

## REITER ARCHITECTURE & DESIGN

Lauren J. Reiter, Architect LEED™ AP

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### PROJECT MEMORANDUM

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Project: ..... Reiter Residence, 35 Pleasant St., Portland, ME

Date: ..... 14 September 2015

Issued To: .... Shukria Wiar, Planning

Copy To: ..... Barbara Barhydt, Planning  
David Margolis-Pineo, Dept. of Public Services  
David Sensus, Civil Engineering  
Ann Machado, Zoning

Re: ..... Response to Planning Dep't comments received 9/11/15

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*Please see below the full text of comments received 9/11/15 from Planning and other departments on Application ID 2015-138, 35 Pleasant Street. Responses to each comment are noted directly below the comment. I hope this satisfactorily replies to each comment, and appreciate the on-going review and feedback by all Departments' reviewers.*

*thank you,  
Lauren Reiter*

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### MEMORANDUM

To: FILE

Subject: Application ID: 2015-138

Date: 9/11/2015

From: Shukria Wiar

#### Comments Submitted by: Shukria Wiar/Planning on 9/11/2015

1. Site work and General Note #1:

1. This project includes site work which may affect adjacent property during construction. All adjacent properties - private and City - are to be restored to original condition following construction.

This notes need to be omitted; any work on private and public need a construction easement. The applicant will be required to get construction easements from all private properties or show how construction will be done without an easement. A construction plan will need to be submitted that illustrate how all the construction will occur on applicant's own land and encroach onto abutter's land. As proposed, the construction will encroach the abutter's property.

*Please note that the construction details carefully address these issues.*

- *JB Brown, who owns the South St. property on the north side of #35, agreed to a 6' wide construction easement, as noted on the drawings. This allows us to build an "L-shaped" foundation wall along this property line, with standard backfilling procedures. See survey detail on Drawings A101, which shows this easement. This easement will be formally executed immediately following our closing on the property, which is October 1st, and a copy will be provided to the City.*
- *37 Pleasant Street Condominium, who owns the yard area on the west of #35, declined to give us a construction easement (although there is a maintenance easement in place for the portion of the existing section of #35 which extends beyond the back of #37). See Foundation Plan and Level 2a Framing Plan on Drawing S1, which show a foundation wall which is set well away from the west property line, and a steel framing system that allows the building load to be carried out to the property line. The setback*

*of the foundation wall provides enough distance for excavating for the foundation, following the angle of repose. A vertical barrier is placed along the property line, on our side of the line. See foundation sections for this area, shown on 1/S3 and 2a/A108 which show how the wall will be built with no access required, and no disturbance to, #37 Pleasant St. property. The exterior walls along this property line are designed without windows and have metal panel siding, which allows them to be built on the ground and then lifted into place from our property. This is a common way to build walls under many circumstances, and Leddy Houser, our contractor, is confident that this methodology can be achieved without access on #37's property.*

- *The foundations along the City sidewalk are designed with "L-shaped" footings, so as to not encroach on City property.*

2. The plans need to use engineer scale.

*An updated survey, using engineer's scale, was submitted on September 1st, and is reattached here for your convenience. The proposed addition is the full extent of the existing parking area, so it's dimensions can be taken from the survey. Please advise if any other drawings need to be re-issued with other scales on them.*

3. What is the height of the proposed building?

*As shown on Drawing A105, Proposed Elevations, the "New High Roof" (over the existing building) and the New Level 2A Roof (over the proposed garage area) are 32'-1<sup>1</sup>/<sub>8</sub>" and 24'-6 <sup>7</sup>/<sub>8</sub>", respectively, above the floor level of the Lower Level. Since this floor level is roughly 4'-6" below median sidewalk level along the building's length, this would put the High Roof at approximately 27'-7" above the sidewalk, and the "Low Roof" at approximately 24'-1" above the sidewalk.*

4. The property is in the B-3 zone and will have to be reviewed against the design standards of this zone.

*Please note that the proposed construction is consistent with B-3 zoning.*

- *Per 14-220 (a) - (g), no setbacks are required and maximum lot coverage of 100% is allowed.*
- *Per 14-220 (h)4. & 9., no minimum building height is required due to the size and location of proposed additions (the proposed additions are less than 2,500 SF and the lot is less than 3,000 SF).*

5. Portions of the existing building are in the city's right of way.

*Please note that this is an existing condition, as the building footprint was established 100+ years ago. Additionally, please note that none of the proposed construction is over the portion of the building that encroaches on the City property, as discussed with Ann Machado, Zoning, quite early in the design process.*

**Comments Submitted by: Keith Gautreau/Fire on 9/8/2015**

Hydrant location is within acceptable distance according to the AHJ.

Emergency Access will not be affected negatively on this proposed project.

