

Form # P-04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, if Any,  
Attached

## BUILDING PERMIT

Permit Number: 100573

This is to certify that ISAACSON JAMES /Property Owner

has permission to Build a 3 bedrooms, 3 bath, and 557 sq ft garage single Family Home

AT 71 ST LAWRENCE ST CE 016 E023001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is set-in. 24 HOUR NOTICE IS REQUIRED.

**PERMIT ISSUED**  
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.  
JUL 29 2010

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

City of Portland

*James Burke* 7/29/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 10-0573	Issue Date:	CBL: 016 E023001
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Location of Construction: 71 ST LAWRENCE ST	Owner Name: ISAACSON JAMES	Owner Address: 22 SWIFT RD	Phone:
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Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-6
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Past Use: Vacant Land	Proposed Use: Single Family Home Build a 3 bedrooms, 3 bath, and a 1557 sq ft Garage Single Family Home	Permit Fee: \$3,595.00	Cost of Work: \$350,000.00	CEO District: 1	Small lot w/ full
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 7/29/10
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**Proposed Project Description:**  
Build a 3 bedrooms, 3 bath, and a 1557 sq ft Garage Single Family Home

Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 05/26/2010	<b>Zoning Approval</b>	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 14 Zoned <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan previous under reorganized 2 family request #09-79900018 MM <input checked="" type="checkbox"/> MM <input checked="" type="checkbox"/> NE Denied # 2010-601	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> NOT in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Date: JMB with conditions 6/29/10	Date:	Date:

**PERMIT ISSUED**

JUL 29 2010

City of Portland

**CERTIFICATION**

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

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

## **BUILDING PERMIT INSPECTION PROCEDURES**

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

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

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

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

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  X   **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**  
**NOTE: There is a \$75.00 fee per inspection at this point.**

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

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

**PERMIT ISSUED**

**JUL 29 2010**

**City of Portland**

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

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

Permit No: 10-0573	Date Applied For: 05/26/2010	CBL: 016 E023001
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Location of Construction: 71 ST LAWRENCE ST	Owner Name: ISAACSON JAMES	Owner Address: 22 SWIFT RD	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home Build a 3 bedrooms, 3 bath, and a 1557 sq ft Garage Single Family Home	Proposed Project Description: Build a 3 bedrooms, 3 bath, and a 1557 sq ft Garage Single Family Home
--	---

Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 06/29/2010

Note: Ok to Issue:

- 1) Please note that the mechanical room on the 3rd floor shall not be used for habitation. This requirement is based upon required building setbacks. If the mechanical room is converted to habitable space, the required setbacks between buildings will not be met.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans revised submitted on 6/28/10. Any deviations shall require a separate approval before starting that work.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 07/29/2010

Note: Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant with revisions dated 7/23/10. Any deviation from approved plans requires separate review and approval prior to work.
- 3) As shown on the plans those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Dept: DRC      Status: Approved with Conditions      Reviewer: Philip DiPierro      Approval Date: 07/29/2010

Note: Ok to Issue:

- 1) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 2) NO CHANGE IN GRADING IS PROPOSED. ANY CHANGE IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.
- 3) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 4) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 5) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of certificate of occupancy.

**PERMIT ISSUED**

JUL 29 2010

City of Portland

<b>Location of Construction:</b> 71 ST LAWRENCE ST	<b>Owner Name:</b> ISAACSON JAMES	<b>Owner Address:</b> 22 SWIFT RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Property Owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

- 7) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 8) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 9) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

**Dept:** Planning      **Status:** Approved      **Reviewer:** Shukria Wiar      **Approval Date:** 07/08/2010  
**Note:**      **Ok to Issue:**

**Comments:**

5/27/2010-mes: front staff did not get 11' x 17' plans or PDF (not indicated) - The roof over hang for the "studio" appears to be more than the 2' allowable in the ordinance. Talked to Jamie Isaacson - he will have the architect call me.

6/17/2010-mes: I received new plans from Jaimie Broadbent - But I still have questions regarding the height calcs showing required distances between buildings on either side of the lot.

6/28/2010-mes: On 6/24/10 I received new plans and a CD of plans in pdf. The side and height issues have been solved but now I see the building was shifted back beyond the maximum required setback of 10' - is showing 10.4'. I asked for a revision to meet the maximum front setback.

6/29/2010-mes: Jaimie brought in revised plans showing a 10' front setback which is the maximum allowed - Still waiting for Phil's review - WAIT FOR PLANNING SIGN OFF before issuing.

7/13/2010-jmb: Spoke to Jaime I. For details, he confirmed heating system to be gas forced hot water. Spoke to Jaime B. For details as noted on the review checklist, he will submit revisions.

7/23/2010-jmb: Jaime B. Submitted revised plans, will email PDF's, and engineered lumber specs, reviewed at the counter, ok to issue pending planning and DRC

7/29/2010-jmb: Received planning/DRC approval today, ok to issue.

**PERMIT ISSUED**

JUL 29 2010

City of Portland



# General Building Permit Application

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

Location/Address of Construction: <u>71 St. Lawrence Street</u>		
Total Square Footage of Proposed Structure/Area <u>2,777 living 1,557 basement</u>		Square Footage of Lot <u>5,250</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>Map 16, Block E, Book 23</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Jamie Isaacson</u> Address <u>22 Swift Rd.</u> <u>R.R. 1 Box 3535</u> City, State & Zip <u>Wayne, ME 04284</u>	Telephone: <u>207-491-2826</u> <u>207-685-4383</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>350,000.00</u> C of O Fee: \$ <u>75.00</u> Site Fee: \$ <u>300.00</u> Total Fee: \$ <u>3895.00</u>
Current legal use (i.e. single family) <u>vacant lot</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>single family home</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Single Family Home 3 baths 3 bedrooms 1,557 sq Ft garage</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Jamie Isaacson</u> Telephone: <u>207-491-2826</u> Mailing address: <u>see above</u>		

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

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

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

RECEIVED  
MAY 20 2010  
Dept. of Building Inspections  
City of Portland, Maine

Signature: Jamie Isaacson Date: 05/18/2010

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

## **Jeanie Bourke - 71 St. Lawrence Street - Site Plan Review**

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**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 7/29/2010 11:13 AM  
**Subject:** 71 St. Lawrence Street - Site Plan Review

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Hi all, this project, site plan #2010-0011 at 71 St. Lawrence Street, meets minimum DRC site plan requirements for the issuance of the building permit. Please see UI for conditions of approval and sign off.

Thanks.

phil

71 St. Lawrence  
01b-E 023

# 10 0573  
Stamped Plans

7/13/10

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings Revisions Date
<b>STRUCTURAL</b>		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8" wall 20" x 10"	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" perf w/fabric, damp proof	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8" x 12" @ 48" O.C.	OK
Lally Column Type (Section R407)	Steel & wood columns HSS 3-2x6	OK
Girder & Header Spans (Table R 502.5(2))	4x4 x 4	
Built-Up Wood Center Girder Dimension/Type	7" x 11 7/8 LVL W10 x 54 steel beam 3 1/2 x 11 7/8 LVL (2)	OK
Sill/Band Joist Type & Dimensions	2x	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	open web joists 12" 24" O.C.	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	12" open web @ 24" O.C.	OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A	OK



Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	2:12 Slope <del>28/12</del> <sup>2x10 @ 16" OC. 5' 1/4 x 11 7/8 hips</sup>	
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	main - <del>Open web</del> 12" @ 24" O.C.	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof Beams 7" x 11 7/8 LVL / 3 1/2" x 11 7/8 LVL	OK
Fastener Schedule (Table R602.3(1) & (2))	3/4" Huker zip system, 3/4" struct sheathing	OK
Private Garage (Section R309) Living Space? (Above or beside)	OK -	OK
Fire separation (Section R309.2)	TYPE X GWB walls/ceiling	OK
Opening Protection (Section R309.1)	20 minute	OK
Emergency Escape and Rescue Openings (Section R310)	Yes all sleeping Rms	OK
Roof Covering (Chapter 9)	Low pitch membrane	OK
Safety Glazing (Section R308)	? # <del>20</del> , 20, 21, 28, 23, 41	OK 7/23/10 (1)
Attic Access (Section R807)	N/A - mechanical Room	OK
Chimney Clearances/Fire Blocking (Chap. 10)	<del>N/A</del> ? Gas FP & other - out wall up chase w/ Fireblock	OK 7/23/10 (2)
Header Schedule (Section 502.5(1) & (2))	w/ 12x57 steel beam Rear wall ? Garage door - 2-2x8 @ 10' non bearing	OK 2-2x8 7/23/10 (3)
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	w/ 30" F = 30 + 7.5 Roof = 49 Windows Low E	

Type of Heating System	Gas Furnace FHW	direct vent 2/13 OK (4)
Means of Egress (Sec R311 & R312)	unfinished	
Basement		
Number of Stairways	4	
Interior	1	
Exterior	3	
Treads and Risers (Section R311.5.3)	7 Rise 11 Run	
Width (Section R311.5.1)	3'	
Headroom (Section R311.5.2)	6'8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Roof - 38'1/2" 3' Guards ? handrail ext graspable?	OK per 7/23/10 (5)
Smoke Detectors (Section R313) CO <sub>1</sub>	?	OK per 7/23/10 (5)
Location and type/Interconnected		
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	11'6" Recn 3-2x8 spanning 9'10" max 8'	3-2x10's OK per 7/23/10 (6)

New detail for penthouse 6/24/10 OK

# St. Lawrence Townhouses

Applicant: ~~MARK POIRRE~~

Date: 11/24/09

Address: 71-73 St. Lawrence St

JAMES ISAACSON

C-B-L: 16-E-23

## CHECK-LIST AGAINST ZONING ORDINANCE

permit # 10-0523

Date -

Zone Location - R-6 - Small lot infill

ok see letter dated 12/15/09  
changed by single family

Interior or corner lot -

Proposed Use/Work - on a vacant lot - to construct 2 unit res. development

Sewage Disposal - City

Lot Street Frontage - N/A

Front Yard - NO MORE THAN 10' - within the 10' setback

6' or 10' revised back - is now meets the MAX

Rear Yard - None except bldg setback from other building

at least 15' for rear or side yard - picked rear = 15' + 5' = 20'

Side Yard - None except bldg setbacks from other bldg

net meeting in both sides

NO structure closer than 4' to property line - showing 4.3' & 4.0'

Projections -

Width of Lot - None req

Height - MAX - 45' - min height 2 stories of living space above grade - lowest to highest

Lot Area -

MIN - 5250 sq ft  
MAX = 10,000 sq ft given

Not even averaging made which would be less

Lot Coverage/Impervious Surface -

min Land Area per D.U = 725 sq ft - open space req: 10% open space or porches/balconies

Off-street Parking - 1 per D.U. or 2 shown

Needs lot at least 1450 sq ft - 5250 sq ft given  
A shown 5/27/10

Loading Bays - N/A

Site Plan - # 09 799000018

2010-0011

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 14 Zone C

→ Cedar Studio Roof on 3rd floor play ? Bulkhead  
→ Condition permit for use of mechanical room.

**Marge Schmuckal - 71 St. Lawrence St**

---

**From:** Marge Schmuckal  
**To:** jamie@kaplanthompson.com  
**Date:** 6/28/2010 11:37 AM  
**Subject:** 71 St. Lawrence St

---

Jamie,

I received the revised drawings you left on 6/24/10. I see that the use of the other room on the roof has been transformed into a mechanical room so now the setbacks between buildings is being met. And thank you for clarifying the side entryway into the building with the retaining wall.

However, I see that you have moved the building back slightly. That small shift makes the building noncompliant with the front setback requirement. The Ordinance reads that the building shall not be placed further back from the front property line than 10 feet. Currently you are showing 10.4 feet. Now I need to ask you to bring the building forward .4 feet to meet the front setback requirement.

Thank you,  
Marge Schmuckal  
Zoning Administrator

**Marge Schmuckal - Re: 71 St. Lawrence St**

**From:** Jamie Broadbent <jamie@kaplanthompson.com>  
**To:** Marge Schmuckal <MES@portlandmaine.gov>  
**Date:** 6/18/2010 10:31 AM  
**Subject:** Re: 71 St. Lawrence St  
**CC:** Jesse Thompson <jesse@kaplanthompson.com>

Hello Marge,

The building setback calculation that relates to 77 St. Lawrence (the uphill side setback) should indeed use the 33' 1/2" measurement as the building height. That was an error on our part. With that new number the required setback on that side then becomes 15'-7" (rather than 13'-9 1/2"), and we're providing 22'-9 1/2" between those two buildings.

I hope this answers your question. Do you need a revised drawing also?

Regards,

JAMIE BROADBENT, ARCHITECT, LEED AP  
 KAPLAN THOMPSON ARCHITECTS  
 424 FORE STREET  
 PORTLAND, ME 04101

207 842-2888 x108

JAMIE@KAPLANTHOMPSON.COM  
 HTTP://WWW.KAPLANTHOMPSON.COM

Begin forwarded message:

**From:** "Marge Schmuckal" <MES@portlandmaine.gov>  
**Date:** June 17, 2010 5:44:44 PM EDT  
**To:** "Jesse Thompson" <jesse@kaplanthompson.com>  
**Subject:** 71 St. Lawrence St

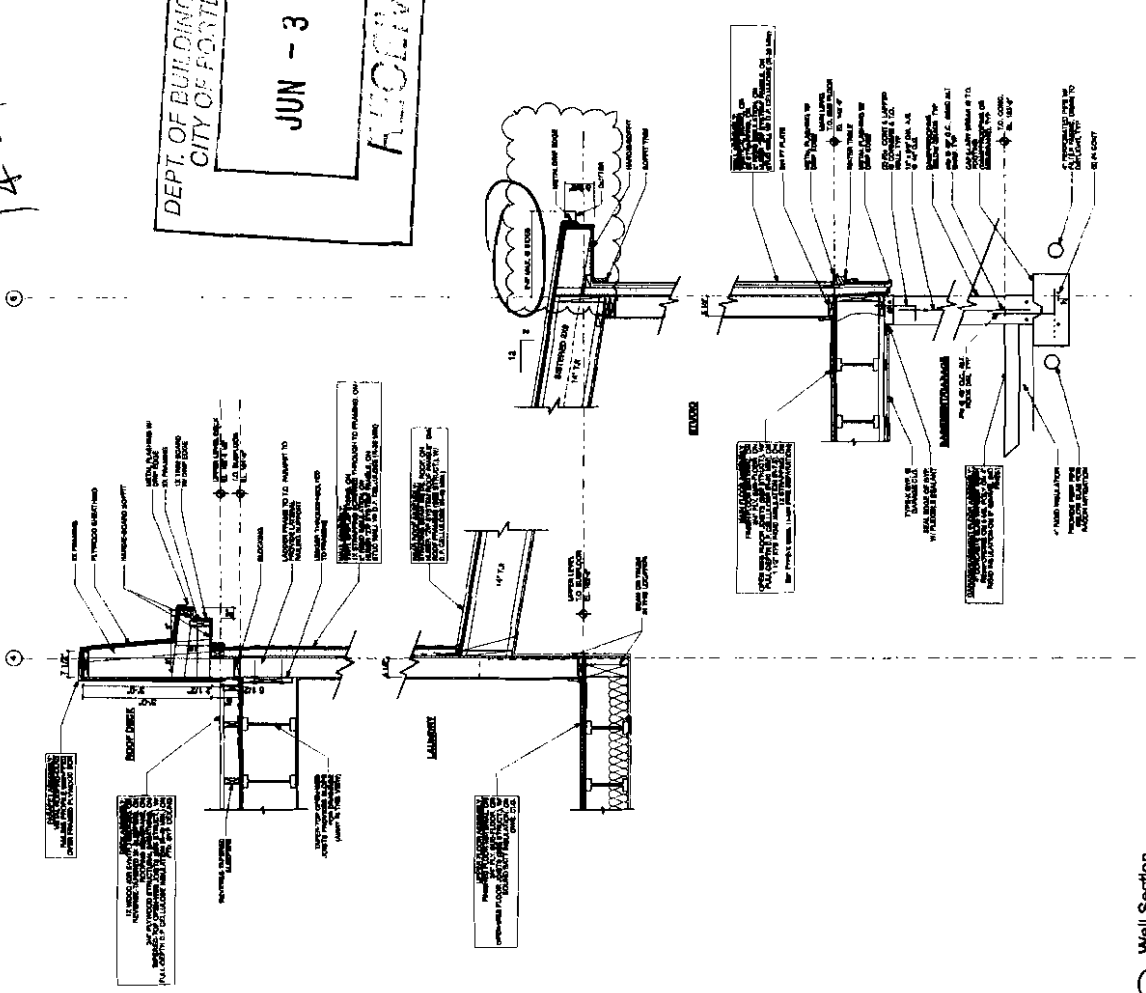
Jesse,  
 thank you for the plans you brought in today. Can you further explain the setbacks between buildings? You have shown 23'11" as the height if the big. The building is actually higher at 33' 1/2". Why wasn't that dimension used for the comparison building setback?  
 Thank you,  
 Marge

*still discuss  
 6/21/10  
 this side*

over hangs  
OK AS  
14-AS

STL  
06/02/2010

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JUN - 3 2010  
RECEIVED



1 Wall Section  
SCALE: 1/4" = 1'-0"

2 Deck Ledger Detail  
SCALE: 1/4" = 1'-0"

PROJECT: EAST END TOWNHOUSE  
REVISION / DATE: JUNE 02, 2010  
DRAWN BY: JTT/JTB  
REVISION: A-4.1

71 STL Lawrence

71-73 St Lawrence St

**From:** Marge Schmuckal  
**To:** Jesse Thompson  
**Date:** 11/25/2009 4:09:24 PM  
**Subject:** Re: Projections in Required Yards: 14-425

Show me the particulars as to how it is meeting the requirements. I saw nothing in the submittals. Please remember that stairs count toward the square footage.  
Marge

>>> Jesse Thompson <jesse@kaplanthompson.com> 11/25/2009 3:27:18 PM >>>  
Marge,

Wouldn't the side entrance be permitted as designed as long as it doesn't exceed 50 SF and not project more than 6'? As designed, it is only 46" deep, and 8' wide, so it should meet both of those requirements.

