

14-C-21

33 Lafayette Street

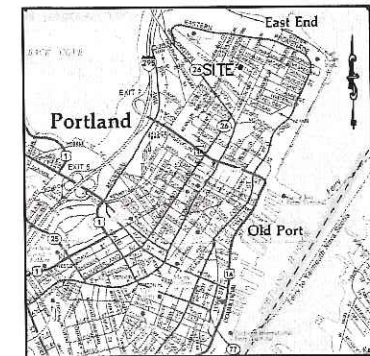
Marquis Lofts

Peter Bass, Random Orbit

#2013-258

SEWER NOTE:

EXISTING V.C. SANITARY SEWER TO BE REPLACED WITH PVC SDR 35 PIPE TO PROPERTY LINE. A FIELD DETERMINATION SHALL BE MADE ON WHETHER TO CONTINUE THE REPLACEMENT TO SEWERMAIN.



LOCATION MAP
SCALE: 1" = 0.5 MILES

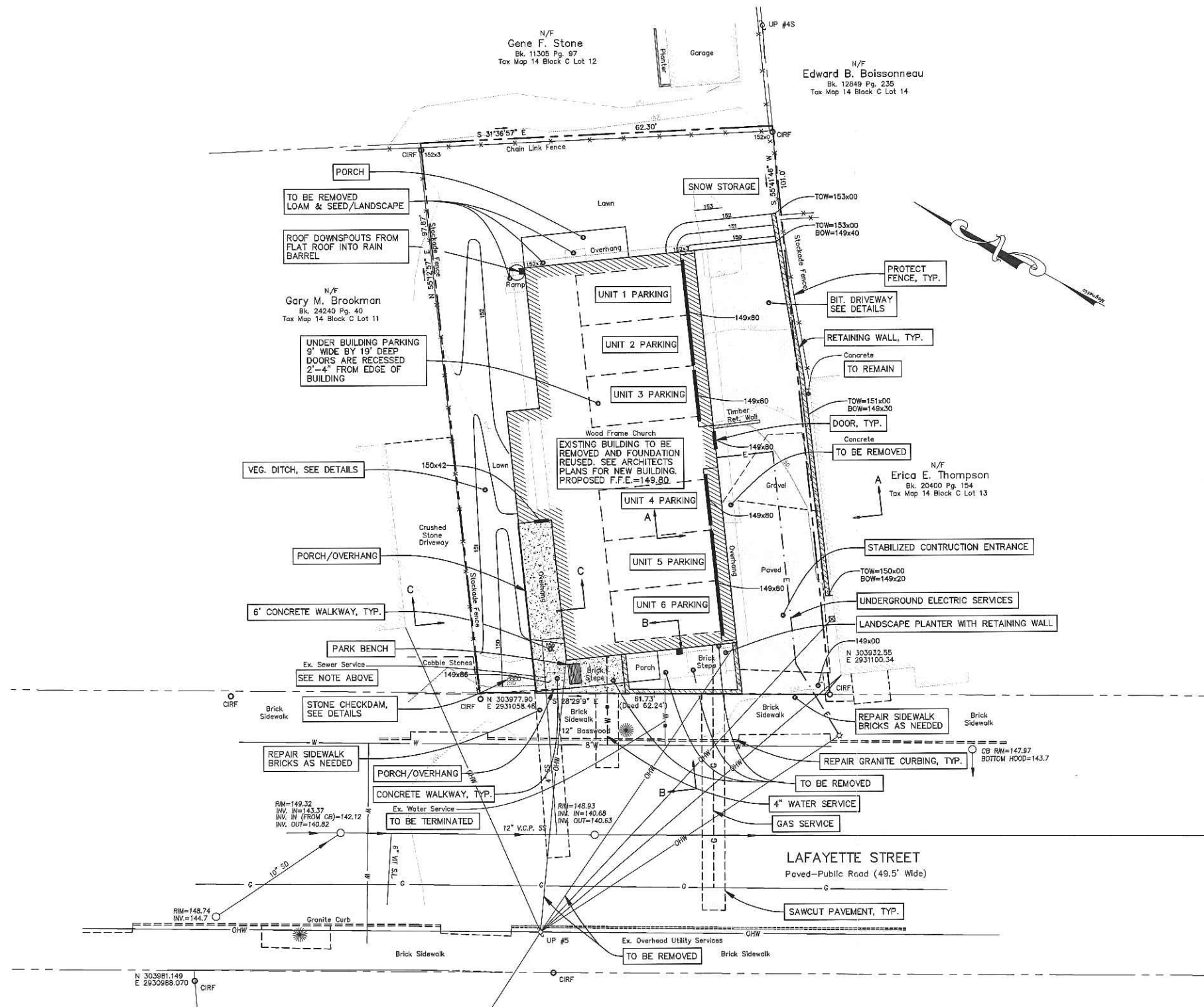
NOTES:

- OWNER/APPLICANT: RANDOM ORBIT, INC.
795 CONGRESS STREET
PORTLAND, MAINE
- ENGINEER: LESTER S. BERRY, PE #3341
BH2M
28 STATE STREET
GORHAM, MAINE
- SURVEYOR: JOHN SCHWANDA, PLS #1252
OWEN HASKELL, INC.
390 U.S. ROUTE ONE
FALMOUTH, MAINE
- DEED REFERENCE: BK. 30925, PG. 100
- TAX MAP REFERENCE: MAP 14, BLOCK C LOT 21
- ZONING: RESIDENTIAL (R-6 SMALL LOT)
- PROJECT AREA: 6,139 S.F. (0.14 AC.)
- PROPOSED USE: 6-UNIT RESIDENTIAL CONDOMINIUMS
- MINIMUM STANDARDS:

	ZONE REQUIREMENTS	PROPOSED
LOT SIZE	NO MINIMUM	6,139 S.F.
FRONT YARD	MAX. 10,000 S.F.	LESS THAN 10 FT.
REAR YARD	LESS THAN 10 FT.	16.5 FT.
SIDE YARD	15 FT. OR GREATER	SEE CALCS BELOW
	HEIGHT OF ABUTTING BUILDING/5 + HEIGHT OF PROPOSED BUILDING/5	
RIGHT YARD	HEIGHT OF ABUTTING BUILDING	34 FT.
	HEIGHT OF PROPOSED BUILDING	43.33 FT.
	(34/5) + (43.33/5)=15.47 FT.	
	PROPOSED RIGHT SETBACK	17.5 FT.
LEFT YARD	HEIGHT OF ABUTTING BUILDING	28.5 FT.
	HEIGHT OF PROPOSED BUILDING	43.33 FT.
	(28.5/5) + (43.33/5)=14.37 FT.	
	PROPOSED LEFT SETBACK	21.5 FT.
MAX. HEIGHT	45 FT.	43.33 FT. AVG. (SEE CALCS BELOW)
	HEIGHT CALCULATIONS	
	EAST CORNER	44.17 FT.
	SOUTH CORNER	44.17 FT.
	WEST CORNER	44.17 FT.
	NORTH CORNER	41.00 FT.
	AVERAGE HEIGHT	43.33 FT.
MIN. LOT WIDTH	NONE	61.73 FT.
MIN. AREA/UNIT	725 S.F.	1,023 S.F.
ALLOWABLE UNITS	8	6
ONSITE PARKING	6	6 (GARAGES)
- SEWER SERVICE: PUBLIC
- WATER SERVICE: PUBLIC
- ELECTRIC/TELEPHONE: UNDERGROUND
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, LATEST EDITION.
- PLAN REFERENCE: "BOUNDARY SURVEY PLAN AT 33-35 LAFAYETTE STREET, PORTLAND, MAINE MADE FOR RECORD OWNER RANDOM ORBIT, INC. 17 CHESTNUT STREET, PORTLAND, MAINE" BY OWEN HASKELL, INC. DATED SEPTEMBER 3, 2013 (JOB NUMBER 2013-135P).
- BENCHMARK: MONUMENT AT NORTHEAST CORNER OF NORTH STREET AND CONGRESS STREET, CITY DATUM, ELEVATION 146.69'
- IMPERVIOUS SUMMARY:

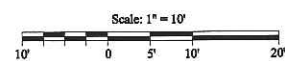
EX. SITE IMPERVIOUS AREA	= 3,296 S.F. (53.7%)
EX. IMPERVIOUS AREA TO BE REMOVED	= 501 S.F.
PROPOSED NEW IMPERVIOUS AREA	= 992 S.F.
NET INCREASE FROM PROJECT	= 491 S.F.
TOTAL SITE IMPERVIOUS AFTER PROJECT	= 3,787 S.F. (61.7%)
- CONTRACTOR TO REPAIR ALL DAMAGED SIDEWALKS AS REQUIRED PER CITY STANDARDS.
- BUILDING AREAS:

EX. BUILDING	= 2,100 S.F.
PROP. BUILDING	= 2,218 S.F.
- THE PROPOSED RETAINING WALL SHALL BE DESIGNED BY THE WALL MANUFACTURER. STAMPED ENGINEERING DRAWINGS WILL BE REQUIRED.

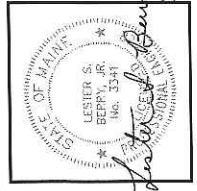


LEGEND

SYMBOL	DESCRIPTION
○ IRF	IRON ROD FOUND
○ IPF	IRON PIPE FOUND
□ GMP	GRANITE MONUMENT FOUND
● GMS	5/8" IRON ROD W/ CAP TO BE SET
□ GMS	GRANITE MONUMENT SET
---	LIMIT OF WETLANDS
---	EXISTING CONTOUR
N/F	NOW OR FORMERLY



NO.	DATE	REVISION	DESCRIPTION



BH2M
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 28 State Street
 Gorham, Maine 04038
 Tel: (207) 839-9771
 Fax: (207) 839-8250

RANDOM ORBIT, INC.
 795 Congress Street
 Portland, Maine

SITE PLAN
MARQUIS LOFTS
CONDOMINIUMS
 LAFAYETTE STREET
 PORTLAND, MAINE

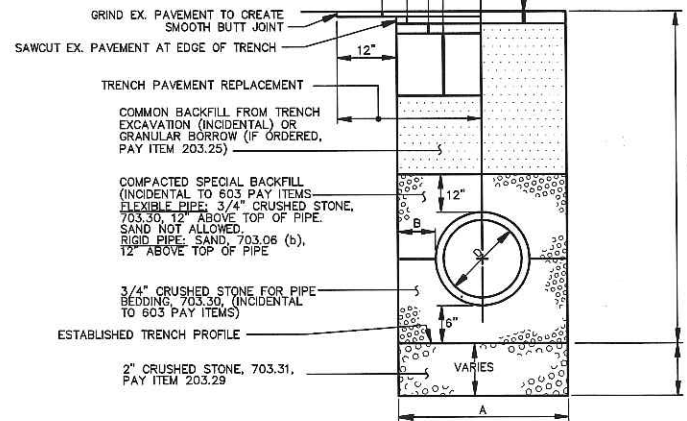
DESIGNED	DATE
L. Berry	Sept. 2013
DRAWN	SCALE
A. Merrill	1"=10'
CHECKED	JOB. NO.
L. Berry	13103

SHEET
C-1

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PAVED AREAS ← → UNPAVED AREAS

AGGREGATE SUBBASE COURSE - GRAVEL, TYPE "D"
 AGGREGATE BASE COURSE - CRUSHED, TYPE "A"
 HOT BITUMINOUS PAVEMENT GRADING "B"
 HOT BITUMINOUS PAVEMENT GRADING "C"



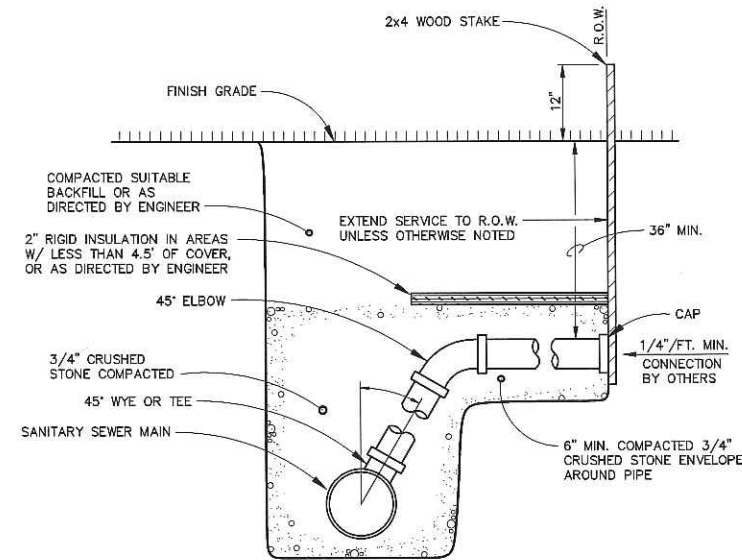
PIPE INSTALLATION DETAIL
 NOT TO SCALE

NOTES

- ALTERNATIVE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
- IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
- DIMENSION "B" SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE; BUT IN ALL CASES "B" SHALL BE AT LEAST 9".
- DIMENSION "A" IS THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER ITEMS 203.25 GRANULAR BORROW, 203.29 CRUSHED STONE, 206.06 STRUCTURAL EARTH EXCAVATION, AND 206.17 STRUCTURAL ROCK EXCAVATION. DIMENSION "A" SHALL BE BASED ON PIPE DIAMETER, AS SET FORTH IN THE FOLLOWING TABLE.

PIPE DIAMETER, "D" (INCHES)	MAX. TRENCH WIDTH, "A" (FEET)
6	4.0
8	4.0
10	4.0
12	5.0
15	5.0
18	5.0
21	6.0
24	6.0
27	6.0
30	7.0
36	7.0
42	8.0
48	8.0

PIPE INSTALLATION DETAIL - NOTES
 NOT TO SCALE



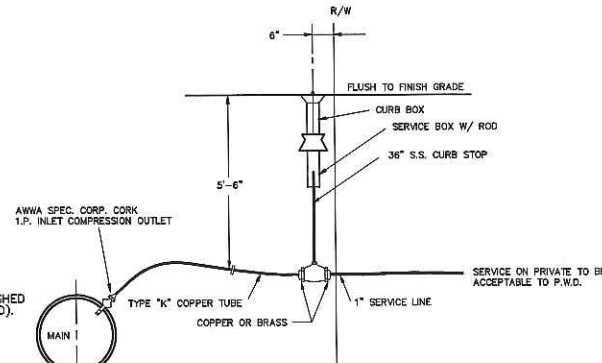
PIPE DIAMETERS MAY VARY, SEE TYPICAL PIPE TRENCH DETAIL

WHERE 30° MINIMUM ANGLE BETWEEN SEWER CONNECTION AT THE SEWER MAIN AND THE VERTICAL CANNOT BE MAINTAINED, PROVIDE A PRECAST SEWER CHIMNEY

IF 2x4 STAKE IS CUT OFF FLUSH OR SLIGHTLY BELOW GRADE, PROVIDE MIN. OF 2 16d GALV. SPIKES DRIVEN INTO TOP OF STAKE TO PROVIDE METAL DETECTABILITY

VERTICAL SEWER CONNECTION
 NTS

WATER AND SEWER SPECIFICATIONS
 ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE PORTLAND WATER DISTRICT "WATER AND WASTEWATER SYSTEM CONSTRUCTION SPECIFICATIONS" AND THE CITY OF PORTLAND NOTES LISTED BELOW.



TYPICAL SERVICE CONNECTION
 N.T.S.

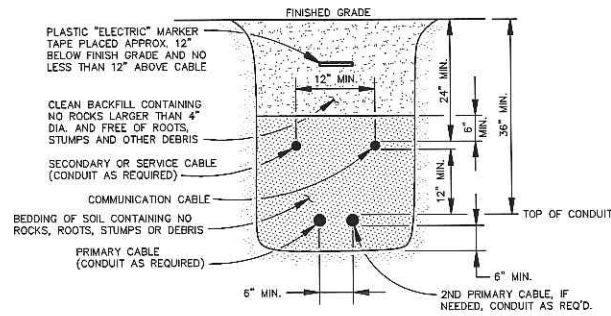
NOTES:

INSTALLATION SHOULD NOT ALLOW THE INTER-TWINGING OF CABLES.

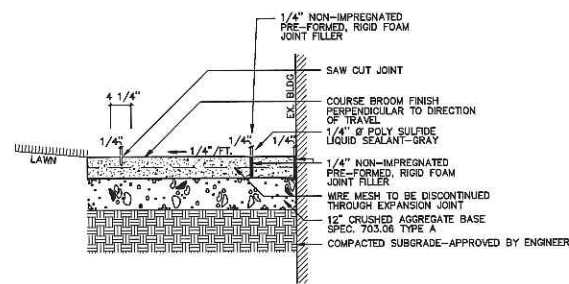
COMMUNICATION AND POWER CABLES SHALL HAVE NO LESS THAN 12" OF RADIAL SEPARATION.

CONDUITS FOR POWER AND COMMUNICATION CABLES SHALL BE SPECIFIED BY APPROPRIATE UTILITY COMPANIES.

SEE PLAN FOR SURFACE FINISH



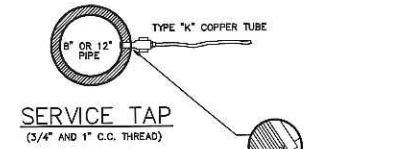
UNDERGROUND CABLE TRENCH
 N.T.S.



CONCRETE SIDEWALK
 N.T.S.

CONCRETE NOTES:

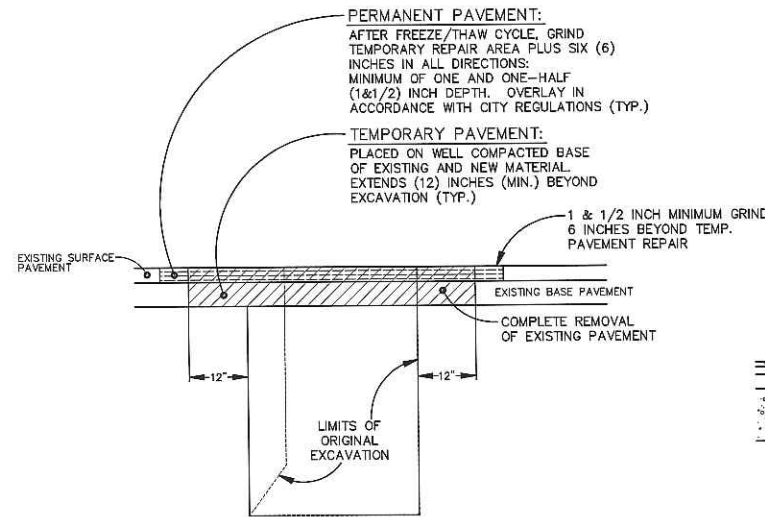
- REFERENCE IS MADE TO ACI MANUAL OF PRACTICE, 2010 FOR SPECIFICATIONS AND PRACTICES.
- CONCRETE: 4,000 PSI @ 28 DAYS/ 5,000 PSI @ 28 DAYS AT INTERSECTION PADS
 3/4" MAXIMUM AGGREGATE SIZE
 AIR ENTRAINMENT 3-5%
 SLUMP 4" MAX.
- REINFORCEMENT: WELDED WIRE MESH, EPOXY COATED 6x6 6/8 HEAVY GAUGE SHEET DISCONTINUED THROUGH JOINTS
- FINISH: SCREED AND BULL FLOAT, BROOM FINISH
- JOINTS: SAWCUT JOINTS TO 1/3" DEPTH WITHIN 24 HOURS OF PLACEMENT PROVIDE AT 5' ON CENTER MINIMUM EXPANSION JOINTS TO FULL DEPTH OF CONCRETE SLAB WITH JOINT FILLER PROVIDE AT 25' ON CENTER MINIMUM DISTANCE AND AT ALL APPROPRIATE CONNECTIONS SUCH AS WITH CURBS, BUILDINGS, STAIRS OR ANY OTHER STRUCTURES
- CURING: APPLY APPROVED CURING COMPOUND
- SEALING: APPLY POLY SULFIDE LIQUID SEALANT-PER MANUFACTURERS SPECIFICATIONS



SERVICE TAP

(1-1/2" & 2" C.C. OR IRON PIPE THREAD)

NOTE: SERVICE CONNECTIONS (DIRECT TAPS AND SERVICE CLAMPS) WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR "GOOSENECK" IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND "GIVE" TO COUNTERACT THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSION AND/OR CONTRACTION (SEE DETAILS).



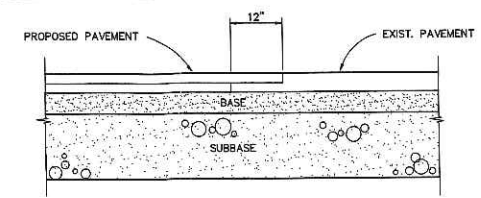
CROSS SECTION OF TYPICAL EXCAVATION
 N.T.S.

RETAINING WALL SPECIFICATIONS

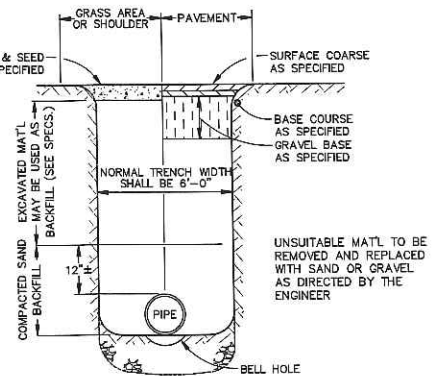
RETAINING WALLS SHALL BE DESIGNED BY THE WALL MANUFACTURER. STAMPED ENGINEERING DRAWINGS WILL BE REQUIRED. RETAINING WALLS SHALL BE GENEST MANUFACTURER, DIAMOND PRO FLAT FACE OR EQUIVALENT RETAINING WALLS. ANY VARIATIONS MUST BE APPROVED BY THE ARCHITECT.

NOTES PER CITY OF PORTLAND STANDARDS:

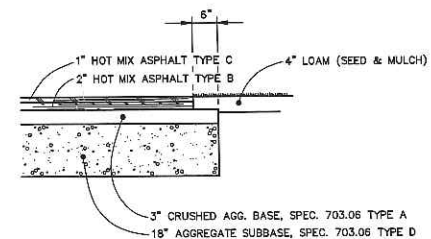
- ALL SEWER CONSTRUCTION AND TESTING IN THE LAFAYETTE STREET RIGHT OF WAY SHALL BE IN CONFORMANCE WITH CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- THE CONTRACTOR SHALL OBTAIN A CITY OF PORTLAND STREET OPENING PERMIT BEFORE EXCAVATING IN THE LAFAYETTE STREET RIGHT OF WAY.
- THE CONTRACTOR SHALL CONTACT JOHN EMERSON (CELL 318-0239) FOR GUIDANCE, INSPECTION AND APPROVAL OF PROPOSED SEWER INFRASTRUCTURE.
- CONTRACTOR SHALL ARRANGE AN ON-SITE PRECONSTRUCTION MEETING WITH THE CITY OF PORTLAND.



