

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

APL – all documents behind this target sheet pertain to the original application submitted by the Applicant.

PBM1 – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

PBR1 - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

CC1 - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

DRC1 - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

MISC1 - all documents behind this target sheet are those that may not be included in any of the categories above.

APL

"Application was
Withdrawn"



**Development Review Application
PORTLAND, MAINE**

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

PROJECT NAME: St. Lawrence Townhouses

PROPOSED DEVELOPMENT ADDRESS:
71 St. Lawrence St.

PROJECT DESCRIPTION:
Two (2) Unit residential development w/private parking

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

CONTACT INFORMATION:

APPLICANT

Name: Mark Poirier
Address: 179 Pleasant Ave
Portland, ME
Zip Code: 04103
Work #: 207-329-4200
Cell #: 207-329-4200
Fax #: _____
Home: 207-722-1021
E-mail: MOEL@MAINE.RR.COM

PROPERTY OWNER

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

BILLING ADDRESS

Name: Mark POIRIER
Address: SEE ABOVE

Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

RECEIVED

NOV - 2 2009

City of Portland
Planning Division

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

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 3,150 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 485 sq. ft.
 Existing Total Impervious Area 224 sq. ft.
 Proposed Total Impervious Area 3,096 sq. ft.
 Proposed Impervious Net Change 2,872 sq. ft.

BUILDING AREA

Existing Building Footprint 0 sq. ft.
 Proposed Building Footprint 2,672 sq. ft.
 Proposed Building Footprint Net change 2,672 sq. ft.
 Existing Total Building Floor Area 0 sq. ft.
 Proposed Total Building Floor Area 2,569 SF Living 25 sq. ft. basement sq. ft.
 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 0
 Proposed Number of Residential Units to be Demolished 0
 Existing Number of Residential Units 0
 Proposed Number of Residential Units 2
 Subdivision, Proposed Number of Lots 1

PARKING SPACES

Existing Number of Parking Spaces 0
 Proposed Number of Parking Spaces 4
 Number of Handicapped Parking Spaces 0
 Proposed Total Parking Spaces 4

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces 0
 Proposed Number of Bicycle Parking Spaces 2
 Total Bicycle Parking Spaces 2

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 type="checkbox"/>	Change of Use <input type="checkbox"/>
2 Family Dwelling <input checked="" type="checkbox"/>	

Site Plan Checklist

Portland, Maine

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

St. Lawrence Townhouses

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)	c
✓		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 (<u>example page 11 of packet</u>)	d
N/A		* Location of on-site waste receptacles	e
✓		* Public utilities	
✓		* Water and sewer mains	e
✓		* Culverts, drains, existing and proposed, showing size and directions of flows	e
✓		* Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓		* Location and dimensions of on-site pedestrian and vehicular access ways	g
✓		* Parking areas	
N/A		* Loading facilities	g
✓		* Design of ingress and egress of vehicles to and from the site onto public streets	g
✓		* Curb and sidewalks	g
✓	✓	Landscape plan showing:	h
✓		* Location of existing vegetation and proposed vegetation	h
✓		* Type of vegetation	h
✓		* Quantity of plantings	h
✓		* Size of proposed landscaping	h
✓		* Existing areas to be preserved	h
✓		* Preservation measures to be employed	h
✓		* Details of planting and preservation specifications	h
✓		* Location and dimensions of all fencing and screening	i
✓	✓	Location and intensity of outdoor lighting system	j
✓		Location of fire hydrants, existing and proposed (<u>refer to Fire Department checklist - page 11</u>)	k
✓		Written statements to include:	c
✓	✓	* Description of proposed uses to be located on site	cl
✓	✓	* Quantity and type of residential, if any	cl
✓	✓	* Total land area of the site	c2
✓	✓	* Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
✓		* General summary of existing and proposed easements or other burdens	c3
✓		* Type, quantity and method of handling solid waste disposal	c4
✓	✓	* Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets (<u>refer to the wastewater capacity application - page 12</u>)	c5
✓		* Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

<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>	<u>division</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>	<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

APPLICATION FEE:

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

<p>Major Development (more than 10,000 sq. ft.)</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>Plan Amendments</p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> <p>Subdivision</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ \$ (\$25.00 per lot) \$ _____ + (applicable Major site plan fee)</p>
<p>Minor Site Plan Review</p> <p><input checked="" 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>Other Reviews</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:

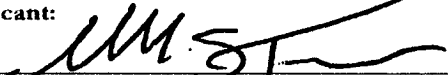
1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by 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 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: 10/30/2009</p>
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Written Statement for 71 St. Lawrence Street 2-Unit, Portland, ME 04101

1. Description of Proposed Use: 2-Unit Residential building above parking in basement.
2. Total Land Area of Site: 5250 square feet
3. Total Floor Area: Ground floor footprint is 2,672 sf. There are 4 floors of living area above at 7,565 sf, with 2,512 sf of basement parking.
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 fall of 2010.
9. N/A
10. Financial Capacity: Please see accompanying letter from Lincoln Capital LLC.
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 2-unit townhouse 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 Infill Zone 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, and Mark and Noel Poirier – owners. Kaplan Thompson Architects – Architect. Mark Poirier – Builder. Each couple will own and live in the townhouse.



71 St. Lawrence Townhome 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 2 unit building, 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 property.



STANDARD B -2 Roof Forms

The low slope roofs with 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 4th floor roof, which has been minimized so as to reduce its bulk and size as visible from the street.

STANDARD B-5 Façade 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 façade. 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.



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' deep at a minimum and 20' wide (over 60% of the building width of 32').

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.



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 fiber-cement clapboard with painted wood trim. Building cornices will be wrapped in architectural metal and painted wood 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 quite 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.



STANDARD G-1 Materials

All siding materials are harmonious and compatible with buildings located within a 2 block radius. As well, clapboards are 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.



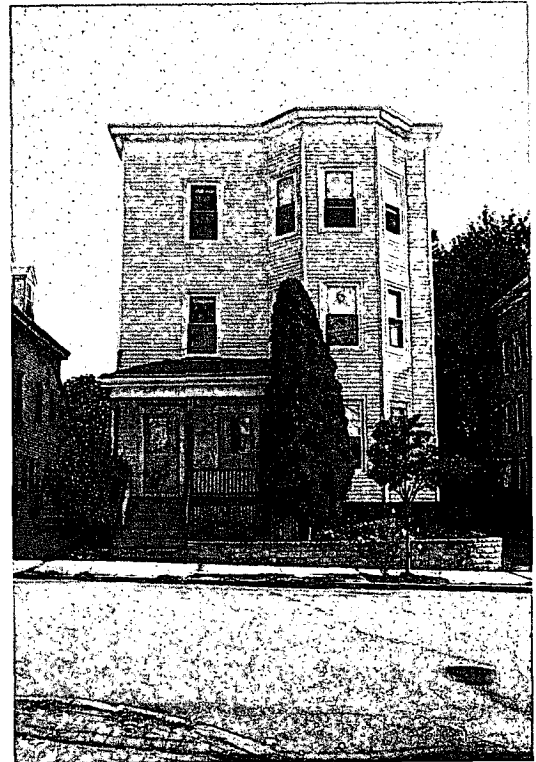
St. Lawrence St. & Monument St.



77 St. Lawrence St.



68 St. Lawrence St.



St. Lawrence St. & Sherbrooke St.



St. Lawrence St. & Sherbrooke St.



St. Lawrence St. & Sherbrooke St.



Streetscape: St. Lawrence 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: October 26, 2009

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: Town Houses
 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/u
 Other (specify): Garage / Private

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

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 630 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 per Bedroom. There are 2 unit, 1 has 4 bedrooms, the other has 3.
 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: Poirier / Isaacson
 Owner/Developer Address: 71 St Lawrence Street Portland, ME 04101
 Phone: 207-329-4200 Fax: N/A E-mail: _____
 Engineering Consultant Name: Kaplan Thomason Architects
 Engineering Consultant Address: 424 Fore Street Portland, ME 04101
 Phone: 207-842-2888 Fax: 207-842-2828 E-mail: _____
 City Planner's Name: _____ Phone: _____

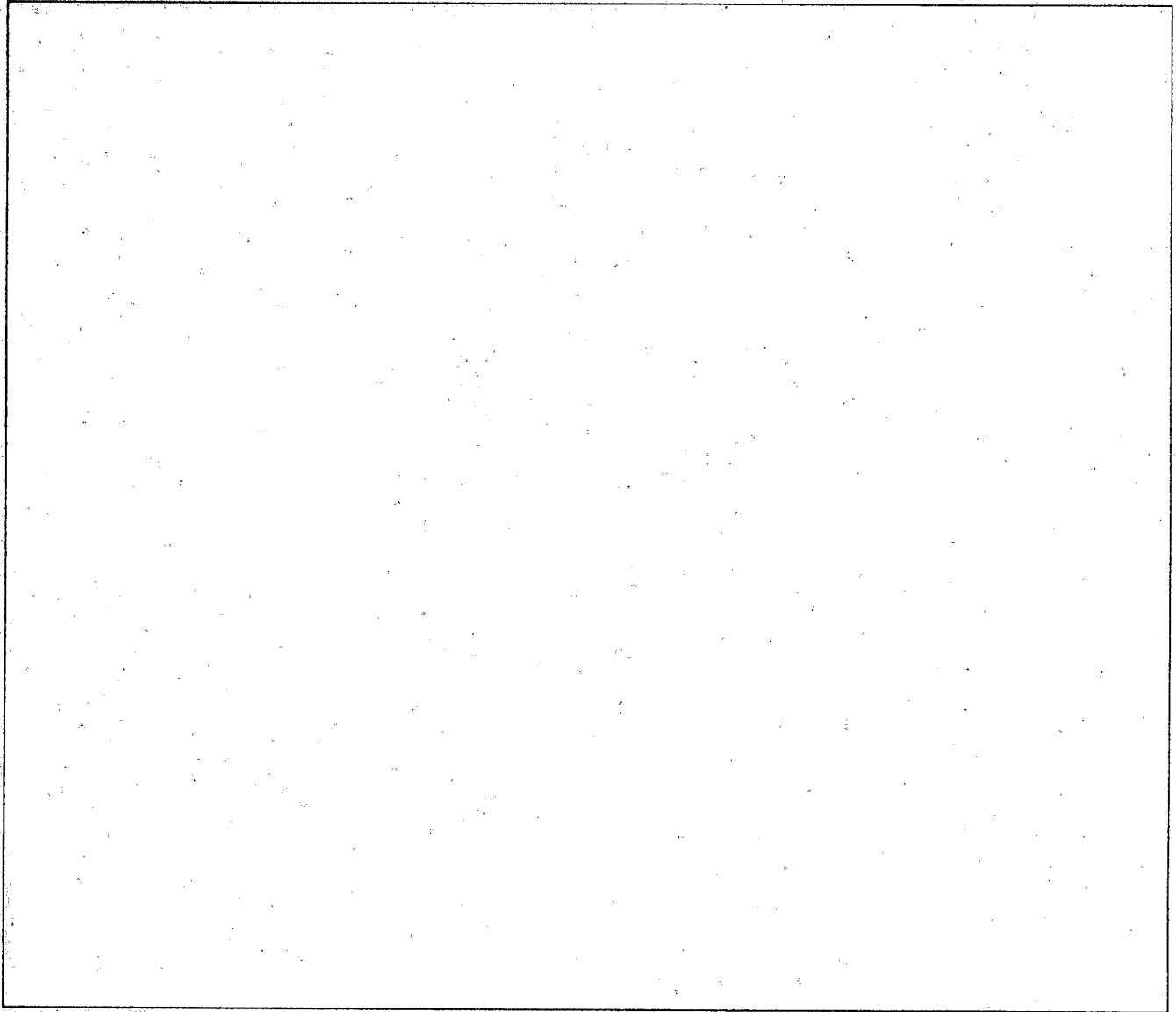
Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

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 X
 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**

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

Regulations	Required / Allowed	Provided
Max Lot Area:	10,000 sf	5,250 sf
Min Lot Area/Dwelling:	725 sf	2,625 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:		35'
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 Setback:		4' & 14'-9 1/2"
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'	44'-1 1/2"
Parking:	1 space/Unit	2 spaces/unit
Min Open Space:		2 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'
 $+551.5 / 4 = 137.875' = 137'-10 \frac{1}{2}"$



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

1. Owners: Jamie and Kris Isaacson,
Mark and Noel Poirier,
2. Architect: Kaplan Thompson Architects, 424 Fore St., Portland, ME 04101
3. Proposed Uses:
 - a. IBC: R-3: Residential, not more than 2 dwelling units (310.1); and U: Private Garage (312.1), Private Garage: not more than 3,000 sf or 1 story (406.1.2).
 - b. NFPA: Residential Occupancy (3.3.168.13); One and Two Family Dwelling (3.3.172); Storage Occupancy, Ordinary Hazard: Vehicles (3.3.168.15, 42.8.1.5).
4. Square Footage of all structures:
 - a. First Floor: 2,381 SF
 - b. Second Floor: 2,395 SF
 - c. Third Floor: 1,741 SF
 - d. Fourth Floor: 1,048 SF
 - e. **TOTAL Habitable: 7,565 SF**
 - f. Basement/Parking: 2,512 SF
5. Elevation of Proposed Building: 45' above average grade.
6. Fire Protection:
 - a. Unit #1 (3 stories, Type V(B) Construction): Not Sprinklered.
 - b. Unit #2 (4 stories, Type V(B) Construction): 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: Group R-3.
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. Elevators are one-unit residential elevators: exempt from larger elevator dimensions.
13. N/A