Sec. 14-425. Projections in required yard areas.

Any yard may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed six (6) feet. A basement bulkhead of similar size, but not more than twenty four (24) inches in height, is also permitted. A cornice eave, sill, canopy, chimney, or other similar architectural feature, but not including a bay window, may project into any required yard a distance of not more than two (2) feet.

(  
Code 1968, § 602.19.D; Ord. No. 78-03/04, 10-20-03)

JESSE THOMPSON AIA, LEED AP  
KAPLAN THOMPSON ARCHITECTS  
424 FORE STREET  
PORTLAND, ME 04101

207 842-2888 x102  
JESSE@KAPLANTHOMPSON.COM  
<http://WWW.KAPLANTHOMPSON.COM>

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

**Zoning Copy**

**2010-0011**

Application I. D. Number

**Marge Schmuckal**

**6/25/2010**

Application Date

**Isaacson James**

Applicant

**22 Swift Rd , Wayne , ME 04284**

Applicant's Mailing Address

**James Isaacson**

Consultant/Agent

**Agent Ph: (207)491-2826 Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**Single Family Home**

Project Name/Description

**71 - 71 St Lawrence St, Portland, Maine**

Address of Proposed Site

**016 E023001**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify) \_\_\_\_\_

0

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor)          | <input type="checkbox"/> Zoning Conditional - PB  | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review         |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance          | <input type="checkbox"/> Flood Hazard                | <input type="checkbox"/> Site Location         |
| <input type="checkbox"/> After the Fact - Major           | <input type="checkbox"/> Stormwater               | <input type="checkbox"/> Traffic Movement            | <input type="checkbox"/> Housing Replacement   |
| <input type="checkbox"/> After the Fact - Minor           | <input type="checkbox"/> PAD Review               | <input type="checkbox"/> 14-403 Streets Review       | <input type="checkbox"/> Other _____           |

Fees Paid: Site Plan \$60.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 5/25/2010

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Inspection Fee Paid	_____ date _____	_____ amount _____	
<input type="checkbox"/> Building Permit Issue	_____ date _____		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date _____
<input type="checkbox"/> Final Inspection	_____ date _____	_____ signature _____	
<input type="checkbox"/> Certificate Of Occupancy	_____ date _____		
<input type="checkbox"/> Performance Guarantee Released	_____ date _____	_____ signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Defect Guarantee Released	_____ date _____	_____ signature _____	



Comments  
Submitted

11/4/09

City of Portland  
Development Review Application  
Planning Division Transmittal form

**Application Number:** 09-79900018      **Application Date:** 11/02/09  
**Project Name:** ST. LAWRENCE TOWNHOUSES  
**Address:** 71 St Lawrence St      **CBL:** 016 - E-023-001  
**Project Description:** St. Lawrence Street - 71; St. Lawrence Townhouses; Mark Poirier  
**Zoning:** R-6 SMALL LOT

**Other Reviews Required:**  
**Review Type:** MINOR SITE PLAN

Mark Poirier  
179 Pleasant Avenue  
  
Portland Me 04103  
Mark Poirier  
179 Pleasant Avenue  
  
Portland Me 04103

4/27/10 - Applicant  
came in - Now only  
wants to do a single  
family dwelling

NOV - 4 2009

**Distribution List:**

Shupria

<input checked="" type="checkbox"/> Planner	<del>Barbara Barbydt</del>	<input checked="" type="checkbox"/> City Arborist	Jeff Tarling
<input checked="" type="checkbox"/> Zoning Administrator	Marge Schmuokal	<input checked="" type="checkbox"/> Design Review	Alex Jaegerman
<input checked="" type="checkbox"/> Traffic	Tom Errico	<input checked="" type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input checked="" type="checkbox"/> Inspections	Tammy Munson	<input checked="" type="checkbox"/> Sanitary Sewer	John Emerson
<input checked="" type="checkbox"/> Fire Department	Keith Gautreau	<input checked="" type="checkbox"/> Stormwater	Dan Goyette
<input checked="" type="checkbox"/> Parking	John Peverada	<input checked="" type="checkbox"/> Historic Preservation	Deb Andrews
<input checked="" type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> Outside Agency	
<input checked="" type="checkbox"/> DRC Coordinator	Phil DiPierro		

Preliminary Comments needed by: 11/18/09

Final Comments needed by:

FAX



To: Jesse Thompson

Fax Number: 842-2028

From: Marge Schmuckl

Fax Number:

Date: 11/25/09

Regarding: zoning comments RE: 71-73 St Lawrence

Total Number Of Pages Including Cover: 2

Phone Number For Follow-Up:

Comments:

Jesse,  
Info feedback RE:  
71-73 St. Lawrence St  
concerning zoning

Marge



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*Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

December 15, 2006

Barbara A. Vestal  
Chester & Vestal  
107 Congress Street  
Portland, Maine 04101

revised

RE: 71 and 77 St. Lawrence Street – 16-E-23 and 16-E-12 – R-6 Zone

Dear Barbara,

I am in receipt of your request for a zoning determination concerning the lots located at 71 and 77 St. Lawrence Street, and in more particular the vacant lot at 71 St. Lawrence Street.

Both lots are owned in common as you have stated in your letter. As you also stated, the developed lot, 77 St. Lawrence Street, is a conforming lot in size, street frontage, lot width, and lot size per dwelling unit. Apparently the side setback abutting the vacant lot at 71 St. Lawrence is also being met.

I have reviewed section 14-139(2) Small residential lot development. The conditions listed in the ordinance state that the lot shall be: "Vacant or is used exclusively for parking or contains structure not use for residential purposes as of January 1, 2005 and the lot existed as of January 1, 2005". It goes on to say that such a lot shall be no larger than 10,000 square feet in size.

71 St. Lawrence Street, 016-E-023, has existed with the same deed description prior to and as of January 1, 2005. That same lot is vacant and has not been used for residential purposes as of January 1, 2005. This same lot is 5,250 square feet in size.

I have determined that 71 St. Lawrence Street, 016-E-023, is eligible for development under 14-139(2) small residential lot development. Please note that this determination letter is not an approval to start construction. Prior to development required permits with appropriate plans shall be submitted for review and approval.

Very truly yours,

Marge Schmuckal, Zoning Administrator

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information:

#### Services

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[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[browse city services a-z](#)

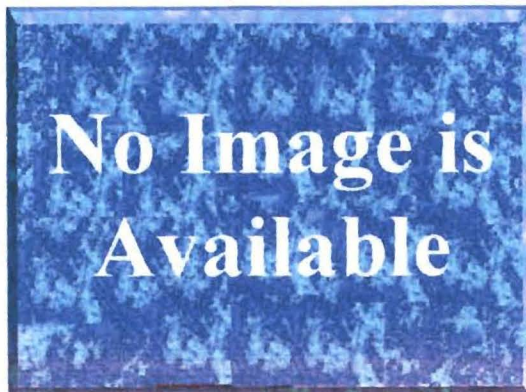
[browse facts and links a-z](#)

<b>CBL</b>	016 E023001
<b>Land Use Type</b>	VACANT LAND
<b>Property Location</b>	71 ST LAWRENCE ST
<b>Owner Information</b>	ISAACSON JAMES 22 SWIFT RD WAYNE ME 04284
<b>Book and Page</b>	27021/069
<b>Legal Description</b>	16-E-23 ST LAWRENCE ST 71-73
<b>Acres</b>	5250 SF 0.121

### Current Assessed Valuation:

<b>TAX ACCT NO.</b>	2600	<b>OWNER OF RECORD AS OF APRIL 2009</b>
		LEWIS APTS LLC
<b>LAND VALUE</b>	\$38,700.00	51 LONGWOOD DR
<b>BUILDING VALUE</b>	\$0.00	PORTLAND ME 04102
<b>NET TAXABLE - REAL ESTATE</b>	\$38,700.00	
<b>TAX AMOUNT</b>	\$686.54	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

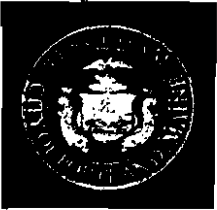


### Sales Information:

Sale Date	Type	Price	Book/Page
6/23/2009	LAND	\$270,000.00	27021/069
6/4/2007	LAND	\$50,000.00	25161/162
9/1/2006	LAND + BUILDING	\$0.00	/
3/1/1996	LAND + BUILDING	\$0.00	12382/41

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# PORTLAND

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

### Meeting Information

DATE: 7/23/09 ZONE: R-6

LOCATION: 71 St Lawrence St

PEOPLE PRESENT: Barbara B - Jesse Thompson -

Marge Schmuckal - Jamie Broadbents -

Jamie ISAACSON - Mark Power -

DISCUSSION:

- Owen Hasket Survey 5200<sup>#</sup>
- 2 unit bldg with 4 parking space in "garage" (2 town houses)
- 43' or 44' height - - street mitage needed
- with a residential elevators
- Showing rear setback of over 15'
- Discussed setbacks to Property lines & setbacks between buildings
- R-6 design Standards -
- How are they handling storm water
- Check status of the street - spot sewer/stormwater - maintain Street?

71 St Lawrence St

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

- minor site plan - Not a subdivision
- Barbara described how the Review works

Room 315 - 389 Congress Street - Portland, Maine 04101 (207) 874-8695 - FAX: (207) 874-8716 - TTY: (207) 874-3936

- brick sidewalks if need to be replaced

filing of the application for site plan review, and that is legally nonconforming as to the open space requirement of this section, shall not reduce the open space on the lot below the level in existence on the date of the application for site plan review. Open space areas shall not include parking areas or other impervious surface areas as defined in section 14-47.

- (i) A below-grade dwelling unit shall be permitted only if the primary access for the dwelling unit is provided directly to the outside of the building.
- (j) *Minimum gross floor area for bed and breakfasts:* Two thousand (2,000) square feet of gross floor area for the first three (3) guest rooms and five hundred (500) square feet of floor area for each additional guest room.

(2) *Small residential lot development:* Residential uses on small, vacant lots located in the R-6 are subject to site plan review and may use the dimensional requirements below if all of the following conditions are met:

The lot is:

Vacant or is used exclusively for parking or contains structure not used for residential purposes as of January 1, 2005 and the lot existed as of January 1, 2005.

- (a) *Minimum lot size:* None
- (b) *Maximum lot size:* Ten thousand (10,000) square feet.
- (c) *Yard dimensions:*
  - 1. *Front yard:*  
No more than ten (10) feet.
  - 2. *Rear yard:*  
None, except that rear yards between two (2)

buildings on the same or different lots shall maintain a minimum ten (10) foot setback between buildings or the sum of the heights of the abutting buildings and proposed buildings divided by five (5), whichever is greater; and that either the rear yard or one of the side yards shall be at least fifteen (15) feet; provided, however, detached accessory structures with a ground floor area of one hundred (100) square feet or less need not have a setback more than five (5) feet from the property line. Notwithstanding the foregoing, no structure shall be closer than four (4) feet to side property line.

3. *Side yard:*

None, except that side yards between two (2) buildings on the same or different lots shall maintain a minimum ten (10) foot setback between buildings or the sum of the heights of the existing buildings and proposed buildings divided by five (5), whichever is greater and that either the rear yard or one of the side yards shall be at least fifteen (15) feet; Provided, however, detached accessory structures with a ground floor area of one hundred (100) square feet or less need not have a setback more than five (5) feet from the property line. Notwithstanding the foregoing, no structure shall be closer than four (4) feet to side property line. On a corner lot no side yard is required on that side of the lot which abuts any street. A principal structure on a corner lot shall not be more than ten (10) feet from the street.

- (d) *Minimum principal structure height:* Two (2) stories of living space above the grade of the adjacent street frontage, except for porches, entryways, attached garages and accessory detached structures.
- (e) *Maximum principal structure height:* Forty five (45) feet.
- (f) *Open space requirement:* All lots used for residential purposes shall provide an attached exterior deck, porch, patio or balcony for each dwelling unit, except where a designated open space equal to ten (10) percent or more of



the lot area is located on site and maintained as open space, then the number of exterior decks, porches, patios or balconies may be reduced by up to fifty (50) percent. The designated open space, if provided, shall have a minimum width and length of at least fifteen (15) feet, a slope of no greater than ten (10) percent and shall be used exclusively as recreational open space i.e. it shall not be used for vehicular circulation, parking, etc.. All required decks, porches, patios or balconies shall meet the requirements of the Planning and Development Design Manual.

(g) *Minimum lot width:* None.

(h) *Minimum land area per dwelling:* Seven hundred and twenty-five (725) square feet.

(Ord. No. 538-84, 5-7-84; Ord. No. 634-86, § 1, 7-7-86; Ord. No. 264-87, § 1, 3-16-87; Ord. No. 85-88, § 4, 7-19-88; Ord. No. 230-90, § 1, 3-5-90; Ord. No. 33-91, § 9, 1-23-91; Ord. No. 235-91, § 14, 2-4-91; Ord. No. 33A-91, 4-17-91; Ord. No. 118-93, § 12, 10-18-93; Ord. No. 154-96, § 12, 12-16-96; Ord. No. 125-97, § 4, 3-3-97; Ord. No. 245-97, §§ 1, 2, 4-9-97; Ord. No. 232-99, §3, 3-15-99; Ord. No. 78-03/04, 10-20-03; Ord. No. 21-04/05, 8-2-04; Ord. No. 145, 2-23-05; Ord. No. 254-05/06, 6-5-06)

-----  
\*Editor's note--Ord. No. 85-88, § 4, adopted July 19, 1988, amended § 14-139 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 85-88.  
-----

#### **Sec. 14-140. Other requirements.**

(a) *Offstreet parking:* Off-street parking is required as provided in division 20 (off-street parking) of this article, except that required parking for residential building additions shall be located on the same lot.

For small, vacant lots which meet, and are developed under, the dimensional standards of 14-139(2) above, the following off-street parking requirements shall apply:

1. One (1) parking space per dwelling unit is required and shall be located on the same lot; and
2. The technical and design standards for driveway design for one and two-family buildings (section II, Traffic Design Standards and Guidelines) shall apply to projects with up to four units and with no more than four parking spaces;

(b) *Storage of vehicles:* Only one (1) unregistered motor vehicle may be stored outside on the premises for a period not

exceeding thirty (30) days.

(c) *Shoreland and flood plain management regulations:* Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of division 26 and/or division 26.5.

(d) ~~Small residential lot development shall conform to the site plan standards of §14-526.~~

(Ord. No. 538-84, 5-7-84; Ord. No. 85-88, § 5, 7-19-88; Ord. No. 15-92, § 11, 6-15-92; Ord. No. 37-98, § 1, 5-4-98; formerly §14-145-renumbered per Ord. No. 122, 12-20-99; Ord. No. 78-03/04, 10-20-03; Ord. No. 254-05/06, 6-5-06)

-----  
 \*Editor's Note--Ord. No. 85-88, § 5, adopted July 19, 1988, amended § 14-145(a) to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 85-88.  
 -----

#### DIVISION 7.01. R-7 COMPACT URBAN RESIDENTIAL OVERLAY ZONE

##### Sec. 14-141. Purpose.

The purpose of the R-7 compact urban residential overlay zone is to encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the new vision for bayside element of the comprehensive plan and housing plans of the city of Portland. Sites suitable for in-city living should be within walking distance of downtown or other work places, shopping and community facilities and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact in-city living for owners and renters representing a variety of income levels and household types.