PAVEMENT JOINT DETAIL
 N.T.S.

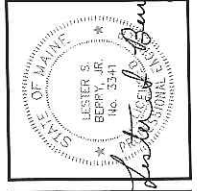


WATER THROUGH EARTH TRENCH
 N.T.S.



TYP. PAVEMENT DETAIL
 N.T.S.

NO.	DATE	REVISION	DESCRIPTION



BH2M
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 Fax: (207) 858-0250

FOR
 Random Orbit, Inc.
 795 Congress Street
 Portland, Maine

STANDARD DETAILS
 MARQUIS LOFTS
 CONDOMINIUMS
 LAFAYETTE STREET
 PORTLAND, MAINE

DESIGNED L. Berry	DATE Sept. 2013
DRAWN A. Morrell	SCALE NTS
CHECKED L. Berry	JOB NO. 13105

SHEET
C-2

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EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2003. FOR ADDITIONAL DETAILS AND SPECIFICATIONS SEE BMP'S MANUAL.

THE PROPOSED LOCATIONS OF EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED MARCH 2003.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
- INSTALL EROSION CONTROL MIX AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE E.C.M. DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (0.8 INCHES) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UP-SLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO 1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED AS DAVIS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P2O5-K2O) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.05 LBS PER 1,000 SQ. FT. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
 - HAY MULCH AT THE RATE OF 70-90 LBS PER 1,000 SQUARE FEET OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 90% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
- WETLANDS WILL BE PROTECTED WITH EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.

MULCH AND MULCH ANCHORING

LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	SHREDED OR CHOPPED CORNSTALKS STRAW OR HAY (ANCHORED) *	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES (GREATER THAN OR EQUAL TO 3:1)	JUTE MESH OR EXCELISOR MAT	AS REQUIRED AS REQUIRED

* A HYDRO-APPLICATION OF ASPHALT, WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.

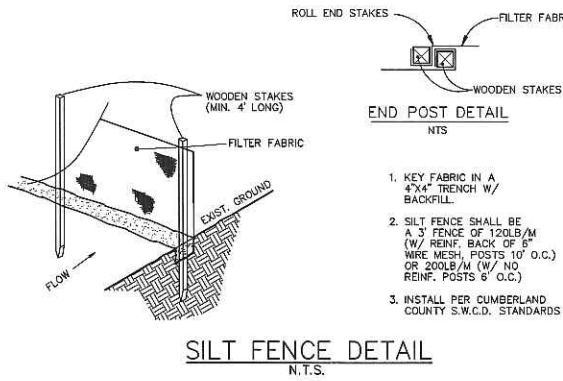
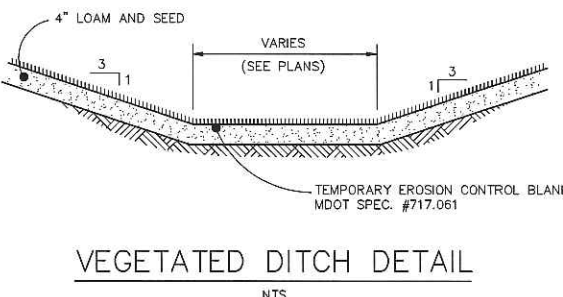
MULCH ANCHORING

ANCHOR MULCH WITH PEG AND TWINE (1 SO. YD./BLOCK) MULCH NETTING (AS PER MANUFACTURER'S), ASPHALT EMULSION (0.04 GALLONS PER SQ. YD.), LIQUID ASPHALT (0.10 GALLONS PER SQ. YD.), WOOD CELLULOSE FIBER (750 LBS./ACRE), CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS), USE OF A SERIATED STRAIGHT DICK, NETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

Additional temporary seed mixture (for periods less than 12 months).

Season	Seed	Rate
Summer (5/15 - 8/15)	Sudangrass Oats	40 lbs/acre 80 lbs/acre
Late Summer/Early Fall (8/15 - 9/15)	Perennial Ryegrass	40 lbs/acre
Fall (9/15 - 11/1)	Winter Rye	112 lbs/acre
Winter (11/1 - 4/1)	Mulch w/ Dormant Seed	80 lbs/acre
Spring (4/1 - 7/1)	Oats Annual Ryegrass	80 lbs/acre 40 lbs/acre

*Seed Rate Only



EROSION CONTROL DURING CONSTRUCTION

WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: OCTOBER 1 THROUGH APRIL 15
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRES OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
- OVERWINTER STABILIZATION OF DITCHES AND CHANNELS:
 - ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.
 - INSTALL A SOO LINING IN THE DITCH: A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOO ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOO AT THE RAKE OF THE DITCH WITH JUTE OR PLASTIC NETTING TO PREVENT THE SOO FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.
 - INSTALL A STONE LINING IN THE DITCH: A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITH THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM BEING OVERWASHED BY FLOW.
 - OVERWINTER STABILIZATION OF DISTURBED SLOPES: ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DISTURBED AREA MUST BE SEEDING AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1 THE DISTURBED SLOPE MUST BE SEEDING WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR SILT FENCE AS DESCRIBED IN THE FOLLOWING STANDARDS.
 - STABILIZE THE SOIL WITH SOO: THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOO ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE SEASON SOO INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 3:1 (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
 - STABILIZE THE SOIL WITH EROSION CONTROL MIX: EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN SOO (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE TEMPORARY MULCHING BMP SECTION.
 - STABILIZE THE SOIL WITH STONE RIPRAP: PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPER'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP. SEE THE RIPRAP SLOPE STABILIZATION BMP SECTION.
- OVERWINTER STABILIZATION OF DISTURBED SOILS: BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 10% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
 - STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDS WITH HAY OR STRAW AT 15 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.
 - STABILIZE THE SOIL WITH SOO: STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOO ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
 - STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.
- MAINTENANCE: MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SHOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGED AND/OR BARRIERS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH WOODED GROWTH.

STABILIZATION SCHEDULE BEFORE WINTER:

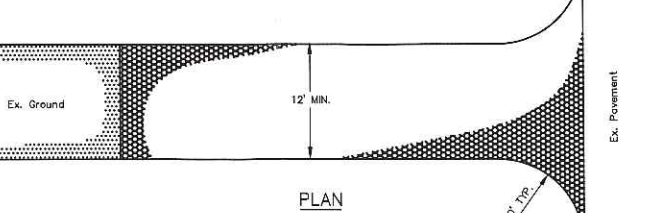
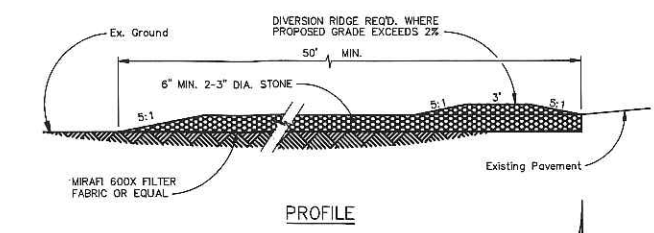
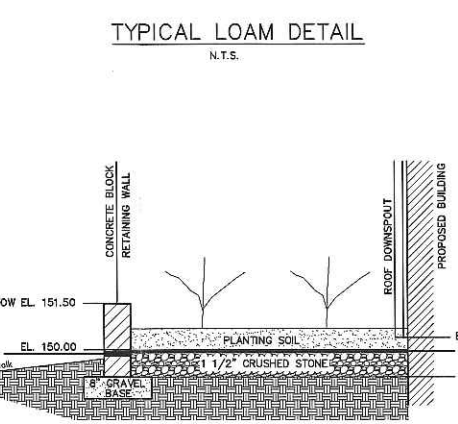
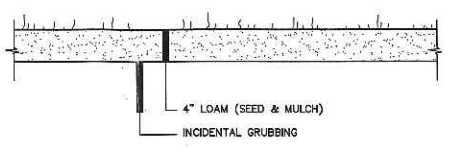
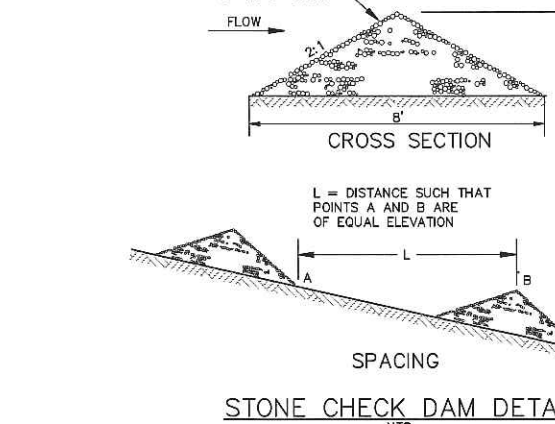
SEPTEMBER 15 ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL GRASS LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET

OCTOBER 1 IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDS, ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDING AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.

NOVEMBER 15 ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.

DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

AREAS WITHIN 100 FEET OF STREAMS THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH NETTING IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE OF SEDIMENT BARRIERS MUST BE USED.



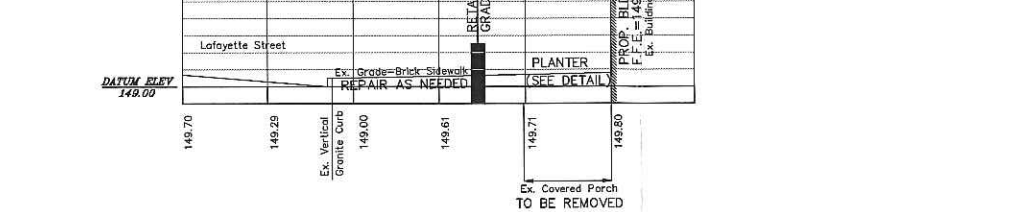
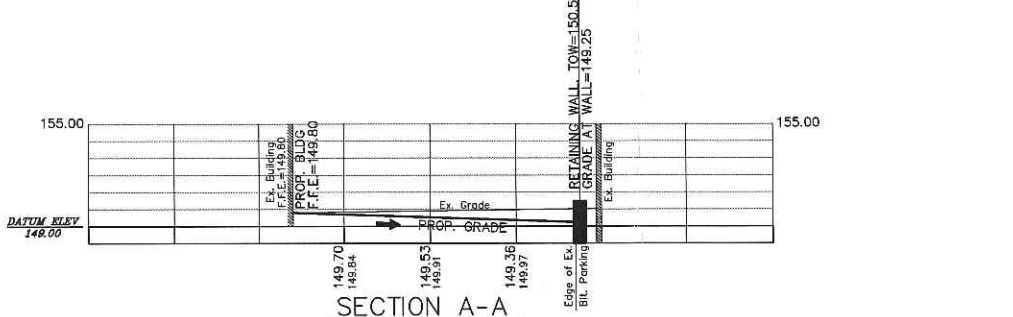
NOTES:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

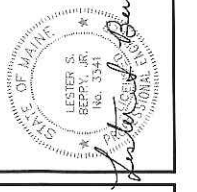
WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.

WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE N.T.S.



NO.	DATE	REVISION	DESCRIPTION



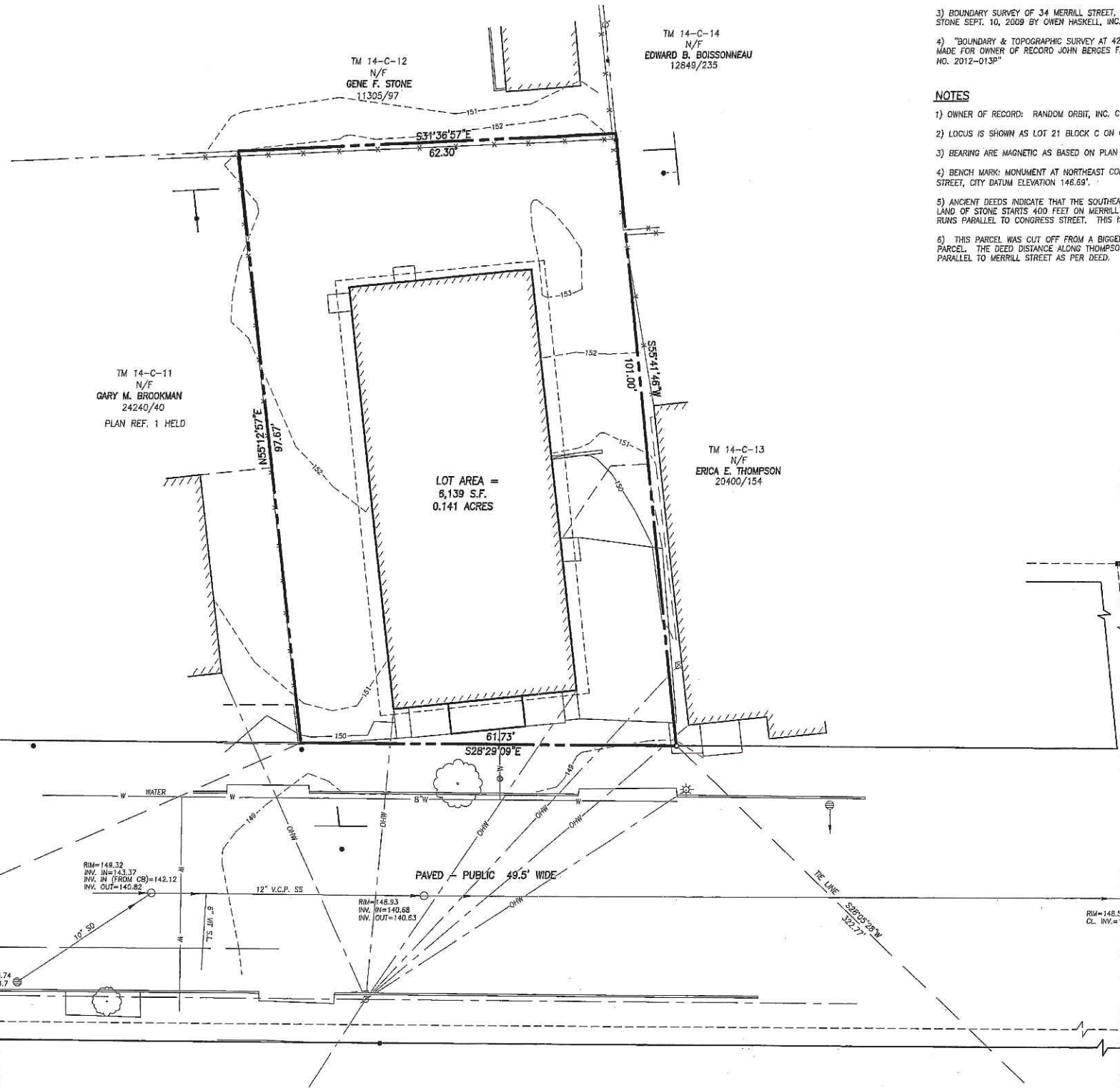
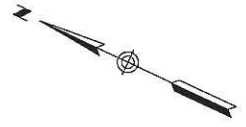
BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 Smer Street
Portland, Maine 04108
Tel: (207) 839-2771
Fax: (207) 839-2520

FOR
Random Orbit, Inc.
794 Congress Street
Portland, Maine

EROSION CONTROL DETAILS
MARQUIS LOFTS CONDOMINIUMS
LAFAYETTE STREET
PORTLAND, MAINE

DESIGNED L. Berry	DATE Sept. 2013
DRAWN A. Morrell	SCALE N.T.S.
CHECKED L. Berry	JOB. NO. 13103

SHEET
C-3
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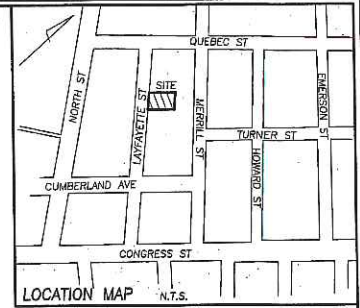


PLAN REFERENCES

- 1) EXISTING SITE PLAN AT 39 LAFAYETTE STREET, PORTLAND, MAINE FOR: CHRISTOPHER GORMLEY, INC. 10/17/2007 PREPARED BY: BACK BAY BOUNDARY, INC.
- 2) CITY ENGINEERING DEPARTMENT STREET PLAN AND FIELD NOTES.
- 3) BOUNDARY SURVEY OF 34 MERRILL STREET, PORTLAND, MAINE MADE FOR GENE F. STONE SEPT. 10, 2009 BY OWEN HASKELL, INC.
- 4) BOUNDARY & TOPOGRAPHIC SURVEY AT 42 LAFAYETTE STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD JOHN BERGES FEB. 29, 2012 OWEN HASKELL, INC. JOB NO. 2012-013P

NOTES

- 1) OWNER OF RECORD: RANDOM ORBIT, INC. C.C.R.D. BOOK 30925 PAGE 100.
- 2) LOCUS IS SHOWN AS LOT 21 BLOCK C ON CITY OF PORTLAND'S ASSESSORS MAP 21.
- 3) BEARING ARE MAGNETIC AS BASED ON PLAN REFERENCE 4.
- 4) BENCH MARK: MONUMENT AT NORTHEAST CORNER OF NORTH STREET AND CONGRESS STREET, CITY DATUM ELEVATION 146.69'.
- 5) ANCIENT DEEDS INDICATE THAT THE SOUTHEASTERLY SIDE OF THE PREMISES AND THE LAND OF STONE STARTS 400 FEET ON MERRILL STREET FROM CONGRESS STREET AND RUNS PARALLEL TO CONGRESS STREET. THIS IS THE LINE SHOWN HERE.
- 6) THIS PARCEL WAS CUT OFF FROM A BIGGER PIECE THAT INCLUDED THE STONE PARCEL. THE DEED DISTANCE ALONG THOMPSON WAS HELD AND THE REAR LINE IS PARALLEL TO MERRILL STREET AS PER DEED.



LEGEND

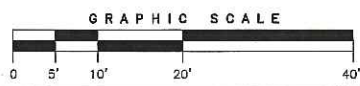
- GRANITE MONUMENT FOUND
- IRON PIPE OR ROD FOUND
- CAPPED IRON ROD SET
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ WATER VALVE
- ⊙ DECIDUOUS TREE
- FENCE
- CURB
- OHW OVERHEAD WIRES
- W WATER LINE
- G GAS LINE
- SS SANITARY SEWER
- SPOT ELEVATION

UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

CERTIFICATE

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

10-17-2013
 DATE *John C. Schwanda*
 JOHN C. SCHWANDA, PLS #1252



BOUNDARY SURVEY		
AT 33-35 LAFAYETTE STREET, PORTLAND, MAINE		
MADE FOR RECORD OWNER RANDOM ORBIT, INC.		
795 CONGRESS STREET, PORTLAND, MAINE 04102		
OWEN HASKELL, INC.		
380 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424 PROFESSIONAL LAND SURVEYORS.		
Drwn By JCS	Date SEPTEMBER 6, 2013	Job No. 2013-135P
Trace By JLW	Scale	Drwg. No.
Check By JCS	1" = 10'	1
Book No. 1121		

RANDOM ORBIT LLC THE MARQUIS LOFTS

PORTLAND, MAINE

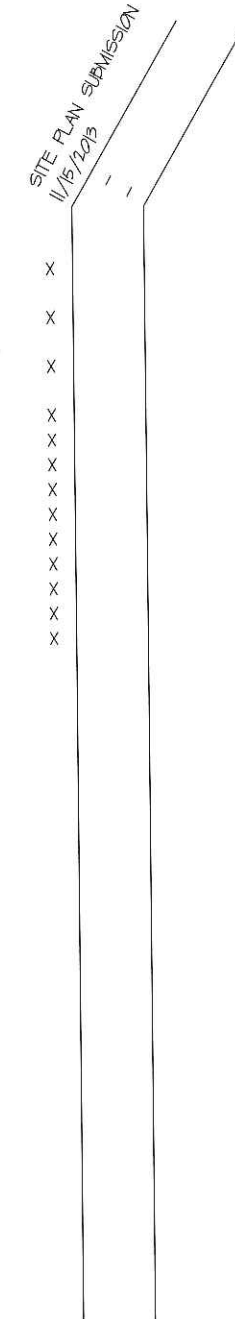
SITE PLAN SUBMISSION 11/13/2013

PROJECT CONTACTS

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PBASS@MAINE.ER.COM

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EVAN@BILDARCHITECTURE.COM

CONSTRUCTION MANAGER
ROBERT BARRET
WRIGHT RYAN CONSTRUCTION
10 DANFORTH STREET
PORTLAND, ME 04101
RBARRETT@WRIGHT-RYAN.COM
(207) 773-3625



CODE INFORMATION

BUILDING FOOTPRINT 2226 SF
TOTAL BUILDING AREA 8904 SF
TENANT AREA 6678 SF (6 UNITS @ 863 SF)
PARKING AREA 1736 SF

IBC USE CLASSIFICATION:
SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
R-2 (MULTI-UNIT BUILDING)
U (PRIVATE GARAGE)

NFPA USE CLASSIFICATION:
SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
RESIDENTIAL - APARTMENT BUILDING
STORAGE - PARKING STRUCTURE

