

ATELIER 3 LLC

PROJECT FOR 2 TOWNHOUSES ON MUNTJOY HILL
9 and 11 St Lawrence street

BUILDING PERMIT APPLICATION

LIST OF DOCUMENTS

- general presentation of the project
- deed of sale
- letter of Rob WHITTEN, neighbor
- bird's eye view of existing buildings
- 2 pictures of existing buildings at street level
- 2 perspectives of project at street level
- 2 bird's eye views of project
- South-East elevation, scale 1/8 " = 1' - 0"
- North-East elevation, scale 1/8 " = 1' - 0"
- South-West elevation, scale 1/8 " = 1' - 0"
- North-West elevation, scale 1/8 " = 1' - 0"
- sections A-A', B-B', C-C', D-D', scale 1/8 " = 1' - 0"
- plans of levels 0, +1, +2, +3, scale 1/8 " = 1' - 0"
- distances from property lines, checked by land surveyor services, scale 1/8 " = 1' - 0"
- lot coverage, scale 1/8 " = 1' - 0"
- open space ratio, scale 1/8 " = 1' - 0"
- townhouse A : levels 0, +1, +2, +3, scale 1/4" = 1' - 0"
- townhouse A : sections A-A', B-B', C-C', D-D', scale 1/4" = 1' - 0"
- townhouse B : levels 0, +1, +2, +3, scale 1/4" = 1' - 0"
- townhouse B : sections E-E', F-F', G-G', H-H', I-I', J-J', K-K', scale 1/4" = 1' - 0"
- detail sections on walls, roof and floors, scale 1" = 1' - 0"
- windows and doors details and thermal performance
- land survey by OWEN HASKELL, Inc. scale 1" = 10'
- structural plans and details by BECKER ENGINEERING (general notes, foundation plans, 1st, 2d, 3d framing plans, roof framing, sections and details)

9 St Lawrence street – City of Portland, Maine

Project of two townhouses by Atelier 3 LLC

GENERAL PRESENTATION of the project

The lot is situated in the R6 zone (residential) on Muntjoy Hill and is presently occupied by two houses: a grey one, on the street, with three stories above basement, and a white one, at the back, much lower, less visible from the street.

There is no parking on the lot. The access to both houses is through the South-Eastern part of the garden.

Both houses have been empty for quite a while and are in very bad condition. Due to the lack of structural or architectural interest of the existing structures, we do not think these are worth keeping. We also need to provide off street parking.

The lot has a great potential though, in terms of views, specially from the upper levels, and sunshine, which are on the same side.

The project we are submitting to the City of Portland for approval can be described as follows :

Demolition of the existing structures, and replacement by two new townhouses. Due to the narrow shape of the lot, we will have the two houses one behind the other one, like today : Townhouse A , directly on the street, and townhouse B, at the back.

In order to offer the best possible views and sunshine to the back house, (townhouse B) we are proposing to use the footprint of the existing house presently on the street (the grey one) for townhouse A.

As one can see, it wouldn't be the case if both houses were in line, the one on the street blocking the one at the back.

Keeping the footprint induces us to keep the volume as well. Which means that townhouse A will be similar in shape and footprint to the existing grey house, except for a recessed ground floor and top floor and additional dormers.

On the contrary, townhouse B will have its location and height determined by the setback and height rules presently applying in the R6 zone. (10' on the sides and 20' at the back, and 45' in height at mid-roof line.) It will also be slightly higher than townhouse A, the lot being itself higher there.

A lower volume, recessed, containing the stairway of townhouse B, will provide a good visual connection between the two volumes.

Off street parking requirements will be met through a common 2 car garage located in the basement of townhouse A. Its facade will be recessed by 4' from the facade just above it, making its entrance more discreet from the street.

The garage will also have room for trash and recycling bins.

From the garage, a direct interior private access will lead to the basement of each house, and from there, through a staircase and an elevator, to the rest of each house.

The visitors, coming from the street, will go up to each entrance of each house through the South-Eastern part of the garden, which will be carefully landscaped (shrubs and flowers) and lead to the two front porches, each of them half recessed to provide shelter in bad weather and more interesting volumes and light.

The rest of the garden, which is common to both houses, will be treated in a more simple way, with a dense planting of trees forming a little forest on the North-Eastern side.

Both houses will be organised inside in the same way :

- entry level : hall, 1 half bath, 2 guest bedrooms, 1 bath
- intermediate level : living-dining area, kitchen
- upper level : deck, TV room, master suite

Surfaces :	common garage :	494 sqf
	townhouse A :	2408 sqf
	townhouse B :	2279 sqf

	total :	5181 sqf

Window shapes and sizes vary depending on the room they are giving light to : bigger and more numerous in the living area, smaller in bedrooms, porthole-like in bathrooms. They are also organised in a way to provide balanced and attractive facades, depending on the exposure to sunlight.