Locations for siting the R-7 zone are intended to be located on the peninsula of Portland, in the area encompassed in the bayside plan, and other peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood.  
 (Ord. No. 122, 12-20-99)

##### Sec. 14-142. Permitted uses.

Permitted uses in the R-7 compact urban residential overlay

**From:** Barbara Barhydt  
**To:** Schmuckal, Marge; Thompson, Jesse  
**Date:** 7/20/2009 11:49:31 AM  
**Subject:** Re: 71 St. Lawrence preliminary meeting

I have reserved the Planning Conference room on the fourth floor of City Hall for the meeting.

Thanks.

Barbara

>>> Jesse Thompson <jesse@kaplanthompson.com> Monday, July 20, 2009 11:36 AM >>>  
Marge & Barbara, 3:30 confirmed with everyone, we'll see you there.

Thank you again,

JESSE THOMPSON AIA, LEED AP  
KAPLAN THOMPSON ARCHITECTS  
424 FORE STREET  
PORTLAND, ME 04101

207 842-2888 x102  
[JESSE@KAPLANTHOMPSON.COM](mailto:JESSE@KAPLANTHOMPSON.COM)  
<http://WWW.KAPLANTHOMPSON.COM>

On Jul 20, 2009, at 10:47 AM, Marge Schmuckal wrote:

> I could be available at those times..  
> How about you, Jesse?  
> Marge  
>  
>>>> Barbara Barhydt 7/20/2009 10:13:01 AM >>>>  
> My morning is booked on Thursday, but I should be able to meet in the  
> afternoon. Could we meet at 3 or 3:30 p.m.?  
>  
> Barbara  
>  
>>>> Marge Schmuckal Monday, July 20, 2009 10:06 AM >>>>  
> I would only be available on Thursday of this week. Any time better  
> or  
> worse?  
> Marge  
>  
>>>> Jesse Thompson <jesse@kaplanthompson.com> 7/17/2009 5:02:35 PM >>>>  
> Marge & Barbara,  
>  
> We have a project in the preliminary stages that we would like to  
> bring for a preliminary meeting to talk through the expected Planning  
>  
> and Zoning process.  
>  
> It's a R-6 Small Lot project, 71-73 St. Lawrence. Proposed project is  
>  
> a two-unit townhouse with basement parking.

- > Lot:
- > <http://www.portlandassessor.com/searchdetail.asp?Acct=016%20%20E023001&Card=1>
- >
- >
- > Owners will be Mark & Noel Poirier and Jamie & Kris Isaacson. Mark
- > and Jamie would like to attend the meeting.
- >
- > Would any time next Thursday or Friday be possible?
- >
- >
- > Thank you in advance,
- >
- >
- > JESSE THOMPSON AIA, LEED AP
- > KAPLAN THOMPSON ARCHITECTS
- > 424 FORE STREET
- > PORTLAND, ME 04101
- >
- > 207 842-2888 x102
- > [JESSE@KAPLANTHOMPSON.COM](mailto:JESSE@KAPLANTHOMPSON.COM)
- > <http://WWW.KAPLANTHOMPSON.COM>



City of Portland  
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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389 Congress St.  
Portland, Maine  
04101

R-6 small lot m-fill

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

Card Number	1 of 1
Parcel ID	016 E023001
Location	71 ST LAWRENCE ST
Land Use	VACANT LAND
Owner Address	LEWIS APTS LLC 51 LONGWOOD DR PORTLAND ME 04102
Book/Page	25161/162
Legal	16-E-23 ST LAWRENCE ST 71-73  5250 SF

### Current Assessed Valuation

Land	Building	Total
\$38,700	\$ 0.00	\$38,700

### Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.121	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

### Sales Information

Date	Type	Price	Book/Page
06/04/2007	LAND	\$50,000	25161-162
03/01/1996	LAND + BLDING		12382-041

### Picture and Sketch

[Picture](#)      [Sketch](#)      [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**New Search!**

5/27/10

**ZONING ADMINISTRATOR COMMENTS**

11/24/09

This property is located in an R-6 Residential Zone. They are requesting to use the "Small Residential Lot Development" requirements as permitted in the R-6 Zone. The applicant has shown how they are meeting the qualifications that allow them to use the Small Lot requirements.

The development is for a two family dwelling as proposed.

*Note: 5/20/10 Applicant reduces it to single family*

*IS Showing side setback  
Not seeing Reg. setback*

Using the Small Lot requirements, the plans show 0' setback on both side setback where a minimum of 4' is required under section 14-139(2)(c)3. On one side there is a 6'x8' "grill deck" that goes up to the property line. And on the opposite side a covered, entry porch abuts the property line. Decks and porches are considered to be part of the building and must meet the required setbacks. I am also seeing that the upper overhang appears to extend more than 2' out from the building and is closer than 4' to the side property line on the North/West side of the building.

The rear setback is well over the 15' required for either the rear or side setbacks. The project is meeting that criteria.

I am also seeing that the required distance between buildings is not being met. The side that has the "grill deck" is being scaled at approximately 5.5' between structures. The opposite side of the building is 14' from the adjoining building instead of approximately (I don't see the math submitted to explain the required setback on this side) 18' between buildings. There is no problem of a rear setback between buildings.

I did receive the calculations concerning building height. The methodology for figuring the average grade is sound. I am not completely understanding where the average grade is being measured to. On flat roofs, the Ordinance directs the measurement to be to the top of the roof beam. The plans measure to "roof plan". I need some explanation as to what "roof plan" refers to.

One roof deck of over 500 square feet each is being provided for each unit.

A minimum of two parking spaces are being required. Four parking spaces are being shown within the building. Although the Zoning Ordinance does not regulate parking sizes or aisle widths, the shown 12'4" shown for an aisle back-up width seems problematical. I will defer to the Traffic Engineer for that review.



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

5-25 20 10

Received from Jamie Isaacson

Location of Work 71 St Lawrence

Cost of Construction \$ \_\_\_\_\_ Building Fee: 3,520

Permit Fee \$ \_\_\_\_\_ Site Fee: 300

Certificate of Occupancy Fee: 75

Total: 4,389.5

Building (IL) \_\_\_ Plumbing (IS) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other \_\_\_\_\_

CBL: 16-E-25

Check #: 111C Total Collected \$ 4,389.5

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: Laurel / Dobe

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



KAPLAN THOMPSON  
ARCHITECTS

April 21, 2010

Planning Division  
389 Congress Street  
Portland, ME 04101

**Re:** East End Townhouse  
**Address:** 71 St. Lawrence Street  
**Project ID:** 09-79900018  
**Applicant:** Jamie Isaacson

Dear Sir or Madam:

In our previous planning approval submission the proposed project at 71 St. Lawrence was a two-unit townhouse. The current proposal is for a single unit, single family residence with significant modifications from the previous design, but with similar site planning and organization. The following comments hopefully clarify the comments made on the previous application, but are aligned with the current proposed design. The following comments will hopefully answer all of your questions about the project.

A. Planning

1. Please see attached complete copy of the warranty deed.
2. Please see attached site plans with North arrow shown.
3. Site plans are at an engineering scale.
4. The existing paved drive will be removed.
5. Sidewalk material will be brick.
6. Existing coniferous trees to remain.
7. We are proposing a single internal parking space in the basement of 10x20 without the previous constraints of the previous submission.
8. Please see accompanying material samples.
9. Existing lighting pole at back of parcel to be removed.

B. City Engineer

1. Sidewalk replacement will have granite curbs and curb cuts. Driveway will be asphalt. See attached drawings for other details. Applicant is requesting that since current sidewalk is concrete, that replacement sidewalk also be concrete.
2. All curbing w/in road R-O-W will be granite.
3. There will be not ADA detectable warning strips installed at driveway cut.
4. Water captured by the driveway grated trench drain will be sent to a crushed stone ground gutter on site.
5. Overflow from the rain barrels will be discharged onto the street, pitched to the street without negatively impacting the neighboring properties.
6. Bay window over the garage is within the setback limits (between 0' and 10' from property line). Grill deck has been removed.
7. Please see attached pipe trench detail.
8. Please see attached stamped architectural drawings.

### C. Traffic Engineer

1. The driveway/garage door opening is 10'-0".
2. Parking is now for a single car (pull in, back out). See attached drawings. There is no longer a turning radius needed.

### D. Stormwater Consultant

1. Stormwater will be directed to rain barrels with scuppers and leaders. See attached drawings.

### E. Planning Division

- a) Please see attached drawings showing cornice detail. Cornice now fits the more traditional, perpendicular designs observed in the neighborhood.
- b) Garage door width is 10'-0".
- c) The clapboard reveal to the weather is 4".
- d) Building corners will have painted composite corner boards, as well as composite trim around windows.
- e) See attached material samples.

### F. City Arborist

1. Please see limit of disturbance lines on site plan for protection of existing trees.
2. Street tree will be saved or replaced into an appropriate 3.5'x7' tree well.
3. Please see attached landscape plan for updated planting details.
4. Client will review decorative fencing options for side and rear property lines, and will include dialogue with neighbors as appropriate.

### G. Fire Prevention

1. Fire prevention access and hydrant access is acceptable as is.

### H. Zoning

- There is no longer a grill deck or a side entry porch. Building is now within the 4'-0" required side setback limits. In addition, the upper cornice now only projects 2'-0" from building.
- The distance between buildings on the SE side is 10'-10 1/2". The required distance is 10'-9". See attached drawings for calculations (cover page). The distance between buildings on the NW side is 22'-9 1/2", well over the required distance of 13'-9 1/2". See attached drawings for calculations (cover page).
- Average grade measures to top of subfloor on the Third Floor (Roof Deck) Level. This is 3/4" above "roof beam".
- Parking is now for only 1 car (pull in, back out). There is no longer a turning radius needed.

Sincerely,

Jesse Thompson, AIA, LEED AP



Development Review Application  
PORTLAND, MAINE

Department of Planning and Urban Development,  
Planning Division and Planning Board

PROJECT NAME: St. Lawrence Townhouse

PROPOSED DEVELOPMENT ADDRESS:

71 St. Lawrence Street, Portland

PROJECT DESCRIPTION:

Single Family Residence w/ parking

CHART/BLOCK/LOT: Map 16, Block E, Book 23

CONTACT INFORMATION:

APPLICANT

Name: Jamie Isaacson

Address: 22 Swift Rd.

RR 1 Box 3535

Zip Code: Wayne, ME 04284

Work #:

Cell #: 207-491-2826

Fax #:

Home: 207-685-4383

E-mail: jamieisaacson@mac.com

PROPERTY OWNER

Name: Jamie Isaacson

Address: See Applicant info

Zip Code:

Work #:

Cell #:

Fax #:

Home:

E-mail:

BILLING ADDRESS

Name: Jamie Isaacson

Address: See above

Zip:

Work #:

Cell #:

Fax #:

Home:

E-mail:

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: Kaplan Thompson Arch.  
Address: 424 Fore St.  
Portland ME  
Zip Code: 04101  
Work #: 207-842-2888  
Cell #: \_\_\_\_\_  
Fax #: 207-842-2828  
Home: \_\_\_\_\_  
E-mail: jesse@kaplanthompson.com

ENGINEER

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

ARCHITECT

Name: Kaplan Thompson Arch.  
Address: 424 Fore St.  
Portland ME 04101  
Zip Code: 04101  
Work #: 207-842-2888  
Cell #: \_\_\_\_\_  
Fax #: 207-842-2828  
Home: \_\_\_\_\_  
E-mail: jesse@kaplanthompson.com

CONSULTANT

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

SURVEYOR

Name: Northeast Civil Solutions  
Address: 153 U.S. Route 1  
Scarborough, ME  
Zip Code: 04074  
Work #: (800) 882-2227/883-1000  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: NCS@maine.vr.com

ATTORNEY

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

# PROJECT DATA

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

Total Site Area 5,250 sq. ft.  
 Proposed Total Disturbed Area of the Site 2,520 sq. ft.  
 (If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.)

## IMPERVIOUS SURFACE AREA

Proposed Total Paved Area 376 sq. ft.  
 Existing Total Impervious Area 224 sq. ft.  
 Proposed Total Impervious Area 2,330 sq. ft.  
 Proposed Impervious Net Change 2,106 sq. ft.

## BUILDING AREA

Existing Building Footprint ∅ sq. ft.  
 Proposed Building Footprint 1,557 sq. ft.  
 Proposed Building Footprint Net change 1,557 sq. ft.  
 Existing Total Building Floor Area ∅ sq. ft.  
 Proposed Total Building Floor Area 2,777 living sq. ft. 1,557 basement  
 Proposed Building Floor Area Net Change " sq. ft. "  
 New Building YES (yes or no)

## ZONING

Existing R-6 Small lot  
 Proposed, if applicable R-6 Small lot

## LAND USE

Existing vacant  
 Proposed residential

## RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units ∅  
 Proposed Number of Residential Units to be Demolished ∅  
 Existing Number of Residential Units ∅  
 Proposed Number of Residential Units 1  
 Subdivision, Proposed Number of Lots 1

## PARKING SPACES

Existing Number of Parking Spaces ∅  
 Proposed Number of Parking Spaces 1  
 Number of Handicapped Parking Spaces ∅  
 Proposed Total Parking Spaces 1

## BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces ∅  
 Proposed Number of Bicycle Parking Spaces ∅  
 Total Bicycle Parking Spaces ∅

## ESTIMATED COST OF PROJECT

Please check all reviews that apply to the proposed development

Design Review	<input checked="" type="checkbox"/>	Stormwater Quality	<input type="checkbox"/>
Flood Plain Review	<input type="checkbox"/>	Traffic Movement	<input type="checkbox"/>
Historic Preservation	<input type="checkbox"/>	Zoning Variance	<input type="checkbox"/>
Housing Replacement	<input type="checkbox"/>	Historic District/Landmark	<input type="checkbox"/>
14-403 Street Review	<input type="checkbox"/>	Off Site Parking	<input type="checkbox"/>
Shoreland	<input type="checkbox"/>	Multi Family Dwelling	<input type="checkbox"/>
Site Location Act Local Review	<input type="checkbox"/>	B-3 Pedestrian Activity Review	<input type="checkbox"/>
Single Family Dwelling	<input checked="" type="checkbox"/>	Change of Use	<input type="checkbox"/>
2 Family Dwelling	<input type="checkbox"/>		

**APPLICATION FEE:**

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p><b>Major Development (more than 10,000 sq. ft.)</b></p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p><b>Plan Amendments</b></p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> <p><b>Subdivision</b></p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + (applicable Major site plan fee)</p>
<p><b>Minor Site Plan Review</b></p> <p><input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p><b>Other Reviews</b></p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00)</p> <p><input type="checkbox"/> Storm water Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p>

**DEVELOPMENT REVIEW APPLICATION SUBMISSION**

Submissions shall include seven (7) packets with folded plans containing the following materials:


1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525.2 (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 9) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov). Copies of the ordinances may be purchased through the Planning Division.

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

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

<p>Signature of Applicant: </p>	<p>Date: 04/26/10</p>
--	-----------------------

# Site Plan Checklist

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

St. Lawrence Townhouse, 71 St. Lawrence St.