CONSTRUCTION TYPE: VA (PROTECTED WOOD)
FIRE PROTECTION: NFPA R13 SPRINKLER SYSTEM

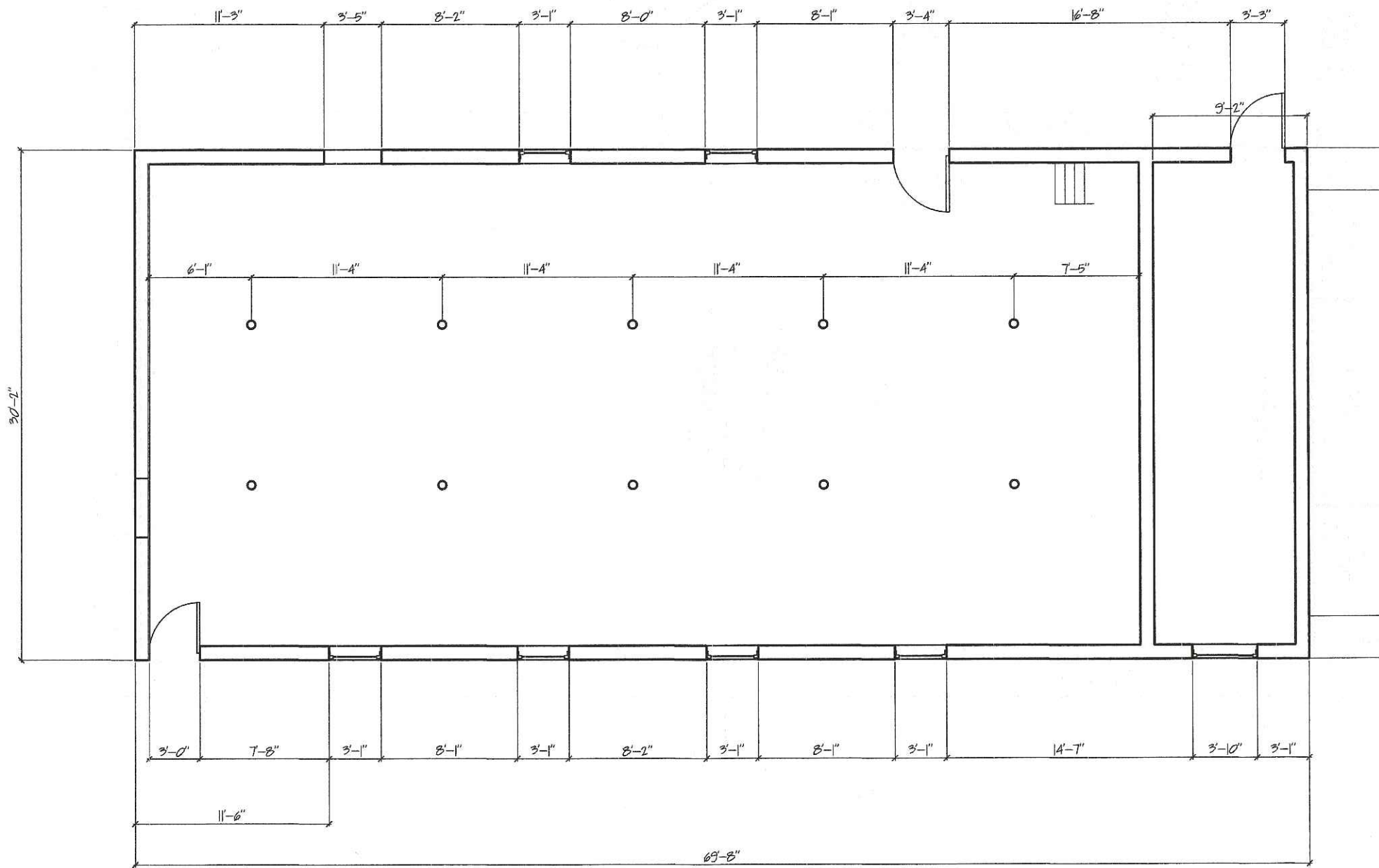
ABBREVIATIONS

A/V AIR/VAPOR
AFF ABOVE FINISH FLOOR
B.O. BOTTOM OF
CONG. CONCRETE
ELEVS. ELEVATIONS
FFE. FINISH FLOOR ELEVATION
GWB GYPSUM WALL BOARD
INSUL. INSULATION
O.C. ON CENTER
PT. PRESSURE TREATED
SAT. SUSPENDED ACOUSTICAL TILE
SIM. SIMILAR
STRUCT. STRUCTURAL DRAWINGS OR STRUCTURAL ENGINEER
T.O. TOP OF
TYP. TYPICAL
UNO. UNLESS NOTED OTHERWISE
VCT. VINYL COMPOSITE TILE

DRAWING LIST

T10 TITLE SHEET
D10 EXISTING PLAN
S1 SITE PLAN
A10 PARKING PLAN
A11 UNIT PLAN
A12 SECTION
A13 ELEVATIONS
A14 ELEVATIONS
A15 ELEVATIONS
A16 PERSPECTIVES
A17 PERSPECTIVES
A18 CONTEXT
A19 LIGHTING PLAN

X
X
X
X
X
X
X
X
X
X
X



10 EXISTING BASEMENT PLAN
 0 4'-0" SCALE: 1/8" = 1'-0"

ISSUE DATE
11.13.13
 SHEET SCALE
 1/8" = 1'-0"

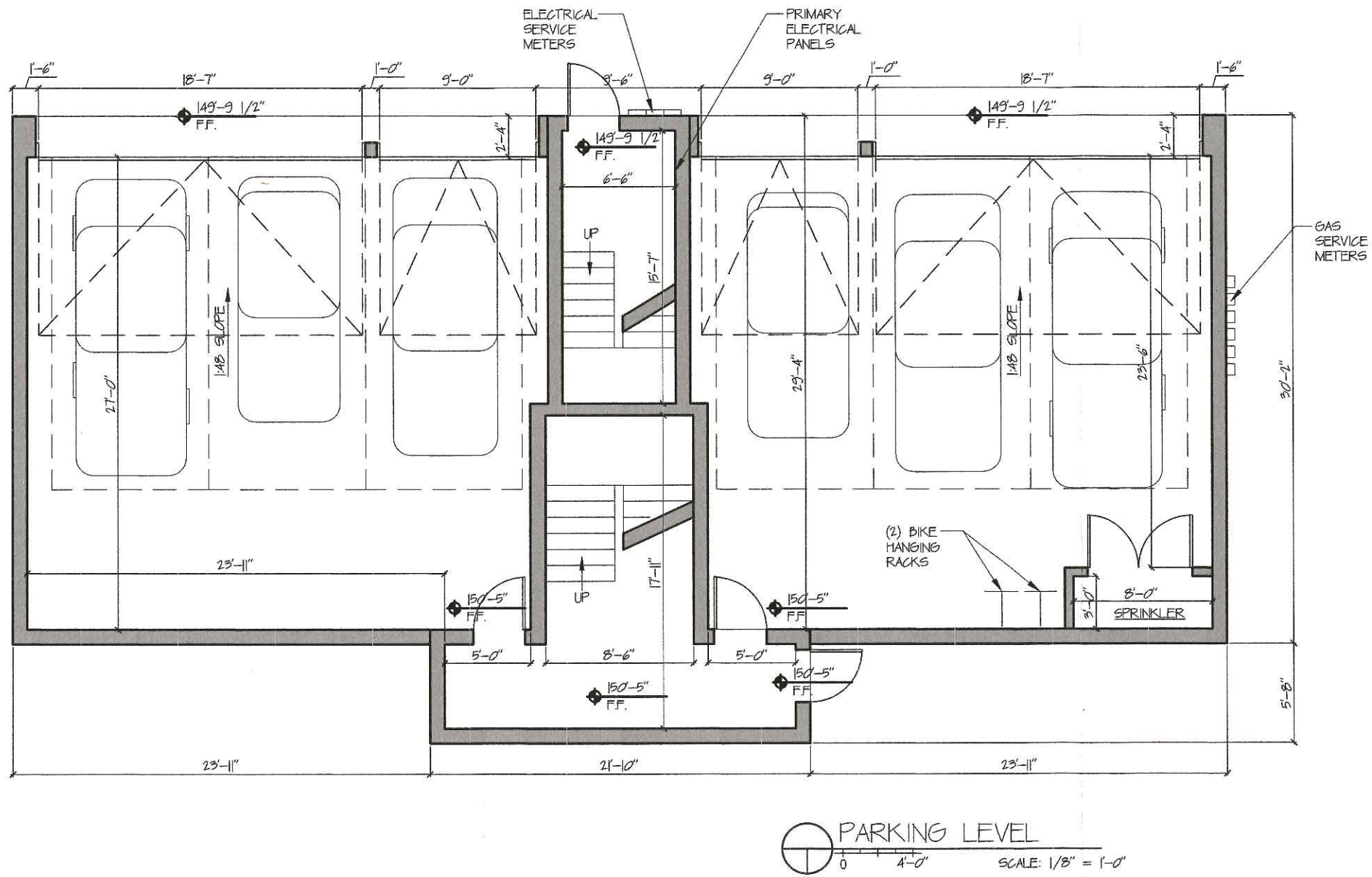
DRAWN BY
EC
 SHEET TITLE
EXISTING PLAN

PROJECT NO.
13012
 PROJECT NAME
The MARQUIS LOFTS



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 PO Box 8235
 Portland, ME 04104
 207.408.0168
 evan@bildarchitecture.com

1.0
D



CODE INFORMATION

BUILDING FOOTPRINT 2226 SF
 TOTAL BUILDING AREA 8904 SF
 TENANT AREA 6678 SF (6 UNITS @ 883 SF)
 PARKING AREA 1736 SF

IBC USE CLASSIFICATION:
 SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
 R-2 (MULTI-UNIT BUILDING)
 U (PRIVATE GARAGE)

NFPA USE CLASSIFICATION:
 SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
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 STORAGE - PARKING STRUCTURE

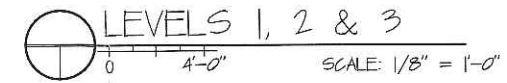
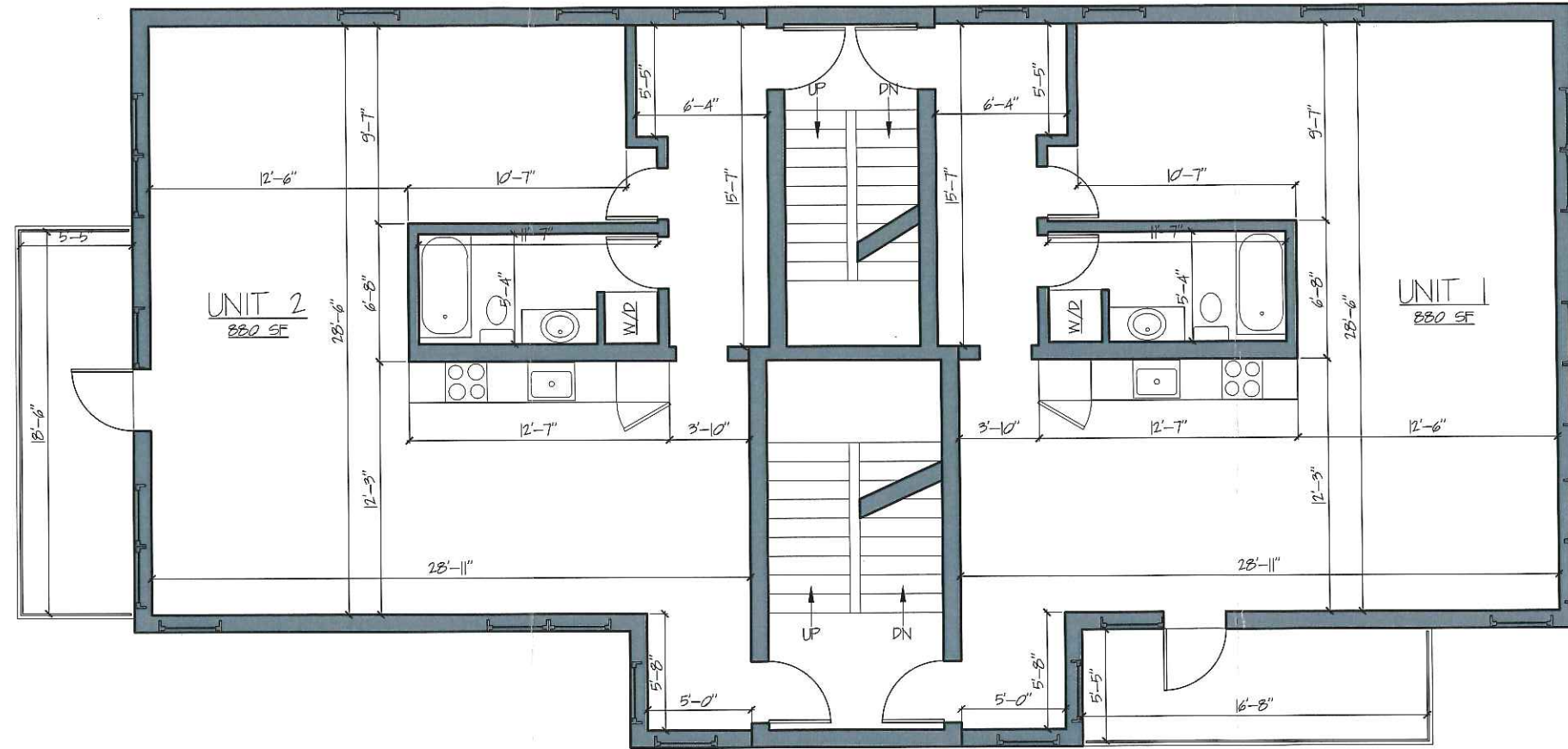
CONSTRUCTION TYPE: VA (PROTECTED WOOD)
 FIRE PROTECTION: NFPA R13 SPRINKLER SYSTEM

APPLICANT

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 795 Congress St.
 Portland, Maine 04102
 207-772-6005

ARCHITECT

EVAN CARROLL
 BILD ARCHITECTURE
 PO BOX 8235
 PORTLAND, ME 04104
 207-408-0168



TYPICAL ROOF ASSEMBLY

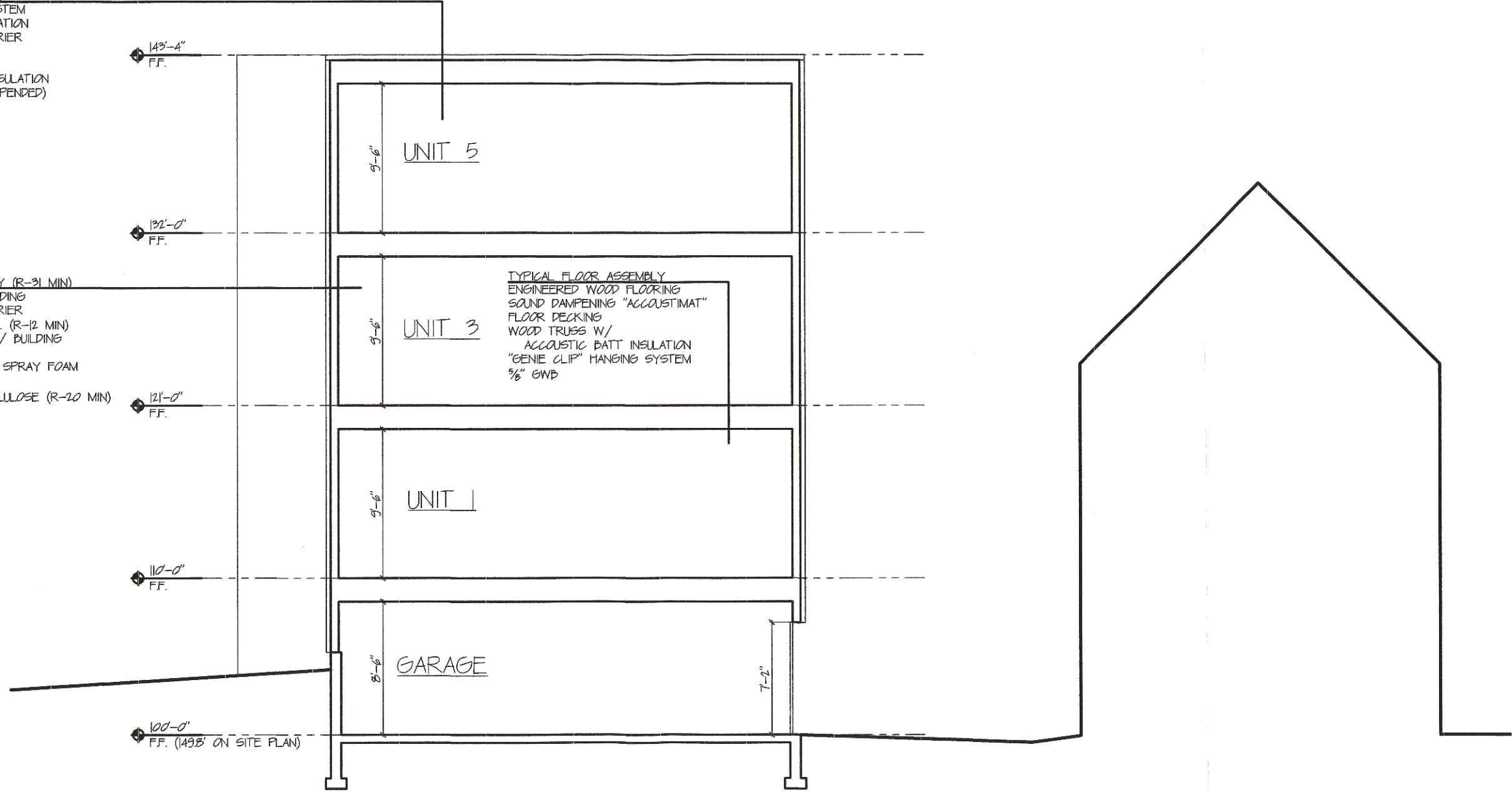
MEMBRANE ROOFING SYSTEM
 4" POLYISO. RIGID INSULATION
 BUILDING WRAP AIR BARRIER
 ROOF SHEATHING
 WOOD TRUSS W/
 BLOWN CELLULOSE INSULATION
 FURRING CHANNELS (SUSPENDED)
 POLY VAPOR BARRIER
 3/8" GWB

TYPICAL WALL ASSEMBLY (R-3) MIN)

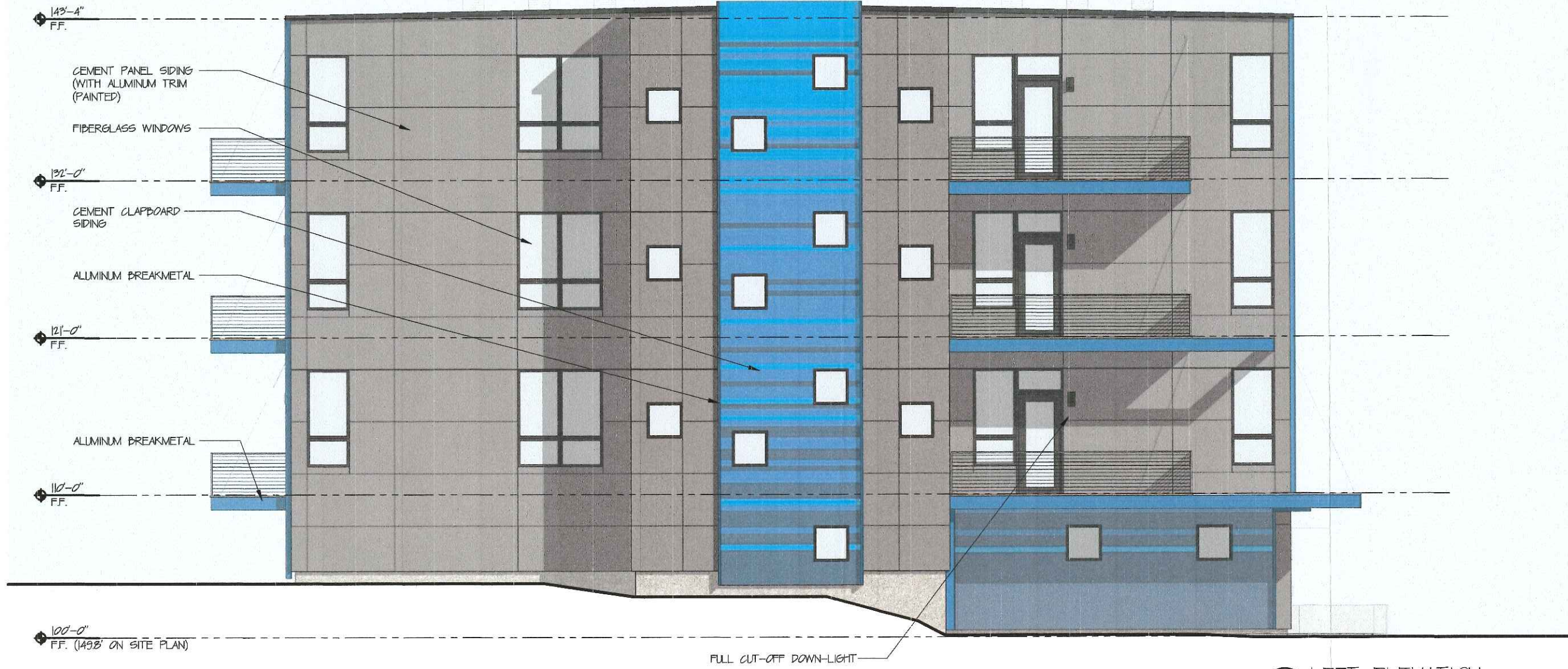
FIBER-CEMENT PANEL SIDING
 BUILDING WRAP AIR BARRIER
 2 5/8" NAILER WALL PANEL (R-12 MIN)
 EXT. SEAMS TAPED W/ BUILDING
 WRAP TAPE
 INT. GAPS FILLED W/ SPRAY FOAM
 2X6 WOOD FRAMING W/
 5/8" DENSE PACK CELLULOSE (R-20 MIN)
 POLY VAPOR BARRIER
 3/8" GWB

TYPICAL FLOOR ASSEMBLY

ENGINEERED WOOD FLOORING
 SOUND DAMPENING "ACCOUSTIMAT"
 FLOOR DECKING
 WOOD TRUSS W/
 ACQUASTIC BATT INSULATION
 "GENIE CLIP" HANGING SYSTEM
 3/8" GWB



SCHEMATIC SECTION
 0 8'-0" SCALE: 1/8" = 1'-0"





RIGHT ELEVATION
 0 4'-0" SCALE: 1/8" = 1'-0"

PROJECT NO.
13012
 PROJECT NAME
The MARQUIS LOFTS

ISSUE DATE
11.13.13
 SHEET SCALE
 1/8" = 1'-0"

DRAWN BY
EC
 SHEET TITLE
ELEVATIONS

A

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REAR ELEVATION
 0 4'-0" SCALE: 1/8" = 1'-0"



FRONT ELEVATION
 0 4'-0" SCALE: 1/8" = 1'-0"

PROJECT NO.
13012
 PROJECT NAME
The MARQUIS LOFTS

ISSUE DATE
11.13.13
 SHEET SCALE
 1/8" = 1'-0"

DRAWN BY
EC
 SHEET TITLE
ELEVATIONS

A
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STREET VIEW
0 X SCALE: NTS



STREET VIEW
0 X SCALE: NTS

ISSUE DATE
11.13.13
DRAWN BY
EC
SHEET TITLE
PERSPECTIVES
SHEET SCALE
NTS

PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

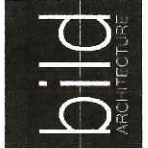


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A
1.6



SIDEWALK VIEW
SCALE: NTS



SIDEWALK VIEW
SCALE: NTS

ISSUE DATE
11.13.13
SHEET SCALE
NTS

DRAWN BY
EC
SHEET TITLE

PERSPECTIVES

PROJECT NO.
13012
PROJECT NAME

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QUEBEC STREET

CUMBERLAND AVENUE

LAFAYETTE STREET (NORTH SIDE)

CUMBERLAND AVENUE

QUEBEC STREET

LAFAYETTE STREET (SOUTH SIDE)

TYPICAL WALK-UP APARTMENT BUILDING AT CORNER OF CUMBERLAND AND LAFAYETTE

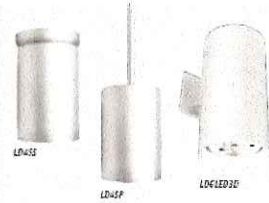


L-B

LED CYLINDERS LifeForms

4" & 6" LED Cylinders
LED Array with (6) or (10) high-brightness LEDs

LIFEFORMS



4" FEATURES

- Surface, Pendant, and Wall Mount: CW down, and CW up/CW down optics meet a variety of applications
- Photometrics tested per IESNA-LM-79-2008 standards
- Extruded aluminum housing available in smooth or flared (wall mount only)
- Suitable for wet locations, fully gasketed
- Luminaires are certified by a National Recognized Testing Lab (NRTL), either UL or CSA.