The two houses, while being different, will have much in common, in terms of shape, materials, roof pitch, roof material and color, size and shape of windows.

Even if one (townhouse B) will be predominantly darker than the other one, touches of the dominant color of one will be found on the other one, in order to bring them together.

Finally, we think both will also blend well in the neighborhood, having basically the same character as the houses around them.

SPECIAL REQUEST :

Because of the choice of keeping the footprint of the existing house for townhouse A, which harbors the common garage, the distance between the curb on the upper side of the street and the next curb (on Lawrence Whitten LLC property) will be 16'.39 approximately, instead of the 20' usually recommended.

We therefore pledge the City of Portland to allow us to go along with this reduced dimension, considering we have no real alternative.

DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL PERSONS BY THESE PRESENTS That, **Ralph Ferrante**, duly appointed and acting Personal Representative of the **ESTATE OF ORLANDO F. FERRANTE**, deceased (in-testate), as shown by the Probate records of Cumberland County, Maine, Docket No. 2009-1346 and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, FOR CONSIDERATION PAID by **ATELIER 3 LLC**, a Maine Limited Liability Company whose mailing address is: P.O. Box 75 Biddeford Pool, ME 04006 do hereby grant unto the said ATELIER 3 LLC, all of our right, title and interest in and to a certain piece of real property, with the buildings thereon, situated in the City of Portland, County of Cumberland, and State of Maine on the Northerly side of St. Lawrence Street, bounded as follows:

Beginning at a point on the Northerly side of said street at the most Northwesterly corner of the land now or formerly of John Sinclair; thence Northeasterly by the land of said Sinclair and land now or formerly of John Gulliver ninety (90) feet to land now or formerly owned by Robert Dresser; thence Northwesterly by said Dresser land fifty-six (56) feet to land now or formerly owned by Patrick McGlinchy; thence Southwesterly by said McGlinchy's land ninety (90) feet to the street; thence Southeasterly by said street fifty-one (51) feet to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed to Louise Ferrante a/k/a Luisa Ferrante a/k/a Lucy Ferrante and Raffaele Ferrante a/k/a Rafaele Ferrante, husband and wife by the deed of Albert H. Libby dated December 27, 1945 and recorded in the Cumberland County Registry of Deeds in Book 1803, Page 109. As affected by certain quitclaim deeds to Luisa Ferrante dated June 26, 1967 and recorded in the Cumberland County Registry of Deeds in Book 3000, Page 842, Book 3000, Page 834, Book 3000, Page 840, and Book 3000, Page 841.

The said Raffaele Ferrante a/k/a Rafaele Ferrante died intestate on May 4, 1967, in Cumberland County, Maine. Reference is hereby made to a certain Discharge of Inheritance Lien recorded at the Cumberland County Registry of Deeds in Book 3005, Page 0304 and certain Probate records of Cumberland County, Maine, Docket No. 64582.

The said Luisa Ferrante died testate on November 2, 1975 in Cumberland County, Maine. Reference is hereby made to the Abstract of Will of the said Luisa Ferrante, dated December 11, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3781, Page 0330, a certain Discharge of Inheritance Tax Lien recorded at the Cumberland County Registry of Deeds in Book 3884, Page 040 and certain Probate records of Cumberland County, Maine, Docket No. 75002.

MAINE REAL ESTATE TAX PAID

22 March 2012
Planning Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101

RE: Pierre Vial property 9/11 St. Lawrence Street

To Whom it may Concern:

Lawrence Whitten LLC is the owner of the property at #13 St. Lawrence Street that abuts the northern property line of #9/11 St. Lawrence Street owned by Pierre Vial. Please see attached survey.

We support his design concepts and intend to give him permission to use the first 20' wide by full length for access to his property for the construction of the proposed residences assuming that the project as finally approved is substantially the same as the current plan, and assuming that we can reach mutual agreement, satisfactory to our attorney, on specific provisions about the scope of the easement, construction activities, insurance, indemnification and similar issues.