Project Name, Address of Project

Application Number

(The form is to be completed by the Applicant or Designated Representative)

Check Submitted		Required Information	Section 14-525 (b,c)
Applicant	Staff		
✓	_____	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including	1
✓	_____	Name and address of applicant and name of proposed development	a
✓	_____	• Scale and north points	b
✓	_____	• Boundaries of the site	c
✓	_____	• Total land area of site	d
✓	_____	• Topography - existing and proposed (2 feet intervals or less)	e
✓	_____	Plans based on the boundary survey including:	2
✓	_____	• Existing soil conditions	a
✓	_____	• Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
✓	_____	• Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓	_____	• Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 11 of packet)	d
N/A	_____	• Location of on-site waste receptacles	e
✓	_____	• Public utilities	f
✓	_____	• Water and sewer mains	g
✓	_____	• Culverts, drains, existing and proposed, showing size and directions of flows	h
✓	_____	• Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	i
✓	_____	• Location and dimensions of on-site pedestrian and vehicular access ways	j
✓	_____	• Parking areas	k
N/A	_____	• Loading facilities	l
✓	_____	• Design of ingress and egress of vehicles to and from the site onto public streets	m
✓	_____	• Curb and sidewalks	n
✓	_____	Landscape plan showing:	o
✓	_____	• Location of existing vegetation and proposed vegetation	o
✓	_____	• Type of vegetation	o
✓	_____	• Quantity of plantings	o
✓	_____	• Size of proposed landscaping	o
✓	_____	• Existing areas to be preserved	o
✓	_____	• Preservation measures to be employed	o
✓	_____	• Details of planting and preservation specifications	o
✓	_____	• Location and dimensions of all fencing and screening	o
✓	_____	Location and intensity of outdoor lighting system	p
✓	_____	Location of fire hydrants, existing and proposed (refer to Fire Department checklist – page 11)	q
✓	_____	Written statements to include:	r
✓	_____	• Description of proposed uses to be located on site	r1
✓	_____	• Quantity and type of residential, if any	r1
✓	_____	• Total land area of the site	r2
✓	_____	• Total floor area, total disturbed area and ground coverage of each proposed Building and structure	r2
✓	_____	• General summary of existing and proposed easements or other burdens	r3
✓	_____	• Type, quantity and method of handling solid waste disposal	r4
✓	_____	• Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets (refer to the wastewater capacity application – page 12)	r5
✓	_____	• Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff	r6

<u>✓</u>	_____	• An estimate of the time period required for completion of the development	7
<u>✓</u>	_____	• A list of all state and federal regulatory approvals to which the development may be subject to the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction	8
<u>✓</u>	_____	• Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved	
<u>✓</u>	_____	• Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation	
<u>N/A</u>	_____	• A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.	
<u>✓</u>	_____	A jpeg or pdf of the proposed site plan, if available.	
<u>✓</u>	_____	Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities
- erosion and sedimentation controls to be used during construction
- a parking and/or traffic study
- emissions
- a wind impact analysis
- an environmental impact study
- a sun shadow study
- a study of particulates and any other noxious
- a noise study



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ARCHITECTS

**Written Statement for 71 St. Lawrence Street, Portland, ME 04101**

1. Description of Proposed Use: Single-Family Residential building with full basement.
2. Total Land Area of Site: 5250 square feet
3. Total Floor Area: Ground floor footprint is 1,571 sf. There is 1 floor of living area above at 1,146 sf, with 1,557 sf of basement.
4. Proposed Easements:
  - a. Temporary Construction Easement: 10' wide x 125' along northwesterly side of the common boundary line for a period of six months.
  - b. Permanent Maintenance Easement: 10' wide x 125' along northwesterly side of the common boundary line.
  - c. Driveway Easement: 2.5' wide x 125' along southeasterly side of common boundary line for right of passage and use as a driveway.
  - d. View Easement: building height restricted nearest St. Lawrence St. to allow enjoyment of views for property to the northwest.
5. Solid Waste: It is expected that occupants will use the "blue bags" available for purchase to city residents for solid waste disposal.
6. Evidence of availability of off site Facilities: See attached Wastewater Capacity Application.
7. Storm Water Narrative: to be submitted later as required.
8. Construction Plan: All construction will be done in a single phase taking 9-12 months to be completed in the spring of 2011.
9. N/A
10. Financial Capacity: Please see accompanying letter from Iowa Progressive Asset Management.
11. Evidence of Title: Please see accompanying Deed.
12. N/A
13. CADD files included in submission.

The project at 71 St. Lawrence Street is a single-family home designed with the traditional massing, scale, form and details found on many projects in the east end. The dimensions of the lot fall within the R-6 Small Lot requirements. All zoning rules have been met, and we will not be asking for any exceptions. The plans have had a preliminary review by the Planning Department.

The owners and development team of 71 St. Lawrence St. are: Jamie and Kris Isaacson – owners. Kaplan Thompson Architects – Architect. Residence will be owner occupied.

KAPLAN THOMPSON  
ARCHITECTS

**71 St. Lawrence Design Principles and Standards**

Below are our responses to design principles and standards as required. We believe that we meet and exceed these standards.

**PRINCIPLE A Overall Context**

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

**STANDARD A-1 Scale and Form**

This project is a single-family home, common to its two-block neighborhood. As well, the scale and bulk have been carefully designed to present a front façade with a scale in keeping with its immediate neighbors to each side. The cornice aligns with dominant features of its immediate neighbors as well.

**STANDARD A-2 Composition of Principal Facades**

The rhythm, size, and proportion of the proposed façade have been carefully and creatively designed to relate to the neighboring buildings.

**STANDARD A-3 Relationship to the Street**

The principle façade is oriented towards the street, and has the character-defining features common to the neighborhood: porch, flat roofs, bay windows, and cornices. In addition, the building holds tightly to the street edge, further defining this edge and reinforcing the existing patterns of St. Lawrence Street.

**PRINCIPLE B Massing**

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

**STANDARD B-1 Massing**

The massing and form used in our building is common to other buildings in the neighborhood. It is narrow at the street façade and lengthened along the axis of the

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STANDARD B -2 Roof Forms

The low slope roofs and decorative cornice overhangs are both common to the neighborhood.

STANDARD B -3 Main Roofs and Subsidiary Roofs

The main roof form is flat with a roof deck above it, and the entry roofs are subsidiary to this. All roof pitches are low-sloped leading to a single roof form.

STANDARD B-4 Roof Pitch

All low-sloped roofs have a cornice overhang of at least 12" except the rear 3<sup>th</sup> floor roof, which has been minimized so as to reduce its bulk and size as visible from the street.

STANDARD B-5 Facade Articulation

We have provided features #4 & #5: bay windows, and a covered porch to provide variety in the massing of the façade.

STANDARD B-6 Garages

The garage door is recessed 10' behind the front porch, reducing its appearance from the street and sidewalk. The garage has 2 stories of living above at the street facade. It comprises approximately 30% of the width of the façade.

**PRINCIPLE C Orientation to the Street**

*The building's façade shall reinforce a sense of the public realm of the sidewalk while providing a sense of transition into the private realm of the home.*

STANDARD C-1 Entrances

The main entrance is oriented towards the street, and is covered with a front porch.

STANDARD C-2 Visual Privacy

Visual privacy is provided by means of a front porch, and that the main level is over 5' above average grade. All first floor windows will be >48" above grade.

STANDARD C-3 Transition Spaces

The front porch acts as a transition space

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**PRINCIPLE D Proportion and Scale**

*Building proportions must be harmonious and individual building elements shall be human scaled.*

**STANDARD D-1 Windows**

The majority of the windows are rectangular with a vertical orientation.

**STANDARD D-2 Fenestration**

The building fenestration is appropriately scaled to the mass of the building, and is over 12% of the total façade area.

**STANDARD D-3 Porches**

The front porch is 8'-0" deep and 15'-8" wide (over 50% of the building width of 32'-4").

**PRINCIPLE E Balance**

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

**STANDARD E-1 Window and Door Height**

The majority of window and door heights align along a common datum.

**STANDARD E-2: Window and Door Alignment**

Windows and doors are vertically aligned whenever possible.

**STANDARD E-3: Symmetricality**

Windows are arranged symmetrically about the bay windows at the street façade.

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**PRINCIPLE F Articulation**

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

**STANDARD F-1 Articulation**

The architecture of the building has extensive and elaborate trim and cornice detailing that articulate the façade in an appropriate manner.

**STANDARD F-3 Visual Cohesion**

The predominant siding material will be vinyl siding with composite trim. Building cornices will be wrapped in architectural metal and painted composite trim.

**STANDARD F-4 Delineation Between Floors**

Each floor of the building is articulated with an architectural element. First floor: Front Porch. Second and Third floor: architectural roof cornice. Fourth floor: change in roof form and material.

**STANDARD F-5: Porches, etc.**

The front porch is integrated into the façade design with cohesive detailing and consistent building materials.

**STANDARD F-6: Main Entries**

The main entry is oriented towards the street emphasized by its front porch and clearly visible front door.

**STANDARD F-8: Articulation**

Building is articulated through the use of the following features: 1) deep eaves and cornices; 2) trim is a minimum of 4" in width; 3) all building offsets are greater than 12"; 4) cornices are pronounced and metal-clad.

**PRINCIPLE G Materials**

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

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STANDARD G-1 Materials

All siding materials are harmonious and compatible with buildings located within a 2 block radius. As well, vinyl siding is the predominant siding material on Munjoy Hill and the building's immediate neighbors.

STANDARD G-2 Material and Façade Design

All materials are consistent with the building design.

STANDARD G-3 Chimneys

NA

STANDARD G-5 Patios and Plazas

There are no patios or plazas visible from the street. All walkways shall be constructed from permanent materials.

Context Photographs within 2 block radius  
of 71 St. Lawrence Townhome project



Atlantic St & Gilbert Lane



Atlantic St & Wilson St.



65 Atlantic St.



64 Atlantic St.



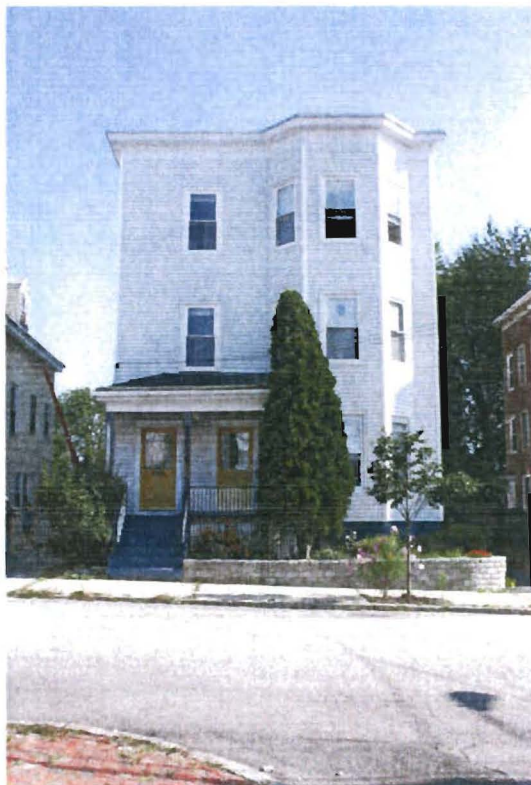
St. Lawrence St. & Monument St.



77 St. Lawrence St.



68 St. Lawrence St.



St. Lawrence St & Sherbrooke St.





St. Lawrence St. & Sherbrooke St.



St. Lawrence St. & Sherbrooke St





Sherbrooke St. & Waterville St.



St. Lawrence St. & Sherbrooke St



# CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

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



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

Date: April 19, 2010

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

Site Address: 71 St. Lawrence Street  
(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)  
 Chart Block Lot Number: Map 16, Block E, Book 23  
 Proposed Use: Single Family Home  
 Previous Use: None  
 Existing Sanitary Flows: None GPD  
 Existing Process Flows: None GPD  
 Description and location of City sewer, at proposed building sewer lateral connection:  
not sure at this time

Site Category	Commercial	_____
	Industrial (complete part 4 below)	_____
	Governmental	_____
	Residential R-3	<input checked="" type="checkbox"/>
	Other (specify)	_____

Clearly, indicate the proposed connection, on the submitted plans.

## 2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 270 GPD  
 Peaking Factor/ Peak Times: not sure  
 Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," "Portland Water District Records," Other (specify))  
I used 90 GPD/bedroom. Three bedrooms @ 90 GPD/bed = 270 GPD  
 Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

## 3. Please, Submit Contact Information.

Owner/Developer Name: Isaacson  
 Owner/Developer Address: 71 St. Lawrence St. Portland, ME 04101  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Engineering Consultant Name: Kaplan Thompson Architects  
 Engineering Consultant Address: 424 Fore St. Portland, ME 04101  
 Phone: 207-842-2888 Fax: 207-842-2828 E-mail: \_\_\_\_\_  
 City Planner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

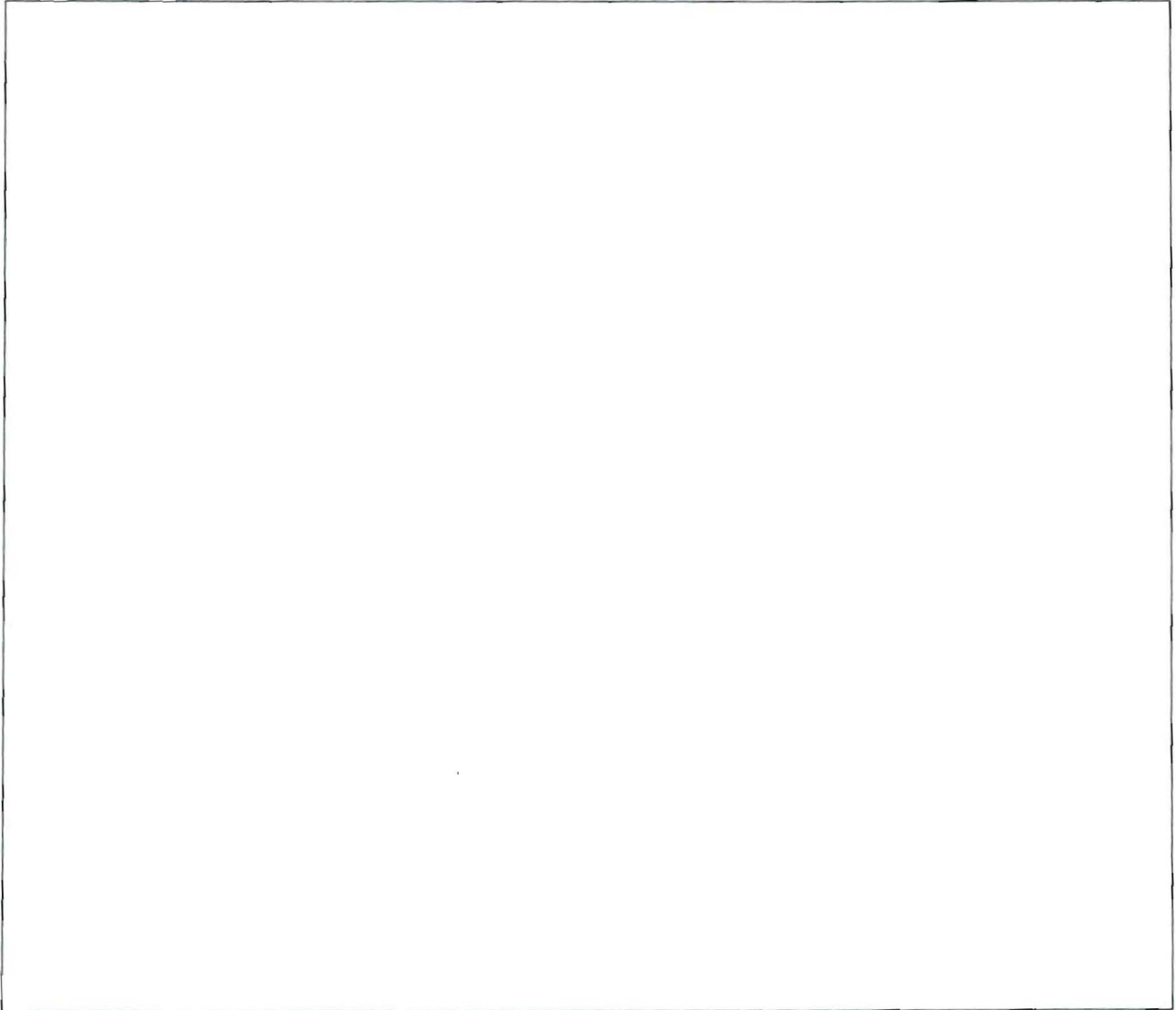
**Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.**

## 4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: \_\_\_\_\_ GPD  
 Do you currently hold Federal or State discharge permits? Yes \_\_\_\_\_ No   
 Is the process wastewater termed categorical under CFR 40? Yes \_\_\_\_\_ No \_\_\_\_\_  
 OSHA Standard Industrial Code (SIC): \_\_\_\_\_  
(<http://www.osha.gov/oshstats/sicser.html>)  
 Peaking Factor/Peak Process Times: \_\_\_\_\_

**Note:** On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

**Notes, Comments, or Calculations:**





**ZONING SUMMARY FOR 71 ST. LAWRENCE STREET  
PORTLAND, ME 04101**

Property is located in the R-6 Infill Zone  
Parcel Acreage: 0.12 AC (5250 SF)