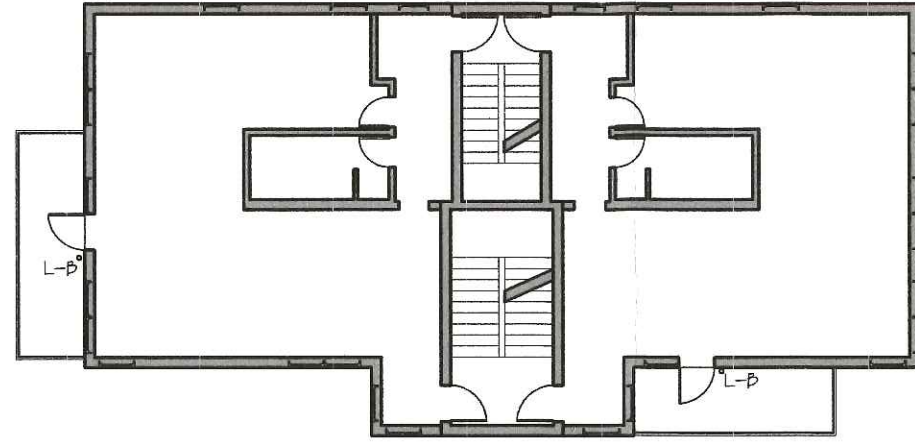
6" FEATURES

- Unique light engine design to produce uniform distribution by using Prescot's Patented (U.S. Patent No. 6,224,256) American Matte™ finish
- Provides superior brightness control
- Suitable for wet locations
- Luminaires are certified by a National Recognized Testing Lab (NRTL), either UL or CSA.

LD4		ORDERING INFORMATION		EXAMPLE: LD4SUDWZ	
LD4	S	UD	W	Z	

HOUSING	HOUSING STYLE	MOUNTING/DISTRIBUTION	LED COLOR	CYLINDER FINISH
LD4 4" LED cylinder	S Smooth P Flared	D Wall mount-Down UD Wall mount-Up/Down F Pendant S Surface	W White B Blue R Red C Cyan G Green A Amber	BL Black BZ Bronze WH White Z 2d (Metallic silver) Special Finishes See page 226-227

NOTES
 1 Not available with pendant or surface mount
 2 Custom stem lengths available in 1/2" increments



LOWER LEVEL LIGHTING PLAN
 SCALE: 1/8" = 1'-0"

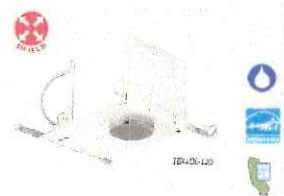
L-A

LifeBox BX4QL/IBX4QL/RMN4QL 120

4" LED QuickLink
California Title 24 Compliant

FEATURES

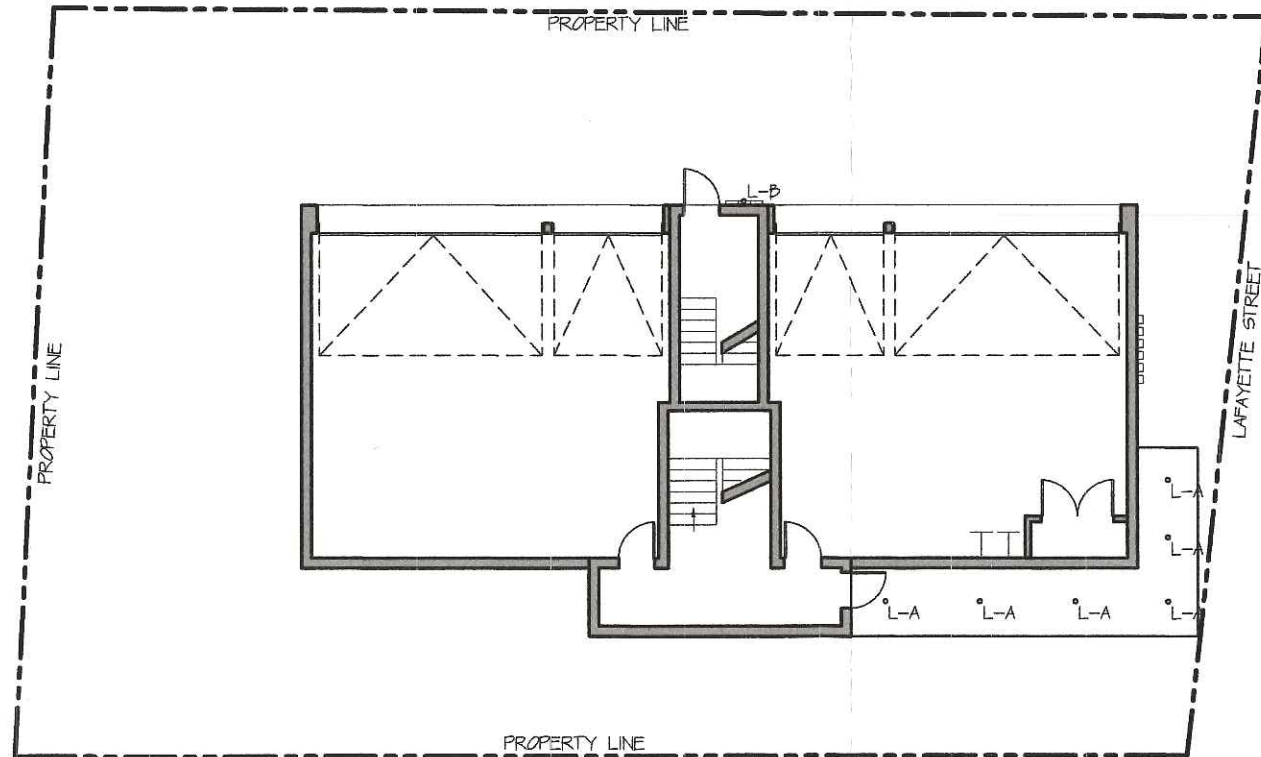
- Ideal for residential and light commercial lighting projects that require a small, concealed line-voltage source.
- BX4QL-120 remodel housing allows for quick and easy installation into existing ceilings
- Nail included on bar hangers.
- Suitable for wet locations and through wiring
- Luminaires are certified by a National Recognized Testing Lab (NRTL), either UL or CSA.



LIFEBOX

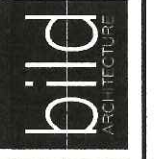
ORDERING INFORMATION		EXAMPLE: BX4QL-120-LB4LEDA30K WH			
BX4QL-120	-	LB4LEDA	30K		WH

HOUSING	TRIM	LED COLOR TEMP	CU	TRIM COLOR	ACCESSORIES
BX4QL-120 4" line-voltage Non-IC housing, new construction applications	LB4LEDA 4" LED QuickLink trim	30K 3000 Kelvin	Blank 80-CRI	WH white	G4 Ceiling gasket for the 4" line voltage housings. Seal to drywall opening. ICBOX Recessed enclosure for Non-IC housing in IC applications. See page 274.
IBX4QL-120 4" line-voltage IC housing, new construction applications; AirShield™ rated					
RMN4QL-120 4" line-voltage Non-IC housing, Remodel applications.					



LOWER LEVEL LIGHTING PLAN
 SCALE: 1/8" = 1'-0"

Bild Architecture
 PO Box 8235
 Portland, ME 04104
 207.408.0168
 evan@bildarchitecture.com



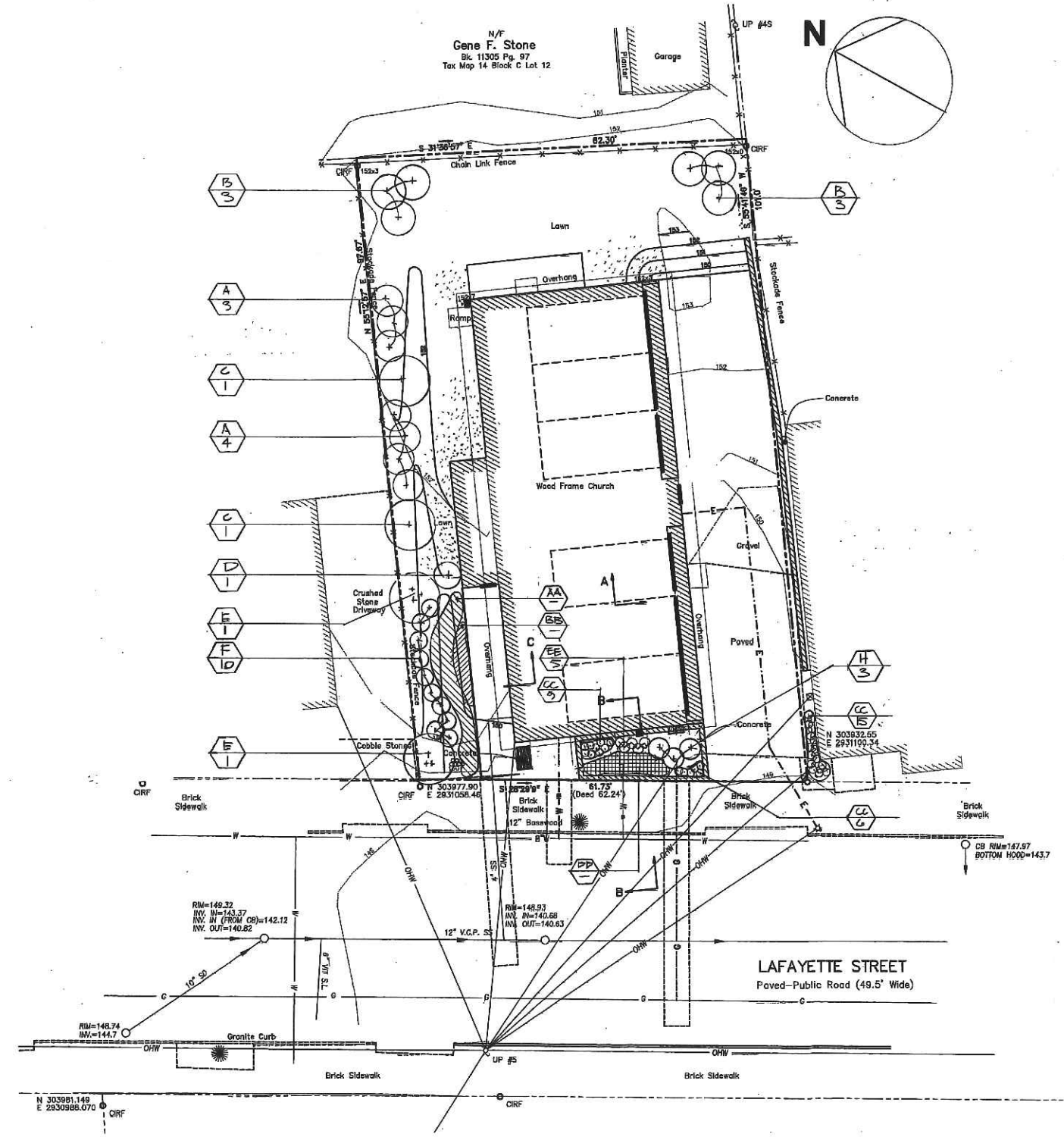
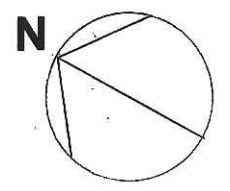
PROJECT NO. **13012**
 PROJECT NAME **The MARQUIS LOFTS**

DRAWN BY **LK**
 SHEET TITLE **LIGHTING PLAN**

ISSUE DATE **11.13.13**
 SHEET SCALE **1/8" = 1'-0"**

A
1.9

H/F
 Gene F. Stone
 Blk. 11305 Pg. 97
 Tax Map 14 Block C Lot 12



SITE PLAN
 1" = 10'-0"

PLANT LIST

TREES & SHRUBS

KEY	COMMON & BOTANICAL NAME	SIZE	ROOT	QTY	NOTES
A	HIGHBUSH BLUEBERRY V. CORYMBOSUM	3' HT.	CONT	7	
B	PAGODA DOGWOOD C. ALTERIFOLIA 'W. STACKMAN - GOLDEN SHADOWS'	4-5' HT.	B&B	6	
C	BLACKHAW VIBURNUM V. PRUNIFOLIUM	4-5' HT.	B&B	2	3 CANES
D	SHASTA VIBURNUM V. PULICATUM VAR. TOMENTOSUM 'SHASTA'	4-5' HT.	B&B	1	3 CANES
E	CORNELIAN CHERRY C. MAS	5-6' HT.	B&B	2	3 TRUNK
F	'SUMMER SNOWFLAKE' VIBURNUM V. PULICATUM VAR. TOMENTOSUM 'SUMMER SNOWFLAKE'	#5	CONT	10	
G	SARGENT JUNIPER J. SARGENTII	#5	CONT	-	

PERENNIALS

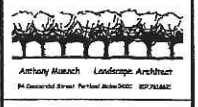
AA	BUNCHBERRY C. CANADENSIS		CONT		
BB	WILD GINGER ASARUM EUROPEUM		CONT		
CC	DAYLILY VAR. HEMEROCALLIS		PTD	30	BLOOM IN JULY THRU SEPT
DD	BLUEBERRY SOD V. ANGUSTIFOLIUM				
EE	ASTILBE ASTILBE X ARENDISIS 'WHITE GLORY'		PTD	5	
FF	VIRGINIA CREEPER PARTHENOCISSUS QUINQUEFOLIA		PTD	-	

H	HOLMSTREP ARBOR VITAE THUJA O. 'HOLMSTREP'	#10	-	3	
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PLANTING NOTES

1. The contractor shall supply all plants in quantities sufficient to complete the work shown on plan. Any discrepancies between quantities shown on plant list and those required by this drawing shall not entitle contractor to additional remuneration.
2. Any plant substitutions must be approved by the owner and the City of Portland.
3. Any tree or shrub which comes over or under any utility shall be relocated on the site by the landscape architect.
4. All lawn areas to have 6" of topsoil unless noted otherwise.
5. All trees and shrubs shall be placed in the designated areas as shown on the plan and before planting shall be approved by the landscape architect.
6. The contractor shall relocate any tree or shrub as directed by the landscape architect.
7. All plant material installed shall meet the specifications of the American Standard for Nursery Stock (latest edition) as set forth by the American Association of Nurserymen.
8. The landscape contractor shall replace or repair to original condition any and all utilities, paving, curbing, etc., damaged as a result of their operations at no additional cost to the owner.

PRELIMINARY
 FOR REVIEW
 11-18-13



RANDOM ORBIT, INC.
 795 CONGRESS STREET
 PORTLAND, MAINE

**LAFAYETTE STREET
 CONDOMINIUMS**
 LAFAYETTE STREET
 PORTLAND, MAINE

DATE: 11-16-13

LANDSCAPE
 PLAN
L-1

TD, JS, BH, CM, SO



**Memorandum
Planning and Urban Development Department
Planning Division**

To: Stuart O'Brien, Chair, and Members of the Portland Planning Board
From: Nell Donaldson, Planner
Date: February 11, 2014
Re: **Addendum to Planning Board Report for public hearing on application 2013-258 – 33-35 Lafayette Street**

Following are revised motions regarding the subdivision and Level III site plan review for the Marquis Lofts at 33-35 Lafayette Street.

XIV. PROPOSED MOTIONS

A. WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for the public hearing on February 11, 2014 for application 2013-258 relevant to Portland's Technical and Design Standards and other regulations; and the testimony presented at the Planning Board hearing:

5-0

1. The Planning Board **finds/does not find** that the applicant has demonstrated that site constraints prevent the planting of all of the required street trees in the city right-of-way. The Planning Board **waives/does not waive** the Site Plan Standard (*Section 14-526(b)2.b(iii) Street Trees*) of the site plan ordinance and concludes that the applicant shall make a financial contribution of \$400 to the tree fund;

+ permit planting elsewhere

5-0

2. The Planning Board **finds/does not find**, based upon the consulting transportation engineer's review (*Attachment 4*), that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Standard (*Section 1.14*) which establishes a minimum aisle width of 24 feet, that substantial justice and the public interest are secured with the variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Board **waives/does not waive** the Technical Standard (*Section 1.14*) to allow an aisle of 15.46 to 19.04 feet; and

5-0

3. The Planning Board **finds/does not find**, based upon the Planning Board report, that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Standard (*Section 12.2.5*) which establishes a maximum illumination level of .1 foot candle at the property line, substantial justice and the public interest are secured with the variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Board **waives/does not waive** the Technical Standard to allow an illumination level of 2.7 foot candles at the Lafayette Street right-of-way.

B. SUBDIVISION

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for the public hearing on February 11, 2014 for application 2013-258 relevant to the subdivision regulations; and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan **is/is not** in conformance with the subdivision standards of the land use code, subject to the following condition of approval, which must be met prior to the signing of the plat:

5-0

1. The applicant shall revise the subdivision plat to the satisfaction of the Planning Authority, Department of Public Services, and Corporation Counsel, including notes and details as advised by those departments.

JS CM
BH TD.
TD

2/11/14 - Lafayette Hearing
TD - height of retaining wall 2-3 ft at rear - 10" at front

PB / \$ construction impacts - might - Ryan
2' to abutting foundation

bike parking - columns on front stoop - 5' clearance

PUBLIC COMMENT

Jan Jacob - looks great. wondering re material for planters - use granite?

PB - cost is an issue - building more contemporary.

Peggy Johnson - black lines accentuate squareness. soften a bit?

'33' too blatant? - PB - will soften edible plants - eliminate?

PB

Jack Foley - better product - lighter color works.
bike racks - not a big issue w/ posts

Bill Hall - improved over time - have worked to soften neighborhood impact
agree on bike parking

Carol M. ok w/ design
would CMP ordinarily be provided? yes -
light trespass

TD. galvanized doors?

retaining wall + driveway - proximity of neighbor - condition appropriate

going down - 2 ft before front line
do you need insulation on back side?

parking access - unit 3 - protection for corner?

still developing this level of detail.

hard-plant panels for ↑:
a little larger, but have met requirements.

TD. parking - marketing choices esp. since fenced.

visit TM - waivers for driveway/aisle width - should be narrower for particular?

condition - is this an issue? PB. no.

bike parking - could we define last part
is it intended as 'public' parking?



PLANNING BOARD REPORT PORTLAND, MAINE

Marquis Lofts
33-35 Lafayette Street
Level III Site Plan and Subdivision Review
2013-258
Random Orbit, LLC

Submitted to: Portland Planning Board Date: February 7, 2014 Public Hearing Date: February 11, 2014	Prepared by: Nell Donaldson, Planner CBL: 14 C021001
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I. INTRODUCTION

Random Orbit, Inc. has submitted final plans for the redevelopment of a site located at 33-35 Lafayette Street on Munjoy Hill. The site is currently occupied by an existing building that has, until recently, housed a church. Random Orbit plans to reuse the existing church foundation to develop the Marquis Lofts, a four-story, 9,000 SF building containing six residential condominium units.

This development is being referred to the Planning Board for compliance with the site plan and subdivision standards of the land use code. The applicant previously submitted preliminary plans; the Board reviewed these plans in December of 2013. A total of 244 notices were sent to property owners within 500 feet of the site and a legal ad for the Planning Board hearing ran on February 3 and 4, 2014.

Applicant: Random Orbit, LLC

Consultants: Les Barry, BH2M; Owen Haskell; Evan Carroll, Bild Architecture

II. REQUIRED REVIEWS

<i>Waiver Requests</i>	<i>Applicable Standards</i>
Street trees – 6 trees required, 1 provided; 3 others qualify; contribution of \$400 requested. <i>Supported by city arborist</i>	<i>Site Plan Standard (Section 14-526(b)2.b(iii)), requiring one street tree per unit</i>
Aisle width – to allow aisle width of 15.46 to 19.04 feet. <i>Supported by traffic engineer</i>	<i>Technical Manual Section 1.14, requiring that aisle width for right-angle parking be 24 feet per Figure I-27</i>
Light trespass – to allow illumination levels of 2.7 foot candles at the right-of-way line	<i>Technical Manual Section 12.2.5, establishing a maximum illumination level of .1 foot candle at the property line, except where abutting non-sensitive uses</i>
Review	Applicable Standards
Subdivision	<i>Section 14-497</i>
Site Plan	<i>Section 14-526</i>

III. PROJECT DATA

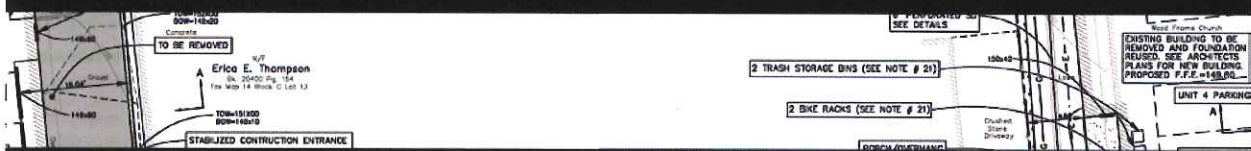
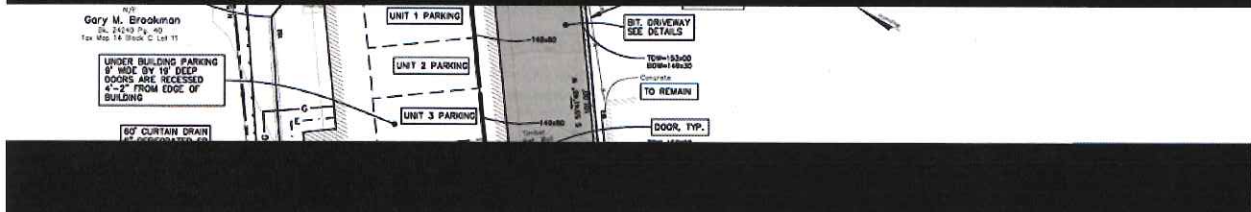
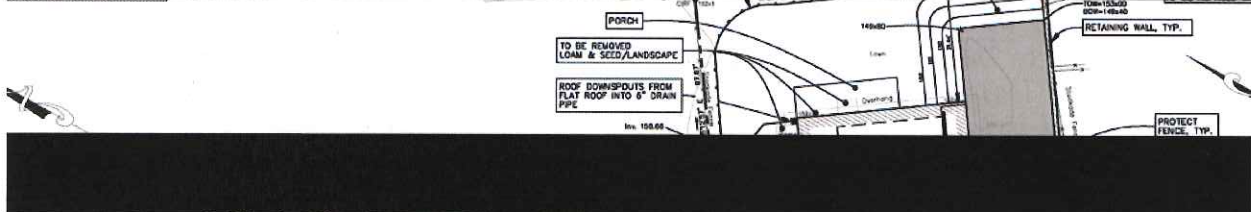
Existing Zoning	R-6
Existing Use	Church
Proposed Use	Residential
Proposed Development Program	6 units, 6 parking spaces
Parcel Size	6,139 SF



STREET VIEW SCALE 1/8" = 1'-0"



STREET VIEW SCALE 1/8" = 1'-0"



Figures 3, 4 & 5 (from top left): Rendering of 33-35 Lafayette from the northwest; rendering from the southwest; final site plan

X. SITE PLAN SUBMISSION REQUIREMENTS (Section 14-527) and SUBDIVISION PLAT AND RECORDING PLAT REQUIREMENTS FOR FINAL PLAN REVIEW (Section 14-496)

The applicant has generally met all site plan submission requirements. As is always the case, the subdivision plat will require modification prior to recording. The applicant will be required to update the plat to include notes pertaining to unit sizes (including floor areas), condominium documents, responsibilities for common areas (including snow removal and retaining walls), waivers, and conditions of approval. To this list, Jennifer Thompson, Associate Corporation Counsel, adds:

The Plat generally looks good to me. As always I leave it to DPS and others to tell us whether the contours, drainage and lighting plans, etc. are sufficient. Otherwise, this plat appears to me to contain the items that are required under the ordinance. However, here are some additional pieces of information I'd like to see:

Perhaps in the Plan References or Notes, there could be a specification about which zone we're in. And, obviously, if the Board is going to be imposing conditions, those will need to be reflected on the final version.