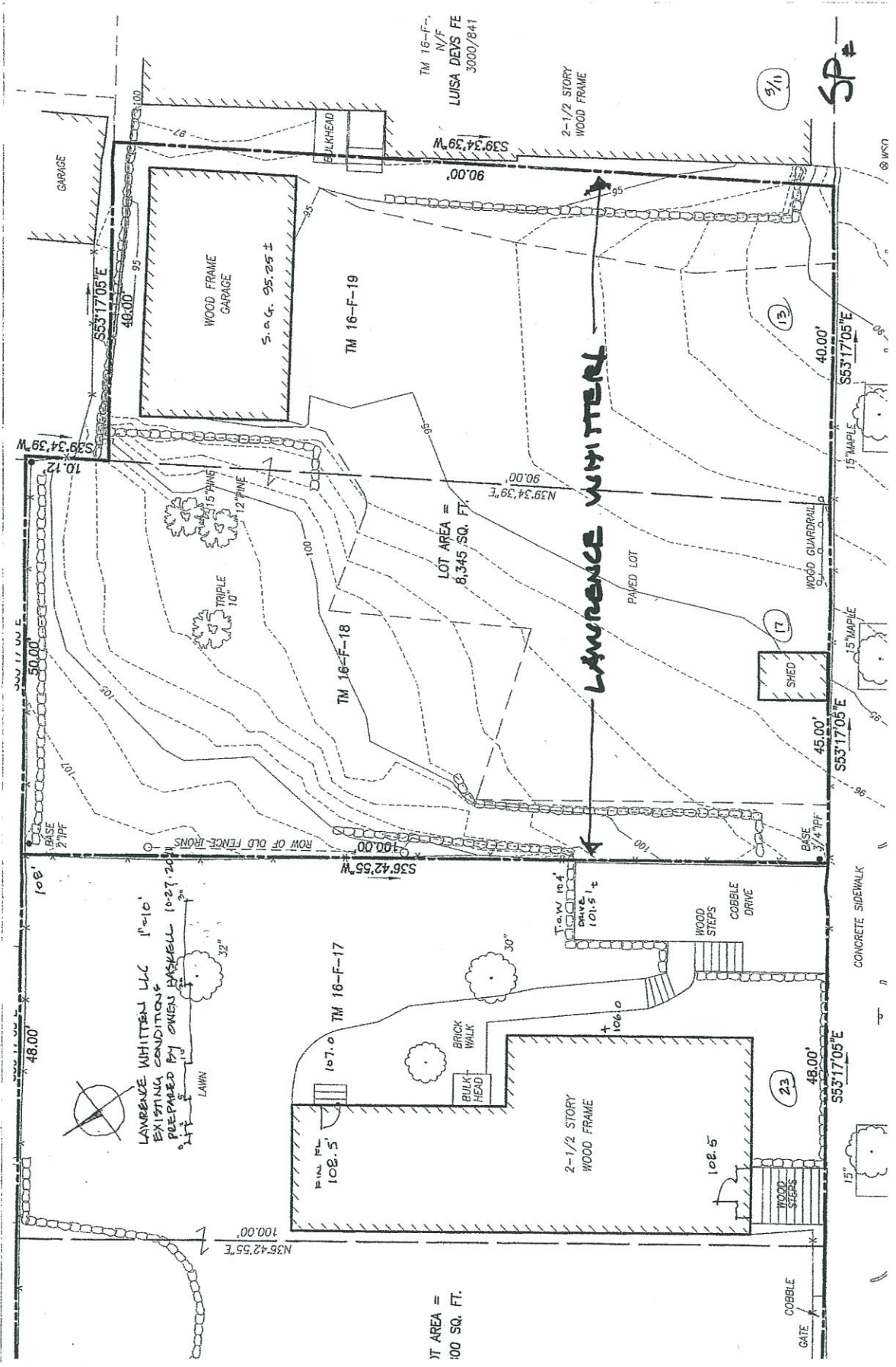
We'll be preparing a letter of agreement with a construction timeline for approval.

Do let us know if you need additional information at this time. I can be reached during working hours at 207-774-0111 or at properties@whittenarchitects.com.

Sincerely,



G. Robinson Whitten, manager
Lawrence Whitten LLC
23 St. Lawrence Street
Portland, Maine 04101



LAURENCE WHITTET LLC
 1"=10'
 EXISTING CONDITIONS
 PREPARED BY OWEN BASKELL 10-27-20

1" = 100 SQ. FT.

LAURENCE WHITTET

9/11

SP#

TM 16-F-
 N/F
 LUISA DEYS FE
 3000/841

2-1/2 STORY
 WOOD FRAME

WOOD FRAME
 GARAGE

TM 16-F-19

TM 16-F-18

TM 16-F-17

2-1/2 STORY
 WOOD FRAME

SHED

COBBLE
 GATE

CONCRETE SIDEWALK

15" MAPLE

15" MAPLE

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