<b>Regulations</b>	<u>Required / Allowed</u>	<u>Provided</u>
Max Lot Area:	10,000 sf	5,250 sf
Min Lot Area/Dwelling:	725 sf	5,250 sf
Min Lot Width:	None	42'
Min Street Frontage:	None	42'
Min/Max Front Yard Setback :	0'-10' Max	10' (0' to Porch)
Min Rear Yard Setback:		63'
REAR: Greater of a) or b), with a side or rear yard of 15 ft. min. a) 10 ft. between buildings. b) Sum of the abutting buildings and proposed building divided by 5. No structure shall be closer than 4 ft. to side property line.		
Min Side Yard Setbacks:		4' (setback on NW side)& 10'-10 1/2" (dist. to adj. building on SW side)
SIDE: Greater of a) or b), with a side or rear yard of 15 ft. min. a) 10 ft. between buildings. b) Sum of the abutting buildings and proposed building divided by 5. No structure shall be closer than 4 ft. to side property line.		
Max Building Height:	45'	23'-10 1/2"
Parking:	1 space/Unit	1 space/unit
Min Open Space:		1 Decks, 1 Porch
Min: Attached deck, porch, patio or balcony for each dwelling unit. If Open Space = > 10% of lot area on site then # decks/patios/porches may be reduced by 50%. Open space = 15 ft x 15 ft min, < 10% slope, no parking or storage.		
Average Grade:		
Spot grade for the four corners of the proposed building: +138.0', +139.5', +136.5', +137.5' $+551.5 / 4 = 137.875' = 137'-10 \frac{1}{2}"$		

KAPLAN THOMPSON  
ARCHITECTS

PORTLAND FIRE DEPT. CHECKLIST FOR 71 ST. LAWRENCE STREET  
PORTLAND, ME 04101

1. Owners: Jamie and Kris Isaacson,
2. Architect: Kaplan Thompson Architects, 424 Fore St., Portland, ME 04101
3. Proposed Uses:
  - a. IRC: Residential, one- and two-family dwellings not more than three stories in height... (R101.2 Scope).
4. Square Footage of all structures:
  - a. First Floor: 1,571 SF
  - b. Second Floor: 1,146 SF
  - c. **TOTAL Habitable: 2,717 SF**
  - d. Basement: 1,557 SF
5. Elevation of Proposed Building: 23'-10 1/2" above average grade.
6. Fire Protection: 2 stories, Type V(B) Construction): Not Sprinklered.
7. Hydrant Locations: 305' from lot corner to hydrant on Monument Street. (See Site Plan).
8. Water Main Size and Location: Water Main at Street (See Site Plan).
9. Access to Fire Department Connections: N/A – Standpipe not required: IRC 2003.
10. Access to all structures (min. 2 sides): St. Lawrence Street side, and to the northwest (adjacent to 77 St. Lawrence)
11. Code Summary: See attached document.
12. Elevator is a one-unit residential elevator: exempt from larger elevator dimensions.
13. N/A

# 71 St. Lawrence

## Code Summary

### IRC 2003

#### Description

#### Code Ref

#### Required Separations

Garage Separation:

R309.2

Walls: 1/2" Gypsum Board applied to garage side

Ceilings (of garage beneath habitable rooms): (1) 5/8" Type X Gypsum Board applied to garage side

Doors: 1 3/8" solid core or 20 minute fire-rated.

R309.1

#### General Building Heights or Areas

Basement Definition

R202

First Floor is **4'-7 1/2"** above average grade (6'-0" max)

**15%** of First Floor perimeter is >6'-0" above grade (50% max)

First Floor is **6'-0"** above grade at highest point (12'-0" max)

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that LEWIS APTS, LLC, a Maine limited liability company, with a place of business in Portland, Maine, for consideration paid, grant to JAMES ISAACSON, whose mailing address is 22 Swift Road, Wayne, Maine, 04284 with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land situated on the northeasterly sideline of St. Lawrence Street adjoining the southeasterly sideline of land now or formerly of Cecil A. Hinds, in the City of Portland, County of Cumberland and State of Maine, and being more particularly described as follows:

Beginning at a point on the southeasterly sideline of St. Lawrence Street, said point being distant about 120 feet southeasterly from the intersection formed by the southerly sideline of Monument Street and the easterly sideline of St. Lawrence Street, said point also marking the southwesterly corner of land now or formerly of Cecil A. Hinds; thence in a general easterly direction by the southerly sideline of Benjamin Lourie and Ethel Lourie; thence in a general southerly direction by the westerly sideline of land of said Benjamin Lourie et al. 42 feet to land now or formerly of Floyd R. Rutherford and Beverly A. Rutherford; thence in a general westerly direction by the northerly sideline of land of said Floyd R. Rutherford et al. 125 feet, more or less, to the southeasterly sideline of St. Lawrence Street; thence in a general northerly direction by the southeasterly sideline of St. Lawrence Street 42 feet to land now or formerly of Cecil A. Hinds and the point of beginning.

Also all right, title and interest, if any, in and to all passageways, lanes, streets or alleys adjoining, abutting and/or running with the above described premises.

The premises are conveyed subject to the conditions set forth in the deed from Portland Renewal Authority to Cecil A. Hinds dated October 14, 1970 and recorded in the Cumberland County Registry of Deeds in Book 3147, Page 331 except as modified or released by Release of Restrictions, Covenants and Agreements from the Portland Renewal Authority to the Cecil A. Hinds dated November 15, 2006 and recorded in said Registry in Book 24597, Page 67.

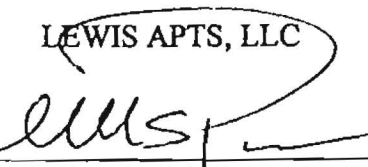
The premises are also conveyed subject to the following conditions: the Grantee, his heirs and assigns shall not discriminate on the basis of race, color, sex, religion or national origin in the sale, lease or rental, or in the use or occupancy of the demised property or any improvements erected or to be erected thereon, or any part thereof. This shall be a covenant running with the land, and shall be contained in any instruments from Grantee or from his successors and assigns to any future Grantee or to its heirs, personal representatives, successors and assigns covering the premises or any portion thereof or interest therein. This covenant shall be enforceable by the United States of America as well as the Portland Renewal Authority and its successors and assigns.



Being same premises conveyed to the Grantor herein by Deed of Sale by Personal Representative for the Estate of Cecil A. Hinds dated May 31, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25161, Page 162.

IN WITNESS WHEREOF, Mark S. Poirier, Manager of Lewis Apts, LLC, has set his hand this 23 day of June, 2009.

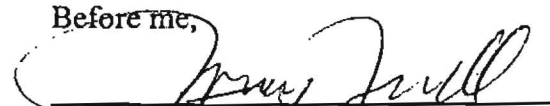
  
Witness

LEWIS APTS, LLC  
BY:   
Mark S. Poirier  
Its: Manager

STATE OF MAINE  
COUNTY OF CUMBERLAND

June 23, 2009

Then personally appeared before me, Mark S. Poirier in his capacity as Manager of Lewis Apts, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.

Before me,  
  
Notary Public/Attorney-at-Law  
Thomas Jewell  
Printed name of person taking  
acknowledgment

**TEMPORARY CONSTRUCTION AND PERMENANT MAINTENANCE  
EASEMENT DEED**

KNOW ALL BY THESE PRESENTS, that **MARK S. POIRIER** and **NOEL M. POIRIER**, of Portland, Maine, ("Grantors"), owners of property in Portland, County of Cumberland, and State of Maine, described by deed recorded in said Registry in Book 25161, Page 129, commonly known as 75-77 St. Lawrence Street, Portland ("Grantors' Premises"), for one dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grant to **JAMES ISAACSON**, ("Grantee"), having a mailing address of 22 Swift Road, Wayne, Maine 04284, his heirs and assigns, owner of the benefited premises described by deed from Lewis Apts, LLC to Grantee of even date to be recorded herewith, commonly known as 71 St. Lawrence Street, Portland ("Grantee's Premises"), with Quitclaim Covenant, two easements over the Grantors' Premises described as follows. The easements are appurtenant to Grantee's Premises and shall run with the land.

- (1) A temporary construction easement over a portion of the said Grantors' Premises, described as follows:

An easement over a strip of land ten (10) feet in width along the northwesterly side of the common boundary line of Grantors and Grantee, which common line commences at St. Lawrence Street and extends northeasterly a distance of one hundred twenty-five (125) feet, more or less, to the rear of Grantors' Premises, holding a width of ten (10) feet. The easement is granted for a period of six months, starting with the commencement of excavation for the construction of the structure to be built upon the adjacent land of Grantee and terminating with the completion of construction or six months after commencement of excavation, whichever occurs sooner. During the period of the easement, Grantee, his heirs, assigns, contractors, employees and agents shall have the right to enter upon the easement area for construction purposes, from time to time, by foot, materials and machinery, including but not limited to the right to erect upon and retain within the easement area during the period of the easement scaffolding and/or staging which overhangs, is built upon, and/or otherwise extends on to the easement area. This easement is granted only to facilitate the new construction of the building to be built on Grantee's Premises. Grantee shall reasonable restore Grantors' Premises when done.

- (2) A permanent maintenance easement over a portion of Grantors' Premises described as follows:

An easement over a strip of land ten (10) feet in width along the northwesterly side of the common boundary line of Grantors and Grantee, which common line commences at St. Lawrence Street and extends northeasterly a distance of one hundred twenty-five (125) feet, more or less, to the rear of Grantors' Premises, holding a width of ten (10) feet. This easement grants to Grantee, his heirs, assigns, contractors, employees and agents the right to enter upon the easement area by foot and for materials and

machinery, including but not limited to the right to erect upon and within the easement area scaffolding and/or staging. All work shall be done as expeditiously as possible and designed so as to require the least reasonably required intrusion into the easement area. This easement is granted only to permit Grantee to maintain or restore its building at 71 St. Lawrence Street. Grantee shall reasonably restore Grantors' Premises when done.

IN WITNESS WHEREOF, the said Mark S. Poirier and Noel M. Poirier have caused this instrument to be signed this 23 day of June, 2009.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

Margaret A. Cope  
Witness

Mark S. Poirier  
Mark S. Poirier

Quella R. Poirier  
Witness

Noel M. Poirier  
Noel M. Poirier

STATE OF MAINE  
CUMBERLAND, SS.

June 23, 2009

Personally appeared the above named Mark S. Poirier, and acknowledged the foregoing instrument to be his free act and deed.

Before me,  
Anita Anna Morin  
Notary Public/Attorney at Law

Anita Anna Morin  
Printed name of person taking  
Acknowledgement

**ANITA ANNA MORIN**  
Notary Public, Maine  
My Commission Expires October 10,

STATE OF MAINE  
CUMBERLAND, SS.

June 23, 2009

Personally appeared the above named Noel M. Poirier, and acknowledged the foregoing instrument to be her free act and deed.

Before me,  
Anita Anna Morin  
Notary Public/Attorney at Law

Anita Anna Morin  
Printed name of person taking  
acknowledgement

**ANITA ANNA MORIN**  
Notary Public, Maine  
My Commission Expires October 10, 2014

## VIEW EASEMENT DEED

Know all men by these presents, that **JAMES ISAACSON**, of Wayne, Maine ("Grantor") for one dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to **MARK S. POIRIER** and **NOEL M. POIRIER**, as joint tenants, both of Portland, Maine, with a mailing address at 179 Pleasant Avenue, Portland, Maine 04101, their successors and assigns, ("Grantees"), with Quitclaim Covenant, an easement for the enjoyment of views over and across the tract of real property and airspace of Grantor described in a deed from Lewis Apts, LLC to Grantor of even date to be recorded herewith at the Cumberland County Registry of Deeds, commonly known as 71 St. Lawrence Street ("Grantor's Premises"), said easement is for the benefit of the adjacent property of the Grantees described in a deed to Grantees, recorded at said Registry in Book 25161, Page 129, commonly known as 75-77 St. Lawrence Street, which easement is appurtenant to said real property of the Grantees and shall run with the land.

The easement granted is for the purpose of allowing the enjoyment by the Grantees, their heirs and assigns, the views of Portland Harbor, the City of Portland and Casco Bay, and other vistas now or hereafter enjoyed from the property of the Grantees over and through a portion of the airspace of Grantor's Premises. The easement shall extend twenty (20) feet northeasterly from St. Lawrence Street, across the entire width of Grantor's premises fronting St. Lawrence Street into the Grantor's Premises, and shall limit any obstruction exceeding twenty-six (26) feet in height. The elevation base shall be the present elevation of the common boundary line between Grantor and Grantees located ten (10) feet northeasterly from St. Lawrence Street. Said portion of Grantor's Premises shall be referred to as the "Restricted Area".

The Grantor covenants not to construct or allow the construction or placement of any manmade objects, additions, appurtenances, fixtures of any kind, permanent or not, buildings, structures, improvements or personal property on its property, within the Restricted Area which would impair, to any degree, the views of the Grantees described above and all other vistas now or hereafter enjoyed by the Grantees from their property.

The Grantor further covenants not to plant, grow or allow the growth of any plants, flowers, shrubs, bushes, trees or other flora of any kind or place or allow the placement of objects of any kind, including stones, rocks, and boulders within the Restricted Area, which will impair, to any degree, the views of the Grantees described above and all other vistas now or hereafter enjoyed by the Grantees from their property.

The Grantor further grants and conveys to Grantees, and to their successors and assigns, as appurtenant to said land of said Grantees, the right of temporary and permanent injunctive relief in the event the covenants herein are breached by Grantor, his heirs and assigns. Attorneys' fees and costs shall be awarded to the prevailing party.

IN WITNESS WHEREOF, James Isaacson has hereunto set his hand this 23<sup>rd</sup> day of June, 2009.

  
\_\_\_\_\_  
Witness

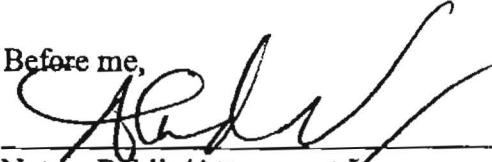
STATE OF MAINE  
Cumberland, ss

  
\_\_\_\_\_  
James Isaacson

June 23<sup>rd</sup>, 2009

Then personally appeared the above named James Isaacson and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney-at-Law


Alan R. Nye  
\_\_\_\_\_  
Printed name of person taking  
acknowledgement


**DRIVEWAY EASEMENT DEED**

Know all men by these presents, that **JAMES ISAACSON**, of Wayne, Maine ("Grantor") for one dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to **MARK S. POIRIER** and **NOEL M. POIRIER**, as joint tenants, both of Portland, Maine, with a mailing address at 179 Pleasant Avenue, Portland, Maine 04101, their successors and assigns, ("Grantees"), with Quitclaim Covenant, an easement for a driveway over and across the tract of real property of Grantor described in a deed to from Lewis Apts, LLC, to Grantor of even date to be recorded herewith at the Cumberland County Registry of Deeds, commonly known as 71 St. Lawrence Street ("Grantor's Premises"), said easement is for the benefit of the adjacent property of the Grantees described in a deed to Grantees, recorded at said Registry in Book 25161, Page 129, commonly known as 75-77 St. Lawrence Street, which easement is appurtenant to said real property of the Grantees and shall run with the land.

The easement granted is for the purpose of allowing the Grantees, their successors and assigns, the right of passage for pedestrians, vehicles and all modes of transportation, ingress, egress, park, maintain, restore, pave and otherwise use as a driveway, over a portion of the said Grantor's Premises, described as follows: a strip of land two and one-half (2.5') feet in width along the southeasterly side of the common boundary line of Grantor and Grantee, which common line commences at St. Lawrence Street and extends northeasterly a distance of one hundred twenty-five (125') feet, more or less, to the rear of Grantor's Premises, holding a width of two and one-half (2.5') feet.

IN WITNESS WHEREOF, James Isaacson has hereunto set his hand this 23<sup>rd</sup> day of June, 2009.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
James Isaacson

STATE OF MAINE  
Cumberland, ss

June 23, 2009

Then personally appeared the above named James Isaacson, and acknowledged the foregoing instrument to be his free act and deed.