If this is approved, I'd like both the Plat and the Condo declaration to be more clear with respect to responsibility for trash and snow removal.

Bill Clark, of the city's Department of Public Services, also reviewed the draft plat. He has provided the following comments:

- Recording Plat Plan needs to be stamped. ✓*
- [Set property corners in correct location.]*
- Please add statement on who will own and be responsible for the retaining wall along the driveway. ✓*
- Please state if the fence will be re-installed after the retaining wall is constructed. ✓*
- If retaining wall is constructed with a footing, a permanent easement will be required from Thompson and a temporary grading easement will be necessary. N/A.*

Note that the applicant has indicated that, per the project's contractor, no footing will be required for the retaining wall (*Attachment L*). As such, this easement will not be required.

A condition of approval related to the revisions to the recording plat has been suggested. It should be noted that the applicant has provided a revised recording plat dated 2/6/14 with the intent of addressing these comments (*Plan 22*). Due to time constraints, this plat was not reviewed prior to the publication of this memo.

Ms. Thompson reviewed draft condominium documents and provided comments. According to Ms. Thompson, the revised condominium documents (*Attachment J*) adequately address all of her comments (*Attachment 2*).

XI. SUBDIVISION REVIEW (14-497(a). Review Criteria; 14-198. Technical and Design Standards; & 14-499. Required Improvements)

The final plan has been reviewed by staff for conformance with the relevant review standards of the City of Portland's subdivision ordinance. Staff comments are below.

1. Water, Air Pollution

The site is currently developed. A change in impervious area of roughly 500 SF is proposed. No significant change in the existing drainage patterns is anticipated with the proposed development. Likewise, no detrimental air

Technical Manual, which sets a standard of one street tree/unit for multi-family developments. Based on this standard, six street trees should be provided. The applicant's landscaping plan (*Plan 20*) retains one existing street tree, and shows three additional trees on site which, per Jeff Tarling, city arborist, are eligible for qualification toward the street tree requirement. Mr. Tarling writes,

Of these [proposed] plantings the three Amelanchier could also qualify for the 'one tree per unit' standard due to the tree size and location.

Mr. Tarling has suggested that other trees proposed on site, if increased in size, could also qualify toward the street tree requirement. The applicant submitted a landscaping plan on 2/6/14 with this intent (*Plan 20*). However, given the short timeframe, a full review of the landscaping plan was not practical. As such, waiver language referencing a contribution to the city's tree fund equivalent to two street trees is suggested here under *Section 14-526.2.b(iii)*. Should the city arborist find that the modifications to the landscaping plan meet the requirements of the city's ordinance language relating to street trees, this contribution will not be required.

The preliminary plans showed electrical service running via overhead line across Lafayette Street to an existing pole with a street light adjacent to the site, and then via underground line to the building itself. Per *Section 14-499(h)*, the applicant is required to provide underground electrical service. The applicant has revised plans to show underground service from a utility pole directly across the street. David Margolis-Pineo has noted his approval of this change (*Attachment 3*).

XII. SITE PLAN REVIEW

The preliminary plans for the Marquis Lofts have been reviewed by staff for conformance with the relevant review standards of the City of Portland's site plan ordinance. Staff comments are below.

1. Transportation Standards

a. Impact on Surrounding Street Systems

Mr. Errico has reviewed the submittal and has not found any negative impacts with respect to the surrounding street system (*Attachment 4*).

b. Access and Circulation

In the revised plans, the applicant has recessed the garage doors, effectively increasing the pavement width in portions of the driveway area to 19.04 feet, to allow expanded maneuvering space. At the mouth of the driveway, the proposed width is 15.46 feet. Following conversations with Mr. Errico, through which it was determined that the driveway area adjacent to the parking should technically be considered an "aisle," the applicant submitted an aisle width waiver request (*Attachment M*). The city's *Technical Manual* sets an aisle width standard of 24 feet. Mr. Errico has expressed his support for this waiver (*Attachment 4*).

During the preliminary review, staff raised concerns regarding vehicle maneuverability and treatments to protect the abutting property owner. In the final plans, a concrete curb, described by the applicant to be exposed by 9", and a 2-3 foot retaining wall delineate the driveway's eastern edge. This retaining wall extends southerly toward Lafayette Street to a point almost even with the front of the building. Of the sufficiency of this treatment in terms of protecting the adjacent property, Mr. Errico writes,

The applicant has designed a raised curb/wall that appears to protect the abutting house and therefore I have no further comment.

The main pedestrian access is proposed via a door fronting Lafayette Street, which is setback from the face of the building. A secondary entrance is found on the southern side of the building. Per agreement with the Department of Public Services, the applicant proposes to replace the sidewalk along the property frontage with reclaimed bricks.

c. Public Transit Access

The proposed development is not located along a public transit route and is not of sufficient size to require

well - between construction damage from equipment, underground utilities, and lastly, compaction. Having a two step approach might work best. First, if the project team feels they can save the existing tree and work around the root zone and canopy without damaging the tree - great. This determination should be made soon when site contractors have had a chance to evaluate. Second, if the tree can not be saved, or saved without doing impact to the trees health a 'remove & replace' option would be recommended. This would include improving the treewell / grow space with a larger soil volume, 3.5' min. / 4' deep x 8' wide. Street-tree type: Ginkgo, 'Crimson Spire' Oak (English Oak / White Oak hybrid, 'Musashino' Zelkova. These tree types would have characteristics to grow in the space along the street... actually better than the existing ornamental Pear.

Landscape treatment - the project also proposes a landscaped 'front yard' planter with shrubs and perennials. The west side-yard is planted with a mix of (4) small trees, Viburnum shrubs and groundcover. The landscape bed should be mulched or connected together with the proposed groundcover separate from the turf lawn area.

The three small trees proposed for the backyard *Cornus alternifolia* are shown as 4 - 5' height size, the three should be upgraded to 1.5" minimal. The project could use three small fruit trees if it chooses in the same place if the benefit of fruit wanted.

It should also be noted that the landscaping plan does not match the site plan. As noted above, the applicant has submitted a landscaping plan with the intent of addressing these comments. However, given the short timeframe on the review of this plan, a condition of approval related to the landscaping plan has been suggested.

c. *Water Quality/Storm Water Management/Erosion Control*

As noted above, David Senus, consulting civil engineer, has indicated his general approval of the revised plans (*Attachment 5*).

3. Public Infrastructure and Community Safety Standards

a. *Consistency with Related Master Plans*

As noted previously, the project is generally consistent with related master plans.

b. *Public Safety and Fire Prevention*

The applicant has generally designed the development to comply with Crime Prevention Through Environmental Design principles.

The applicant has provided an NFPA code analysis for review by the Fire Prevention Bureau (*Attachment K*). Captain Chris Pirone, of the Fire Prevention Bureau, has indicated his general approval of the final plans (*Attachment 7*).

c. *Availability and Capacity of Public Utilities*

Utilities are proposed from Lafayette Street, with electrical, gas, telephone, and CATV service underground. As noted above, the applicant has provided evidence of adequate sewer and water capacity. The Department of Public Services has not raised issues with respect to utility service.

4. Site Design Standards

a. *Massing, Ventilation, and Wind Impact*

The mass of the building is not expected to pose health and safety, ventilation, or wind impacts. The applicant has indicated in the final submittal that HVAC units will be roof-mounted.

b. *Shadows*

No shadow impacts on publicly accessible open spaces are anticipated.



Figures 6, 7, & 8: Final photosimulations showing the Marquis Lofts in the context of neighboring properties

To this end, the R-6 design standards include seven principles to which infill development must adhere. During the original design review, staff raised concerns with respect to three of these principles in particular, context, massing, and articulation, and offered suggestions with the intent of enhancing the project’s compatibility with surrounding buildings, reducing the appearance of mass, and encouraging greater articulation of the Lafayette Street and east facades. In response, and over the course of several iterations reviewed by staff, the applicant made several changes (*Attachment E and Plans 10-14*):

1. A third color of cement panel siding was added at the fourth floor in an effort to make the building top more recessive in appearance. This treatment is carried around the entire building, with a slight variation on the north façade, where the lighter color steps down in concert with the proposed balconies and the entrance canopy;
- 2.. A series of cornices were added to “break the mass of the building into separate articulated elements” (*Attachment E*);
3. The downspouts were accentuated to provide greater articulation, particularly on the Lafayette Street façade;
4. The color of the vertical clapboard elements and porches was modified to a “terra cotta,” which the applicant feels better reflects the neighborhood palette; and
5. On the recommendation of the city’s urban designer, the vertical clapboard element on the Lafayette Street façade was bumped out by one foot in order to create a bay feature, referencing the language of nearby residences and providing greater articulation.

Caitlin Cameron, Urban Designer, has completed a formal narrative reviewing the design of the

building which generally finds it meeting the R-6 design standards (*Attachment 8*).

It should be noted that there has been continued comment from neighborhood residents regarding the building’s scale and massing, stating that it feels out of keeping with the context (*Attachments PC-1-3*). Residents have raised objections to the building’s height, proximity to the street, and level of articulation.

XIII. STAFF RECOMMENDATION

Subject to the proposed motions and conditions of approval listed below, Planning Division staff recommends that the Planning Board approve the proposed subdivision and site plan for the Marquis Lofts at 33-35 Lafayette Street.

and the ground cover/mulch treatment in the planting bed on the building’s northwest side, for review and approval by the Planning Authority and the city arborist.

XV. ATTACHMENTS

PLANNING BOARD REPORT ATTACHMENTS

1. Zoning Administrator review (memo from Marge Schmuckal, 1/27/14)
2. Corporation Counsel review (memos from Jennifer Thompson, 2/2/14 and 2/6/14)
3. Department of Public Services review (memos from David Margolis-Pineo, 1/29/14 and 2/6/14)
4. Traffic Engineer review (memo from Thomas Errico, 2/5/14)
5. Civil Engineer review (memo from David Senus, 1/23/14)
6. City Arborist review (memo from Jeff Tarling, 2/3/14)
7. Fire Prevention Bureau review (memo from Chris Pirone, 1/16/14)
8. Urban Designer review (memos from Caitlin Cameron, 1/31/14 and 2/6/14)

PUBLIC COMMENTS

- PC-1. Public comment (email correspondence from Gail Ringel, 11/21/13)
- PC-2. Public comment (email correspondence from Lisa Morris, 12/13/13)
- PC-3. Public comment (letter from Gail Ringel, 1/10/14)

APPLICANT’S SUBMITTALS

- A. Cover Letter (from Peter Bass, Random Orbit, Inc.)
- B. Preliminary Submission
- C. Summary of Additions and Updates to Final Submission
- D. Application Checklist
- E. Design Narrative Addendum
- F. Updated Stormwater Management Narrative & Diagrams
- G. Neighborhood Meeting Documentation
- H. PWD Capacity Letter
- I. Sewer Capacity Letter
- J. Condominium Documents
- K. Fire Department Checklist
- L. Email regarding proposed retaining wall (from Peter Bass, dated 1/30/14)
- M. Aisle width waiver request

C. PLANS

- Plan 1 Survey
- Plan 2 Site Plan
- Plan 3 Standard Details
- Plan 4 Erosion Control Details
- Plan 5 Architectural Cover Sheet
- Plan 6 Existing Plan
- Plan 7 Parking Plan
- Plan 8 Unit Plan
- Plan 9 Section
- Plan 10 Elevations
- Plan 11 Elevations
- Plan 12 Elevations
- Plan 13 Perspectives
- Plan 14 Perspectives
- Plan 15 Context
- Plan 16 Lighting Plan
- Plan 17 Photo Merge
- Plan 18 Photo Merge
- Plan 19 Photo Merge

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-258
Date: 1/27/2014

Comments Submitted by: Marge Schmuckal/Zoning on 1/23/2014

This lot was most recently used as a church. The Assessors indicate a build date of 1951, The applicant wants to demo the existing building and build a 4 story building with 6 residential condominiums. The applicant is also proposing to use the R-6 small residential lot development under 14-139(b). The property meets the qualifications for use of the small lot dimensional requirements. The property had been not used for residential purposes as of January 1, 2005 and the lot existed as of January 1, 2005 and the lot is under 10,000 square feet in size (6,139 s f).

Proposal is meeting all the dimensional requirements of the small lot provision. I reviewed and recalculated the setback information submitted with the application. The maximum building height is 45 feet. The applicant submitted information that the building height is 43' 4". This figure is based upon the lowest grade to the 1/2 way point on the pitch. Using an allowance to average the grade, the height would be a little bit less than what was given. The project meets the building height.

The land are per dwelling unit at 725 s.f. is being met with the proposed 6 condos. Also the six parking spaces are being shown on the submittal.

This project is meeting all the R-6 small lot requirements. Separate permits are required for building permits.

Marge Schmuckal
Zoning Administrator
City of Portland

From: Jennifer Thompson
To: Helen Donaldson
Date: 2/6/2014 10:23 AM
Subject: Re: Fwd: Updates

The declaration is better because it can't be changed as easily as the rules can. However, I don't need to push that issue here.

>>> Helen Donaldson 2/6/2014 10:07 AM >>>

If you feel that the declaration itself needs to be more explicit, I'm totally fine with it. What they've submitted just generally refers to the rules and regs, which include this (pretty explicit?) language:

Unless otherwise designated by the Board, all garbage and waste shall be placed by the Unit Owner at the curb for removal by the City of Portland Public Works Department in accordance with applicable City rules and regulations. Any garbage and/or trash not collected by the City of Portland for any reason shall be collected, brought back inside by the Unit Owner, and properly stored within the Unit until it is removed from the premises or put back out for collection on the appropriate day.

Let me know if you want to push it in the declaration itself.

>>> Jennifer Thompson 2/6/2014 9:51 AM >>>

I like the change about snow removal - much clearer. My only concern about the trash removal is that unit owners should be given sufficient notice that the City is not responsible for that. I think it should be addressed in the condo declaration in some way - something like: the Association and/or the Unit Owners shall be exclusively responsible for trash removal as outlined in the rules . .

Does that make sense to you?

>>> Helen Donaldson 2/5/2014 8:45 AM >>>

Jen,

Not sure you'll have a chance to look at these today or tomorrow, but they're the updates to the condo docs for Lafayette Street. They include a description of snow removal procedure.

They have not changed anything with respect to trash removal. See the rules and regulations. Do we need this to be more flushed out? Two trash storage bins are proposed inside the garage area on the site plan....

Thanks for your help on this, Jen.

Nell

From: David Margolis-Pineo
To: Helen Donaldson
Date: 2/6/2014 2:34 PM
Subject: Re: Fwd: Updates – 33-35 Lafayette

Nell,

I'm good with the changes.

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: David Senus, P.E.
DATE: January 23, 2014
RE: Marquis Lofts, Final Level III Site Plan Review

Woodard & Curran has reviewed the Final Level III Site Plan Application for the re-development project located at 33 Lafayette Street in Portland, Maine. The project will involve utilizing the foundation of an existing church to construct a four story building consisting of six loft-style flats and ground level parking.

Documents Reviewed by Woodard & Curran

- Final Level III Site Plan Application and Attachments submitted on January 13, 2014
- Engineering Plans, Sheets C-1, C-2, & C-3, dated September, 2013 (Rev. January 13, 2014), prepared by BH2M, on behalf of Random Orbit, Inc.

Comments

- 1) All review comments contained in the Woodard & Curran Memorandum dated December 2, 2013 have been adequately addressed.

From: Chris Pirone
To: HCD@portlandmaine.gov
Date: 1/16/2014 5:51 PM
Subject: Re: 33-35 Lafayette

Fire Comments:

Fire Dept. is all set with project.

Captain Chris Pirone
Portland Fire Department
Fire Prevention Bureau
380 Congress Street
Portland, ME 04101
(t) 207.874.8405
(f) 207.874.8410

>>> Helen Donaldson 01/16/14 14:05 PM >>>

Chris,

Could you send me something in writing on Peter Bass's subdivision at 33-35 Lafayette when you get a chance? I know you said following the development review meeting yesterday that you thought it would be fine, given that it's an existing driveway and a building on an existing foundation, but I just want to get that on the record, so to speak.

The plans are attached for reference.

Thanks, as always, for your time.

Nell

From: Caitlin Cameron
To: Donaldson, Helen
CC: Barhydt, Barbara; Jaegerman, Alex
Date: 2/6/2014 12:16 PM
Subject: The revision to the front facade by articulating a bay now meets the B-5 standard (which requires two facade articulation features) and F-8 standard (which requires a minimum 12 inch offset). However, if one looks at the neighborhood context a more pronounced bay of 2 feet or more is more typical.

The revision to the front facade by articulating a bay now meets the B-5 standard (which requires two facade articulation features) and F-8 standard (which requires a minimum 12 inch offset). However, if one looks at the neighborhood context a more pronounced bay of 2 feet or more is more typical.

Caitlin Cameron, LEED AP, Associate AIA
Urban Designer | Planning & Urban Development Department
City of Portland, Maine
389 Congress Street, 4th Floor Portland, ME 04101
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<http://www.portlandmaine.gov/planning/undertheclocktower.asp>

Gail Ringel

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

November 21, 2013

Nell Donaldson
Planning Department
City of Portland Maine

Dear Ms. Donaldson,

My husband, Jonathan Wylie, and I are writing to comment on the proposed development of a multi-unit building at number 33 Lafayette St. We are residents of 34 Lafayette, directly across the street from the proposed new structure. Our understanding of the proposed development, based on conversations with the developer, Peter Bass, is that it will be constructed on the existing foundation and will include parking for 6 vehicles under the building at or just below grade, three stories above the parking with 2 residential units on each story (a total of 6 units), and a finished height of 43 feet with a flat roof. We believe that the proposed structure will have a seriously detrimental effect on the appearance and character of Lafayette St. and that it is out of scale and out of keeping with the general character of the surrounding neighborhood. We base this opinion on a review of all 108 buildings that are visible from the street in the immediate neighborhood on Lafayette, Merrill, Melbourne, North, Cumberland Ave, and Quebec Streets.

This is a somewhat eclectic residential neighborhood where the side streets, including Lafayette, are relatively narrow (Lafayette is 34 feet wide). Many of the older residences are built with almost no setback from the sidewalk and there is a mix of single story, two-story, and occasional three-story structures, most with peaked roofs. Of the 108 buildings along the streets mentioned above, we calculated the average height to be approximately 30 feet, a full story shorter than the proposed new development. Further, because half of the tallest buildings have peaked roofs, they provide more "air space" between structures and allow far more light to reach the pedestrian walkways along the streets.

As well as towering over the buildings in its immediate vicinity, the proposed structure would be 10 feet taller than 90% of the buildings in the surrounding area. 64% of the buildings nearby are between 30 and 34 feet tall. Another 4.5% are between 25 and 29 feet tall. All but one of the remaining structures in this neighborhood are less than 24 feet tall, 22%. A 43-foot tall building will be an imposing structure in this context and out of keeping with the general character of the neighborhood.

In addition to the proposed height, we find the siting of the building on the lot to be problematic. If built on the current foundation as proposed, it appears that the setback from the sidewalk will be no more than 58" or less than 5 feet. Without the 12-foot setback that is typically required for a 4-story structure, this 43-foot building will have an unpleasantly imposing presence on Lafayette St. While many of the older residential buildings lack the setbacks currently required by the City, these are typically much smaller, shorter buildings and their historic character is an additional mitigating factor. There are some taller structures on Cumberland St., but there as on Congress Street, the wider roadway helps to accommodate them without completely blocking a pedestrian's view of the sky. On a narrow side street like Lafayette, the impact of a 43-foot structure is considerably greater.

The density of units in this building could also cause considerable problems to the neighborhood. The proposed design shows six off street parking places, one for each unit, filling what amounts to the ground floor of the building. Even Mr.

From: "Lisa Morris" <lmorris@usm.maine.edu>
To: <BAB@portlandmaine.gov>
CC: <HCD@portlandmaine.gov>
Date: 12/13/2013 6:35 PM
Subject: Re: 35 Lafayette Street development proposal

Hello,

I'd like to revise my comments. I attended the developer's meeting last night and after seeing more images of how the planned building would look I am more comfortable with the height. They also provided good reasoning for why the building needed to be 4 stories (parking and economic return). Now my only concern, which I and others expressed to the developers, is the overly commercial look of the building. I, and others, recommend that they figure out ways to make it look a bit more residential. I have no problem with the contemporary style but hope they can introduce design and perhaps structural changes to make the front of the building less of a flat, blank facade and to make it look more residential and less like a bank or office building.

That's all.

Thanks!
 Lisa Morris
 26 Lafayette

>>> "Barbara Barhydt" 12/03/13 3:11 PM >>>

Hi Lisa:

Thank you for your comments and we will provide them to the Planning Board members when this item is scheduled for a workshop. It is tentatively scheduled for December 17th. I am adding Nell Donaldson to this e-mail, as she is the planner on this project and she will be able to confirm the schedule for this project at a later date.