Life Safety issues / concerns will be handled at the building permit review process.

*It appears that no further information is required.*

**Comments Submitted by: David Margolis-Pineo/Engineering DPS on 9/3/2015**  
September 3, 2015

Memo To: Barbara Barhydt, Shukria Wiar  
From: David Margolis-Pineo  
RE: 35 Pleasant St. – Level II Site Plan Review 2010-138

The Department of Public Services has the following review comments to the proposed project listed above.

1. Are alterations to the existing driveway curb cut anticipated to accommodate the proposed two car garage? If so, please provide details for the sidewalk and curb line.

*Please note that the no changes to the existing curb cut or sidewalk are proposed. The existing curb cut easily allows vehicular access to the garage.*

2. It is recommended that the property owners obtain licenses from the City where portions of the brick building along Pleasant Street and South Street, as well as the overhanging awning on South Street, encroach into the street limits. Please respond.

*Please see responses above to #5 under Shukria's comments. Please note as well that the awning on South Street was submitted to, and approved by, the City for the 2007 renovations that were done by the current building owner.*

This department has no further comments at this time.

**Comments Submitted by: Barbara Barhydt/Zoning on 8/20/2015**

Cannot confirm building height of the addition at the time of completion check. The minimum height expectations in the B-3 that appear to apply are as follows:

4. Additions to buildings existing as of June 4, 2007 provided that the cumulative additions since June 4, 2007 do not exceed ten percent (10%) of the building footprint on June 4, 2007, except building additions on those portions of the lot located closer to the street line than the building footprint existing as of June 4, 2007 shall not be included in this 10% limitation.

And

9. Buildings or building additions of less than 2,500 square feet footprint, on lots or available building sites of less than 3,000 square feet.

*Please see responses above to #3 and #4 under Shukria's comments.*

**Comments Submitted by: David Sensus/Civil Engineering on 9/9/2015**

1) The Applicant has noted that an updated survey will be submitted showing topography in the parking area/area of the addition, and the location/elevation of a storm line connection point. If the proposed storm line is associated with roof water, the City DPS may prefer that the pipe discharge to the street in lieu of a direct connection to the combined sewer; the Applicant should verify through David Margolis-Pineo at the Department of Public Services. The Applicant should note that details will be necessary for all work within the Right-of-Way in accordance with the City of Portland Technical Manual (such as sidewalk repairs, pipe trench, etc).

*Please note that the updated survey was submitted 9/1/15 (and is reattached here). The proposed storm line connection was to pick up both roof stormwater as well as a foundation drain. Per discussion with David Margolis-Pineo today (9/14/15), the stormwater design has been re-directed to shed run-off directly to grade, rather than hard-piped to City storm system. This change has been made on the drawings - see Drawing A101, note #6, and Drawing A109, both revised 9/14/15. DM-P did note, however, that the foundation drain can be directly piped to the City system.*

2) The City of Portland requires that all Level II site plan applications submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards (Technical Manual, Section 5. II. Applicability in Portland. C. a. and City of Portland Code of Ordinances Sec. 14-526. Site plan standards. (b). 3. b.). We offer the following comments:

a) Basic Standard: Plans, notes, and details should be provided to address erosion and sediment control requirements during construction, specifically street sweeping requirements during construction and catch basin inlet protection.

***Please note that the proposed construction will cover all areas of site - therefore no mulching, seeding or other ground-coverage methods are applicable. The following note has been added to Drawing A101:***

***#22. All excavated material and/or new back-fill material may be held on-site for no more than one week, and must be located as far as practical from existing surface drainage course. Contractor is required to build silt fence at base of pile or provide other means to contain excavated or new soil, to ensure that material does not migrate beyond property lines. Street area directly adjacent to site shall be monitored daily for removal by sweeping and/or other means to ensure that soils and/or other excavated materials do not enter City catch basins.***

b) General Standard: The project will result in a de minimis increase in impervious area of approximately 609 square feet. As such, the project is not required to include any specific stormwater management features for stormwater quality control.

***It appears that no further information is required.***

c) Flooding Standard: The project will result in a de minimis increase in impervious area of approximately 609 square feet. As such, the project is not required to include any specific stormwater management features to control the rate or quantity of stormwater runoff from the site.

***It appears that no further information is required.***

3) The Applicant has drafted an easement between 35 Pleasant Street LLC and JB Brown & Sons for temporary construction access and has noted that it will be signed upon closing on September 31, 2015. Woodard & Curran recommends that submittal of the executed easement be made a condition of the Site Plan approval.

***The formalized easement will be submitted to the City immediately upon execution, which is expected shortly after the October 1st closing.***

***End of responses***

***Attachments: Drawing A101, revised 9/14/15  
Drawing A109, revised 9/1/15  
35 Pleasant St. Survey, revised 8/31/15***