COMPLY WITH THE PROVISIONS  
 OF ORDINANCE 12.05.020



LEGEND

SYMBOL	DESCRIPTION
□	IRON ROD FOUND
○	GRANITE MOUNT POINT FOUND
●	2" IRON ROD W/ CAP TO BE SET
○	LIMIT OF WALLS TO BE RECONSTRUCTED
N/A	NON-SI RODS ONLY



NOTE: 1. OWNER/APPLICANT: MARQUIS LOFTS, INC. 785 CONGRESS STREET PORTLAND, MAINE 04103

2. ENGINEER: BERRY, HUFF, McDONALD, MILLIGAN, INC. 215 STATE STREET PORTLAND, MAINE 04103

3. SURVEYOR: JOHN DONAHUE, PLS #1122 370 U.S. ROUTE ONE FALMOUTH, MAINE 04116

4. DEED REFERENCE: BK. 2023, PG. 100

5. TAX MAP REFERENCE: MAP 21, BLOCK C LOT 21

6. ZONING: RESIDENTIAL (R-4 SMALL LOT) 6,139 S.F. (0.14 AC)

7. PROJECT AREA: 6-UNIT RESIDENTIAL CONDOMINIUMS

8. MINIMUM STANDARDS:

9. LOT SIZE: 6,139 S.F.

10. ZONE REQUIREMENTS: LESS THAN 10 FT HEIGHT OF EXISTING BUILDING OR EXISTING PROPOSED BUILDING'S HEIGHT OR PERMITTED BUILDING HEIGHT OF PERMITTED BUILDING (3-1/2) - (4.13/2) = 15.47 FT

11. HEIGHT OF EXISTING BUILDING: 17.5 FT

12. HEIGHT OF PROPOSED BUILDING: 21.5 FT

13. PROPOSED LEFT SETBACK: 4.5 FT

14. V.I.S. HEIGHT: 4.5 FT (SEE CHANG BELOW)

15. HEIGHT CALCULATIONS: (SEE CHANG BELOW)

16. SOUTH CORNER: 44.17 FT

17. WEST CORNER: 44.17 FT

18. AVENUE HEIGHT: 43.00 FT

19. CHUTE PARALLEL TO: 2.25 FT

20. (6' CHANG)

1. OWNER/APPLICANT: MARQUIS LOFTS, INC. 785 CONGRESS STREET PORTLAND, MAINE 04103
2. ENGINEER: BERRY, HUFF, McDONALD, MILLIGAN, INC. 215 STATE STREET PORTLAND, MAINE 04103
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16. SOUTH CORNER: 44.17 FT
17. WEST CORNER: 44.17 FT
18. AVENUE HEIGHT: 43.00 FT
19. CHUTE PARALLEL TO: 2.25 FT
20. (6' CHANG)
1. OVERHEAD WIRE SERVICE: PUBLIC
2. WATER SERVICE: PUBLIC
3. ELECTRIC/TELEPHONE: UNDERGROUND
4. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE ENGINEERING CONTRACTORS AND ARCHITECTS HANDBOOK FOR CONSTRUCTION. BEST MANUFACTURING PRACTICES MUST BE USED.
5. PLAN REFERENCE: TOWNSHIRE GAZETTE PLAN # 21-23 LAFAYETTE STREET, PORTLAND, MAINE 04103, DATED SEPTEMBER 3, 2015 (08)
6. EXISTING WALLS TO BE RECONSTRUCTED OR REPAIRS TO BE MADE IN ACCORDANCE WITH THE MAINE ENGINEERING CONTRACTORS AND ARCHITECTS HANDBOOK FOR CONSTRUCTION. BEST MANUFACTURING PRACTICES MUST BE USED.
7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MAINE ENGINEERING CONTRACTORS AND ARCHITECTS HANDBOOK FOR CONSTRUCTION. BEST MANUFACTURING PRACTICES MUST BE USED.
8. THE PROPOSED RETAINING WALL SHALL BE DESIGNED BY THE WALL MANUFACTURER. STAMPED ENGINEERING DRAWINGS WILL BE REQUIRED.
9. EXISTING WALLS TO BE RECONSTRUCTED OR REPAIRS TO BE MADE IN ACCORDANCE WITH THE MAINE ENGINEERING CONTRACTORS AND ARCHITECTS HANDBOOK FOR CONSTRUCTION. BEST MANUFACTURING PRACTICES MUST BE USED.
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12. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MAINE ENGINEERING CONTRACTORS AND ARCHITECTS HANDBOOK FOR CONSTRUCTION. BEST MANUFACTURING PRACTICES MUST BE USED.
13. THE PROPOSED RETAINING WALL SHALL BE DESIGNED BY THE WALL MANUFACTURER. STAMPED ENGINEERING DRAWINGS WILL BE REQUIRED.