71 St. Lawrence

Code Summary

IBC 2003

Description	Code Ref
Use Group:	
R-3: Residential, not more than 2 dwelling units	310.1
U: Private Garage, no fuel dispensed, no repairs	312.1
Private Garage: not more than 3,000 SF or 1 Story	406.1.2
Required Separations	
Private Garage (U) from Habitable Space (R-3): 1 HOUR	Table 302.3.2
Private Garage Separation:	406.1.4
Walls: 1/2" Gypsum Board	
Ceilings: (1) 5/8" Type X Gypsum Board	
Doors: 1 3/8" solid core or 20 minute	715.3.3
General Building Heights or Areas	
Basement Definition	502.1
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)	
ALL conditions of 502.1 are met, Private Garage is a Basement	
Construction Type V(B) = 3 Stories Max, Unlimited Area, 40'-0" Max Height	Table 503
Automatic sprinkler system per 903.3.1.2 increase: +20'-0" Height, +1 Story	504.2
Type V(B) Sprinklered = 4 Stories Max, UL Area, 60'-0" Max Height	
Fire Resistance Rating Requirements for TYPE V(B)	
Structural Frame	Table 601
Bearing Walls	0 hours
Nonbearing Walls: Exterior	0 hours
Nonbearing Walls: Interior	0 hours
Floor Construction:	0 hours
Roof Construction:	0 hours
Fire Separation Distance for Exterior Walls (per Table 602)	0 hours
Group R-3 & U when used as accessory to R-3 shall not be required to have a fire-resistance rating where the fire separation distance is >3'-0"	
Vertical Protection of Openings: None Required when less than 3 Stories	704.9.1
Vertical Protection of Openings: None Required when sprinklered	704.9.2
Maximum Area of Exterior Wall Openings: UNLIMITED , Type V(B)	Table 704.8g
Each portion of a building separated by a Fire Wall shall be considered a separate building	705.1
Fire Resistance Rating: Group R-3 = 2 Hours	Table 705.4
Elevator Shaft, 4+ Story = 2 Hours	707.4
Draftstopping Not Required in Group R-3, Sprinklered	717.3.2.2

Sprinklers, Fire Alarms & Smoke Alarms

NFPA 13R Sprinkler system: up to 4 stories in height	903.3.1.2
NFPA 13D Sprinkler system: 1 & 2 family dwellings	903.3.1.3
Standpipe Not Required : Group R-3	905.3
Smoke Alarms Required : Outside of sleeping area, bedrooms, each story	907.2.10.1.2
Smoke Alarm Interconnection: Required	907.2.10.3

Means of Egress

Exit Travel Distance: 72'-0" (max Group U: 300'-0") Table 1015.1

Number of Exits & Continuity

Buildings with One Exit:

Group R-3 Occupancy Table 1018.2

Group U: 1 story, 12 occupants, <75'-0" maximum travel Table 1018.2

NFPA 101 2006

Description

Code Ref

Occupancy

Residential Occupancy 3.3.168.13

One & Two Family Dwelling 3.3.172

Storage Occupancy, Ordinary Hazard: Vehicles 3.3.168.15

42.8.1.5

Required Separation of Occupancies

One & Two Family Residences + Storage, Low & Ordinary: **2 HOUR** Table 6.1.14.4.1(b)

Number of Means of Escape: One & Two Family Residences

Every sleeping room & living area must have >1 primary & >1 secondary means of escape 24.2.2.1.1

Exceptions: Door leading directly to outside or automatic Sprinkler = no secondary means of escape 24.2.2.1.2

Number of Means of Escape: Storage, Ordinary Hazard

Two means of egress from every floor or section of every parking structure 42.8.2.4.1

Common path of travel = first 50'-0" 42.8.2.5.1

Maximum travel distance to exits, not protected by sprinkler: 150'-0" Table 42.8.2.6


No fire alarm <100,000 ft² 42.8.3.4.1.1

DRIVEWAY EASEMENT DEED

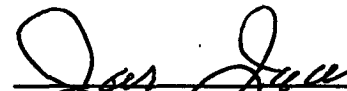
Know all men by these presents, that JAMES ISAACSON, of Wayne, Maine ("Grantor") for one dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to MARK S. POIRIER and NOEL M. POIRIER, as joint tenants, both of Portland, Maine, with 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 23rd day of June, 2009.



Witness




James Isaacson

STATE OF MAINE
Cumberland, ss

June 23, 2009

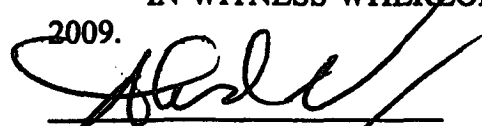
Then personally appeared the above named James Isaacson, and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney-at-Law
Alan R. Nye

Printed name of person taking
acknowledgement

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

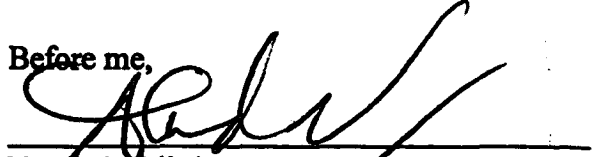


Witness
STATE OF MAINE
Cumberland, ss



James Isaacson
June 23rd, 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

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.

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. Coyne
Witness

[Signature]
Mark S. Poirier

[Signature]
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,

[Signature]
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

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,

[Signature]
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

**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:

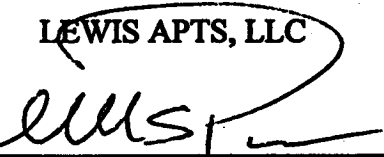
An easement over a strip of land ten (10) feet in width along the northwesterly side of the common boundary line of Grantors and Grantee, which common line commences at St. Lawrence Street and extends northeasterly a distance of one hundred twenty-five (125) feet, more or less, to the rear of Grantors' 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

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

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.

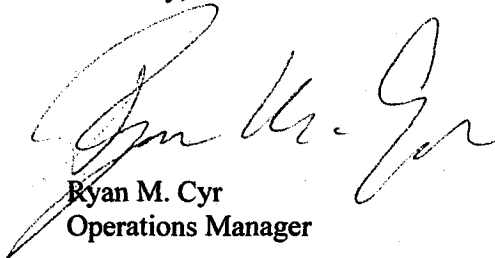
**LINCOLN CAPITAL LLC
1124 BRIGHTON AVE PORTLAND, ME 04102**

DATE: October 22, 2009
TO: City of Portland
FROM: Ryan M. Cyr, Operations Manager
RE: Mark Poirier
71 St. Lawrence Street
Portland, Me 04101

Please be advised that Mark Poirier has funds available to construct Two Condo Units on the above referenced property.

Thank you for choosing **LINCOLN CAPITAL LLC.** for your financing needs. Please feel free to contact me with questions.

Sincerely,



Ryan M. Cyr
Operations Manager

1. INTRODUCTION

Mark Poirier is proposing a 2-unit, multi story townhouse to be located at 71 St. Lawrence Street in Portland. The property is located in the Eastern Promenade Section of Portland, ME. The property is a vacant lot in densely populated urban residential setting. Currently the 0.12-acre (5,250 sf) site consists only of a maintained grassed area with a few trees and bushes.

This proposed building will create 7,359 sf of gross living space spread across four floors and provides parking for each unit in the basement. Construction will create approximately 3,060 square feet of impervious.

The parcel is bordered by multi-story residential properties. The existing site grade is lower than the property to the west and higher than the property to the east. Currently, stormwater sheetflows from the abutting property to the west onto the subject parcel and the majority of stormwater from the subject parcel sheetflows onto the property located to the east. The front portion (approximately 20 feet) of each parcel sheetflows onto St. Lawrence Street and is collected in a closed drainage system 3 buildings downstream of the subject parcel.

2. STUDY METHODOLOGY

In this study, the Soil Conservation Services Urban Hydrology for Small Watersheds, Technical Release 20 (also known as SCS TR-20) was utilized to model the surface water drainage patterns for the pre and post development drainage conditions. HydroCAD Stormwater Modeling System Software (Version 9) was used for the SCS TR-20 calculations. The SCS TR-55 method was used to estimate the Time of Concentration (Tc). This method involves estimating the length of sheet flow, shallow concentrated flow and channel flow that occurs within each subcatchment. Each Tc Path and corresponding length and slope is identified in the pre and post development drainage area plan. From this information, the time of concentration is determined for each watershed. Modeling was conducted using the 2, 10, and 25-year storm events. The HydroCAD results for the Pre-Development and Post-Development are displayed in Appendix A and B respectively.

The curve numbers (CN) utilized in this analysis relate to the Hydrologic Soil Group (HSG) and associated ground cover observed on the site. The following curve numbers were used:

Table 1 – Summary of Curve Numbers

Description	HSG A	HSG B	HSG C	HSG D
Pavement/Roofs	98	N/A	N/A	N/A
Grass, Good	39	N/A	N/A	N/A

3. PRE-DEVELOPMENT CONDITIONS

Only one soil type was encountered at this site. The soil classification is per the U.S. Soil Conservation Service Soil Survey of Cumberland County. Please reference the following list for soil symbol, name and hydrological groups:

<u>Symbol</u>	<u>Name</u>	<u>Hydrological Group</u>
HiB	Hinckley Gravelly Loam	A

Under pre-development conditions the site is modeled as 2 drainage areas (See Plan Set for Pre-Development Drainage Area Plan).

Pre-Development Drainage Area 1

This area encompasses approximately 0.05 acre and primarily consists of grass, and some impervious area due to existing gravel driveways, existing homes and sidewalk. Stormwater sheet flows onto St. Lawrence Street and is collected in the gutter system and discharges into a catchbasin located approximately 120 ft downstream of the subject parcel.

Pre-Development Drainage Area 2

This area encompasses approximately 0.17 acre and primarily consists of grass, and some impervious area due abutting homes and paved driveways. Stormwater sheetflows across the abutting property easterly across the subject parcel and discharges onto the abutters property to the east.

Table 2 below summarizes the Pre-Development flows in cubic feet per second (CFS) discharged from the site during the 2, 10, and 25-year storm events (Q₂, Q₁₀ and Q₂₅).

Table 2 – Summary of Pre-Development Discharges

Analysis Point	HydroCAD Node	Discharges (cfs)		
		Q ₂	Q ₁₀	Q ₂₅
1	SP1	0.04	0.12	0.16
2	SP2	0.02	0.17	0.26

4. POST-DEVELOPMENT CONDITIONS

The proposed project will create approximately 3,060 square feet of impervious area. Due to the increase in impervious area stormwater peak flows are expected to increase. Because of the size, slope and soil conditions of the existing site stormwater detention is impractical. However, a rain garden and rain barrels are proposed to detain the increase in peak flows. The rain garden will be constructed with an underdrain system surrounded by 24" of washed ¾" crushed stone. This area will provide storage for stormwater before it infiltrates into the ground. The percolation rate of Hinckley Gravelly Loam is estimated to be 2 minutes/inch. The majority of stormwater directed to the rain garden will infiltrate into the ground. The owner/developer will utilize rain barrels to collect runoff from 75%

of the roof. Two (2) sets of rain barrels (roof top and at-grade) have been sized to completely store back to back 25 year storm events without overflowing.

Under post-development conditions the site is broken into 12 drainage areas.

Post-Development Drainage Area 1

This area encompasses approximately 0.03 acre and consists of the proposed front porch roof, existing sidewalk and proposed paved driveway. Stormwater will sheet flow into the gutter in St. Lawrence Street and discharge into the existing catchbasin located approximately 120 feet to the east. Flow from this subcatchment is tributary to Study Point 1.

Post-Development Drainage Area 2

This area encompasses approximately 0.02 acres and includes a portion of the abutting driveway, lawn and walkway to the east. Stormwater sheet flows easterly to the proposed walkway associated with the townhouse and flows toward the St. Lawrence Street gutter where it discharges into the existing catchbasin. This flow is tributary to Study Point 1.

Post-Development Drainage Area 3 and 4

Each area encompasses 0.01 acres respectively and is the portion of the roof that will drain by gutter to the rain garden. This flow is tributary to Study Point 2.

Post-Development Drainage Area 3a, 3b, 4a and 4b

Each area encompasses 0.01 acres respectively and is the portion of the roof that will drain by gutter to the rain barrels. This flow is intended to be stored and used for irrigational purposes.

Post-Development Drainage Area 5

This area includes 0.01 acres of concrete sidewalk and some porch roofs. Runoff from this area is intended to flow onto gutter created by the walkway and flow to the existing catchbasin on St. Lawrence Street. This area is tributary to Study Point 1.

Post-Development Drainage Area 6

This area includes 0.11 acres of lawn and abutting driveway, runoff from this area has been included in overland tributary to the rain garden. This area discharges through Study Point 2.

Post Development Drainage Area 7

This area is 0.003 acres and flows into a trench drain which discharges to the basement sump. Runoff collected in the sump will be pumped into an underdrain system in the rain garden. Flow from this area is discharged through Study Point 2.

Post Development Area 8

This area is 0.01 acres in size and is a grassed area to the east of the building that sheet flows onto the abutting property. Flow from this area is discharged to Study Point 2.

Table 3, found below summarizes the Post-Development flows discharged from this site during the 2, 10, and 25-year storm events.

Table 3 – Summary of Post-Development Discharges without Rain barrels

Analysis Point	HydroCAD Node	Discharges (cfs)		
		Q ₂	Q ₁₀	Q ₂₅
1	SP1	0.13	0.23	0.28
2	SP2	0.00	0.02	0.11

Table 4 – Summary of Post-Development Discharges with Rain barrels

Analysis Point	HydroCAD Node	Discharges (cfs)		
		Q ₂	Q ₁₀	Q ₂₅
1	SP1	0.13	0.23	0.28
2	SP2	0.00	0.02	0.07

The following tables compare the total pre-development flows to the post-development discharge for the 2, 10, and 25-year storm events.

Table 5 – Comparison of Pre- and Post-Development Discharges for Study Point 1

Return Period	SP1 Pre Flows (cfs)	SP1 Post Flows w/ & w/o Rainbarrel (cfs)	Diff. (cfs)
2	0.04	0.13	+0.09
10	0.12	0.23	+0.11
25	0.16	0.28	+0.12

By examination of Table 5, all post-development discharge rates are slightly greater than the pre-development rates. This increase is insignificant and is caused mostly by the runoff from the abutting driveway to the west that no longer can sheet flow onto the vacant lot. It will not effect any abutting or downstream properties.