Before me,  
  
\_\_\_\_\_  
Notary Public/Attorney-at-Law

Alan R. Nye  
\_\_\_\_\_  
Printed name of person taking  
acknowledgement

# IPAM

Iowa Progressive Asset Management

*Blending Traditional & Alternative Investments ~ Including Socially Responsible Investing*

City of Portland, ME

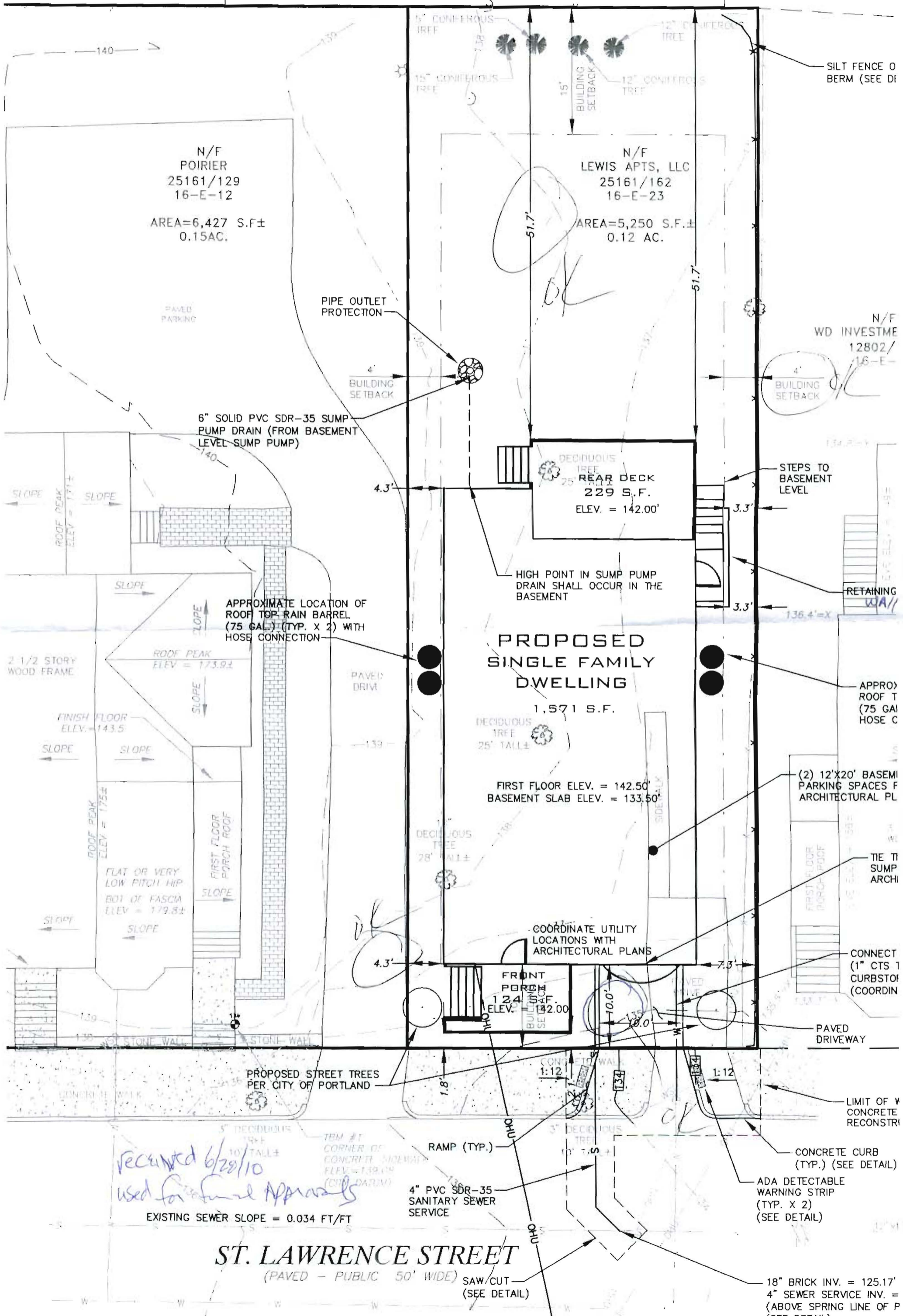
RE: James Isaacson  
71 St. Lawrence Street  
Portland, Me 04101

Please be advised that James Isaacson has funds available to construct a single family home on the above referenced property.

Sincerely yours,



Hal Masover



N/F  
POIRIER  
25161/129  
16-E-12  
AREA=6,427 S.F.±  
0.15AC.

N/F  
LEWIS APTS, LLC  
25161/162  
16-E-23  
AREA=5,250 S.F.±  
0.12 AC.

N/F  
WD INVESTME  
12802/  
16-E-

**PROPOSED  
SINGLE FAMILY  
DWELLING**  
1,571 S.F.

FIRST FLOOR ELEV. = 142.50'  
BASEMENT SLAB ELEV. = 133.50'

FRONT PORCH  
124 S.F.  
ELEV. = 142.00'

REAR DECK  
229 S.F.  
ELEV. = 142.00'

APPROXIMATE LOCATION OF  
ROOF TOP RAIN BARREL  
(75 GAL.) (TYP. X 2) WITH  
HOSE CONNECTION

HIGH POINT IN SUMP PUMP  
DRAIN SHALL OCCUR IN THE  
BASEMENT

COORDINATE UTILITY  
LOCATIONS WITH  
ARCHITECTURAL PLANS

*Recorded 6/29/10  
used for final approvals*  
EXISTING SEWER SLOPE = 0.034 FT/FT

**ST. LAWRENCE STREET**  
(PAVED - PUBLIC 50' WIDE)

18" BRICK INV. = 125.17'  
4" SEWER SERVICE INV. =  
(ABOVE SPRING LINE OF P  
(SEE DETAIL))

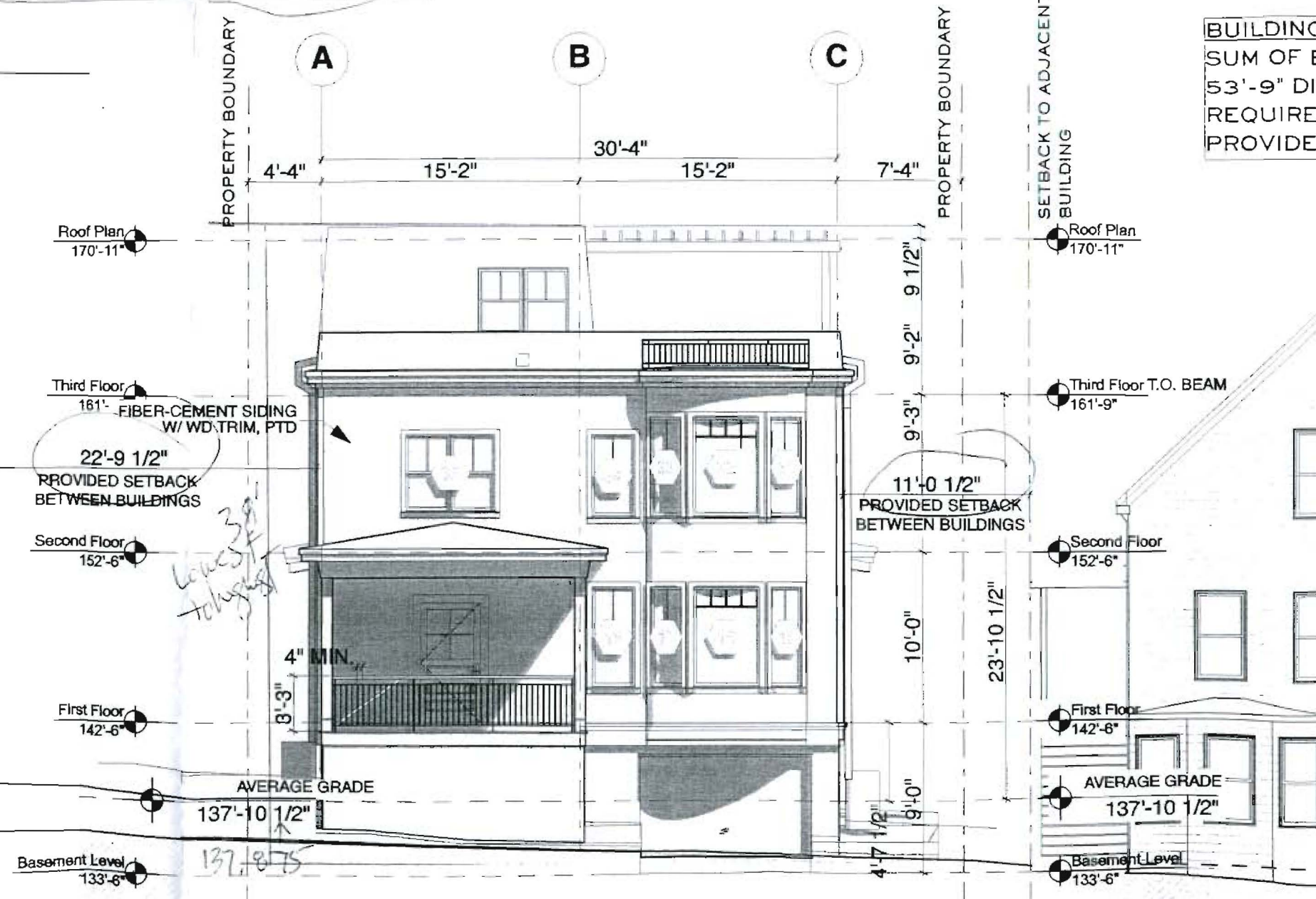


33' ?  
 $33 + 45 = 78 \div 5 = 15.6$

**BUILDING SETBACK CALCULATIONS:**

SUM OF BUILDING HEIGHTS: 23'-11" + 45'-0" = 68'-11"  
 68'-11" DIVIDED BY 5 = 13'-9 1/2"  
 REQUIRED SETBACK BETWEEN BUILDINGS IS 13'-9 1/2"  
 PROVIDED SETBACK IS 22'-9 1/2"  
 REQUIRED SETBACK TO LOT LINE IS 4'-0"  
 PROVIDED SETBACK TO LOT LINE IS 4'-4"

T.O. PARAPET 180'-11 3/4"  
 10'-4"  
 T.O. LOFT FLOOR 170'-7 3/4"  
 6'-10 1/2"  
 EXISTING THIRD FLOOR 163'-9 1/4"  
 9'-0 3/4"  
 EXISTING SECOND FLOOR 154'-8 1/2"  
 10'-7"  
 EXISTING GROUND FLOOR 144'-1 1/2"  
 AVERAGE GRADE 141'-1 1/2"



**BUILDING**  
 SUM OF B  
 53'-9" DI  
 REQUIRE  
 PROVIDE

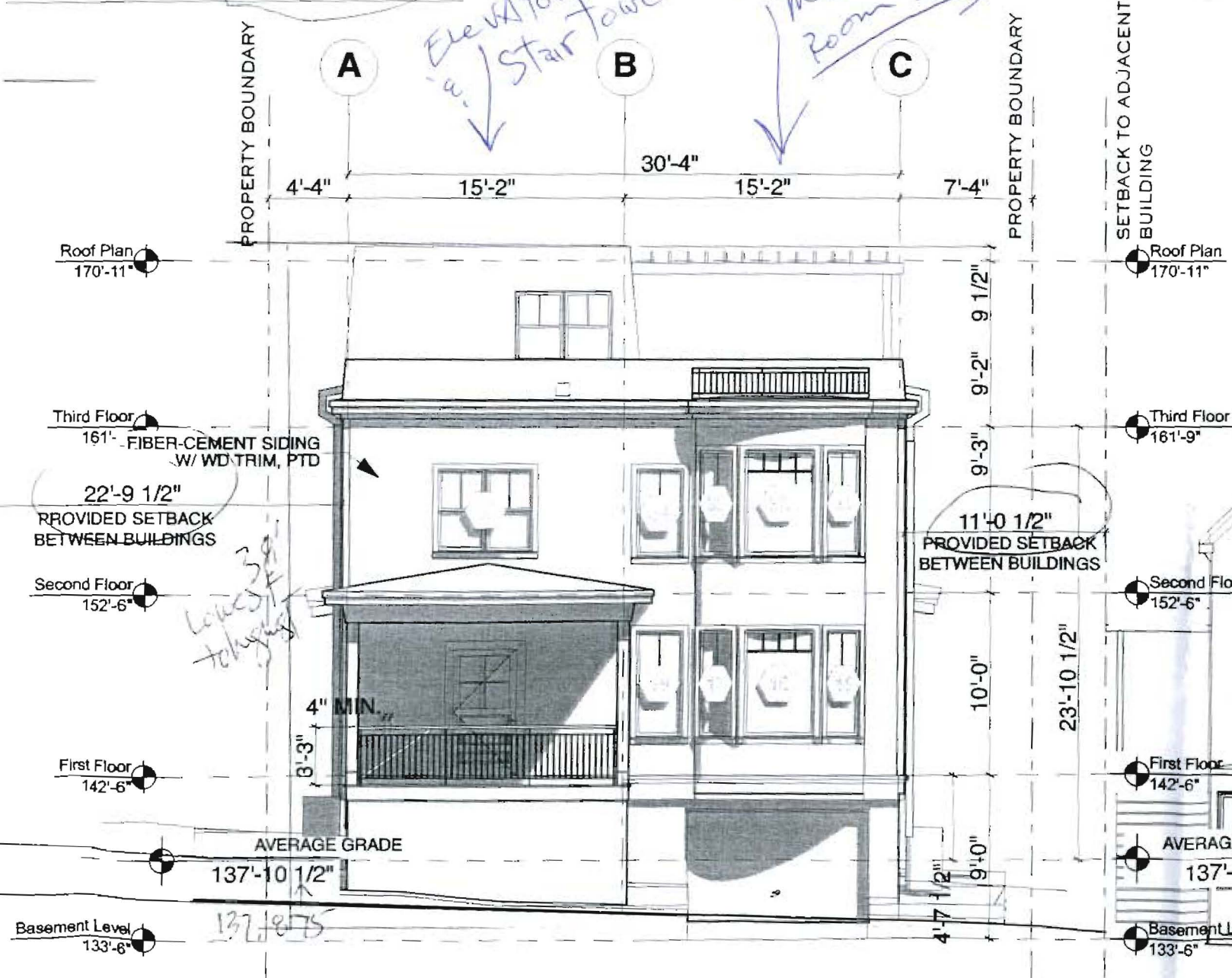
Basement Level 133'-6"  
 137'-10 1/2"  
 137'-8 7/8"

170' 11"

# EAST END

**CALCULATIONS:**  
 HEIGHTS: 23'-11" + 45'-0" = 68'-11"  
 = 13'-9 1/2"  
 BETWEEN BUILDINGS IS 13'-9 1/2"  
 TO LOT LINE IS 22'-9 1/2"  
 TO LOT LINE IS 4'-0"  
 TO LOT LINE IS 4'-4"

$33 + 45 = 78 \div 5 = 15.6$



**BUILDING SETBACK CALCULATIONS:**  
 SUM OF BUILDING HEIGHTS: 23'-11" + 29'-10" = 53'-9"  
 53'-9" DIVIDED BY 5 = 10'-9"  
 REQUIRED SETBACK BETWEEN BUILDINGS IS 10'-9"  
 PROVIDED SETBACK IS 11'-0 1/2"

$33 + 29.875 = 62.875 \div 5 = 12.575$

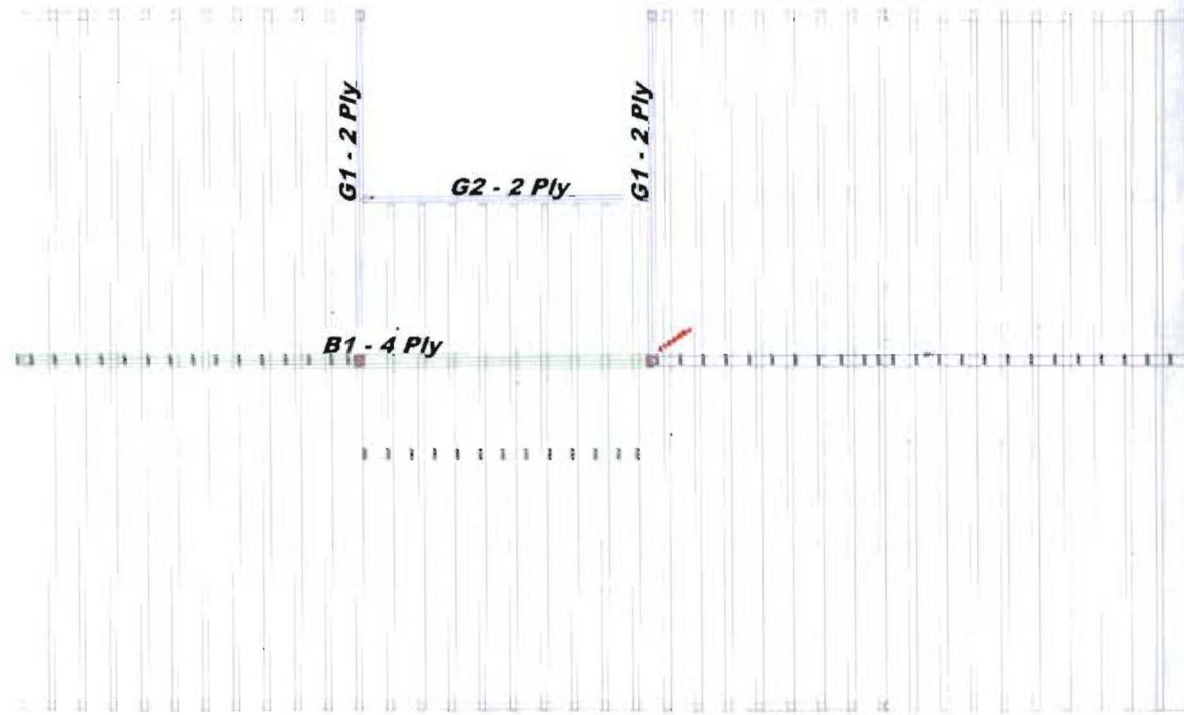
$33 + 29.875 = 62.875 \div 5 = 12.575$



DESIGN ASSUMPTIONS

Loads:  
 T/C Live: 40 psf B/C Live: 0 psf  
 T/C Dead: 10 psf B/C Dead: 0 psf  
 Load Case: Live  
 Deflection Criteria:  
 L/480 Live L/360 Total  
 Building Code: IBC/IRC (Allowable Stress Design)

Design assumes continuous lateral bracing for both edges.