LEGEND

SYMBOL	DESCRIPTION
□	IRON ROD FOUND
○	GRANITE MOUNT POINT FOUND
●	2" IRON ROD W/ CAP TO BE SET
○	LIMIT OF WALLS TO BE RECONSTRUCTED
N/A	NON-SI RODS ONLY

SITE PLAN  
 MARQUIS LOFTS  
 CONDOMINIUMS  
 LAFAYETTE STREET

**BH2M**  
 Berry, Huff, McDonald, Milligan, Inc.  
 Engineers, Surveyors  
 26 State Street  
 Portland, Maine 04101  
 Tel: (207) 839-2771

NO.	DATE	REVISION DESCRIPTION

DESIGNED: O.I.T.  
 DRAWN: J.C.W.  
 CHECKED: M.P.  
 DATE: 10/10/18



## **Geotechnical Report**

**Proposed Building Renovation  
33 Lafayette Street  
Portland, Maine**

Prepared for:

Peter Bass  
795 Congress St.  
Portland, Maine 04102

Prepared by:

Summit Geoengineering Services  
Project #13177  
October 2013



October 29, 2013  
Summit #13177

Peter Bass  
795 Congress St.  
Portland, Maine 04102

Reference: Geotechnical Investigation, Proposed Building Renovation  
33 Lafayette St., Portland, Maine

Dear Peter:

We have completed the geotechnical investigation for the project referenced above. Our scope of services included observing the excavation of two test pits at the site and preparing this report summarizing our findings and geotechnical recommendations for the proposed building renovation.

### **Project Description**

The project consists of renovating an existing single story wood framed building with a full basement into a three story condominium building. The basement level will be used for parking. We understand that the existing superstructure will be demolished. We further understand that it is preferred to use the existing foundation wall on the east and west sides of the existing building to support the new wood framed structure. Renovation would include removing portions of the south foundation wall to create overhead openings for car entry into the lower parking area.

We understand that the floor framing will span in a west to east direction with intermediate supports at two locations near the center of the building running east to west. These new interior walls and the exterior walls on the east and west sides of the building will be bearing walls. The existing exterior walls on the north and south sides will be non-bearing.

### **Explorations**

Summit Geoengineering Services (SGS) observed the subsurface conditions at the site with the excavation of two test pits on October 17, 2013. The test pits were excavated adjacent to the existing building at the locations shown on Figure 1. The intent of the test pits was to locate the existing wall footings and determine the characteristics of the soil beneath the walls. The soil conditions are presented on Figure 1: no separate test pit logs were prepared.





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### **Subsurface Conditions**

The soil adjacent to and beneath the existing walls consists of granular fill soil, described as brown gravelly sand with a trace to little silt and a few cobbles. The fill was loose, becoming compact with depth. No groundwater was observed in the test holes.

The existing foundation walls at the test pit locations do not have footings. The walls bear directly on the gravelly sand fill soil at the depths shown on Figure 1. A footing was observed beneath the addition at the west end of the existing building. The top of the footing was approximately 5.4 feet below the existing ground surface. The footing was greater than 6 inches thick and protruded from the existing foundation wall 6 inches. Assuming an 8 inch thick foundation wall, the total footing width is estimated to be 20 inches. This footing is assumed to be present at the existing wall on the west side of the building. The condition of the foundation wall along the east side of the building was not explored. It is reasonable to assume that this wall has no footing and is similar to the existing walls on the north and south sides of the building.

### **Geotechnical Foundation Recommendations**

#### ***Allowable Bearing Pressure and Subgrade Preparation***

We understand that the current approach is to use the existing exterior foundation walls at the east and west sides of the building as bearing walls. The existing basement slab will be removed to construct the new interior bearing walls. An exploration of the soil conditions beneath the existing slab was not undertaken. It is reasonable to assume that the gravelly sand soil encountered beneath the exterior footings is present beneath the existing slab.

We understand that the ideal allowable contact pressure for the anticipated loads from the new building ranges from 3,000 psf to 3,500 psf. We further understand that the live load to dead load ratio is approximately 3 to 1. Based on our evaluation of the existing soil conditions, it is our opinion that the existing soil is suitable to support a contact pressure of 3,000 psf considering dead loads only. The allowable contact pressure can be increased to 3,500 psf when considering the appropriate dead and live load combinations.

We recommend that after the slab is removed the existing subgrade soil beneath the new interior bearing wall footings be compacted using a vibratory plate compactor. Wet, soft, or other unsuitable soils, if encountered, should be removed and replaced with  $\frac{3}{4}$  inch crushed stone.