Barbara

Barbara Barhydt
 Development Review Services Manager
 Planning Division
 389 Congress Street 4th Floor
 Portland, ME 04101
 (207) 874-8699
 Fax: (207) 756-8256
 bab@portlandmaine.gov

>>> "Lisa Morris" Tuesday, December 03, 2013 1:51 PM >>>

To: Planning and Urban Development Department, Planning Division:

From: Lisa Morris, 26 Lafayette Street, Portland 04101

I am writing to weigh in on the "Marquis Lofts" proposal submitted by Peter Bass, Random Orbit Inc., for 35 Lafayette Street.

I am generally fine with the proposal except for its proposed height (3 floors plus one floor for ground level parking). A 4-story building is too large for this neighborhood and would overly dominate the surrounding buildings.

As can be seen from the architectural drawing (see link below), the proposed building dominates even the 3-story multi-unit to its left. On its right is a small, 2-story single family home, which the drawing leaves out (probably because the size differential would be even more obvious).

http://media.pressherald.com/images/290*256/922358-2013ph.housing.1126.jpg

Almost all of the other nearby buildings are 2-stories and include a mix of single family and 2-3 unit buildings (mostly 2).

I strongly encourage the Planning Board to limit the height of this proposed project to 3 stories.

Thank you.

Lisa Morris, owner of 26 Lafayette Street
 lmorris@usm.maine.edu
 207-780-5876

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.

ATTACHMENT 2

From: Peter Bass <pbass@maine.rr.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
Date: 1/30/2014 4:05 PM
Subject: Re: Possible Spam : Re: planning comments

I just conferred with my civil and contractor about the retaining wall and curb combo on the south boundary next to the abutting house. The curb is shown on the plan to be exposed 9". This will run from the front of the property to the point where the grade reaches a 9' difference between the driveway grade and the existing grade. The retaining wall will start from there and go back to the end of the drive way. At the rear of the house the grade difference is over 2 feet. We will change the site plan to reflect where that transition from curb to wall is. With over 2 feet between the back of the curb/wall we feel that the minimum of 9" of curb is a sufficient visual and physical protection for the building. (most car clearances seem to be less than this.) I looked closely at the idea of plantings but had to rule that out. If you look closely at the site plan you will see an existing concrete curb/reinforcement that abuts the house. There would be no place for any kind of plantings there. I think I need to take the advice of my consultants on this and assume that the protection we have already designed will work. Also talked about footings for the wall with contractor and his take was the same as mine. We will have none. I am getting Evan to draw a quick sketch.

Peter

Peter Bass
Random Orbit, Inc.

795 Congress St.
Portland, Maine 04102

207-772-6005 office
207-712-0954 cell

<http://www.randomorbitinc.com>

From: Helen Donaldson <HCD@portlandmaine.gov>
Date: Thu, 30 Jan 2014 09:38:16 -0500
To: Peter Bass <pbass@maine.rr.com>
Subject: Possible Spam : Re: planning comments

Peter,

Just left you a voicemail. See attached from DPS. We'll talk about the sidewalk question when we connect by phone.

Nell

Nell Donaldson
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101
874-8723
hcd@portlandmaine.gov

>>> Peter Bass <pbass@maine.rr.com> 1/29/2014 4:48 PM >>>
See below in red for comments on your comments. I would like to talk tomorrow for some clarification. I will call late morning.

Peter

--
Peter Bass
Random Orbit, Inc.

everything w/in property line

no footings on retaining wall.

do all construction from site



Helen Donaldson - Fwd: Re: 133 York Street- impact on neighbors

From: Jean Fraser
To: Donaldson, Helen
Date: 2/11/2014 1:48 PM
Subject: Fwd: Re: 133 York Street- impact on neighbors

for info

>>> Jennifer Thompson 11/6/2013 8:22 AM >>>
 Hi Jean -

My email answer to you was not something I anticipated would go in materials provided to the public at the hearing. I'm happy to write something that would be more appropriate if you'd like. For instance:

The Planning Board's authority is constrained by the ordinance. Although the Board is authorized to place conditions on the approval of a project, the kinds of conditions it can impose are generally related to the use that is being made of the property itself and the particulars (design, etc.) of the development. The Board simply doesn't have any authority to condition or deny approval of a project based on the speculative violation of other laws. For example, the potential for damage to or trespass on neighboring property is not an element of approval under our ordinance. There are, however, civil laws that prohibit that so, in the event there is a trespass or damage as a result of this developers work, neighbors would certainly have recourse in a private action against the developer.

But, the City's Planning Board isn't charged with, and doesn't have the authority to, enforce those laws. Having said that, given that the developer would incur liability for any damage to neighboring property, I would expect that it would be motivated to avoid causing any damage and ensuring the project is completed in a manner that is safe and that protects the neighbors.

I'll also note that there are some City ordinances outside of Chapter 14 that the City can enforce. For example, there is a requirement that all waste be in appropriate containers and to the extent that waste is improperly stored, the City can bring an enforcement action. The City also has imposed restrictions relating to construction noise, etc. that it can enforce. Again, however, our authority is to regulate what happens on the applicant's property.

Typically, when a dispute arises between property owners, that is a private civil matter over which the Planning Board and the City have no authority or control.

****And Jean, the City can take enforcement action in the form of a land use violation action when conditions of approval have not been complied with, the remedies for which can include injunctive relief prohibiting the continued use of the property in violation of the approval - thus my comment on the continued approval being at stake.

>>> Jean Fraser 11/5/2013 4:01 PM >>>
 Jen

I am a little nervous about including your e-mail (below) in the PB Hearing packet? (But need to put something in as all the neighbors have raised this; this is what I have told the neighbors so far:

I have consulted with my Legal Department regarding the extent to which the Planning Board can address the question of potential damage or trespass on neighbors property. This is a complicated issue, but (in general terms) if the applicant demonstrates to the Board that they can and will take a particular approach, then the Board has to rely on that as well as all other parts of the proposal application. We can place specific conditions on any approval to help ensure a particular aspect is monitored, but the degree of

I have been asked by the neighbors that abut it on the "rear" side (McCormick Place condos - 5 units) about how they can ensure that the site plan/subdivision approval protects them against "damage"- by damage they mean:

- stuff falling on their cars during demolition of the existing building (which is a few feet from the property boundary and high);
- contractors using their parking area for staging/throwing waste; bringing or taking away truck loads of material etc
- if limb of their tree is removed and affects rest of tree.

While its easy enough for the applicants to say they won't cause any damage, and for me to include a condition of approval prohibiting access or use of the McCormick Place property, the issue is enforcement. Our Inspector visits the site maybe once a month and in any case the contractors may or may not comply city staff. The condo association does not want to have to find legal fees to pursue a suit or other legal action in the event the project does cause damage etc.

Can you think of any way under site plan or subdivision ordinances (or other ordinances) that could help with this. [The applicant has requested a construction easement from the condo association but the association does not think that will avoid this problem- who would enforce the easement?- that might be worse as it would then be just between them and the applicant which would definitely be a civil matter between 2 private parties. The Condo Association wants to avoid getting into litigation.

Thanks
Jean

From: <Longlegfly@aol.com>
To: <HCD@portlandmaine.gov>
Date: 2/7/2014 2:27 PM
Subject: Re: revised submittal for the Marquis Lofts, 33-35 Lafayette Street

Nell:

Thank you for emailing me the revised plans for Marquis Lofts, 33-35 Lafayette Street.

The parking layout plan is much better and looks like the building residents will be able to use the spaces easily, and won't need to take up on-street parking places.

Though changing the color of the top floor makes the building look a little less tall, I feel the elimination of those harsh black lines at the top and sides of the building would help to soften the edges and make it fit in with other houses on the street. A lighter color would work better. I still think the size and height of the building is too big for our street but the softening of colors and lines will give the illusion that it is smaller.

Ornamental plants are fine and add to the landscaping though the plants in pots on this property are profuse. I would not include edible plants since they will attract pests such as squirrels which we don't need any more of in this neighborhood. And I hope a new home owner or two will want to take care of all of the greenery and that an adequate watering system will enable an easy way to do this.

Thanks for your consideration.

Peggy Johnson

Helen Donaldson - Fwd: 33 Lafayette St.

From: kathleen bender <kabendr@yahoo.com>
To: Nell Donaldson <hcd@portlandmaine.gov>
Date: 2/10/2014 6:23 PM
Subject: Fwd: 33 Lafayette St.

Begin forwarded message:

From: kathleen bender <kabendr@yahoo.com>
Subject: re: 33 Lafayette St.
Date: February 10, 2014 at 5:48:08 PM EST
To: hcd@portlandmaine.gov

memo to: Nell Donaldson, Planner and Portland Planning Board

I have reviewed the site plan for the proposed project. I also attended the neighborhood on-site review with the developer and architect. I like the building. This is a good use of the property. It fits with the new construction of single homes in the area. I would be pleased have that project on my block.

The neighborhood is in need of affordable housing that will appeal to urban dwellers. Mr. Bass develops property with an eye to the future and the needs of the next generation Please approve this project. He stays headed in the right direction.

Kathleen Bender
11 North St.



Marquis Lofts 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

Final Site Plan Application Contents:

Written Submissions:

Cover Letter
Summary of Additions and Updates to Final Submission
Checklist
Design Narrative Addendum
Storm Water Management Narrative/Diagram-Updated
Neighborhood Meeting Documentation
Portland Water District Capacity Letter
Condominium Documentation Electronic only
Fire Department Checklist
Complete Preliminary Application Electronic only

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 1.8 Context
A 1.9 Lighting Plan
A1.10 Photo Merge Context
A1.11 Photo Merge Context
A1.12 Photo Merge Context

L- 1 Landscape Plan

AASHTO Driveway Turning Radius Plan

Recording Plat

To The Portland Planning Board;

Random Orbit, Inc. is proposing to redevelop the property at 35 Lafayette St. This submission is for Final Site Plan and Subdivision review. The existing single story building has been used since the mid 20th 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.

Additions and Updates Included in Final Plan

Additional information:

- Condominium Documentation: Declaration, Rules and Regulations, By Laws (electronic only)
- Technical Standard Waiver Request: Street trees
- Recording Plat
- Lighting Plan with photometrics
- AASHTO drawings showing turning radii for each of the 6 parking spaces
- Portland Water District capacity letter
- Neighborhood meeting documentation

Updated Material:

- Site Plan.
 1. Driveway expanded at rear to allow for turning radii
 2. Net impervious surface change from 491sf to 532sf due to expanding driveway
 3. The drainage swale on the north side of the building was redesigned as requested by Woodard and Curran
 4. Conditions on the south boundary were changed to reflect no easement from neighbor
 5. Electrical service to the building has been changed to underground from the pole directly across the street.
 6. Clarifying notes were added to reflect discussions with David Margolis Pineo and Jeff Tarling concerning restoration conditions for excavations in sidewalk.
 7. Other labeling clarifications as per staff comment.
- Site Drainage Narrative has been updated to reflect change in impervious surface and change of drainage swale.
- Architectural Drawings have been changed to reflect staff and board comments on meeting R-6 design standards.
- The design narrative has been updated.
- Landscape Plan has been changed to show 7 trees planted on the site per recommendations of Jeff Tarling that will satisfy street planting requirements.

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

Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
✓		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
✓		1	Final Site Plans including the following:
✓			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
✓			Existing and proposed structures on parcels abutting site;
✓			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
✓			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
✓			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
N/A			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
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 -

FINAL PLAN - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
✓		1	* Completed Application form
✓		1	* Application fees
✓		1	* Written description of project
✓		1	* Evidence of right, title and interest
N/A		1	* Evidence of state and/or federal permits
✓		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
N/A		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
✓		1	* Evidence of financial and technical capacity
✓		1	Construction Management Plan
N/A		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
N/A		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.

R-6 Infill Development Design Principles & Standards

Marquis Lofts Design Narrative - Appendix

Additional Comments provided as an appendix to previously submitted narrative

Design Changes Narrative

This narrative is in response to comments from the public, staff and planning board concerning the compatibility of the massing, articulation and coloring of the Marquis Lofts. The Lofts have undergone a number of design modifications intended to achieve *both* of two goals: to visually break up the massing of the building, achieving greater neighborhood compatibility; and to further develop the richness of the contemporary design principles.



An additional color of cement panel siding has been introduced in combination with a series of cornices to break the mass of the building into separate articulated elements. The public façade of the proposed building offers the most dramatic contemporary elements to be shared with the public, while the rear façade and side facades transition to a simpler vocabulary that better lends itself to being viewed from private back yards.

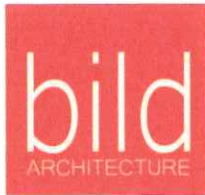
Additionally, updated drawings and photo simulations have been provided to better illustrate the materials, colors and plantings in context. The colors on the building have been muted to be more compatible with the palette of the neighborhood.

Revised Design Standard Explanations

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

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. A series of horizontal cornices will articulate the floor levels at select places on the building, and will be part of the same vocabulary as the decks and entrance canopy. 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-4: The levels in the Lofts are delineated by balconies and cornices provided in select locations.



ingenuity thoughtfulness empathy

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: Cornices, balconies, varying siding colors, siding trim, an entrance canopy, cement panel joints, window frames, gutters, and building lettering.

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 gray colors ensures that the clapboard siding receives the visual emphasis. The lighter gray is utilized at the rear of the building to evoke the transition from the wall of a building to the steep slope of a mansard roof. At the front of the building, the lighter gray panels reference the organic nature in which many New England homes evolve in shape and form over time. 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. The clapboard cement siding is physically used as would be traditionally expected making use of the now standard practice of pre-applying the finish paint color. The cement panels will be installed with reveals created by the aluminum trim pieces and these reveals will emphasize the paneled nature of the material.



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

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

January 8, 2014

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 532 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 (northwest corner) will drain into a 6" perforated stormdrain pipe before being discharged into a curtain drain. The curtain drain will discharge runoff into the groundwater and ultimately discharge the flow 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,



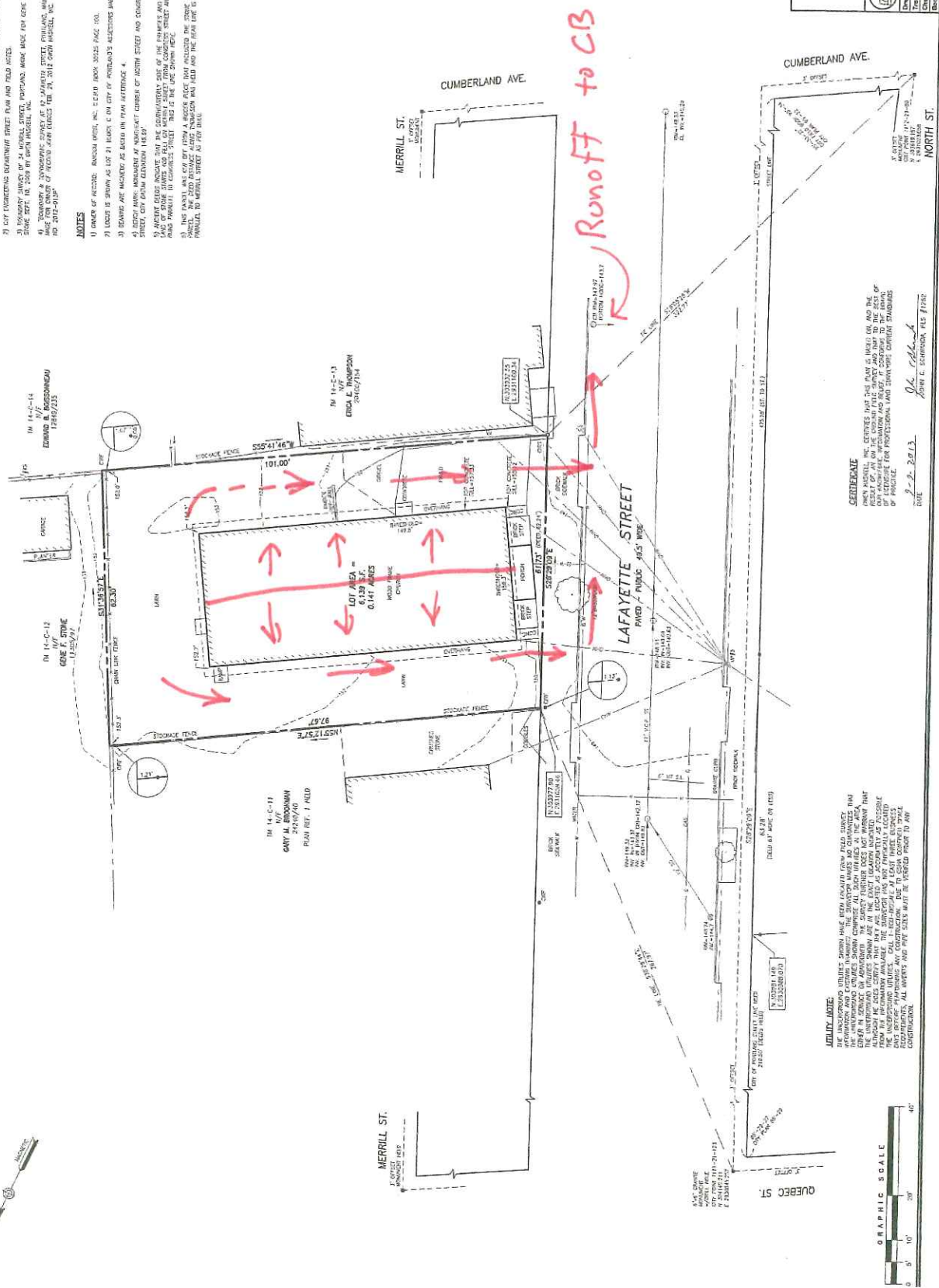
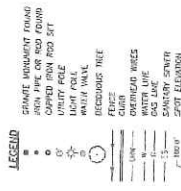
Lester S. Berry, P.E.

PLAN REFERENCES

- 1) "EXISTING SITE PLAN AT 24 LAFAYETTE STREET, PORTLAND, MAINE FOR GARDNER COMPANY, INC. 10/17/2009" PREPARED BY BOB RAY GARDNER, INC.
- 2) LOT CONCERNING DEPARTMENT STREET PLAN AND FIELD NOTES.
- 3) "BOUNDARY SURVEY OF 24 MERRILL STREET, PORTLAND, MAINE FOR GENE F. GARDNER, INC. 1/25/09 BY GARY H. BOGDANOWICZ, INC. 1/25/09" MADE FOR GENE F. GARDNER, INC. BY GARY H. BOGDANOWICZ, INC. 1/25/09.
- 4) "BOUNDARY SURVEY OF 17 CHESTNUT STREET, PORTLAND, MAINE FOR OWEN HASKELL, INC. 2013-13" MADE FOR OWEN HASKELL, INC. BY OWEN HASKELL, INC. 2013-13.

NOTES

- 1) OWNER OF RECORD: RANDOM WIRE, INC. DEPT. BOOK 3024 PAGE 101.
- 2) LINES IS SHOWN AS LOT 21 BEARS E ON CITY OF PORTLAND'S SELECTIONS AND 21.
- 3) BEARING AND DISTANCE AS SHOWN ON PLAN ATTACHED 4.
- 4) BEING WIRE: MONUMENT AT INTERSECTION OF NORTH STREET AND CORNERS STREET, CITY OF PORTLAND 11839.
- 5) SPHERE BEING INDICATE THAT THE DOMINANT SIDE OF THE PROPERTY AND THE BEING WIRE: MONUMENT AT INTERSECTION OF NORTH STREET AND CORNERS STREET, CITY OF PORTLAND 11839.
- 6) THIS POINT WAS CUT OFF FROM A RECORD PAGE THAT INCLUDED THE STAKE POINT TO MERRILL STREET AS PER PLAN.



BOUNDARY SURVEY
 AT
 33-35 LAKEVIEW ST. PORTLAND, MAINE
 MADE FOR
 RANDOM ORBIT, INC.
 17 CHESTNUT STREET, PORTLAND, MAINE

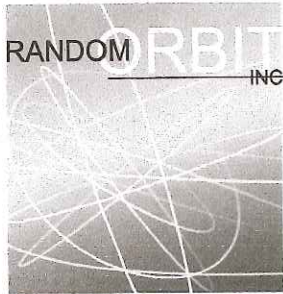
OWEN HASKELL, INC.
 300 U.S. STREET, PORTLAND, MAINE 04105 (207) 771-0824
 1000 S. BROAD STREET, PORTLAND, MAINE 04105 (207) 771-0824

Drawn By: JCS	Date: SEPTEMBER 8, 2013	Job No.: 2013-13
Checked By: JCS	Scale: AS SHOWN	Sheet No.: 1
Drawn No.: 1131	Scale: AS SHOWN	Sheet No.: 1

CERTIFICATE
 OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS TRUE AND CORRECT AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE PROFESSION OF SURVEYING IN THE STATE OF MAINE.
 OWEN HASKELL, INC.
 300 U.S. STREET, PORTLAND, MAINE 04105 (207) 771-0824
 1000 S. BROAD STREET, PORTLAND, MAINE 04105 (207) 771-0824
 DATE: 9-8-2013
 SIGNATURE: [Signature]
 TITLE: [Title]



Predevelopment



PETER BASS

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

pbass@maine.rr.com

Dear Neighbor,

Please join us for a neighborhood meeting to discuss plans for a new development located at 35 Lafayette St. The existing wood framed church will be replaced by "Marquis Lofts", 6 loft style apartments on 3 floors above ground level parking.

Meeting Location: 35 Lafayette St.

Meeting Date: December 12, 2013

Meeting Time: 7:00

(The City code requires that property owners within 500 feet (1000 feet for proposed industrial subdivisions and industrial zone changes) of the proposed development and residents on an "interested parties list", be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.)

If you have any questions please call Peter Bass at 772-6005

Sincerely,

Peter Bass

Random Orbit, Inc.

www.Randomorbitinc.com

Note:

Under Section 14-32(C) and 14-524c of the City Code of Ordinances, an applicant for a Level III development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting within 30 days of submitting a preliminary application or 21 days of submitting a final site plan application, if a preliminary plans was not submitted. The neighborhood meeting must be held at least seven days prior to the Planning Board public hearing on the proposal. Should you wish to offer additional comments on this proposed development, you may contact the Planning Division at 874-8721 or send written correspondence to the Planning and Urban Development Department, Planning Division 4th Floor, 389 Congress Street Portland, ME 04101 or by email: to bab@portlandmaine.gov

Neighborhood Meeting Certification

I, (applicant/consultant) hereby certify that a neighborhood meeting was held on (date) at (location) at (time). Thursday 12/12/13

I also certify that on (date at least ten (10) days prior to the neighborhood meeting), invitations were mailed to the following:

1. All addresses on the mailing list provided by the Planning Division which includes property owners within 500 feet of the proposed development or within 1000 feet of a proposed industrial subdivision or industrial zone change.
2. Residents on the "interested parties" list.
3. A digital copy of the notice was also provided to the Planning Office (jmv@portlandmaine.gov) and the assigned planner to be forwarded to those on the interested citizen list who receive e-mail notices.