Table 6 – Comparison of Pre- and Post-Development Discharges for Study Point 2

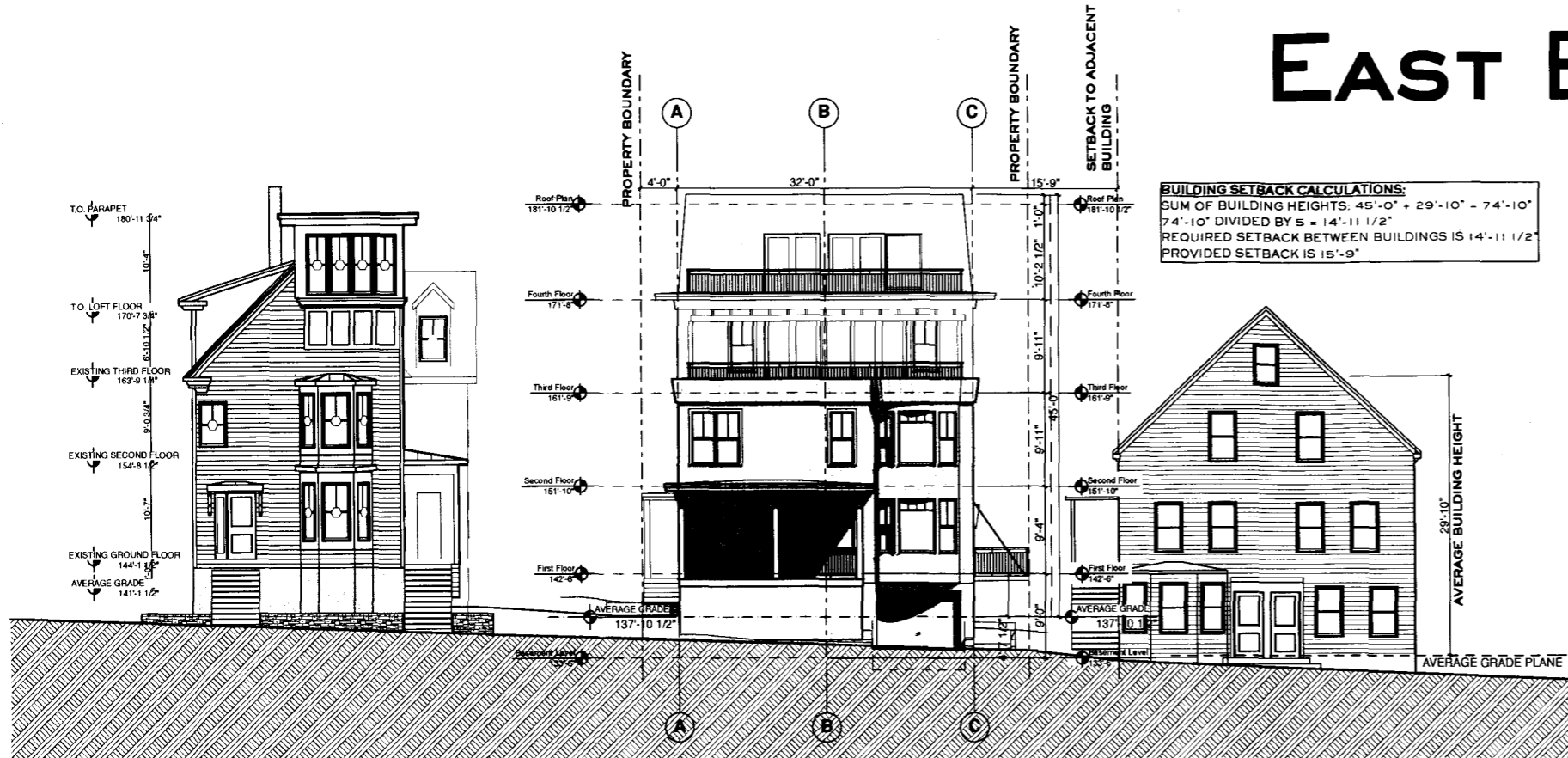
Return Period	SP2 Pre Flows (cfs)	SP2 Post Flows w/o Rainbarrel (cfs)	Diff. (cfs)	SP2 Post Flows w/ Rainbarrel (cfs)	Diff. (cfs)
2	0.02	0.00	-0.02	0.00	-0.02
10	0.17	0.02	-0.15	0.02	-0.15
25	0.26	0.11	-0.15	0.06	-0.20

By examination of Table 6, all post development discharge rates are lower than the pre-development rates. This decrease is caused by the storage in the rain garden with additional storage realized by the use of rain barrels.

EAST END TOWNHOUSES

PROJECT INFORMATION

Client: Poirier / Isaacson
Architect: Kaplan Thompson Architects
Contractor: Mark Poirier
Map / Lot: Map 16, Block E, Book 23
Project Address: 71 St. Lawrence
Zoning: R-6 Small Lot
Building Codes: IBC 2003
NFPA / 2006
Site Area: 5250 SF / 0.12 ACRE
Building SF: 7,565 SF Gross Living, 2,512 Basement Parking
Occupancy: R-3 / U
Maximum Building Height: 45'-0"
Setbacks: Front: 10'-0" Max.
Side: 4'-0" Min.
Side: 15'-0" Min.
Rear: 15'-0" Min.



1 ST. LAWRENCE STREET ELEVATION
SCALE: 1/8" = 1'-0"

71 St. Lawrence
Code Summary

IBC 2003

Description
Use Group:
R-3: Residential, not more than 2 dwelling units
U: Private Garage, no fuel dispensed, no repairs
Private Garage: not more than 3,000 SF or 1 Story

Required Separations
Private Garage (U) from Habitable Space (R-3): **1 HOUR**
Private Garage Separation:
Walls: 1/2" Gypsum Board
Ceilings: (1) 5/8" Type X Gypsum Board
Doors: 1 3/8" solid core or 20 minute

General Building Heights or Areas
Basement Definition
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)
ALL conditions of 502.1 are met, Private Garage is a Basement

Construction Type V(B) = 3 Stories Max, Unlimited Area, 40'-0" Max Height
Automatic sprinkler system per 903.3.1.2, increase: +20'-0" Height, +1 Story
Type V(B) Sprinklered = 4 Stories Max, UL Area, 60'-0" Max Height

Fire Resistance Rating Requirements for TYPE V(B)

Structural Frame
Bearing Walls
Nonbearing Walls: Exterior
Nonbearing Walls: Interior
Floor Construction
Roof Construction
Fire Separation Distance for Exterior Walls (per Table 602)
Group R-3 & U when used as accessory to R-3 shall not be required to have a fire-resistance rating where the fire separation distance is >3'-0"
Vertical Protection of Openings: **None** Required when separation is less than 3 Stories
Vertical Protection of Openings: **None** Required when sprinklered
Maximum Area of Exterior Wall Openings: **UNLIMITED**, Type V(B)
Each portion of a building separated by a **Fire Wall** shall be considered a separate building
Fire Resistance Rating: Group R-3 = **2 Hours**
Elevator Shaft, 4+ Story = **2 Hours**
Draftstopping **Not Required** in Group R-3, Sprinklered

Sprinklers, Fire Alarms & Smoke Alarms
NFPA 13R Sprinkler system: up to 4 stories in height
NFPA 13D Sprinkler system: 1 & 2 family dwellings
Standpipe **Not Required**: Group R-3
Smoke Alarms **Required**: Outside of sleeping area, bedrooms, each story
Smoke Alarm Interconnection: **Required**

Means of Egress
Exit Travel Distance: 72'-0" (max Group U: 300'-0")
Number of Exits & Continuity
Buildings with One Exit:
Group R-3 Occupancy
Group U: 1 story, 12 occupants, <75'-0" maximum travel

Code Ref

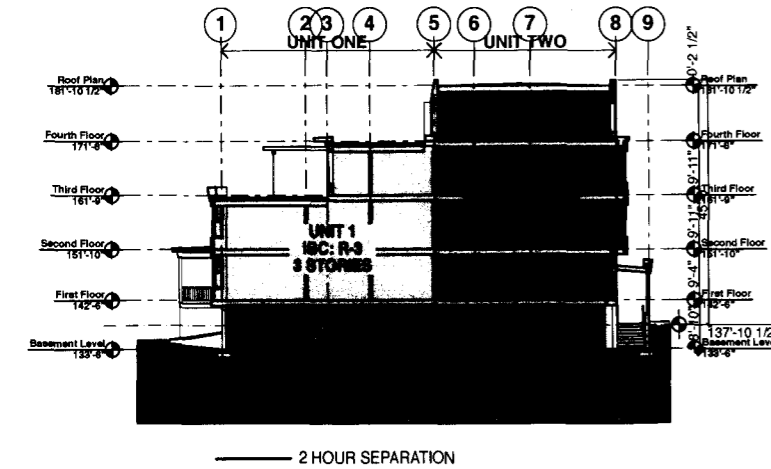
310.1
312.1
406.1.2
Table 302.3.2
406.1.4
715.3.3
502.1
Table 503
504.2
Table 601
0 hours
0 hours
0 hours
0 hours
0 hours
0 hours
0 hours
0 hours
704.9.1
704.9.2
Table 704.8g
705.1
Table 705.4
707.4
717.3.2.2
903.3.1.2
903.3.1.3
905.3
907.2.10.1.2
907.2.10.3
Table 1015.1
Table 1018.2
Table 1018.2

NFPA 101 2006

Description
Occupancy
Residential Occupancy
One & Two Family Dwelling
Storage Occupancy, Ordinary Hazard: Vehicles
Required Separation of Occupancies
One & Two Family Residences + Storage, Low & Ordinary: **2 HOUR**
Table 6.1.14.4.1(b)
Number of Means of Escape: One & Two Family Residences
Every sleeping room & living area must have >1 primary & >1 secondary means of escape
Exceptions: Door leading directly to outside or automatic Sprinkler = no secondary means of escape
Number of Means of Escape: Storage, Ordinary Hazard
Two means of egress from every floor or section of every parking structure
Common path of travel = first 50'-0"
Maximum travel distance to exits, not protected by sprinkler: 150'-0"
No fire alarm <100,000 R2

Code Ref

3.3.168.13
3.3.172
3.3.168.15
42.8.1.5
24.2.2.1.1
24.2.2.1.2
42.8.2.4.1
42.8.2.5.1
Table 42.8.2.6
42.8.3.4.1.1



2 CODE SECTION DIAGRAM
SCALE: 1/16" = 1'-0"

DRAWING INDEX

Cover Sheet

- A-1.1 Architectural Site Plan
- A-1.2 Landscape Plan
- A-1.3 Basement Parking
- A-1.4 First Level
- A-1.5 Second Level
- A-1.6 Third Level
- A-1.7 Fourth Level
- A-1.8 Roof Plan
- A-1.9 Front & Rear Building Elevation
- A-1.10 Southeast Building Elevation
- A-1.11 Northwest Building Elevation
- A-1.12 Building Section
- A-1.13 View from Street

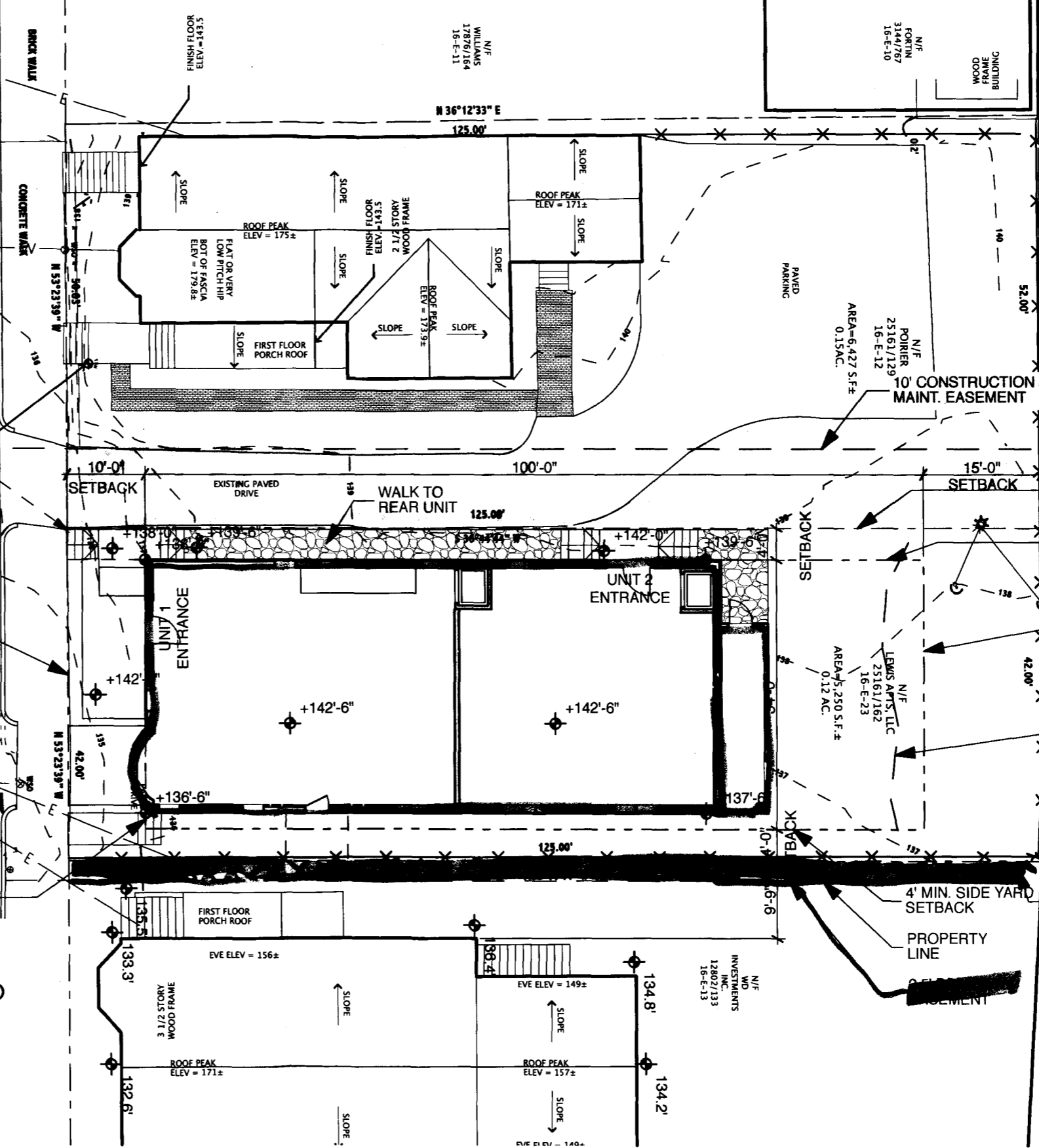
TO NEAREST HYDRANT
 EXIST. FIRE HYDRANT
 305' FROM PROP. CORNER
 ON MONUMENT ST.