#### ***Seismic Design***

Explorations to bedrock were not performed at this site. Based on our observations of the existing soil and our experience with soil conditions in the area, we recommend that the default



classification of Site Class D be used for this site. The following seismic site coefficients are in accordance with the 2012 International Building Code (IBC):

SUBGRADE SITE SEISMIC DESIGN COEFFICIENTS – IBC 2012	
Seismic Coefficient	Site Class D
Short period spectral response ( $S_S$ )	0.240
1 second spectral response ( $S_1$ )	0.078
Maximum short period spectral response ( $S_{MS}$ )	0.384
Maximum 1 second spectral response ( $S_{M1}$ )	0.187
Design short period spectral response ( $S_{DS}$ )	0.256
Design 1 second spectral response ( $S_{D1}$ )	0.125

### Closure

Our recommendations are based on professional judgment and generally accepted principles of geotechnical engineering and project information provided by others. The soil conditions beneath the existing slab were not explored. When exposed, if these conditions deviate significantly from our assumptions, SGS should be contacted.

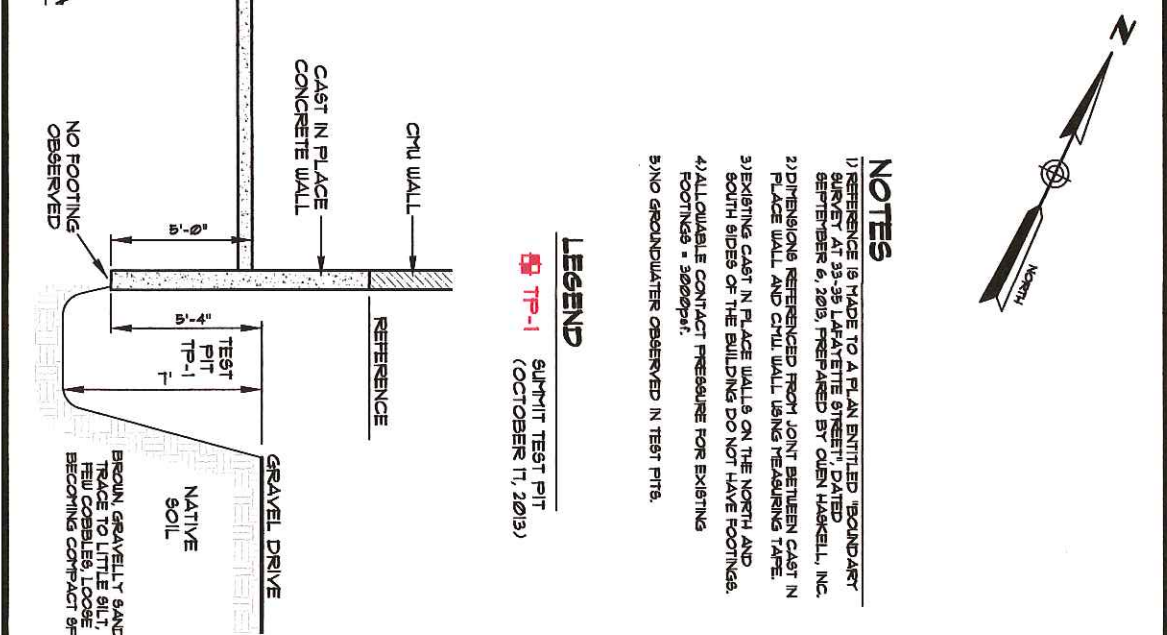
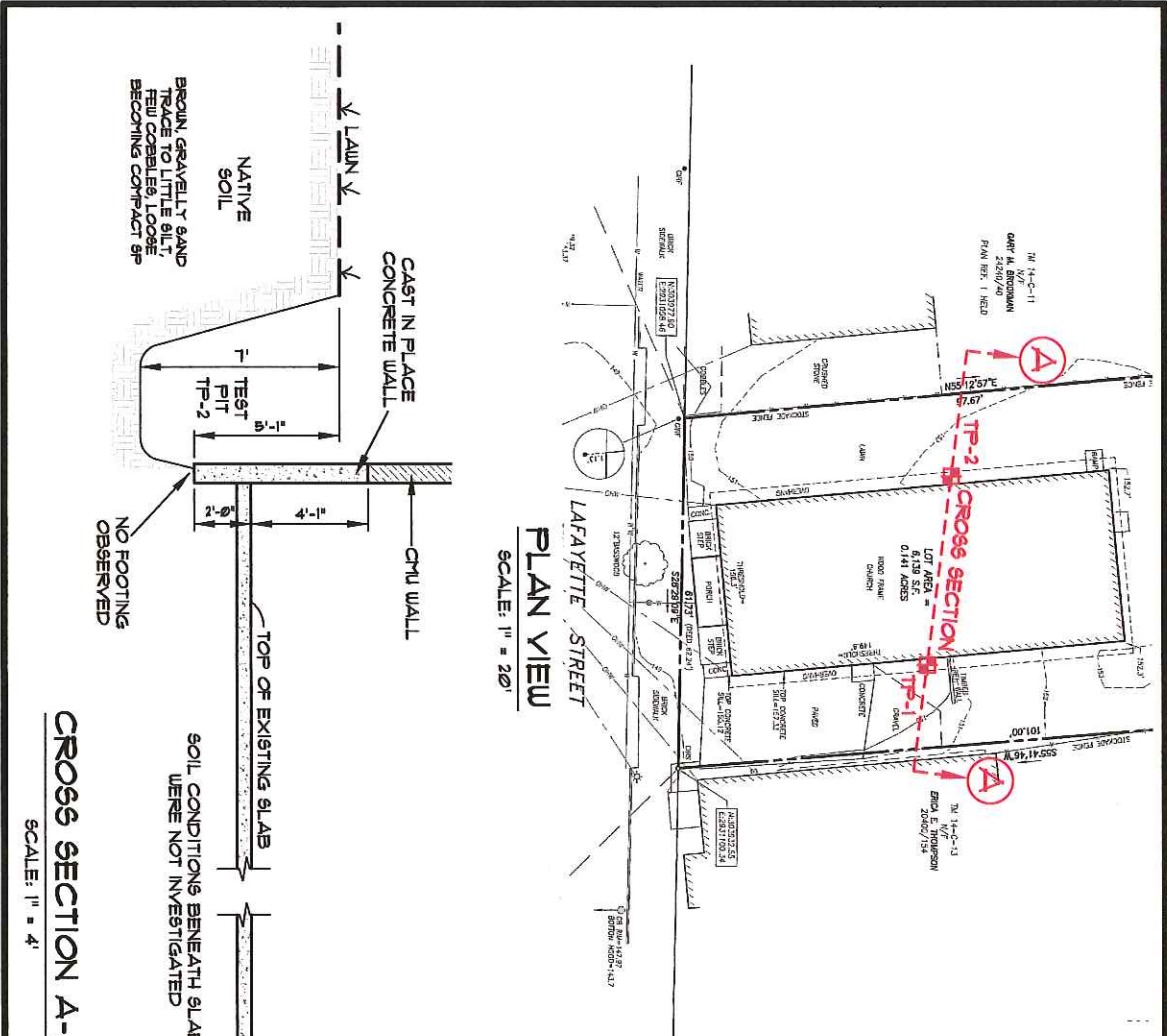
We appreciate the opportunity to serve you during this phase of your project. If there are any questions or additional information is required, please do not hesitate to call.