Signed,



11/11/13 (date)

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes

Sign Up Sheet

Marquis Lofts 33 Lafayette St

Neighborhood Meeting 12/12/13 7:00pm

	NAME	ADDRESS
1	Peggy Johnson	30 Lafayette St. Portland 04101
2	Kathleen Bender	11 north
3	Mikelle Mays	26 Lafayette St
4	Andrew Roy	86 Quebec St
5	Lisa Morris	26 Lafayette St.
6	Phil Herwit	118 Congress Street
7	Ben Lorette	31 Lafayette #1
8	Erica Thompson	31 Lafayette St. #2
9	Brent Adler + Liv Chase	52 Federal St
10	John Yates	90 Quebec St
11	Phil Simon	56 Lafayette St
12	Jaimie Perkes	73 Atlantic
13	Peter Adams	49 Merrill
14	Use Ad	49 Merrill
15	Anne Manganillo	84 Quebec
16		
17		
18		
19		

- Meeting Lead by Peter Bass, Developer and Evan Carroll, architect.
- Introduction
 - Peter gave an overview of the project describing number and style of units as well as parking. Talked about project as smart growth infill and related the project to goals of the comprehensive plan. Talked about general goals a developer- to build more affordable unit using density, size and design.
- Site Impact
 - Evan showed slides of the proposed building in the photographic context, and most agreed that due to the building's setback compared to 31 Lafayette, some felt that the proposed building didn't look as big as they expected from first reaction to PPH photo. Others expressed that the building was too big. Evan further explained the process for creating the renderings, and locating them using the existing foundation.
 - Question: How will the new building affect the solar panels at 39 Lafayette? Answer: Neight expressed previously to developer that it wouldn't
 - Existing tree in front of 33 Lafayette. Neighbors hope that the tree will stay. The developer expressed the same sentiment.
 - The existing tree in front of 39 Lafayette helps to hide the building height from that street approach.
 - The neighbor in 31 Lafayette expressed concern that the new building would affect her privacy and light through her windows. Evan explained that we have moved mostly private functions (storage, sleeping and the back stair) to her side of the building and also reduced window size to accommodate more privacy for her building
- Design Interior:
 - Peter discussed parking layout, floorplans and how it was a conscious decision to NOT have an elevator, with the goal being to reduce the cost of construction and sale price for each unit.
- Height:
 - The height of the building was brought up by a number of attendees.
 - Neighbor asked "What would happen to this project if the planning board denied the fourth story?" Peter responded that we would need to re-evaluate, and that he wasn't sure.
 - It was suggested that we lower the ceiling heights to reduce the building height.
 - An equal number of attendees remarked that they didn't mind the height.
- Parking
 - Jamie Parker: Doesn't like the first floor parking, the blank wall to the street, or the recessed entrance. Jamie would like to see LESS parking. A discussion followed in which we explained that this was NOT our first design and that after taking the first design to the city we needed to move in this direction. We explained that the one-space-per unit is what the city requires.
 - Another neighbor commented that they didn't think we were providing enough spaces. They are worried that the units will have more than one vehicle per unit.
- Design Exterior:
 - Neighbor from across the street expressed dislike of building height, design aesthetic, and specifically mentioned concern about loitering on benches.
 - Question: "Why does the building look so "blocky and modern"? Answer: "Munjoy Hill is an eclectic neighborhood that is in constant evolution and this is the design style that we like. We think that design using contemporary ideas and concepts is an appropriate response in this urban neighborhood. Most of the new buildings being built or proposed have a very modern aesthetic and there are fine examples right on Lafayette St including the next door property."
 - Comment: "I understand the desire to do a contemporary design, but it seems like you could get MORE FUNKY with the colors and the articulation. Maybe orange instead of blue. This design looks like a bank."

- “The number on the front of the building looks too corporate.”



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

November 18, 2013

Random Orbit INC
795 Congress St.
Portland, ME 04102

Attn: Peter Bass
Re: 35 Lafayette Street
Ability to Serve with PWD Water

Dear Mr. Bass:

The Portland Water District has received your request for an Ability to Serve determination for the noted site submitted on October 29, 2013. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter.

Please note that this letter does not constitute approval of this project from the District. Please review this letter for any special conditions specified by the District and to determine the appropriate next steps to take to move your project through the submittal and approval process.

Existing Site Service

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

Water System Characteristics

According to District records, there is an 8-inch diameter cast iron water main on the east side of Lafayette Street and a public fire hydrant located 260-feet from the site.

The current data from the nearest hydrant with flow test information is as follows:

Hydrant Location: Lafayette Street at Quebec Street
Hydrant Number: POD-HYD00244
Last Tested: 6/21/1991
Static Pressure: 36 psi
Residual Pressure: Not Measured
Flow: 750 GPM

Public Fire Protection

It is not anticipated that this project will include the installation of new public hydrants to be accepted into the District water system. The decision to require new hydrants and to determine



their locations is solely that of the local fire department. It is your responsibility to contact the Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

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

Private Fire Protection Water Needs

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

Conditions of Service

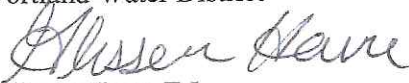
The ability to serve request indicated that the existing church will be converted to six single-bedroom flats. It is the Districts understanding that a new service will be required to provide private fire protection to the site. The existing 3/4-inch domestic service is undersized to serve the proposed use and will need to be retired by shutting the corporation valve and cutting the pipe from the main.

New fire and domestic services may be installed through the properties frontage on Lafayette Street. Please note that only one meter and one bill will be associated to each domestic service line. This one master meter would be located in a common space that all tenants could gain access to if necessary.

As your project progresses, we advise that you submit any preliminary design plans to MEANS for review of the water service line configuration. We will work with you to ensure that the design meets our current standards. If the District can be of further assistance in this matter, please let us know.

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

Sincerely,
Portland Water District

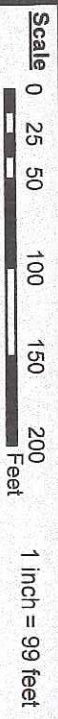

Glissen Havu, E.I.
Design Engineer



35 Lafayette Street

Portland

PORTLAND WATER DISTRICT
 225 Douglas Street
 Portland, ME 04104



Legend

- | | | | |
|----------------|--------------------|--------------------|-----------|
| ● Air Valve | ● Connection | ⊕ Combined Service | ● Manhole |
| ● Blow Off | ● Attribute Change | ⊕ Domestic Service | ● CSO |
| ● By Pass | ▲ Reducer | ⊕ Fire Service | ● Gravity |
| ● Distribution | ● Hydrant | ● Private Hydrants | ● Force |
| ● Transmission | ● Hydrant Control | ⊕ Meter Pits | |



Disclaimer: This map is suitable for preliminary study and analysis and is based on PWD record information. PWD is not liable for any damages whatsoever resulting from inaccurate data or from errors made in the location and marking of its infrastructure.

Drawn By: GJH

Prepared For: Peloton/abs, LLC
 Random Orth, INC

Scale: As Noted

Date: November, 18, 2013

REG. No. **6056** No. **50** **Lafayette St** **Portland** **ME**

NAME **Church of God** PRESSURE

NAME

NAME

SERVICE RECORD

RENEWAL RECORDS

KIND OF PIPE **Cop**

KIND OF PIPE

SIZE OF PIPE **3/4**

SIZE OF PIPE

MAIN TO STOP **12**

MAIN TO STOP

STOP TO ST. LINE **5**

STOP TO ST. LINE

ST. LINE TO BUILDING

ST. LINE TO BUILDING

TOTAL LENGTH

TOTAL LENGTH

SERVICE COMPLETED **4/1/53**

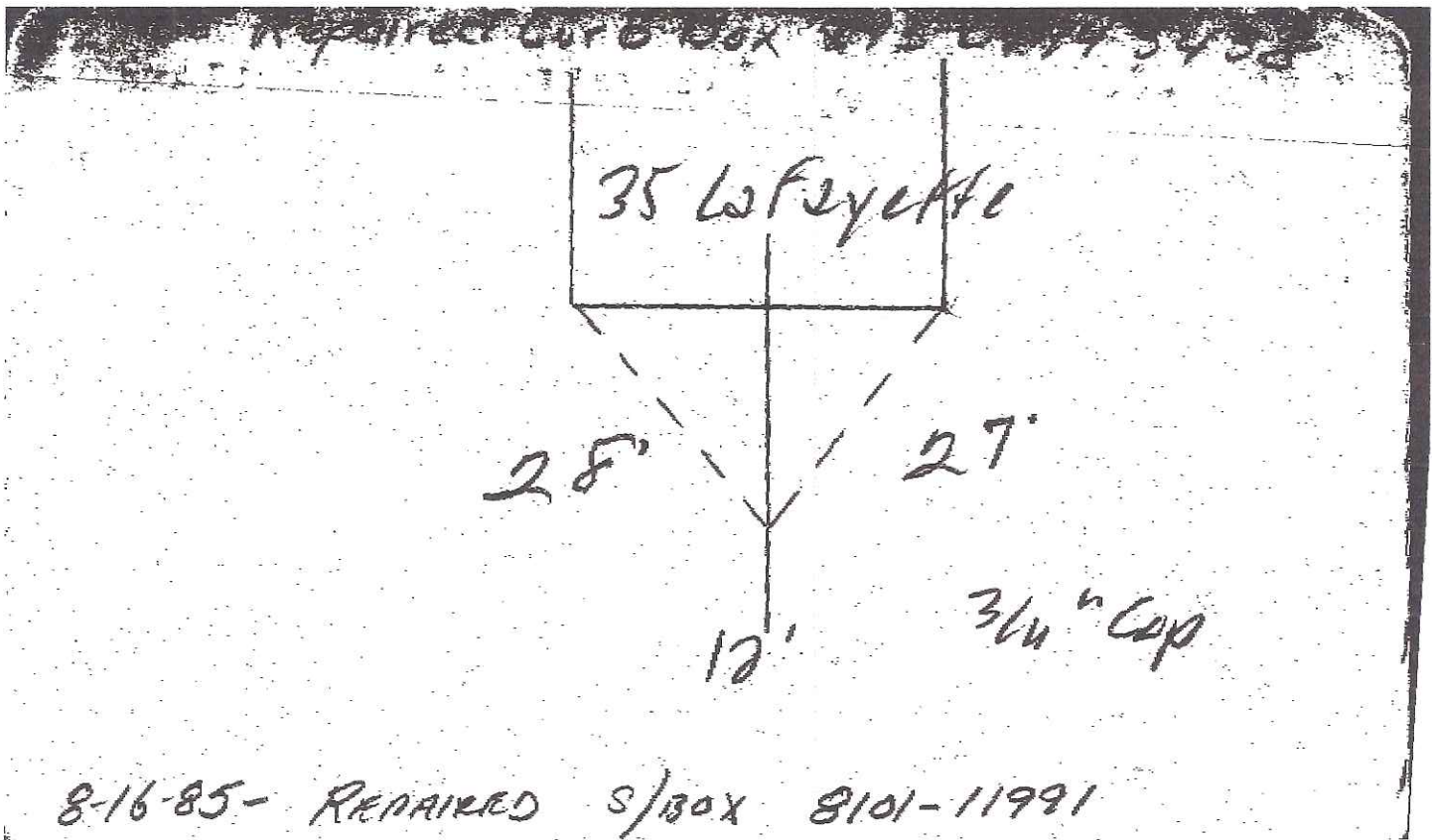
SERVICE COMPLETED

REMARKS **Install his 3/4**

REMARKS

cop on private

SERVICE SHUT AT CORP. COCK





PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST

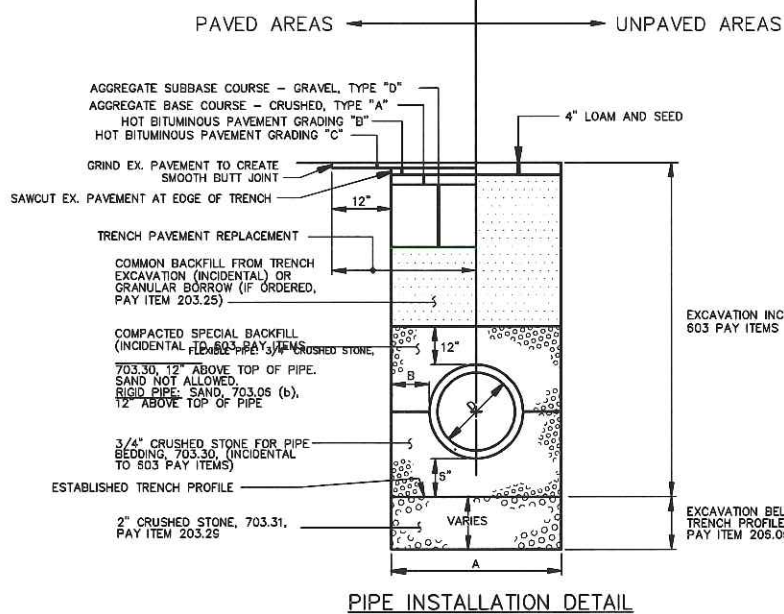


A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant
2. **See G1.0**
3. Name address, telephone number of architect
See G1.0
4. Proposed uses of any structures [NFPA and IBC classification]
5. **See G1.0**
6. Square footage of all structures [total and per story]
See G1.0
7. Elevation of all structures
See A1.3, A1.4, A1.5
8. Proposed fire protection of all structures
 - As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
See G1.0
9. Hydrant locations
See C-1
10. Water main[s] size and location
See C-1
11. Access to all structures [min. 2 sides]
See C-1
12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards. **Per a phone conversation with Captain Pirone, the NFPA 1 Code review is intended for subdivisions and does not apply to this project.**

Checklist filled out by:
Evan Carroll, Maine Licensed Architect
Bild Architecture
207-408-0168
evan@bildarchitecture.com

Some structures may require Fire flows using annex H of NFPA 1



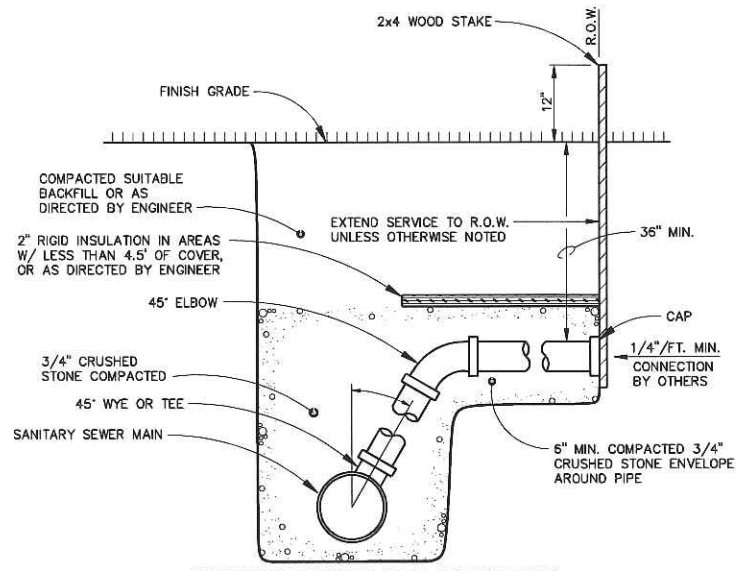
PIPE INSTALLATION DETAIL
NOT TO SCALE

NOTES

1. ALTERNATIVE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
3. DIMENSION "B" SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE; BUT IN ALL CASES "B" SHALL BE AT LEAST 5".
4. DIMENSION "A" IS THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER ITEMS 203.25 GRANULAR BORROW, 203.25 CRUSHED STONE, 206.06 STRUCTURAL EARTH EXCAVATION, AND 206.17 STRUCTURAL ROCK EXCAVATION. DIMENSION "A" SHALL BE BASED ON PIPE DIAMETER, AS SET FORTH IN THE FOLLOWING TABLE.

PIPE DIAMETER, "D" (INCHES)	MAX. TRENCH WIDTH, "A" (FEET)
6	4.0
8	4.0
10	4.0
12	5.0
15	5.0
18	5.0
21	5.0
24	5.0
27	6.0
30	7.0
36	7.0
42	8.0
48	8.0

PIPE INSTALLATION DETAIL - NOTES
NOT TO SCALE

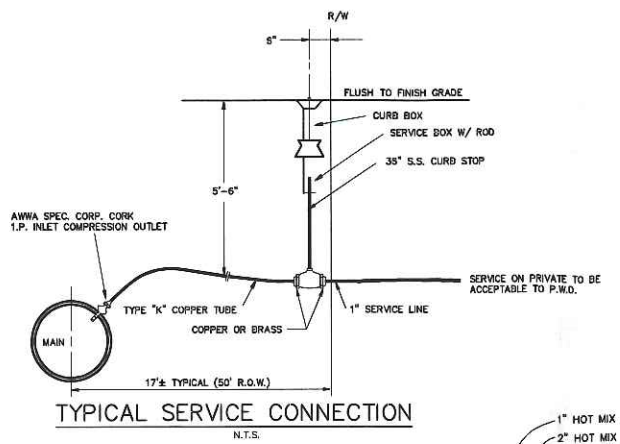


PIPE DIAMETERS MAY VARY, SEE TYPICAL PIPE TRENCH DETAIL.

WHERE 30° MINIMUM ANGLE BETWEEN SEWER CONNECTION AT THE SEWER MAIN AND THE VERTICAL CANNOT BE MAINTAINED, PROVIDE A PRECAST SEWER CHIMNEY

IF 2x4 STAKE IS CUT OFF FLUSH OR SLIGHTLY BELOW GRADE, PROVIDE MIN. OF 2 16d GALV. SPIKES DRIVEN INTO TOP OF STAKE TO PROVIDE METAL DETECTABILITY

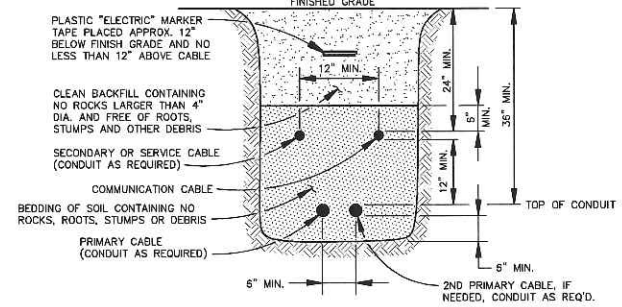
VERTICAL SEWER CONNECTION
NTS



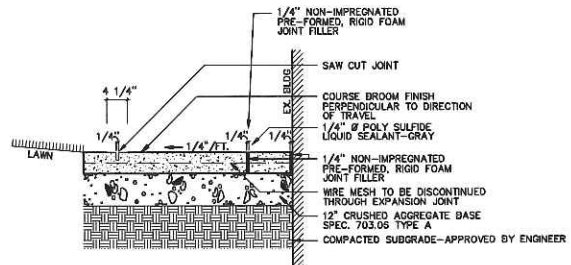
TYPICAL SERVICE CONNECTION
NTS

NOTES:

- INSTALLATION SHOULD NOT ALLOW THE INTER-TWINGING OF CABLES.
- COMMUNICATION AND POWER CABLES SHALL HAVE NO LESS THAN 12" OF RADIAL SEPARATION.
- CONDUITS FOR POWER AND COMMUNICATION CABLES SHALL BE SPECIFIED BY APPROPRIATE UTILITY COMPANIES.



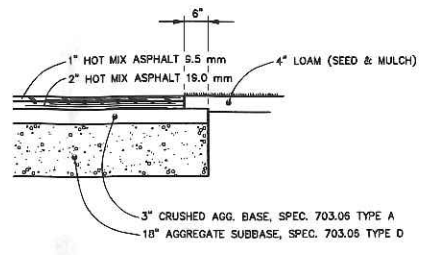
UNDERGROUND CABLE TRENCH
NTS



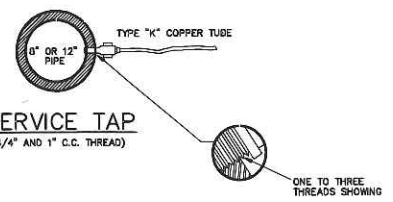
CONCRETE SIDEWALK
NTS

CONCRETE NOTES:

1. REFERENCE IS MADE TO ACI MANUAL OF PRACTICE, 2010 FOR SPECIFICATIONS AND PRACTICES.
2. CONCRETE: 4,000 PSI @ 28 DAYS/ 5,000 PSI @ 28 DAYS AT INTERSECTION PADS 3/4" MAXIMUM AGGREGATE SIZE AIR ENTRAINMENT 3-5% SLUMP 4" MAX.
3. REINFORCEMENT: WELDED WIRE MESH, EPOXY COATED 6X6 5/8 HEAVY GAUGE SHEET DISCONTINUED THROUGH JOINTS
4. FINISH: SCREED AND BULL FLOAT, BROOM FINISH
5. JOINTS: SAWCUT JOINTS TO 1/3" DEPTH WITHIN 24 HOURS OF PLACEMENT PROVIDE AT 5' ON CENTER MINIMUM EXPANSION JOINTS TO FULL DEPTH OF CONCRETE SLAB WITH JOINT FILLER PROVIDE AT 25' ON CENTER MINIMUM DISTANCE AND AT ALL APPROPRIATE CONNECTIONS SUCH AS WITH CURBS, BUILDINGS, STAIRS OR ANY OTHER STRUCTURES
6. CURING: APPLY APPROVED CURING COMPOUND
7. SEALING: APPLY POLY SULFIDE LIQUID SEALANT-GRAY PER MANUFACTURES SPECIFICATIONS

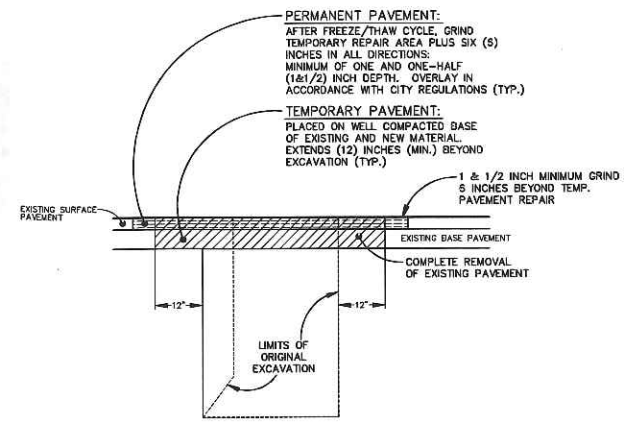


TYP. PAVEMENT DETAIL
NTS



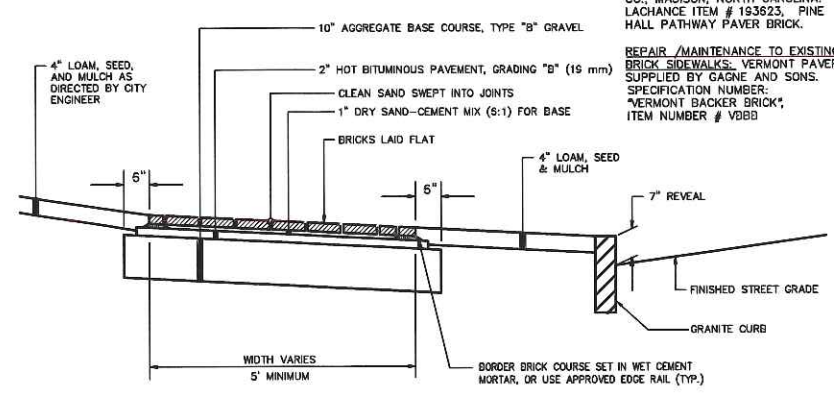
SERVICE SADDLE
(1-1/2" & 2" C.C. OR IRON PIPE THREAD)

NOTE: SERVICE CONNECTIONS (DIRECT TAPS AND SERVICE CLAMPS) WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BED OF "GOSSIEDGE" IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND "GIVE" TO COUNTERACT THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSION AND/OR CONTRACTION (SEE DETAILS).