ST. LAWRENCE STREET
 PAVED - PUBLIC 50' WIDE

PROPERTY LINE

RELOCATED CURB CUT

10' MAX. FRONT YARD SETBACK



LOT SF: 5,250 SF (0.12 AC.)
 PROPOSED FOOTPRINT: 2,672 SF (INCL. PORCH)
 LOT COVERAGE: 0.49 (49%)
 PARKING SPACES PROVIDED: 4 + STORAGE
 BICYCLE PARKING: 2
 UNIT #1 NET SF: 3,270 SF
 UNIT #2 NET SF: 3,311 SF

KAPLAN THOMPSON
 ARCHITECTS
 424 FORE ST., PORTLAND, ME 04101
 207-842-2888 FAX: 842-2828

PROJECT: EAST END TOWNHOUSES
 POIRIER / ISAACSON
 71 ST. LAWRENCE
 PORTLAND, ME

DRAWING: ARCHITECTURAL SITE PLAN

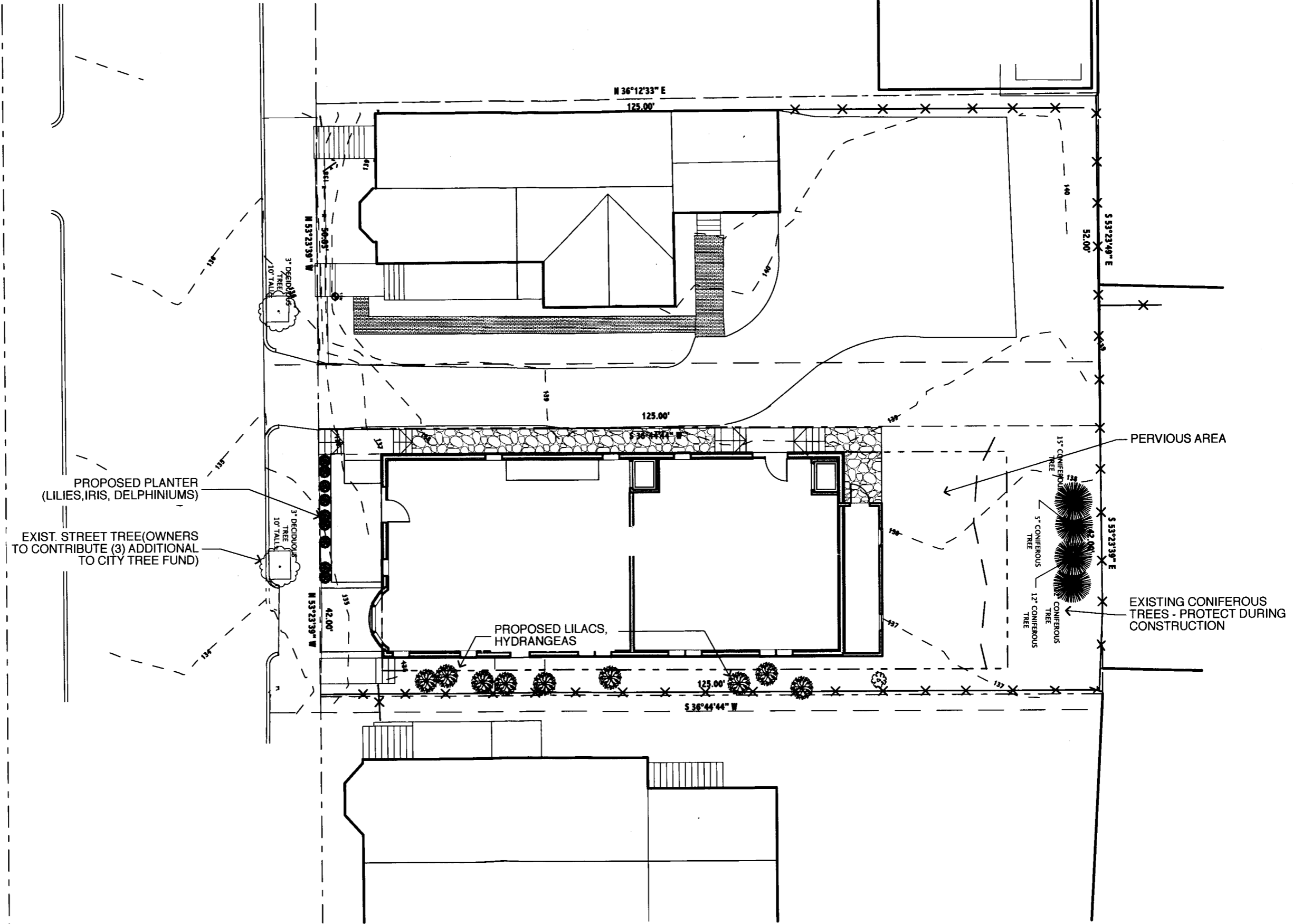
SCALE: 1/16" = 1'-0"

DRAWN BY: JJT/JB

DATE: NOVEMBER 2, 2009

REVISED:

A-1.1



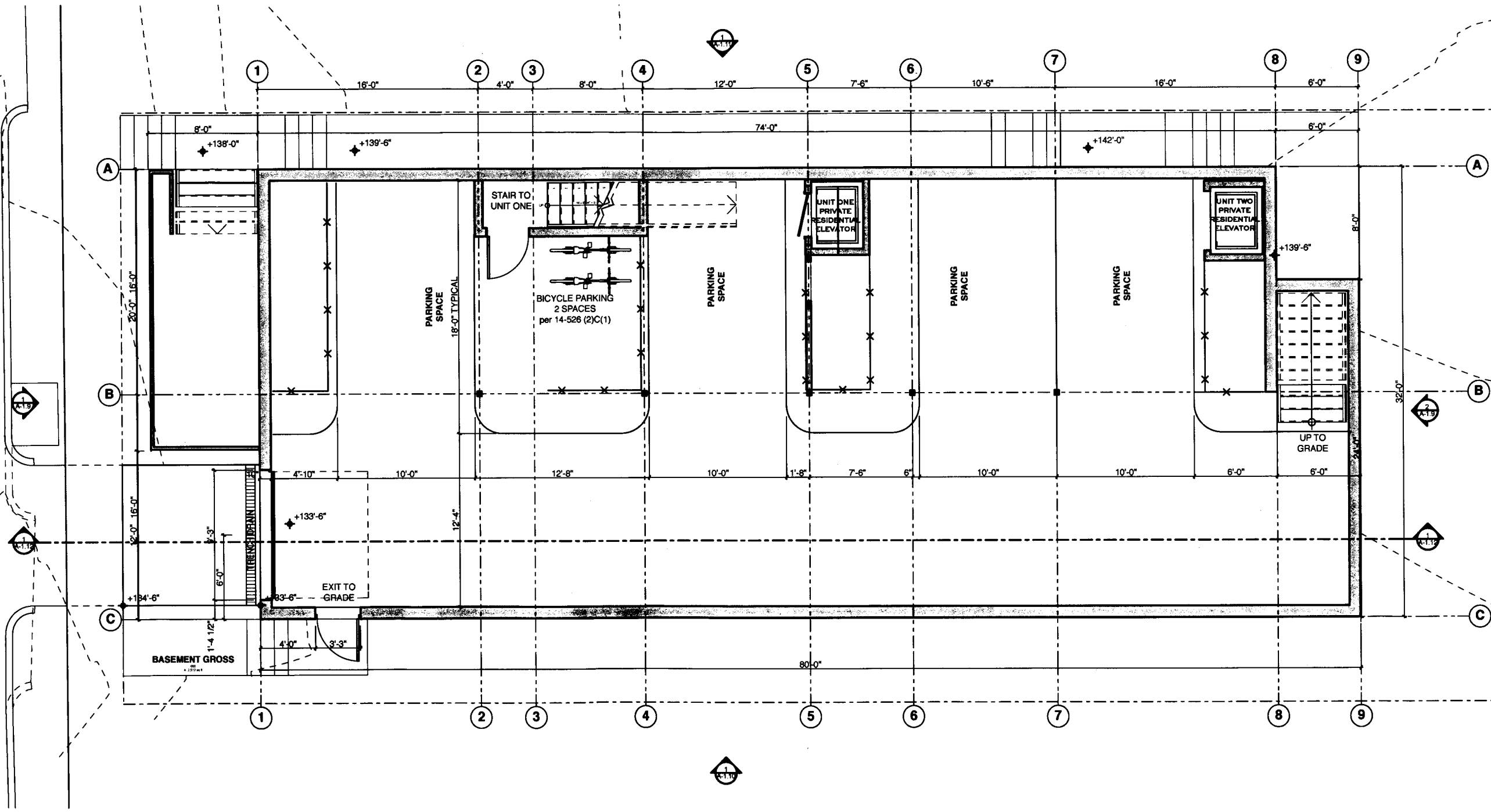
PROPOSED PLANTER
(LILIES, IRIS, DELPHINIUMS)

EXIST. STREET TREE (OWNERS
TO CONTRIBUTE (3) ADDITIONAL
TO CITY TREE FUND)

PROPOSED LILACS,
HYDRANGEAS

PERVIOUS AREA

EXISTING CONIFEROUS
TREES - PROTECT DURING
CONSTRUCTION



KAPLAN THOMPSON
ARCHITECTS

424 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX:842-2828

PROJECT:

EAST END TOWNHOUSES

POIRIER / ISAACSON

71 ST. LAWRENCE
PORTLAND, ME

DRAWING: BASEMENT PARKING

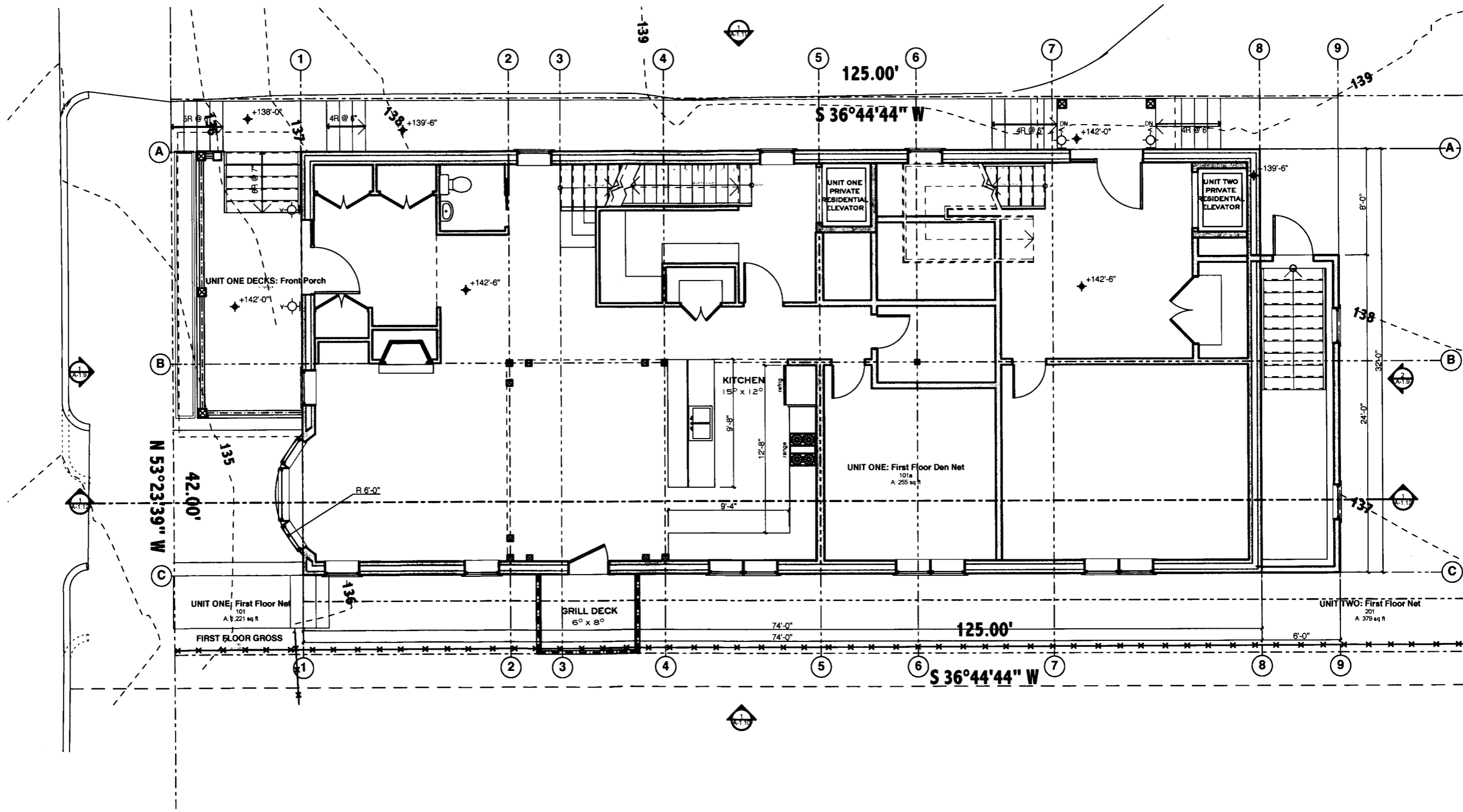
SCALE: 1/8" = 1'-0"

DRAWN BY: JJT/JB

DATE: NOVEMBER 2, 2009

REVISED:

A-1.3



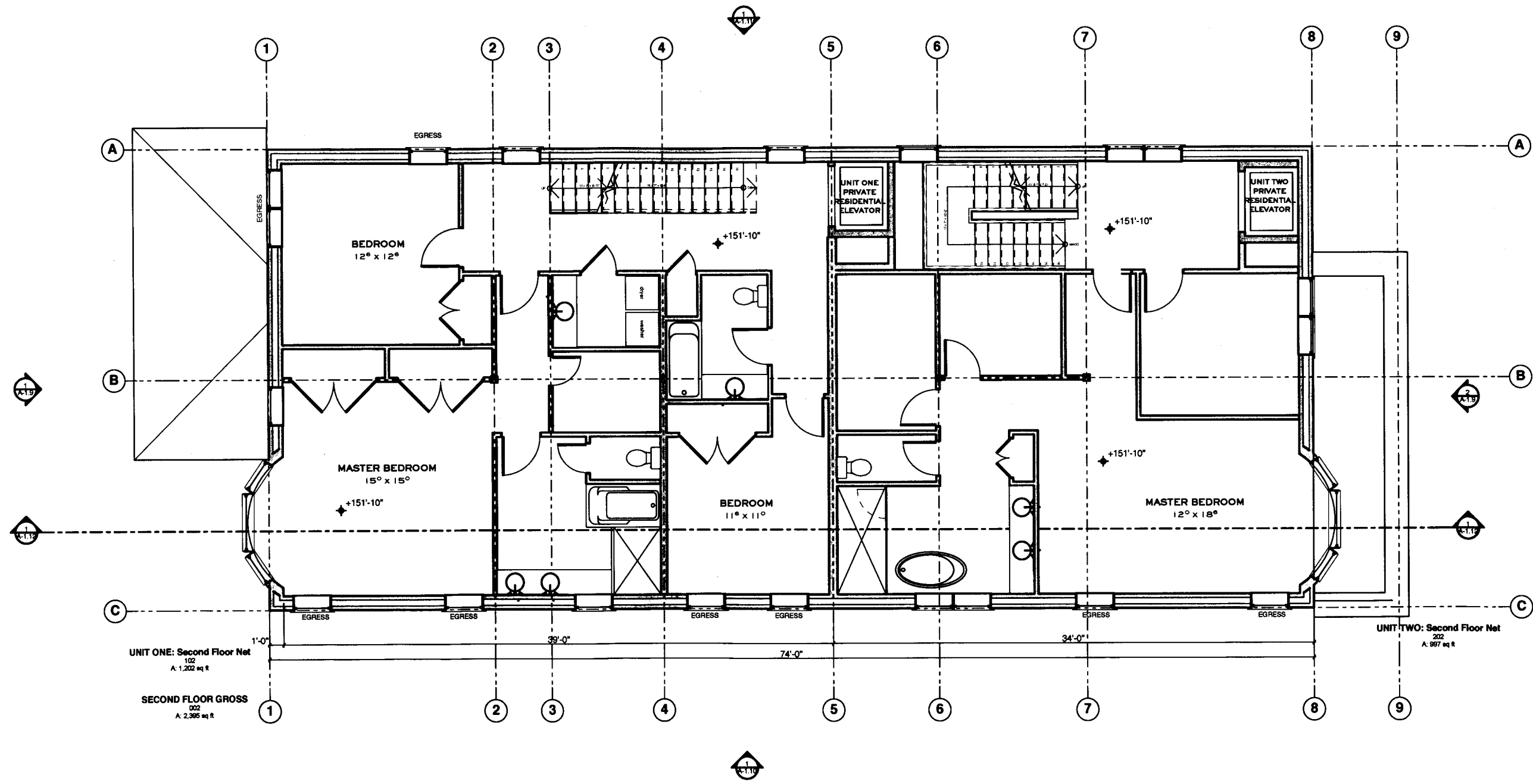
KAPLAN THOMPSON
ARCHITECTS

424 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX: 842-2828

PROJECT:
EAST END TOWNHOUSES
POIRIER / ISAACSON
71 ST. LAWRENCE
PORTLAND, ME

DRAWING: FIRST LEVEL
SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 2, 2009
DRAWN BY: JJT/JB
REVISED:

A-1.4



UNIT ONE: Second Floor Net
102
A: 1,202 sq ft

SECOND FLOOR GROSS
002
A: 2,395 sq ft

UNIT TWO: Second Floor Net
202
A: 997 sq ft



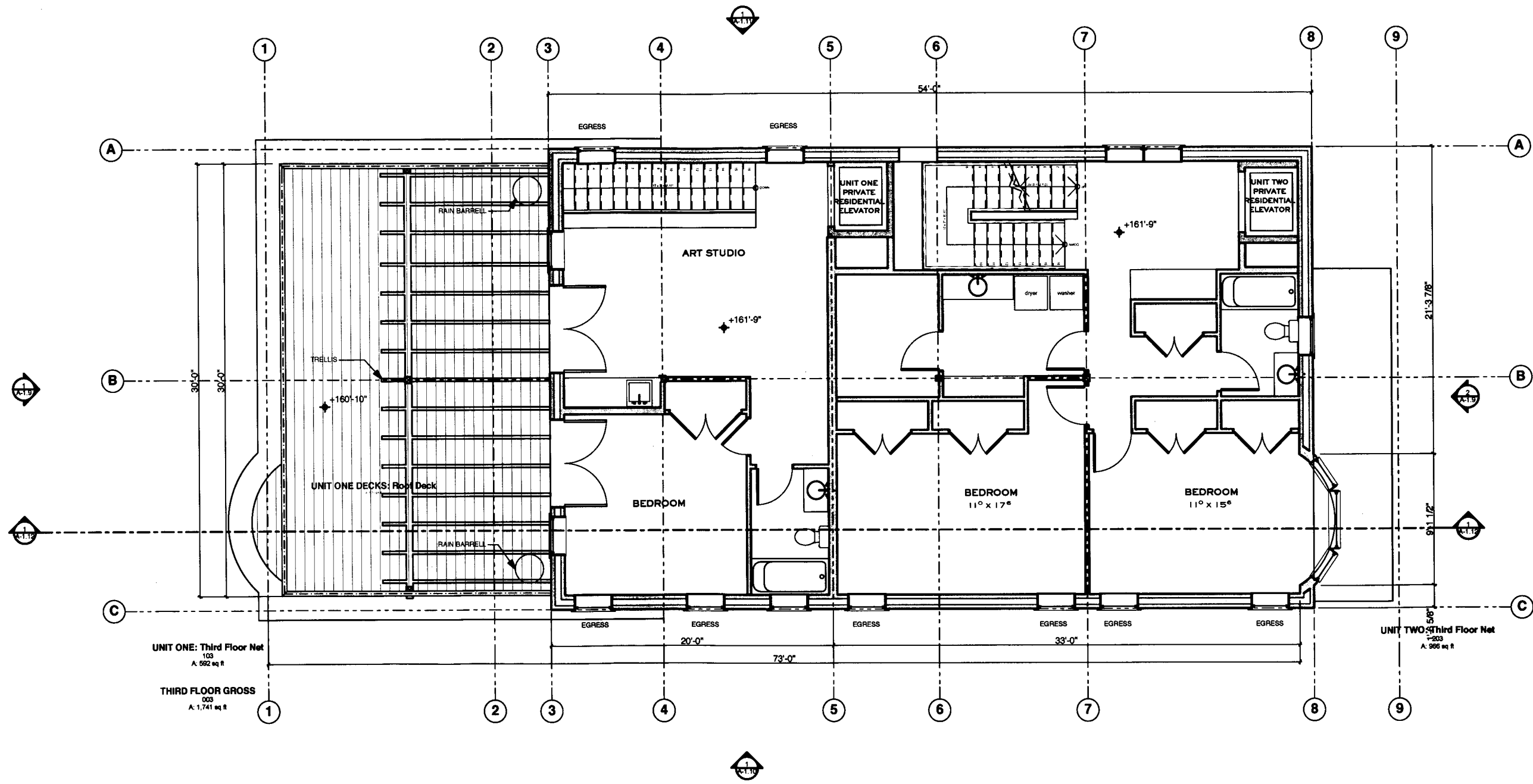
KAPLAN THOMPSON
ARCHITECTS

424 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX: 842-2828

PROJECT:
EAST END TOWNHOUSES
POIRIER / ISAACSON
71 ST. LAWRENCE
PORTLAND, ME

DRAWING: SECOND LEVEL
SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 2, 2009
DRAWN BY: JJT/JB
REVISED:

A-1.5



UNIT ONE: Third Floor Net
103
A: 592 sq ft

THIRD FLOOR GROSS
003
A: 1,741 sq ft

UNIT TWO: Third Floor Net
103
A: 986 sq ft



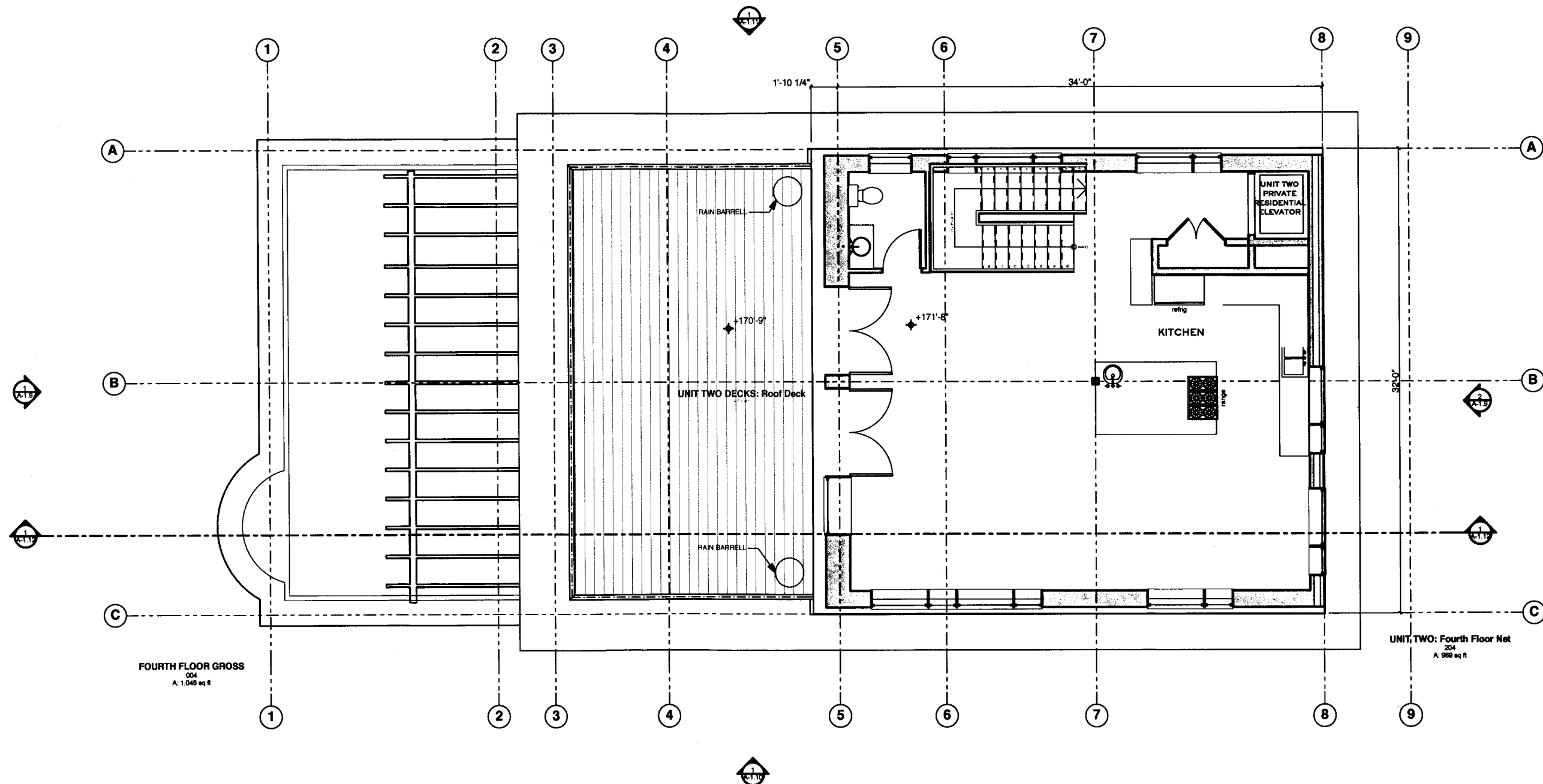
KAPLAN THOMPSON
ARCHITECTS

424 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX: 842-2828

PROJECT:
EAST END TOWNHOUSES
POIRIER / ISAACSON
71 ST. LAWRENCE
PORTLAND, ME

DRAWING: THIRD LEVEL
SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 2, 2009
DRAWN BY: JJT/JB
REVISED:

A-1.6



FOURTH FLOOR GROSS
004
A: 1,048 sq ft

UNIT TWO: Fourth Floor Net
204
A: 969 sq ft



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PROJECT:
EAST END TOWNHOUSES

POIRIER / ISAACSON

71 ST. LAWRENCE
PORTLAND, ME

DRAWING: FOURTH LEVEL

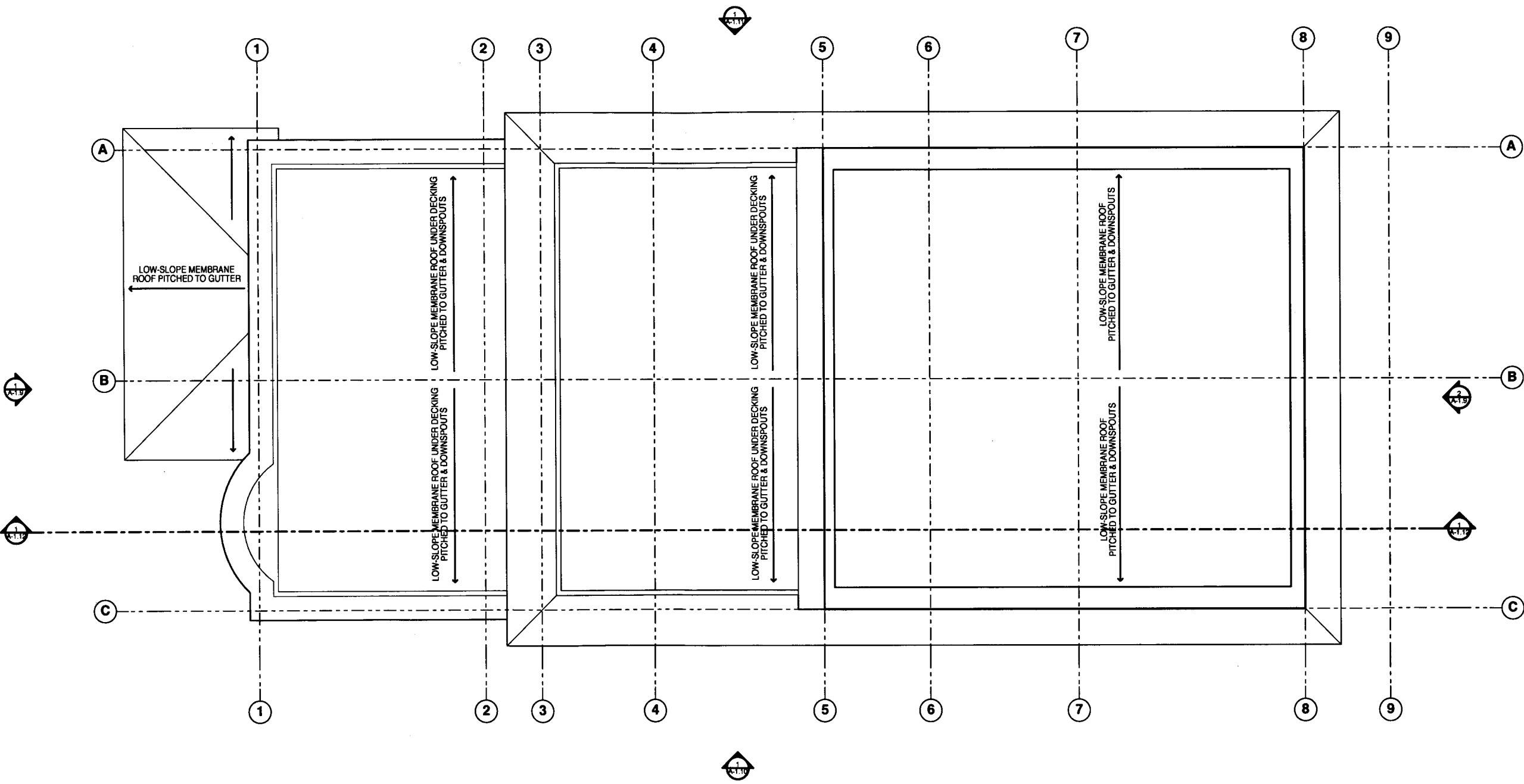
SCALE: 1/8" = 1'-0"