Sincerely yours,  
Summit Geoengineering Services,

A handwritten signature in blue ink that reads "William M. Peterlein".

William M. Peterlein, P.E.  
President & Principal Engineer





**PLAN VIEW**  
SCALE: 1" = 20'

**CROSS SECTION A-A**  
SCALE: 1" = 4'

**NOTES**

- 1) REFERENCE IS MADE TO A PLAN ENTITLED "BOUNDARY SURVEY AT 35-35 LAFAYETTE STREET", DATED SEPTEMBER 6, 2013, PREPARED BY OWEN HASKELL, INC.
- 2) DIMENSIONS REFERENCED FROM JOINT BETWEEN CAST IN PLACE WALL AND CHU WALL USING HEADING TAPE.
- 3) EXISTING CAST IN PLACE WALLS ON THE NORTH AND SOUTH SIDES OF THE BUILDING DO NOT HAVE FOOTINGS.
- 4) ALL AVAILABLE CONTACT PRESSURE FOR EXISTING FOOTINGS = 3000PSI.
- 5) NO GROUNDWATER OBSERVED IN TEST PITS.

**LEGEND**

TP-1 SUMMIT TEST PIT (OCTOBER 11, 2013)

 145 LIBBON ST. - SUITE 601 LEWISTON, ME 04240 TEL: (207) 576-3313 summitgeoeng.com	<b>TITLE: TEST PIT &amp; BUILDING CROSS SECTION</b>		<b>PROJECT: LAFAYETTE STREET CONDOMINIUMS</b> 33 LAFAYETTE ROAD - PORTLAND, MAINE	
	SCALE: AS NOTED		CLIENT: <b>BILD ARCHITECTS</b> P.O. BOX 8235 - PORTLAND, ME 04104	
	DATE: OCTOBER 24, 2013		DRAIN BY: KR APPR BY: WAP	





## **Existing Building**

Foundation to be reused with modifications  
Wood framed structure above foundation to be removed  
Brick steps and landing to be removed