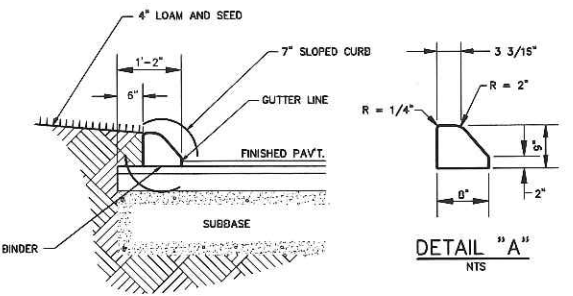


CROSS SECTION OF TYPICAL EXCAVATION
NTS

Plan 3



BRICK SIDEWALK WITH BITUMINOUS BASE
NTS



DETAIL "A"
NTS

1 LB. FIBER MESH SHALL BE ADDED TO EVERY CUBIC YARD OF CONCRETE. THE CONCRETE WILL CONTAIN THE MAXIMUM AMOUNT OF WATER TO BE OF A CONSISTENCY THAT THE CONCRETE WILL MAINTAIN THE SHAPE OF THE CURB SECTION WITHOUT SUPPORT. THIS MIX ALSO MEETS THE READY MIX REQUIREMENTS OF ASTM C94 AND WILL MEET OR EXCEED 4,000 PSI IN 28 DAYS.

THE PAVEMENT SHALL BE THOROUGHLY CLEANED TO REMOVE DUST, DIRT AND OIL BEFORE APPROVED ADHESIVE IS APPLIED PER MANUFACTURERS SPECIFICATIONS.

THE FIBER REINFORCED MIX SHALL BE FED INTO THE VIBRATING HOPPER WHERE IT IS COMPACTED INTO THE DESIRED MOLD PROFILE.

FRESHLY EXTRUDED CURB SHALL BE LIGHTLY TOUCHED UP WITH A STEEL HAND TROWEL. CONTROL JOINTS SHALL BE TOOLED AS SOON AS POSSIBLE AT 9" INTERVALS. ADDITIONAL CONTROL JOINTS ADDED ON RADIUS AS NECESSARY.

THE FINISHED CURB WILL BE COATED WITH AN APPROVED CURING COMPOUND.

FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS AND TEMPERATURE RESTRICTIONS.

EXTRUDED CONCRETE CURB
NTS

WATER AND SWER SPECIFICATIONS

ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE PORTLAND WATER DISTRICT "WATER AND WASTEWATER SYSTEM CONSTRUCTION SPECIFICATIONS" AND THE CITY OF PORTLAND NOTES LISTED BELOW.

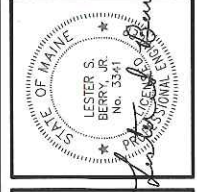
RETAINING WALL SPECIFICATIONS

RETAINING WALLS SHALL BE DESIGNED BY THE WALL MANUFACTURER. STAMPED ENGINEERING DRAWINGS WILL BE REQUIRED. RETAINING WALLS SHALL BE GENEST MANUFACTURER, DIAMOND PRO FLAT FACE OR EQUIVALENT RETAINING WALLS. ANY VARIATIONS MUST BE APPROVED BY THE ARCHITECT.

- NOTES PER CITY OF PORTLAND STANDARDS:
1. ALL SEWER CONSTRUCTION AND TESTING IN THE LAFAYETTE STREET RIGHT OF WAY SHALL BE IN CONFORMANCE WITH CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
 2. THE CONTRACTOR SHALL OBTAIN A CITY OF PORTLAND STREET OPENING PERMIT BEFORE EXCAVATING IN THE LAFAYETTE STREET RIGHT OF WAY.
 3. THE CONTRACTOR SHALL CONTACT JOHN EMERSON (CELL 318-0239) FOR GUIDANCE, INSPECTION AND APPROVAL OF PROPOSED SEWER INFRASTRUCTURE.
 4. CONTRACTOR SHALL ARRANGE AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE CITY OF PORTLAND.

BRICKS TO BE USED:
NEW CONSTRUCTION:
4"x8" PINE HALL PATHWAY PAVER BRICK; MFG. BY PINE HALL BRICK CO., MADISON, NORTH CAROLINA. LACHANCE ITEM # 193823, PINE HALL PATHWAY PAVER BRICK.
REPAIR / MAINTENANCE TO EXISTING BRICK SIDEWALKS: VERMONT PAVER, SUPPLIED BY GAGNE AND SONS. SPECIFICATION NUMBER: "VERMONT BACKER BRICK", ITEM NUMBER # VBB0

NO.	DATE	REVISION
1.	12/01/13	For Submission to City
2.	1/25/14	Revised Per. City Comments
3.	1/13/14	Revised Per. City Comments
4.	1/23/14	Revised Grade Doors Per. City Comments
5.	1/25/14	Revised Per. City Comments
6.	2/4/14	Revised Per. City Comments



BH2M
Berry, Huff, McDonald, Milligen Inc.
Engineers, Surveyors
28 Sans Street
Portland, Maine 04108
Tel: (207) 859-3771
Fax: (207) 859-8250

FOR:
Random Orbit, Inc.
795 Congress Street
Portland, Maine

STANDARD DETAILS
MARQUIS LOFTS
CONDOMINIUMS
LAFAYETTE STREET
PORTLAND, MAINE

DESIGNED	DATE
L. Berry	Sept. 2013
DRAWN	SCALE
A. Momm	NTS
CHECKED	JOB. NO.
L. Berry	13103

SHEET
C-2

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RANDOM ORBIT LLC THE MARQUIS LOFTS

PORTLAND, MAINE
SITE PLAN RESUBMISSION 2/5/2014

PROJECT CONTACTS

OWNER
PETER BASS
RANDOM ORBIT INC
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PORTLAND, ME 04102
207-772-6005
PBASS@MAINERR.COM

ARCHITECT
EVAN CARROLL
BILD ARCHITECTURE
PO BOX 8235
PORTLAND, ME 04104
207-408-0168
EVAN@BILDARCHITECTURE.COM



CODE INFORMATION

BUILDING FOOTPRINT 2226 SF
TOTAL BUILDING AREA 8904 SF
TENANT AREA 6678 SF (6 UNITS @ 868 SF)
PARKING AREA 1736 SF

IBC USE CLASSIFICATION:
SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
R-2 (MULTI-UNIT BUILDING)
U (PRIVATE GARAGE)

NFPA USE CLASSIFICATION:
SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
RESIDENTIAL - APARTMENT BUILDING
STORAGE - PARKING STRUCTURE

CONSTRUCTION TYPE: VA (PROTECTED WOOD)
FIRE PROTECTION: NFPA R13 SPRINKLER SYSTEM

ABBREVIATIONS

A/V AIR/VAPOR
AFF ABOVE FINISH FLOOR
B.O. BOTTOM OF
CONG. CONCRETE
ELEV. ELEVATIONS
FFE FINISH FLOOR ELEVATION
GWB GYPSUM WALL BOARD
INSUL. INSULATION
O.C. ON CENTER
PT. PRESSURE TREATED
SAT. SUSPENDED ACOUSTICAL TILE
SIM. SIMILAR
STRUCT. STRUCTURAL DRAWINGS OR STRUCTURAL ENGINEER
T.O. TOP OF
TYP. TYPICAL
UNO. UNLESS NOTED OTHERWISE
VCT. VINYL COMPOSITE TILE

DRAWING LIST

T10 TITLE SHEET
D10 EXISTING PLAN
C-1 SITE PLAN
C-2 STANDARD DETAILS
C-3 EROSION CONTROL DETAILS
A10 PARKING PLAN
A11 UNIT PLAN
A12 SECTION
A13 ELEVATIONS
A14 ELEVATIONS
A15 ELEVATIONS
A16 PERSPECTIVES
A17 PERSPECTIVES
A18 CONTEXT
A19 LIGHTING PLAN
A10 PHOTO MERGE
A11 PHOTO MERGE
A12 PHOTO MERGE

	SITE PLAN SUBMISSION 11/15/2013	SITE PLAN RESUBMISSION 1/2/2014	SITE PLAN RESUBMISSION 1/10/2014	SITE PLAN RESUBMISSION 2/05/2014
T10	X	X	X	X
D10	X			
C-1	X	X		
C-2		X		
C-3		X		
A10	X	X		
A11	X		X	X
A12	X			
A13	X	X	X	X
A14	X	X	X	X
A15	X	X	X	X
A16	X	X	X	X
A17	X	X	X	X
A18	X	X	X	
A19	X			
A10		X	X	X
A11		X	X	X
A12		X	X	X

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PROJECT NO. 13012
PROJECT NAME The MARQUIS LOFTS

DRAWN BY EC
ISSUE DATE 02.05.14
SHEET TITLE TITLE SHEET
SHEET SCALE NTS

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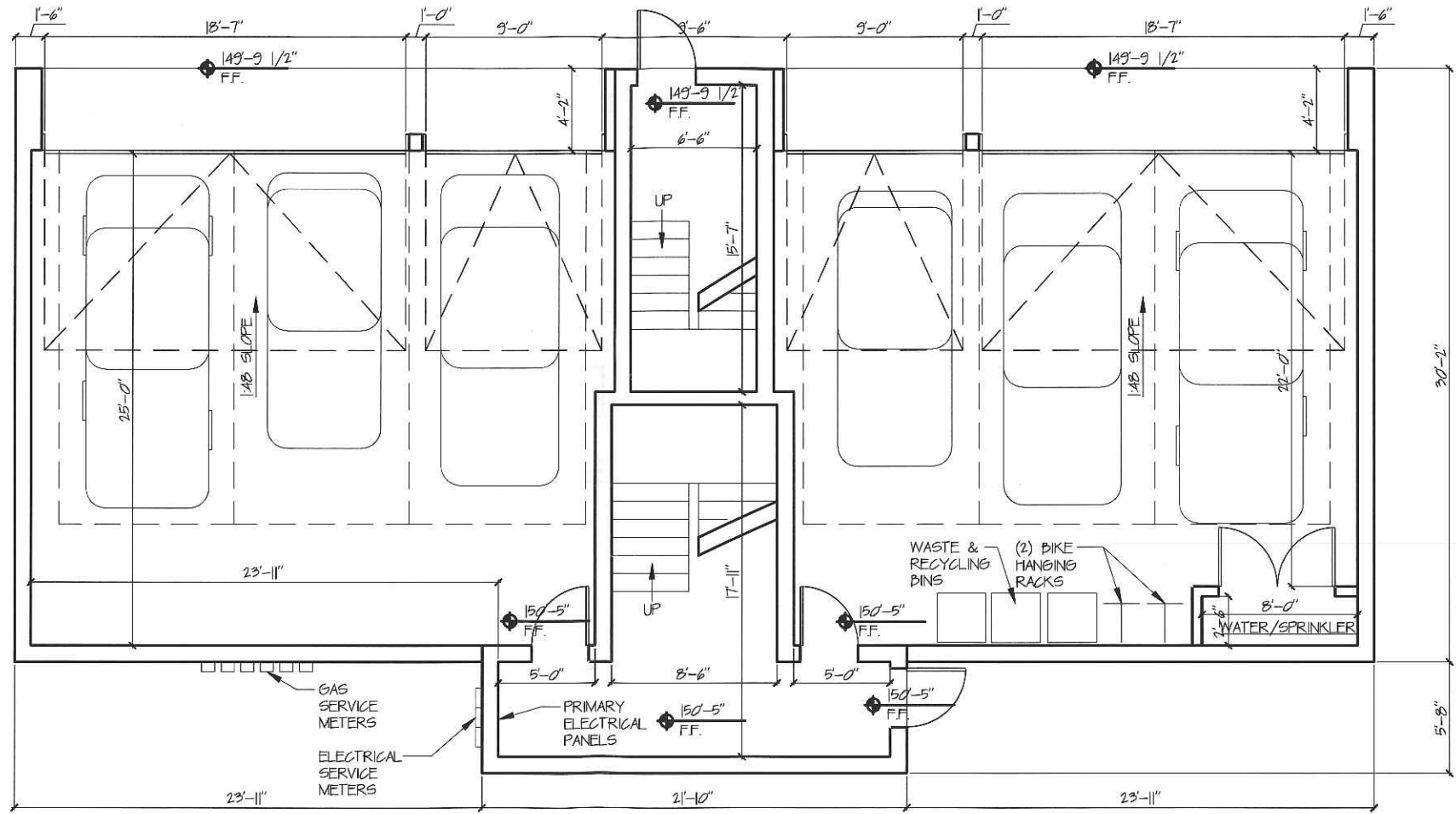


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PROJECT NAME
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PARKING PLAN

Projects\13012 - Bass - Lafayette Street\13012 - Drawings - 2013.01.08

ISSUE DATE
01.23.14

DRAWN BY
EC

SHEET TITLE
PARKING PLAN

SHEET SCALE
1/8" = 1'-0"

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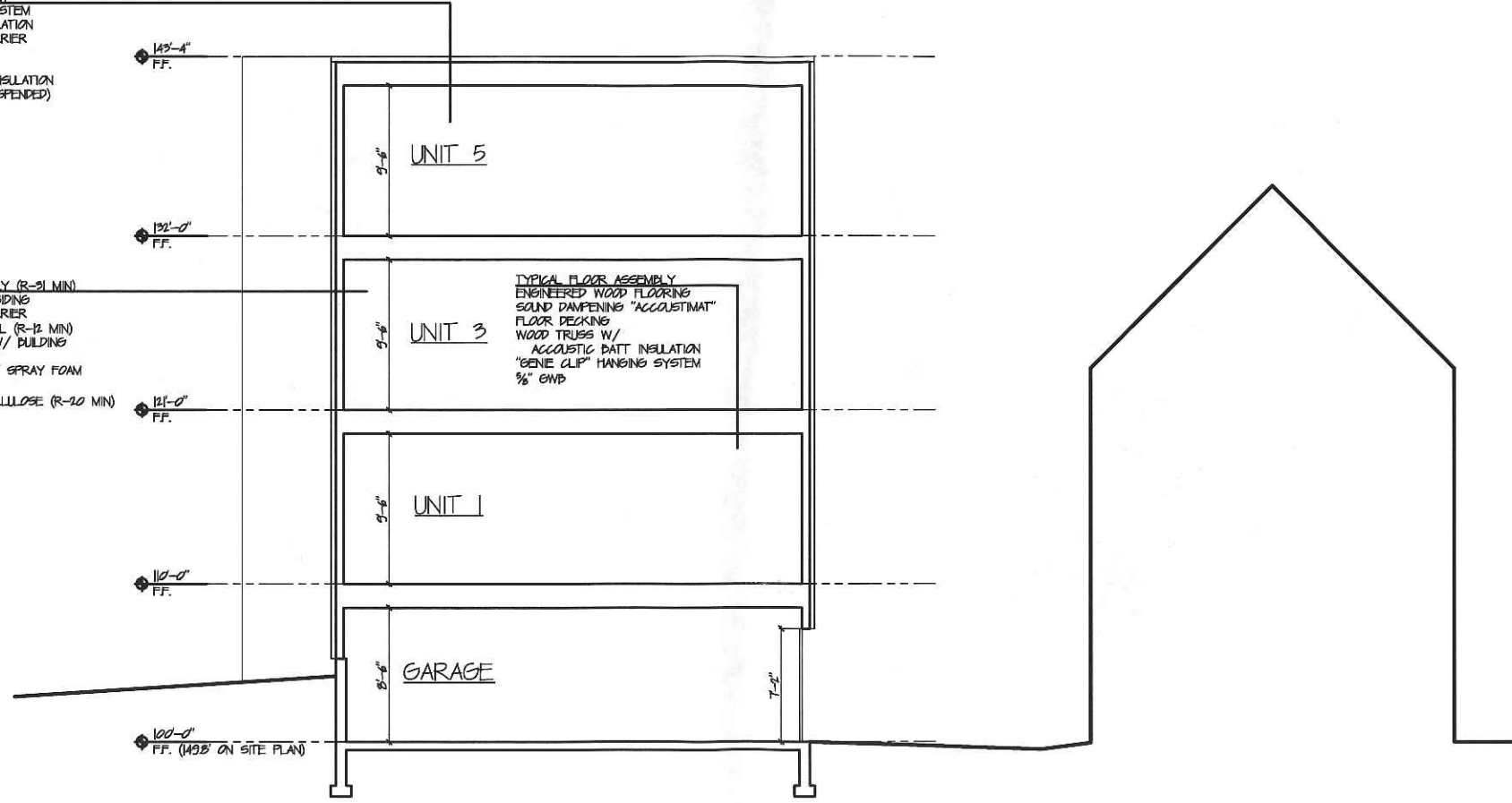
Projects\13012 - Bass - Lafayette Street\13012 - Drawings - 2013.01.08

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TYPICAL ROOF ASSEMBLY
MEMBRANE ROOFING SYSTEM
4" POLYISO. RIGID INSULATION
BUILDING WRAP AIR BARRIER
ROOF SHEATHING
WOOD TRUSS W/
BLOWN CELLULOSE INSULATION
FLOORING CHANNELS (SUSPENDED)
POLY VAPOR BARRIER
5/8" GWP

TYPICAL WALL ASSEMBLY (R-21 MIN)
FIBER-CEMENT PANEL SIDING
BUILDING WRAP AIR BARRIER
2 3/8" NAILED WALL PANEL (R-12 MIN)
EXT. SEAMS TAPED W/ BUILDING
WRAP TAPE
INT. GAPS FILLED W/ SPRAY FOAM
2x6 WOOD FRAMING W/
3/4" DENSE PACK CELLULOSE (R-20 MIN)
POLY VAPOR BARRIER
5/8" GWP

TYPICAL FLOOR ASSEMBLY
ENGINEERED WOOD FLOORING
SOUND DAMPENING "ACCOUSTMAT"
FLOOR DECKING
WOOD TRUSS W/
ACCOUSTIC BATT INSULATION
"GENIE CLIP" HANGING SYSTEM
5/8" GWP



SCHEMATIC SECTION
0 8'-0" SCALE: 1/8" = 1'-0"

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PROJECT NAME
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SECTION

ISSUE DATE
11.13.13

SHEET SCALE
1/8" = 1'-0"

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RIGHT ELEVATION
 0 4'-0" SCALE: 1/8" = 1'-0"

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ISSUE DATE **02.05.14**
 SHEET SCALE **1/8" = 1'-0"**

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STREET VIEW
SCALE: NTS



STREET VIEW
SCALE: NTS

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PERSPECTIVES

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ISSUE DATE
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SHEET SCALE
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TYPICAL WALK-UP APARTMENT
BUILDING AT CORNER OF
CUMBERLAND AND LAFAYETTE



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SHEET SCALE **NTS**

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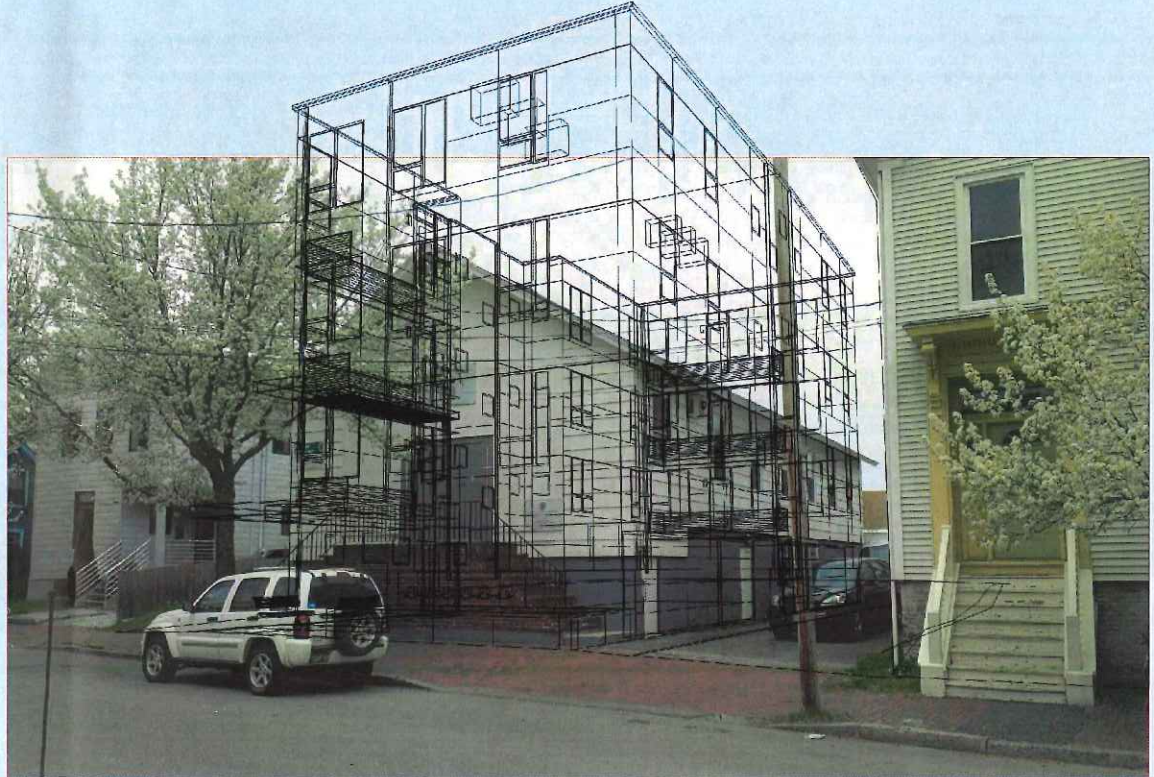


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PHOTO MERGE 2
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PHOTO MERGE 6
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SHEET SCALE **NTS**

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