DRAWN BY: JJT/JB

DATE: NOVEMBER 2, 2009

REVISED:

A-1.7



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ARCHITECTS

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207-842-2888 FAX: 842-2828

PROJECT:

EAST END TOWNHOUSES

POIRIER / ISAACSON

71 ST. LAWRENCE
PORTLAND, ME

DRAWING: ROOF PLAN

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

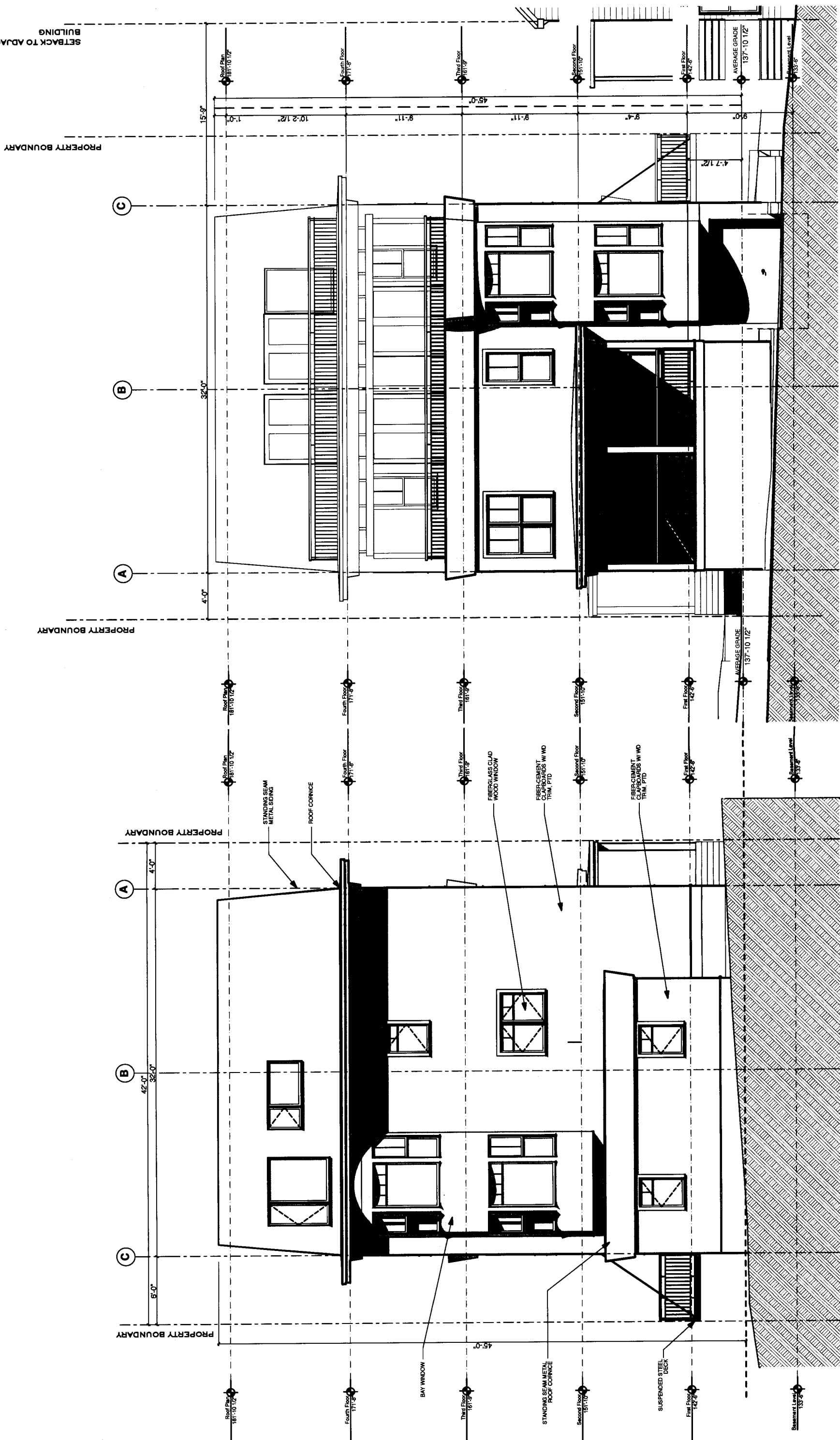
DRAWN BY: JJT/JB

DATE: NOVEMBER 2, 2009

REVISED:

A-1.8

1/2/09, 2:40 PM: DESIGN_ACTIVE CLIENTS.STL-SLawr-Townhse.STL-04 ARCHICAD.STL-01 MODEL.STL-20091027-site plan.pln

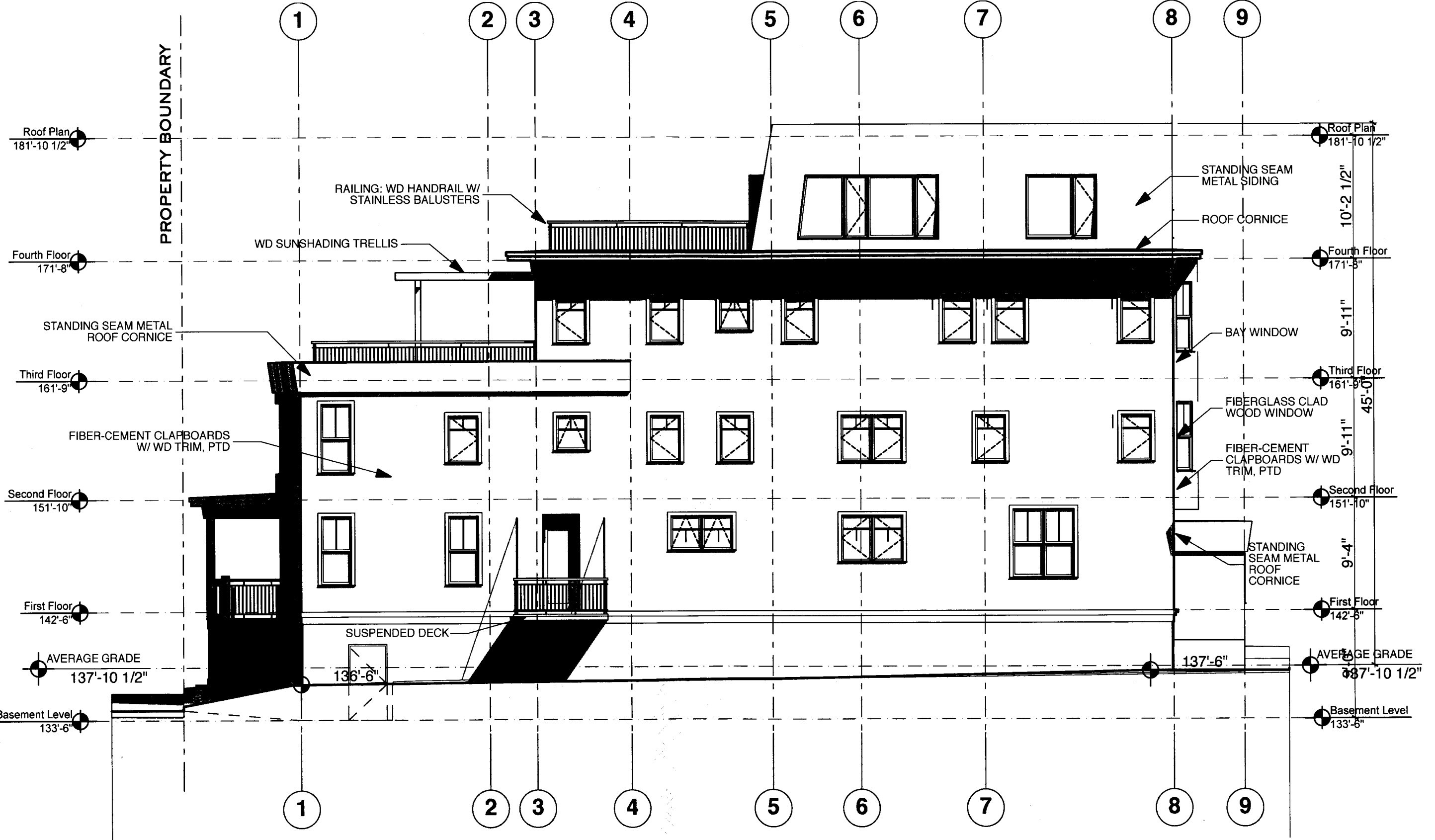


PROJECT: EAST END TOWNHOUSES
POIRIER / ISAACSON
 71 ST. LAWRENCE
 PORTLAND, ME

DRAWING: FRONT & REAR BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 2, 2009
DRAWN BY: JJT/JB
REVISED:

KAPLAN THOMPSON
 A R C H I T E C T S
 424 FORE ST., PORTLAND, ME 04101
 207-842-2888 FAX:842-2828

A-1.9



KAPLAN THOMPSON
ARCHITECTS

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207-842-2888 FAX:842-2828

PROJECT:
EAST END TOWNHOUSES

POIRIER / ISAACSON

71 ST. LAWRENCE
PORTLAND, ME

DRAWING: SOUTHEAST BUILDING ELEVATION

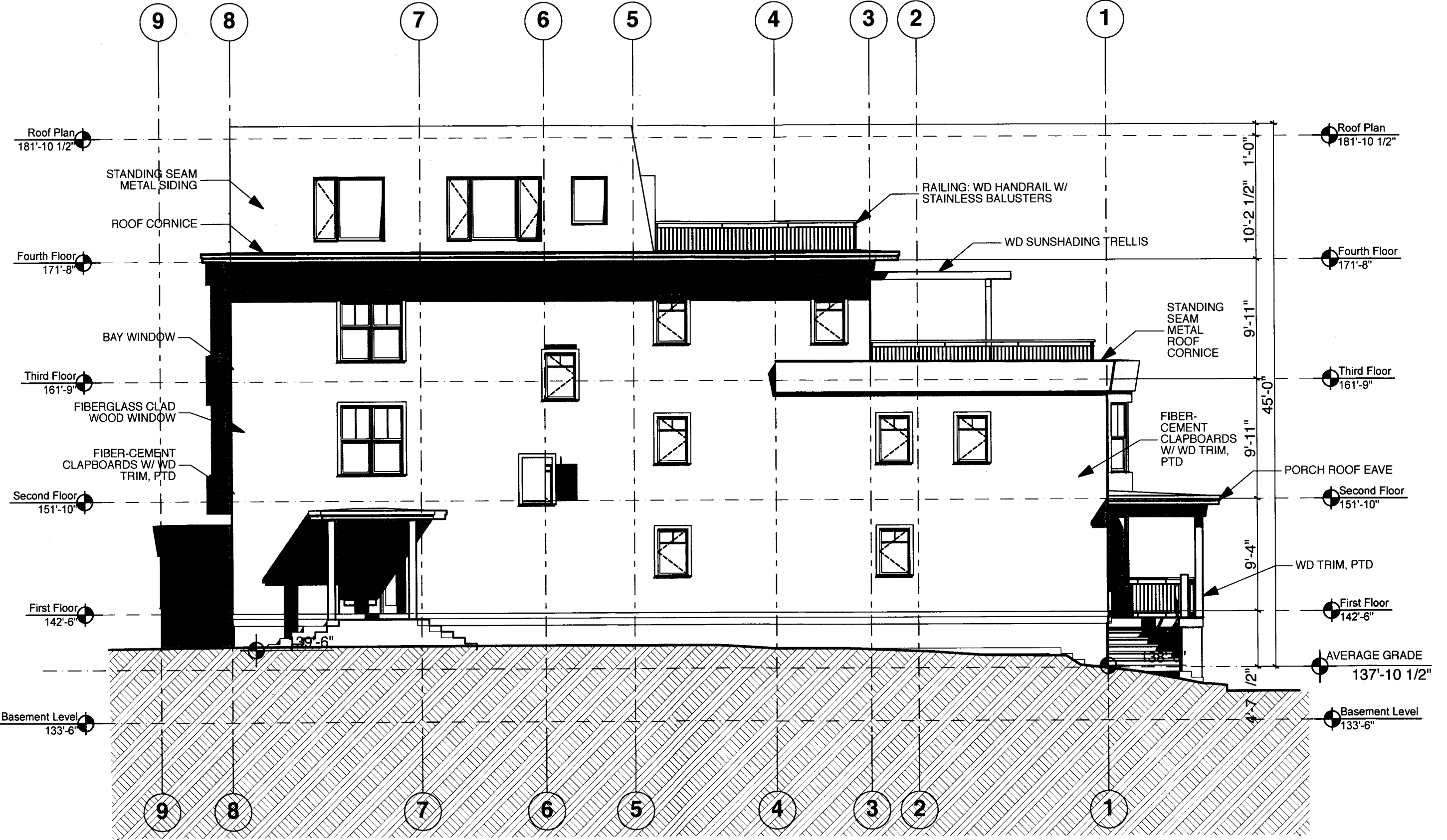
SCALE: 1/8" = 1'-0"

DRAWN BY: JJT/JB

DATE: NOVEMBER 2, 2009

REVISED:

A-1.10



KAPLAN THOMPSON
ARCHITECTS

124 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX:842-2828

PROJECT:
EAST END TOWNHOUSES

POIRIER / ISAACSON

71 ST. LAWRENCE
PORTLAND, ME

DRAWING: **NORTHWEST BUILDING ELEVATION**

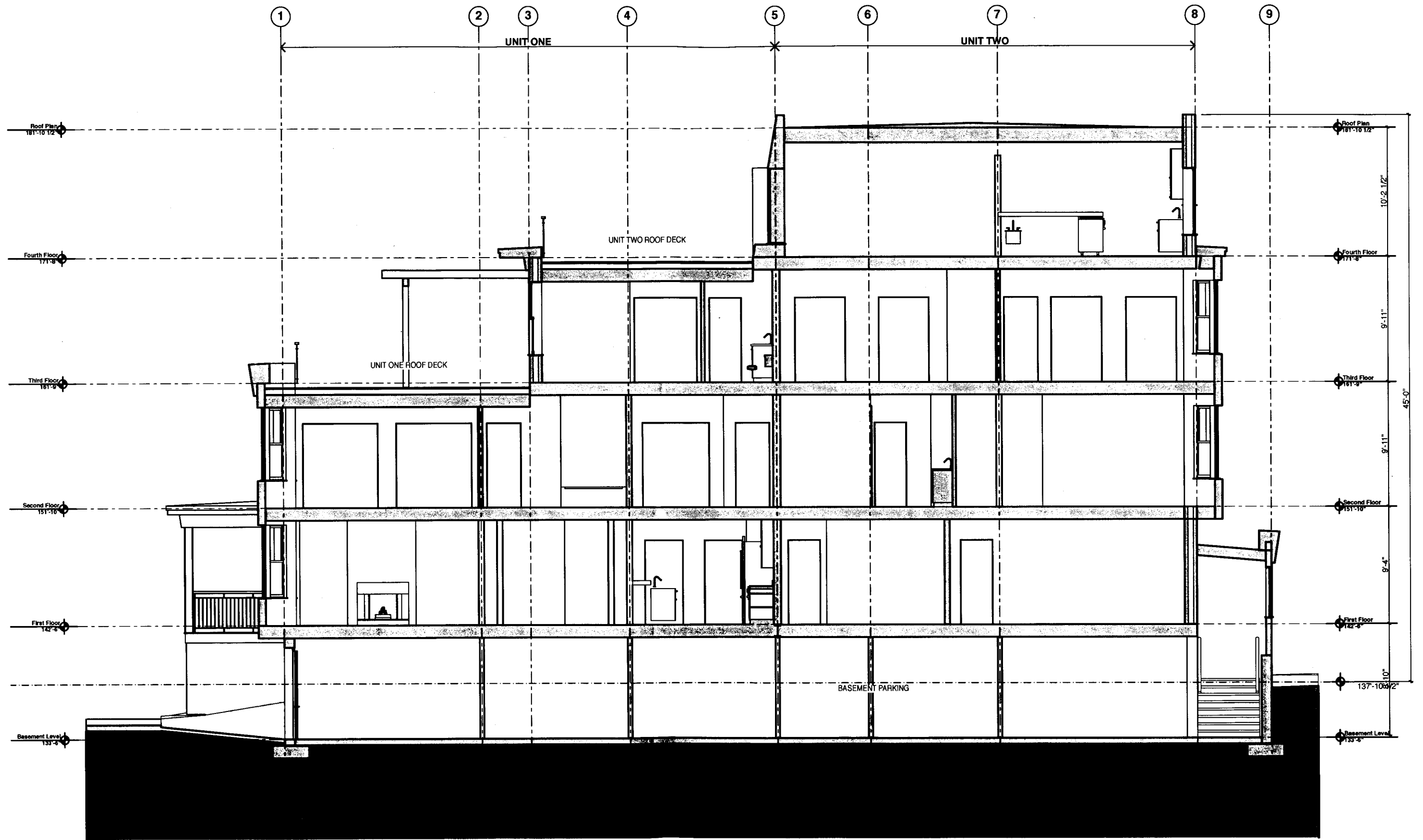
SCALE: 1/8" = 1'-0"

DRAWN BY: JJT/JB

DATE: NOVEMBER 2, 2009

REVISED:

A-1.11



KAPLAN THOMPSON
ARCHITECTS

424 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX:842-2828

PROJECT:
EAST END TOWNHOUSES
POIRIER / ISAACSON
71 ST. LAWRENCE
PORTLAND, ME

DRAWING: BUILDING SECTION
SCALE: 1/8" = 1'-0" **DRAWN BY:** JJT/JB
DATE: NOVEMBER 2, 2009 **REVISED:**

A-1.12



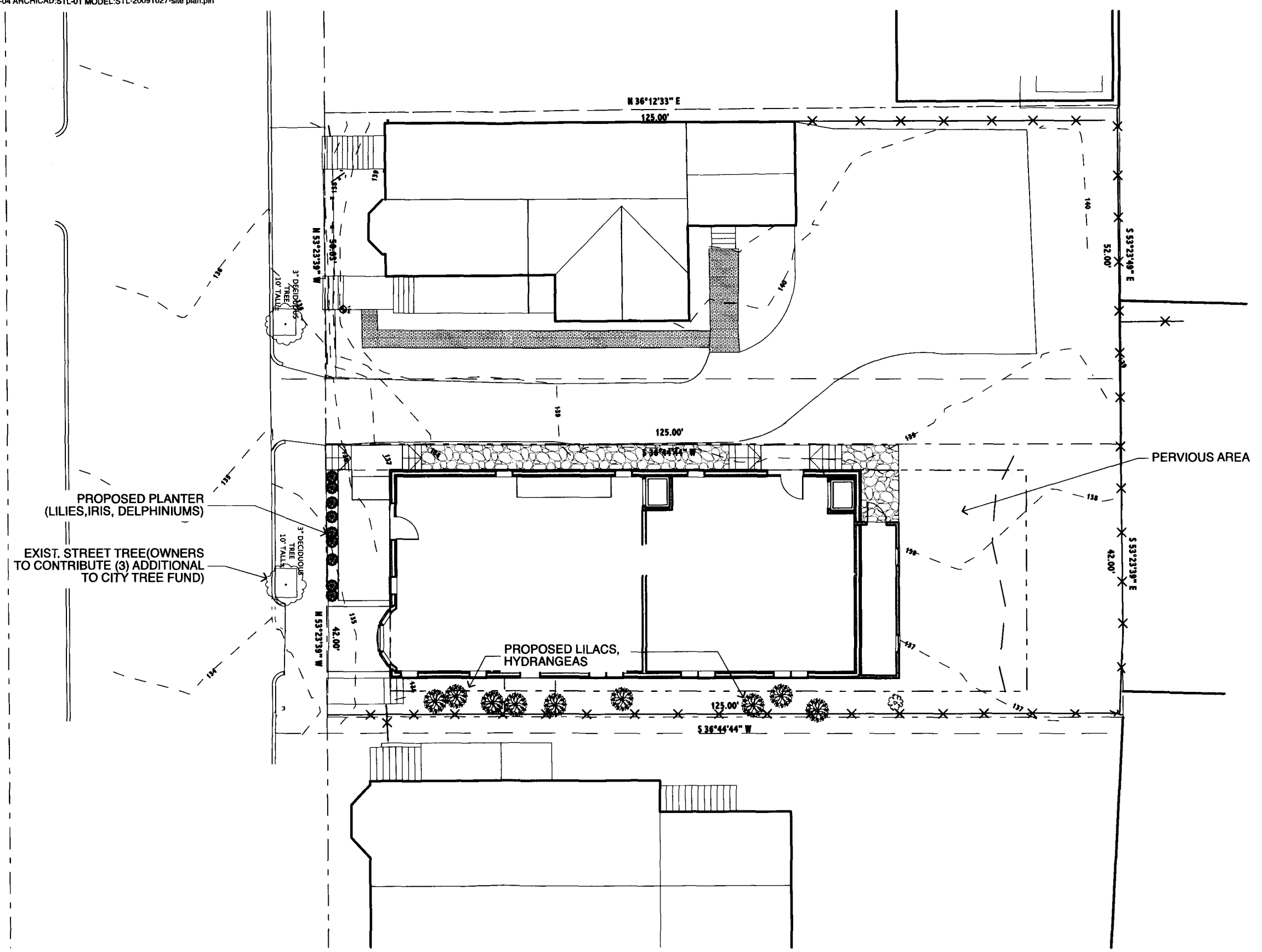
KAPLAN THOMPSON
ARCHITECTS

124 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX:842-2828

PROJECT:
EAST END TOWNHOUSES
POIRIER / ISAACSON
71 ST. LAWRENCE
PORTLAND, ME

DRAWING: VIEW FROM STREET
SCALE: 1/8" = 1'-0" **DRAWN BY:** JJT/JB
DATE: NOVEMBER 2, 2009 **REVISED:**

A-1.13



MISC1



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

November 20, 2009

Kaplan Thompson Architects
c/o Jesse Thompson
424 Fore Street
Portland, ME 04101

Re: EAST END TOWNHOUSES
Address: 71 SAINT LAWRENCE STREET CBL: 016 - E-023-001
Project ID: 09-79900018
Applicant: MARK POIRIER

Dear Applicant:

Thank you for submitting an application for a proposed building construction for the property at 71 St. Lawrence Street. Your application is being reviewed for conformance with applicable zoning requirements and the standards for Site Plan (Article V) of the Portland City Code, and the Design Principles and Standards for R-6 Infill Development. The City review staff has reviewed your application materials and site plans and has the following requests and preliminary comments:

A. Planning Shukria Wiar

November 10, 2009

1. Complete copy of the warranty deed
2. Directional arrow on all site plans
3. Scalable plan that uses the engineer scale instead of the architectural one
4. Would the existing paved drive be removed?
5. Sidewalk material for the Portland Peninsula is brick
6. Keep the existing coniferous trees in the back, if to be removed then some kind of landscaping should be proposed.
7. Parking aisle widths are proposed at 10x18, the City standards is 9x19. Applicant can ask for a waiver of this standard with an explanation.
8. Submit material samples and descriptions for review
9. There is an existing lighting pole in the back of the parcel, will this stay?

B. Deputy City Engineer David Margolis-Pineo

November 17, 2009

1. Since the applicant is modifying the existing driveway curb cut and since the sidewalk material policy for this area is brick, the applicant is asked to install a brick sidewalk along the 42' frontage of the property except for the driveway apron which shall be hot bituminous asphalt.

landscaped etc. This area appears to be large enough to serve various functions including some additional small trees, shrubs, especially along the property lines.

G. Fire Prevention Captain Keith Gautreau

November 20, 2009

1. Access to the proposed structure will be sufficient from St. Lawrence Street and Atlantic Street. There are sufficient hydrants in the area.

H. Zoning Administrator Marge Schmuckal

1. The application and site plan is being reviewed and comments will be forwarded at a later time.

Please note that the Planning Authority may request additional information during our continued review of the proposal according to applicable laws, ordinances and regulations. If you have any questions, feel free to contact me at 756-8083 or by email at shukriaw@portlandmaine.gov.

Sincerely,



Shukria Wiar, Planner

cc: Barbara Barhydt, Development Review Services Manager

Revise comments in HTE.

November 17, 2009

To: Shukria Wiar
From: David Margolis-Pineo
Re: Review Comments – Public Services
71 St. Lawrence Street

1. Since the applicant is modifying the existing driveway curb cut and since the sidewalk material policy for this area is brick, the applicant is asked to install a brick sidewalk along the 42' frontage of the property. The applicant is asked to use six foot straight granite tip-downs on each side of the driveway cut. The ends of the tip-downs shall be flared back two feet on each side from the driveway width at the property line which is measured at ten feet. Therefore, end of tip-down to end of tip-down would be 14'.
2. Construction details indicate concrete curbing. All curbing within the road R-O-W shall be granite.
3. ADA detectable warning strips are not required at the driveway cut. If the applicant would like to install detectable warning strips, the strips shall be 18" x 36" of wet mortared 3" x 3" x 5" granite cobbles as supplies by Swenson Granite.
4. The applicant's engineer has stated that water captured by the driveway grated drain will be pumped to the rain garden.
5. The City is very appreciative of the applicant's efforts to control and treat stormwater generated from the site. However, there is a concern that any overflow from the rain garden may negatively impact the abutting property owner. Is it possible to drain any potential overflow from the rain garden along the property line to discharge into the street?
6. I notice that the Grill Deck and bay window over the driveway both encroach the setback limits. Is this an issue?
7. A pipe trench detail is not shown on the plans. Please include a trench detail indicating ¾" crushed stone from six inches under the pipe to 12" over the pipe.
8. The architect drawing are not stamped.

Shukria Wiar - 71 St. Lawrence Street

From: Thomas Errico <Thomas.Errico@tylin.com>
To: "Shukria Wiar (SHUKRIAW@portlandmaine.gov)" <SHUKRIAW@portlandmaine.gov>
Date: 11/18/2009 3:24 PM
Subject: 71 St. Lawrence Street
CC: Katherine Earley <KAS@portlandmaine.gov>, David Margolis-Pineo <DMP@portlandmaine.gov>

Shukria –

I have reviewed the project information and my comments are noted below.

- The driveway/garage door opening shall have a minimum width of 10 feet. The plans indicate a width of 9 feet 3 inches.
- The parking aisle width is 12 feet 4 inches and may not provide adequate room for maneuvering. The applicant shall provide an "auto-turn" template that illustrates passenger cars can access and egress the proposed parking spaces.

If you have any questions, please contact me.

Bets regards,

Thomas A. Errico, P.E.
TYLIN INTERNATIONAL

12 Northbrook Drive
Building A, Suite One
Falmouth, ME 04105

207.347.4354 (Direct)
207.781.4721 (Main)
207.781.4753 (Fax)
207.400.0719 (Mobile)

MEMORANDUM



TO: Shukria Wiar
FROM: Dan Goyette, PE
DATE: November 19, 2009
RE: 71 St. Lawrence Street

Woodard & Curran has reviewed the Amended Minor-Minor Site Plan Application for 71 St. Lawrence Street. The project involves the implementation of a landscape restoration plan.

Documents Reviewed

- Minor Site Plan Application and attachments dated October 30, 2009 prepared by Northeast Civil Solutions

Comments

- It is not clear how stormwater will be directed to the rain barrels. Is there going to be a gutter system installed?

Please contact our office if you have any questions.

DRG
203939.72

**Design Certification Program
R-6 Infill Development
Design Principles & Standards**

I. PURPOSE

All developers, no matter how small their project, have a responsibility beyond simply meeting the needs of their end users. They have a public responsibility to add to and enhance the neighborhoods in which their projects are built.

New residential construction within Portland's compact R-6 zones should relate to the predominant character defining features of the neighborhood. The design of new development is critical, particularly elements such as the orientation and placement of a building on a site; relationship to the street; and mass, form and materials.

The *Design Certification Program* aims to insure that infill housing development makes a positive contribution to the City's neighborhoods. The intent is to ensure that infill housing is compatible with the neighborhood and meets a high standard of building design, while allowing for diversity of design.

Projects will be reviewed for consistency with *R-6 Infill Development Design Principles and Standards*. These principles and standards are interdependent and should be considered holistically. The applicant must demonstrate that a proposal is consistent with the Design Principles. The standards are time-honored ways of achieving the Principles. The City's Design Manual contains examples of buildings that are consistent with the aims of the Design Certification Program.