Joist Materials

Type	Qty.	Product	Length
G1	4	1-3/4 x 11-7/8 x 2.0E CP-Lam L	16' 0"
G2	2	v v	14' 0"
			Total length: 92' 0"

Post & Beam Material

Type	Qty.	Product	Length
B1	4	1-3/4 x 11-7/8 x 2.0E CP-Lam L	28' 0"
			Total length: 112' 0"

All product names are trademarks of their respective owners

Connector List

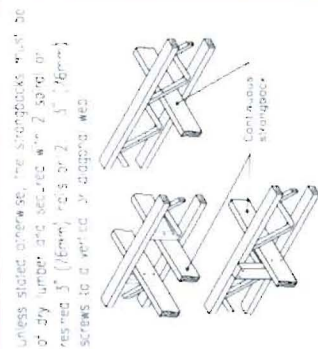
ID#	Qty	Model Number	Note	Carrying mbr fasteners (top/face)	Carried mbr fasteners (hip/jack)	Skew Slope Top Detail
H1	2	HHUS410	S	30 10d	10 10d	C09118.pdf

S - Not in Inventory - Special Order

Double sided  
**RECEIVED**  
 JUL 23 2010  
 Dept. of Building Inspections  
 City of Portland Maine

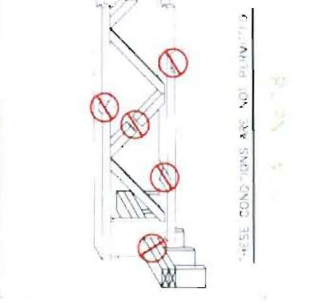
Coastal Forest Products 451 So. River Road Bedford, N.H. 03110-0090 1-800-932-9663			
LAPOINTE	JOB# 4292	FIRST FLOOR	
ISAACSON	DRAWN BY: FPG	04/14/10	Scale: 1/4" = 1'
C:\KPM\JOBS\4292_Eastend\4292_Eastend.L05			

CFPi4292S2

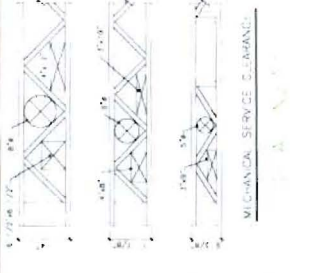


CONTINUOUS STRAPBACK

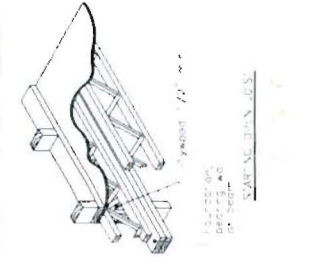
NOTES



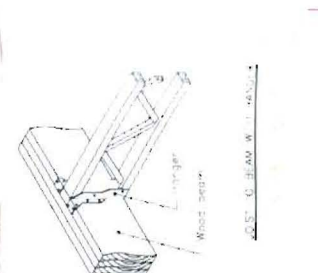
THESE CONDITIONS ARE NOT PERMITTED



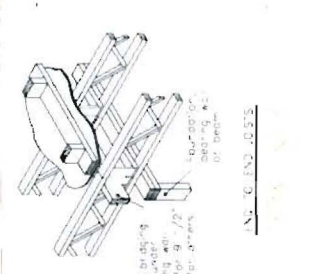
MULTI-AXIAL SERVICE CLAMAND



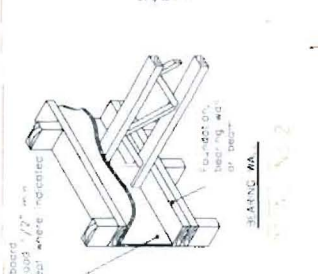
STARTING JOIST



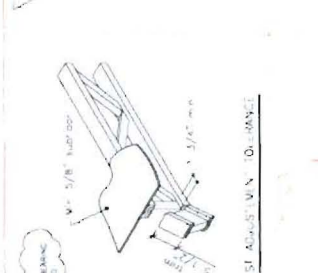
DIST. TO BEAM WITH JOIST



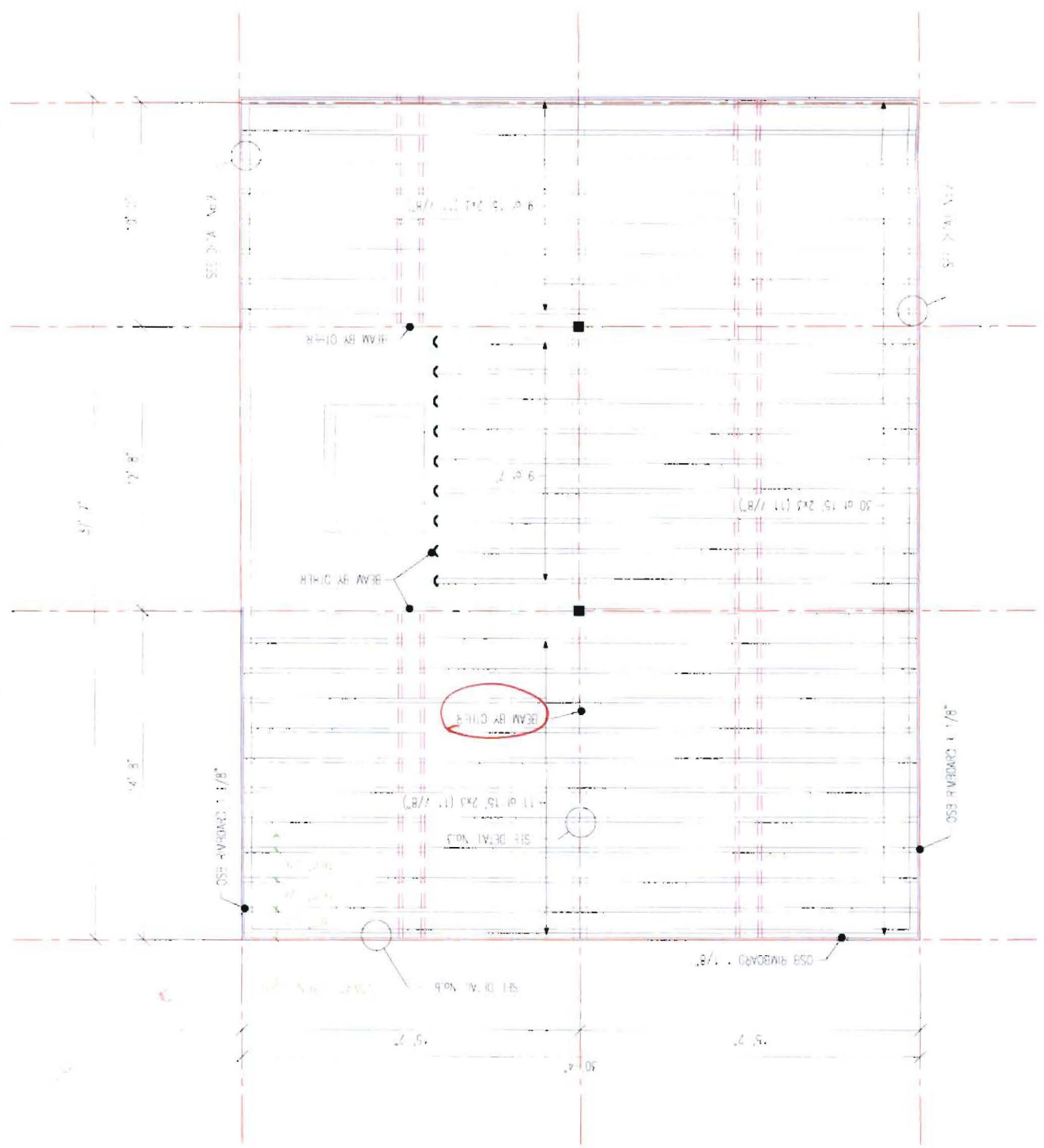
ING. G. END JOIST



BEARING JOIST



JOIST ADJUST. MIN. TO RANGE



WARNING: VERY DIRECTION OF ARROW FOR A PROPER INSTALLATION

THE ARROW MUST POINT UP

See your local building code in effect for minimal bottom chord bracing.

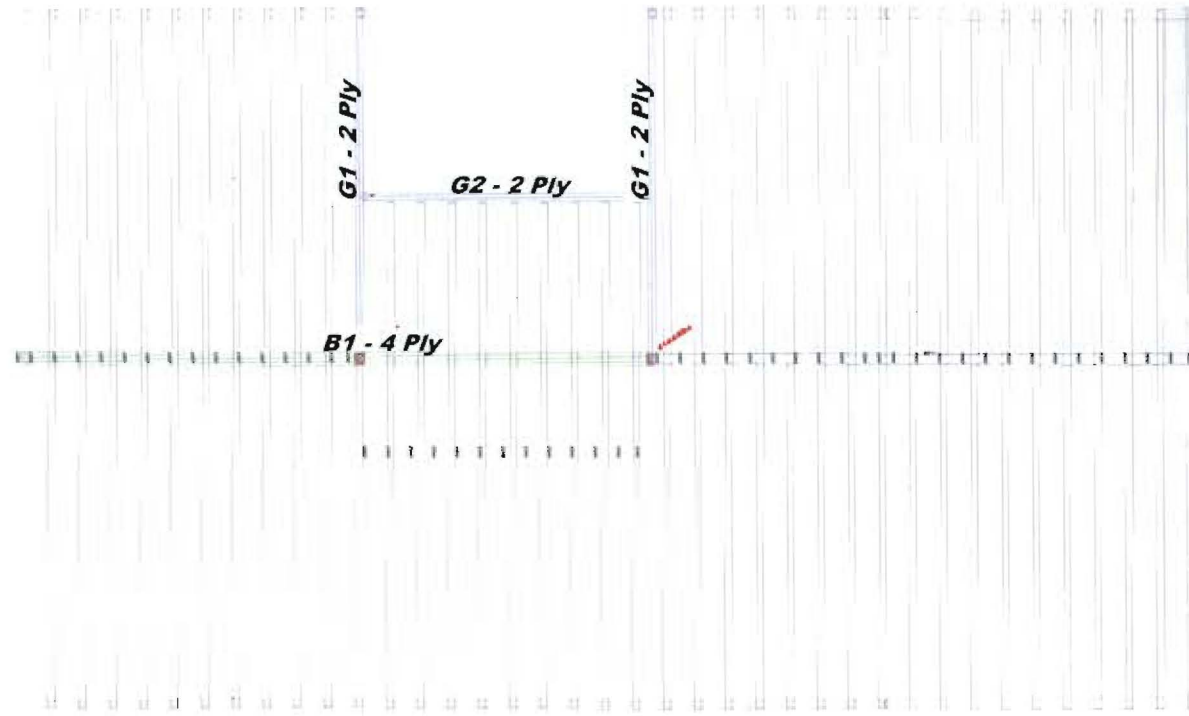
Loads 60 15 Deflection L/480

**OPEN JOIST**  
 2000  
 Customer: Coastal Forest Product Inc.  
 Subject: Roof  
 Drawn By: Dwa  
 Date: 04/13/2010  
 Order: #4292

DESIGN ASSUMPTIONS

Loads:  
 T/C Live: 40 psf B/C Live: 0 psf  
 T/C Dead: 10 psf B/C Dead: 0 psf  
 Load Case: Live  
 Deflection Criteria:  
 L/480 Live L/360 Total  
 Building Code: IBC/IRC (Allowable Stress Design)

Design assumes continuous lateral bracing for both edges.



— Joist Materials —

Type	Qty.	Product	Length
G1	4	1-3/4 x 11-7/8 x 2.0E CP-Lam L	16' 0"
G2	2	v v	14' 0"
			Total length: 92' 0"

— Post & Beam Material —

Type	Qty.	Product	Length
B1	4	1-3/4 x 11-7/8 x 2.0E CP-Lam L	28' 0"
			Total length: 112' 0"

All product names are trademarks of their respective owners

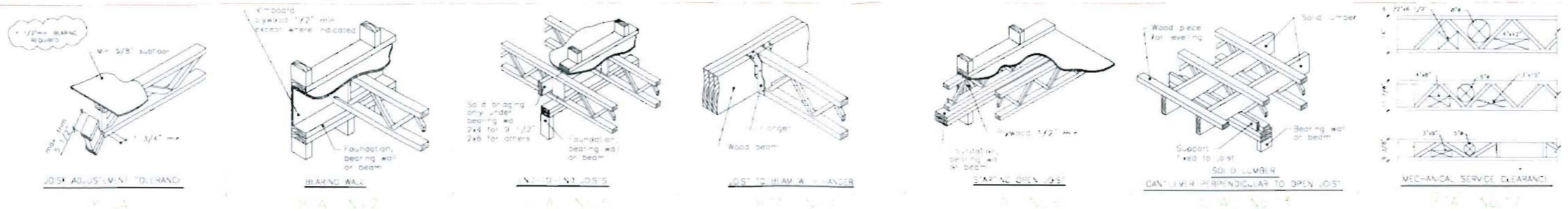
— Connector List —

ID#	Qty	Model Number	Note	Carrying mbr fasteners (top/face)	Carried mbr fasteners (hip/jack)	Skew	Slope	Top Detail
H1	2	HHUS410	S	30 10d	10 10d			C09118.pdf

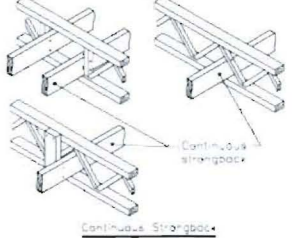
S - Not in Inventory - Special Order

*Double sided*  
**RECEIVED**  
 JUL 23 2010  
 Dept. of Building Inspections  
 City of Portland Maine

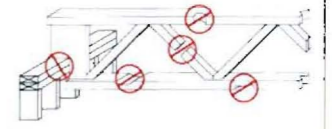
Coastal Forest Products 431 So. River Road Bedford, N.H. 03110-0898 1-800-932-9663			
LAPORTE	JOB# 4292	FIRST FLOOR	
ISAACSON	DRAWN BY: FPG	04/14/10	Scale: 1/4" = 1'
C:\EMW\JOBS\4292_Eastend\4292_Eastend.LR5			



Unless stated otherwise, the stranglebacks must be of dry lumber and secured with 2 spca or resined 5" (126mm) nails or 2 5" (126mm) screws to a vertical or diagonal web.