Unless otherwise indicated, the R-6 Design Principles and Standards shall apply to the front façade and those portions of the building that are readily visible from the public way.

Unless otherwise indicated, the R-6 Design Principles and Standards shall define "Neighborhood" as the buildings within a two block radius of the site. Special attention shall be given to the existing buildings on both sides of the street within the block of the proposed site. If the building is proposed on a corner lot, then buildings on the adjoining block shall also be considered. The Planning Authority may determine other considerations that shall be made of the proposed building in relation to the neighborhood, due to unique characteristics of a given site.

III. SUBMITTAL REQUIREMENTS

The applicant shall submit a site plan and building elevations in accordance with final application requirements of the Site Plan Ordinance (Sec. 14-525). In order to illustrate neighborhood context for a proposal, the applicant shall submit photographs or other visual tools to depict the buildings within a two block radius of the site in order to determine the building elements that contribute to and are compatible with the predominant character defining architectural features of the neighborhood.

Special attention shall be given to the existing buildings on both sides of the street within the block of the proposed site. If the building is proposed on a corner lot, then depictions of buildings on the adjoining block shall also be required.

The Planning Authority may request that consideration be made of buildings in the neighborhood that are comparable in size, scale and use to that which is being proposed, or that consideration be made of the characteristics of buildings which were originally designed for a similar use to that which is proposed. The Planning Authority may determine other considerations that shall be made of the proposed building in relation to the neighborhood, due to unique characteristics of a given site. The Planning Authority may determine the neighborhood to be greater than a two block radius, due to unique characteristics of a given site. In such case, the Planning Authority shall determine the scope of the neighborhood.

Samples of the proposed exterior materials may be requested by the Planning Authority.

II. DESIGN PRINCIPLES AND STANDARDS

PRINCIPLE A Overall Context

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

Explanatory Note: The central idea behind good design in an established neighborhood is to reinforce positive features of the surrounding area, which provide its unique identity. To a large degree, the scale, mass, orientation, and articulation of an infill building should be compatible with that of the buildings that surround it.

Compatibility refers to the recognition of patterns and characteristics which exist in a given setting and the responsiveness of a new design with respect to these established patterns and characteristics. While there is no one specific solution for a given setting, there are a number of building characteristics which can be used to gauge visual compatibility of new residential construction in an existing neighborhood. These characteristics include the design elements such as:

- I. Scale and Form: height, massing, proportion of principal facades, roof shapes and scale of the architectural features of the structure.

2. **Composition of Principal Facades:** proportion of facades; orientation of openings; ratio of solids to openings; rhythm of fenestration; entrance porches and other projections; and relations of materials, texture and color.
3. **Relationship to the Street:** walls of continuity; rhythm of spacing and structures on streets; and orientation of principal elevations and entrances to the street.

Each infill project will have a unique context of surrounding structures and sites with some strong, unifying characteristics, and some that are subtle and less obvious. The more definite and easily discernable traits within an established neighborhood should serve as a basis for a design solution, which can reinforce the positive characteristics of the surrounding development patterns. On corner properties, where the architecture has a greater visual impact upon adjacent public spaces, both public facades will be evaluated with equal care.

STANDARD A-1 Scale and Form Relate the scale and form of the new building to those found in residential buildings within a two-block radius of the site, that contribute to are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing building forms on both sides of the street within the block of the proposed site.

STANDARD A-2 Composition of Principal Facades Relate the composition of the new building façade, including rhythm, size, orientation and proportion of window and door openings, to the facades of residential buildings within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing facades on both side of the street within the block of the proposed site.

STANDARD A-3 Relationship to the Street Respect the rhythm, spacing, and orientation of residential structures along a street within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing streetscape on both side of the street within the block of the proposed site.

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.

Explanatory Note: Massing is a significant factor that contributes to the character of a building. The building's massing (as defined by its bulk, size, physical volume, scale, shape and form) should be harmonious with the massing of existing buildings in a two block radius. The massing of a building can be defined as the overall geometry (length, width, and height) of its perceived form. The overall height of the form (actual and perceived) as well as the geometry of its roof is of particular importance in defining the massing of a building.

STANDARD B-1 Massing The building's massing (as defined by its bulk, size, physical volume, scale, shape and form) should be harmonious with the massing of existing buildings in a two block radius.

STANDARD B -2 Roof Forms Roof forms shall refer to the architectural forms found within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing roof forms on both side of the street within the block of the proposed site.

STANDARD B -3 Main Roofs and Subsidiary Roofs The building shall have a clear main roof form. Subsidiary roof forms and dormers shall be clearly subordinate to the main form in size, space and number. Where a building has multiple rooflines (e.g., main roof, dormer roof, porch roof, etc.) *there shall not be more that two roof pitches or outlines overall.*

STANDARD B-4 Roof Pitch Gable roofs shall be symmetrical with a pitch of between 7:12 and 12:12. Hip roofs with a shallow pitch and flat roofs shall have a cornice of at least 12 inches in width. The slope of the roof may be either parallel or perpendicular to the street. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No mono pitch roofs shall be less than 7:12, except for porch roofs. There is no minimum pitch for porch roofs.

STANDARD B-5 Facade Articulation Provide variety in the massing by incorporating at least two or more of the following architectural elements. Such features shall be applied to the front façade and those portions of the building that are readily visible from the public way.

1. Gables or dormers.
2. Balconies.
3. Recessed entries.
4. Covered porches, covered entries or stoops.
5. Bay windows. In the case of horizontally attached dwelling units, at least one-half of the ground floor units shall have a bay window to receive credit as a design feature.

STANDARD B-6 Garages Attached and detached garages are allowed provided that the street-facing façade of the garage is recessed behind the façade of the main structure by a minimum of four feet. However, if the garage is integrated into the building form, the garage door may be included into the front façade of the dwelling providing that there are at least one story of living space over the garage. In this instance, the garage door width may be no more than 40% of the width of the building's overall façade width, except that no garage door need be reduced to less than 9 feet in width. Standard C-2 is not required if there is no living space on the ground level.

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.

Explanatory Note: An important component of the neighborhood's character is the relation of dwellings to the sidewalk and the street. Design of dwellings can enhance the pedestrian friendliness and sociability of the streetscape while protecting the privacy of the residents' internal home life.

STANDARD C-1 **Entrances** Emphasize and orient the main entrance to the street. The main entrance of the structure shall either face the street and be clearly articulated through the use of architectural detailing and massing features such as a porch, stoop, portico, arcade, recessed entry, covered entry, trim or be located on the side and be accessed by a covered porch that extends to the front of the building, *at the primary street frontage.*

STANDARD C-2 **Visual Privacy** Ensure the visual privacy of occupants of dwellings through such means as placing the window sill height at least 48" above the adjoining sidewalk grade; providing the finished floor elevation of a residence a minimum of 24" above sidewalk elevation; incorporating porches along the front side of the building façade design; or other measures.

STANDARD C-3 **Transition Spaces** Create a transition space between the street and the front door with the use of such features as porches, stoops, porticos, arcades, recessed entries, covered entries, trim, sidewalk gardens or similar elements.

PRINCIPLE D *Proportion and Scale*

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

Explanatory Note: Throughout the history of architecture certain proportions have become known as classical proportions which have endured as aesthetically pleasing regardless of the style of architecture or the culture of origin.

Scale has to do with the size of the architectural components in relation to the overall building size, and also in relation to the predominant character defining architectural features of the neighborhood.

STANDARD D-1 **Windows** The majority of windows shall be rectangular and vertically proportioned. The use of classical proportions is encouraged. Special accent windows may be circular, square or regular polygons. Doorways, windows and other openings in the façade (fenestrations) shall have a proportional relationship to the overall massing of the building.

STANDARD D-2 **Fenestration** Doorways, windows and other openings (fenestration) shall be scaled appropriately to the overall massing of the building. The area of fenestration of the

front façade (and for corner lots, both street-facing facades) shall be ~~at~~ least 12% of the total facade area. Appropriately scaled windows or other building openings shall be included on all sides of a building.

STANDARD D-3 Porches When porches are attached to the front facade, [or for porches that are required as an open space amenity under Section 14-139(f)] the porches shall extend along a horizontal line at least 20% of the front façade. Porches and balconies must have a minimum depth of 6 feet and a minimum square footage of 48 square feet. The depth may be reduced to 5 feet provided that the square footage is increased to 60 square feet.

1. For porches and balconies that are required as open space amenities under Section 14-139(f), a porch or deck may have entries to two or more units provided that the required dimensions and square footage allocations are met.

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.

Explanatory Note: Balance refers to the composition of façade elements. Symmetry refers to the balanced distribution of equivalent forms and spaces about a common line (axis) or point (center). Overall symmetry refers to arrangements around an axis line that bisects the building façade equally. Local symmetry refers to arrangements around an axis line that focuses on a particular building element (e.g., a porch or bay window). A balanced façade composition generally employs overall or local symmetry.

Alignment refers to the position of building elements with each other and with the building form as determined by scale, mass, roofline, slopes, etc.

STANDARD E-1 Window and Door Height The majority of window's and door's head heights shall align along a common horizontal datum line.

STANDARD E-2: Window and Door Alignment The majority of windows shall stack so that centerlines of windows are in vertical alignment.

STANDARD E-3: Symmetricality Primary window compositions (the relationship of two or more windows) shall be arranged symmetrically around the building façade's centerline (overall symmetry) or around another discernable vertical axis line.

PRINCIPLE F Articulation

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

Explanatory Note: Articulation refers to the manner in which the shapes, volumes, architectural elements and materials of a building's surface are differentiated yet work together.

A well-composed building articulation adds visual interest and individual identity to a home while maintaining an overall composition.

STANDARD F-1 Articulation Buildings shall provide surface articulation by employing such features such as dimensional trim, window reveals, or similar elements appropriate to the style of the building. Trim and details shall be designed and detailed consistently *on the facades visible from the public right of way.*

STANDARD F-2 Window Types Window patterns shall be composed of no more than two window types and sizes except where there is a design justification for alternate window forms..

STANDARD F-3 Visual Cohesion Excessive variations in siding material *shall not be allowed* if such changes disrupt the visual cohesion of the façade. Materials shall be arranged so that the visually heavier material, such as masonry or material resembling masonry, is installed below lighter material, such as wood cladding.

STANDARD F-4 Delineation Between Floors Buildings shall delineate the boundary between each floor of the structure through such features as belt courses, cornice lines, porch roofs, window head trim or similar architectural features.

STANDARD F-5: Porches, etc. Porches, decks, balconies, stoops and entryways shall be architecturally integrated into the overall design of the building in a manner that compliments its massing, material, and details [*note - this standard was formerly standard D-5*] Multilevel porches and balconies on front facades shall not obscure the architectural features of the façade. Use of rail/baluster systems with appropriate openings between rails, stepping back balconies from the front plane of the building face, or other appropriate design features shall be employed to achieve this standard.

STANDARD F-6: Main Entries Main entries shall be emphasized and shall be integrated architecturally into the design of the building, using such features as porch or stoop forms, porticos, recessed entries, trim or a combination of such features, so that the entry is oriented to the street. [*editor's note - this standard was formerly standard D-4*]

STANDARD F-8: Articulation Provide articulation to the building by incorporating the following architectural elements. Such features shall be on all façades facing and adjacent to the street. [*editor's note - this standard was formerly a portion of standard D-6*]

1. Eaves and rakes shall have a minimum projection of 6 inches.
2. All exterior façade trim such as that used for windows, doors, corner boards and other trim, shall have a minimum width of 4 inches except for buildings with masonry exteriors.
3. If there are off sets in building faces or roof forms, the off sets shall be a minimum of 12 inches.
4. Pronounced and decorative cornices.

PRINCIPLE G Materials

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

STANDARD G-1 Materials Use materials and treatments for the exterior walls (including foundation walls) and roofing that are harmonious with those in buildings within a two-block radius of the site that contribute to and are compatible with the predominant character-defining architectural features of the neighborhood. Special attention shall be given to the existing building forms on both sides of the street within the block of the proposed site.

STANDARD G-2 Material and Façade Design The selection of façade materials shall be consistent with the façade design and appropriate to their nature. For example, brick facing should not appear to be thin layers on the façade, or to overhang without apparent support.

STANDARD G-3 Chimneys Chimneys shall be of brick, finished metal, stone or boxed-in and clad with materials to match the building.

STANDARD G-4 Window Types. A variety of window treatments and skylights are acceptable. However, within a single building the types of windows shall be limited to two types, and window detailing shall be consistent throughout.

STANDARD G-5 Patios and Plazas Patios and plazas shall be constructed of permanent materials such as concrete, brick or stone.

IV. ALTERNATIVE DESIGN REVIEW

The Standards listed above are time-honored ways of achieving the Design Principles. With exceptional care, though, it is possible to apply a design approach that meets the Principles through alternatives that vary from the Standards, while maintaining and relating to the predominant character-defining architectural elements of the neighborhood, such as the building location on the site, its relationship to the street, and its mass, form, and materials. The guiding principle for new construction under the alternative design review is to be compatible with the surrounding buildings in a two block radius, in size, scale, materials and siting, as well as the general character of the established neighborhood.

Special attention shall be given to the existing building forms on both sides of the street within the block of the proposed site. If the building is proposed on a corner lot, then depictions of buildings on the adjoining block shall also be required. The Planning Authority may request that consideration be made of buildings in the neighborhood that are comparable in size, scale and use to that which is being proposed, or that consideration be made of the characteristics of buildings which were originally designed for a similar use to that which is proposed. The Planning Authority may determine other considerations that shall be made of the proposed building in relation to the neighborhood, due to unique characteristics of a given site.

The Planning Authority may determine the neighborhood to be greater than a two block radius, due to unique characteristics of a given site. IN such cas, the Planning Authority shall determine the scope of the neighborhood.

An applicant may propose an alternative design approach and request an Alternative Design Review. The Planning Authority under an Alternative Design Review may approve a design not meeting one or more of the individual standards provided that all of the conditions listed below are met. The Planning Authority or applicant may seek an advisory opinion from the Historic Preservation Board, prior to the Planning Authority issuing a Design Certificate.

- A. The proposed design is consistent with all of the Principle Statements.
- B. The majority of the Standards within each Principle are met.
- C. The guiding principle for new construction under the alternative design review is to be compatible with the surrounding buildings in a two block radius in terms of size, scale, materials and siting, as well as the general character of the established neighborhood, thus Standards A-1 through A-3 shall be met.
- D. The design plan is prepared by an architect registered in the State of Maine.