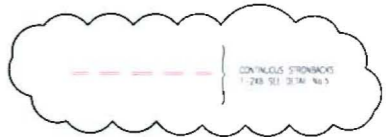
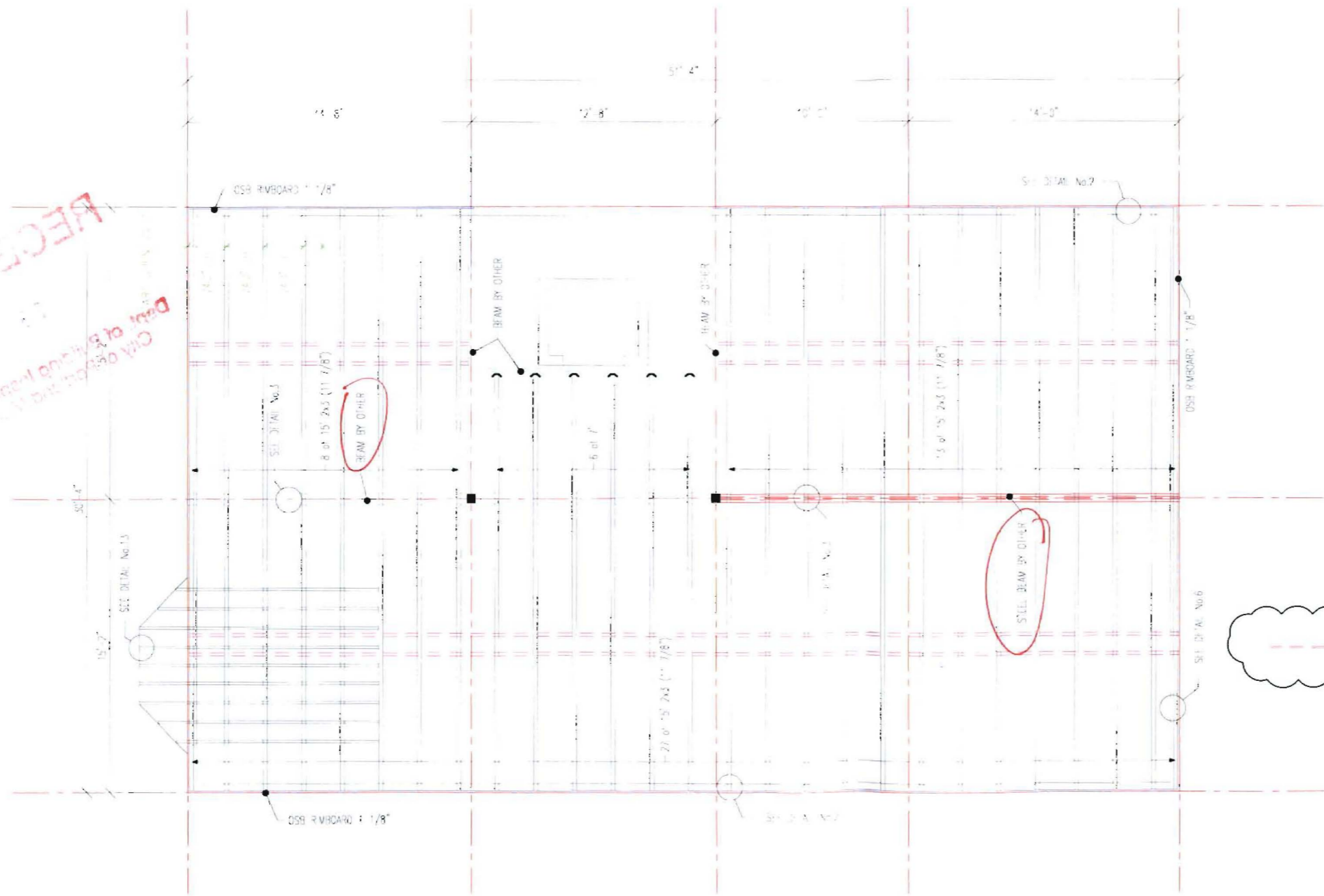


NOTES



THESE CONDITIONS ARE NOT PERMITTED

RECEIVED  
Dept. of Building Inspections  
City of Orange, CA



THE ARROW MUST POINT UP

See your local building code in effect for minimal bottom chord bracing

Loads: 40-15 Deflection: L/480

Case: 2000-V-1910-18

**OPEN JOIST 2000**

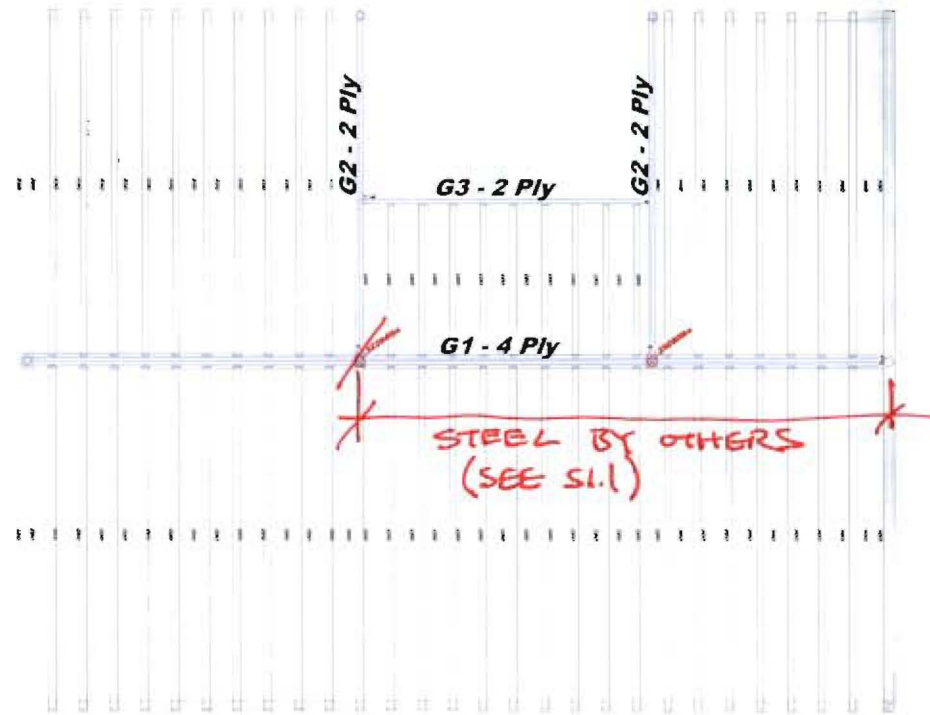
Distribution: Open Joist 2000 Inc.  
1970 Des Tatures  
Trois-Rivières, Q.U.B., Canada  
G8V 1V9  
E-mail: oj2000@openjoist2000.com

Customer: Coastal Forest Product Inc.  
Subject: First Floor  
Dwn By: Dro Model: East End townhouses  
Date: 04/13/2010 Order: #4292

DESIGN ASSUMPTIONS

Loads:  
 T/C Live: 40 psf B/C Live: 0 psf  
 T/C Dead: 10 psf B/C Dead: 0 psf  
 Load Case: Live  
 Deflection Criteria:  
 L/480 Live L/360 Total  
 Building Code: IBC/IRC (Allowable Stress Design)

Design assumes continuous lateral bracing for both edges.



----- Joist Materials -----

Type	Qty.	Product	Length
G1	4	1-3/4 x 11-7/8 x 2.0E CP-Lam L	38' 0"
G2	4	v v	16' 0"
G3	2	v v	14' 0"
			Total length: 244' 0"


All product names are trademarks of their respective owners

----- Connector List -----

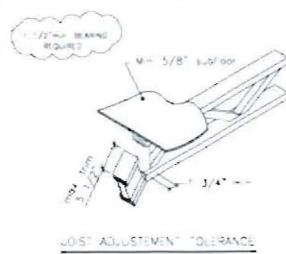
ID#	Qty	Model Number	Note	Carrying mbr fasteners (top/face)	Carried mbr fasteners (hip/jack)	Skew Slope Top Detail
H1	1	(Special Order)				
H2	4	HHUS410	S	30 10d	10 10d	C09118.pdf

S -- Not in Inventory -- Special Order

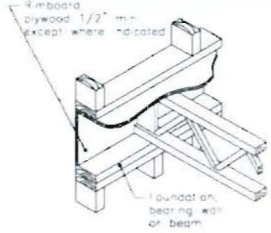
RECEIVED  
 JUL 23 2010  
 Dept. of Building Inspections  
 City of Portland Maine

Coastal Forest Products 451 So. River Road Bedford, N.H 03110-0898 1-800-932-9663			
LAPINIE	JOB# 4292	SECOND FLOOR	
ISAACSON	DRAWN BY: FPG	04/14/10	Scale: 1/4" = 1'
C:\KMW\JOBS\4292_Eastend\4292_Eastend.L10			

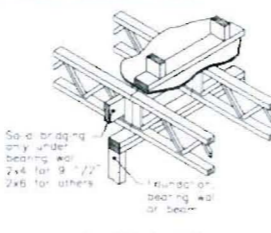
CFPi4292S1



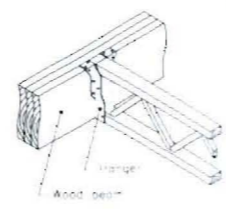
MOST ADJUSTMENT TOLERANCE



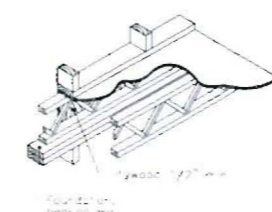
BEARING WALL



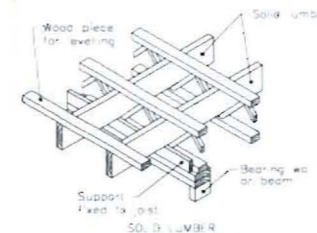
END CHORD JOISTS



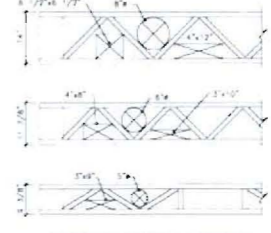
JOIST TO BEAM WITH HANGER



STARTING OPEN JOIST

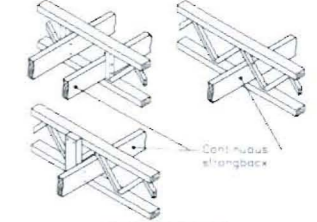


CAN BE PERPENDICULAR TO OPEN JOIST

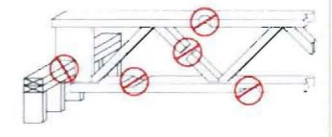


MIDSPAN SERVICE CLEARANCE

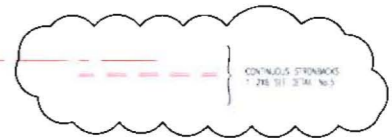
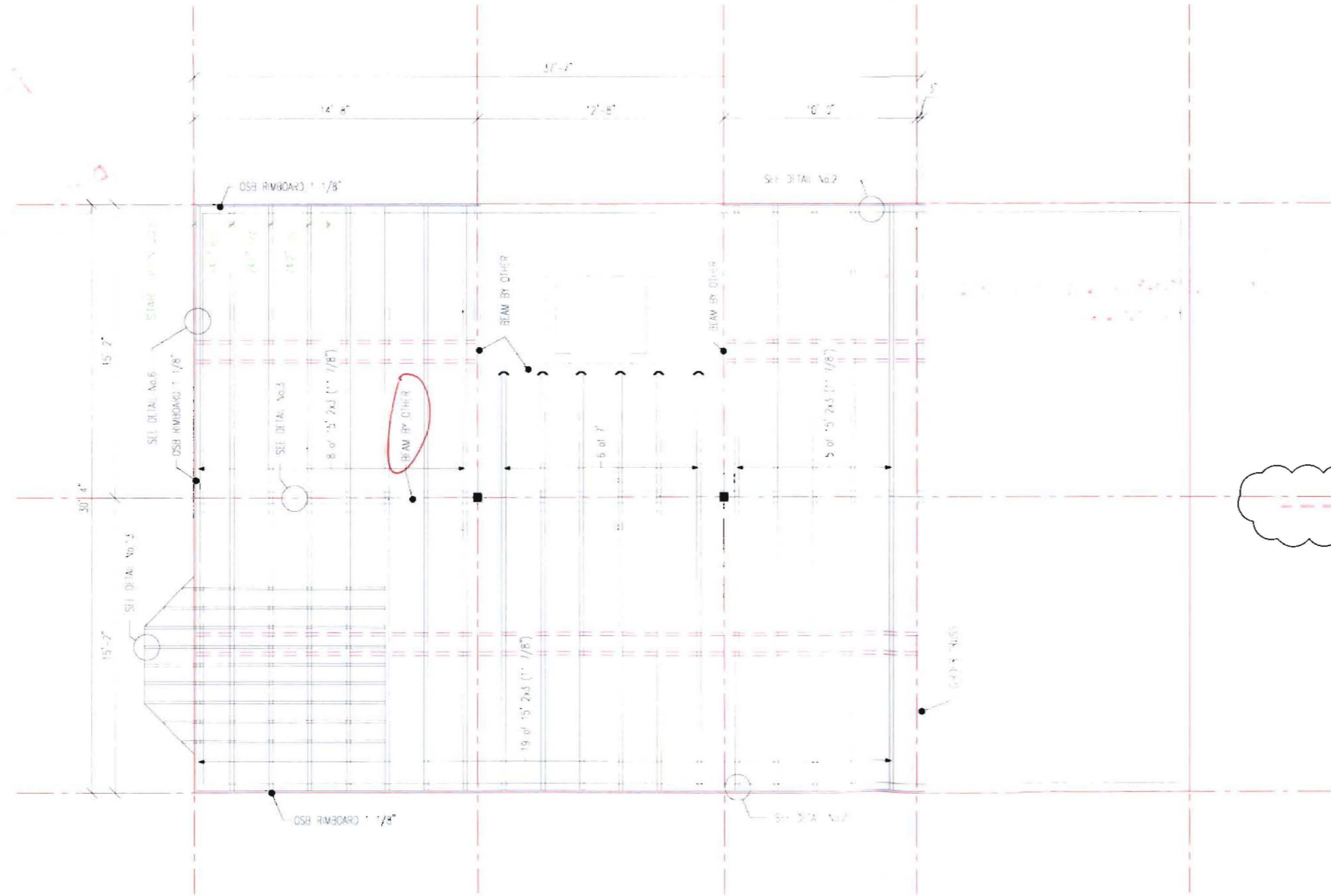
Unless stated otherwise, the strongbacks must be of dry lumber and secured with 2 spiral or resined 3" (76mm) nails or 2 - 3" (76mm) screws to a vertical or diagonal web.



Continuous Strongbacks



THESE CONDITIONS ARE NOT PERMITTED



THE ARROW MUST POINT UP

See your local building code in effect for minimal bottom chord bracing.

Loads: 40-15 Deflection: L/480

Code: CANADA V 3/84b



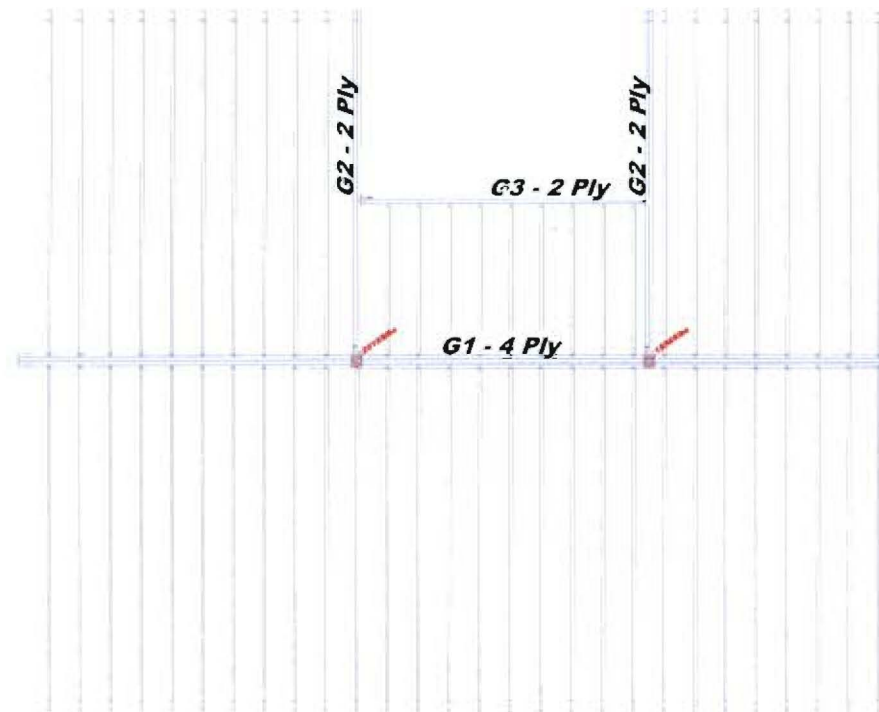
Customer: Coastal Forest Product Inc  
 Subject: Second Floor  
 Design By: Dro Model: East End Townhouses  
 Date: 04/13/2010 Order: #4292



DESIGN ASSUMPTIONS

Loads:  
 T/C Live: 55 psf B/C Live: 0 psf  
 T/C Dead: 15 psf B/C Dead: 15 psf  
 Load Case: Snow  
 Deflection Criteria:  
 L/480 Live L/360 Total  
 Building Code: IBC/IRC (Allowable Stress Design)

Design assumes continuous lateral bracing for both edges.



Joist Materials

Type	Qty.	Product	Length
G1	4	1-3/4 x 11-7/8 x 2.0E CP-Lam L	38' 0"
G2	4	v v	16' 0"
G3	2	v v	14' 0"
			Total length: 244' 0"


All product names are trademarks of their respective owners

Connector List

ID#	Qty	Model Number	Note	Carrying mbr fasteners (top/face)	Carried mbr fasteners (hip/jack)	Skew Slope Top Detail
H1	4	HHUS410	S	30 10d	10 10d	C09118.pdf

S - Not in Inventory - Special Order

RECEIVED  
 JUL 23 2010  
 Dept. of Building Inspections  
 City of Portland Maine

Coastal Forest Products 451 So. River Road Bedford, N.H 03110-0098 1-800-932-3662			
LAPOINTE	JOB# 4292	ROOF	
ISAAACSON	DRAWN BY: FPG	04/14/10	Scale: 1/4" = 1'
C:\KMW\JOBS\4292_Eastend\4292_Eastend.L15			

