



September 15, 2015

Portland Historic Preservation Board
389 Congress Street
Portland Maine, 04101

Re: Submission for Historic Preservation Review
32 Thomas St – Williston West Church

Dear Chair Benson and Members of the Historic Preservation Board,

On behalf of 32 Thomas Street LLC please accept and consider this submission for Historic Preservation review and Certificate of Appropriateness plan review for the conversion of the parish house at 32 Thomas Street to 5 residential dwelling units and office use. The work proposed meets the requirements of the conditional rezoning agreement for the property as well as the underlying requirements for the R4 Zone, which in part are applicable to this submission.

This submission includes:

- A completed application and fee.
- A narrative of the proposed work and compliance with the requirements
- Deed for the property
- Existing site plan and existing conditions analysis
- Preliminary utility plan and site plan
- Illustrative landscape plan and detailed landscape plan.
- Existing floor plan and proposed first floor plan for associated context
- Exterior elevations and building sections.

Along with this submittal, we are concurrently submitting to the Planning Board as required for conditionally allowed residential sub-division in the R4.

We look forward to the workshop review of this submission as we work towards a final plan and final hearing for our application.

Sincerely,

A handwritten signature in red ink that reads "m.g. winch".

Matthew G Winch, Architect
Principal

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION PROGRAM

Dear Applicant for Historic Preservation Review:

To receive a Certificate of Appropriateness for exterior or site alterations to a designated historic property, it is necessary for you to complete the enclosed application form and return it with a copy of proposed plans, drawings, specifications and application fee to the Office of Building Inspections, Portland City Hall, 389 Congress Street, 3rd Floor, Portland, Maine, 04101. You are required to submit **Please submit one hard copy and one copy in digital format of the application and all supporting materials, along with the applicable fee.**

Following a preliminary review of your application, historic preservation staff will determine whether the project requires Historic Preservation Board review or whether an administrative review is appropriate. (Routine or minor projects, such as sign or awning installations, are typically reviewed at the staff level.) If necessary, you may be asked to submit additional information.

For projects requiring Board review, the application should be submitted at least two weeks prior to the desired meeting date of the Historic Preservation Board—see attached meeting schedule. The Board meets on the first and third Wednesdays of each month.

Building and site alterations are reviewed for the conformance with the review standards of the historic preservation ordinance (attached). If your project involves new construction, a copy of the ordinance's new construction standards and guidelines is available upon request.

If you have questions about the application or would like guidance in meeting the ordinance review standards, feel free to contact me (874-8726, dga@portlandmaine.gov) or Preservation Planner Rob Wiener (756-8023, rwiener@portlandmaine.gov)

Sincerely,



Deborah G. Andrews
Historic Preservation Program Manager

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.



Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.


Applicant Signature: 

I have provided digital copies and sent them on:

September 15, 2015

Date:

September 15, 2015

Date:

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.

CONTACT INFORMATION:

APPLICANT

Name: Prof Frank Monsour
Address: 32 Thomas Street
Portland Maine
Zip Code: 04101
Work #: (207) 774-0460
Cell #: _____
Fax #: _____
Home: _____
E-mail: 32thomas@majellaenterprises.com

PROPERTY OWNER

Name: 32 Thomas Street LLC
Address: 32 Thomas Street
Portland Maine
Zip Code: 04101
Work #: (207) 774-0460
Cell #: _____
Fax #: _____
Home: _____
E-mail: 32thomas@majellaenterprises.com

BILLING ADDRESS

Name: _____
Address: Same

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

ARCHITECT

Name: Matthew Winch, Architect
Address: 41 Edgewood Ave
Portland, Maine
Zip: 04103
Work #: _____
Cell #: (207) 450-0750
Fax #: _____
Home: _____
E-mail: matthewwinch@earthlink.net

CONTRACTOR

Name: TBD
Address: _____

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

**Landscape Architect
Cynthia Orcutt ASLA
Orcutt Consulting**

**PO Box 314
Kingfield, Maine 04957
(207) 939-6518
corcutt86@gmail.com**



Applicant's Signature

Owner's Signature (if different)

Historic Preservation Application Fee Schedule:

- **Administrative Review** (for minor or standard alterations) \$50.00
- **HP Board Review** \$100.00
- **HP Board Review for major projects** involving new construction or building addition exceeding 1000 sq. ft. or comprehensive rehabilitation/redesign of existing structures \$750.00
- **After-the-fact Review** (for work commenced without advance approval) \$1000.00
- **Sign Review** for signs in historic districts \$75.00

Noticing/Advertisements for Historic Preservation Board Review*

- Legal Advertisement: Percent of total bill
- Notices: .75 cents each
(notices are sent to neighbors prior to any workshop or public hearing meetings)

* You will be billed separately for these costs.

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review.

Please check all those activities that apply to your proposed project.

Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

Additions and New Construction

- New Construction
- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

- Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.
- Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.
- Details or wall sections, where applicable.
- Floor plans, where applicable.
- Site plan showing relative location of adjoining structures.
- Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures, fencing)
- Materials - list all visible exterior materials. Samples are helpful.
- Other(explain)_____
- _____
- _____

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726, dga@portlandmaine.gov or Rob Wiener (756-8023), rwiener@portlandmaine.gov)

Please return this form, application fee (see attached fee schedule), and related materials to:

Historic Preservation Program
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

Application Deadlines for Historic Preservation Board Review 2015

The Historic Preservation Board meets on the first and third Wednesday of each month (except where national holidays require a change in schedule.) Meetings begin at 5:00 and are held in Room 209 of City Hall. Please confirm meeting time and location before your meeting, as unforeseen changes may occur.

In order for your proposal to be scheduled for a Historic Preservation Board meeting, **one (1) paper copy as well as one (1) digital copy (see digital requirements on page ____)** of the application and supporting materials are required for Board reviews. **These materials must also be accompanied by the application fee (see chart for fee structure).** The completed application must be received by the Planning Division **no later than two weeks prior to the scheduled meeting.** (See application deadlines below.) Applications received after the deadline will be considered for a subsequent meeting.

Application Deadline	2015 Meeting Dates	
December 23, 2013	January 7	
January 7	January 21	
January 21	February 4	
February 4	February 18	
February 18	March 4	
March 4	March 18	
March 18	April 1	
April 1	April 15	
April 15	May 6	
May 6	May 20	
May 20	June 3	
June 3	June 17	
June 17	July 1	
July 1	July 15	
July 22	August 5	<i>Note: only 1 meeting in August</i>
August 19	September 2	
September 2	September 16	
September 16	October 7	
October 7	October 21	
October 21	November 4	
November 4	November 18	
November 18	December 2	<i>Note: only 1 meeting in December</i>

Note: Submission of an application by the deadline does not guarantee that you will be on the next meeting agenda. If the Planning Division receives more applications than can be reasonably reviewed in one meeting, staff reserves the option of postponing some items to the following meeting.

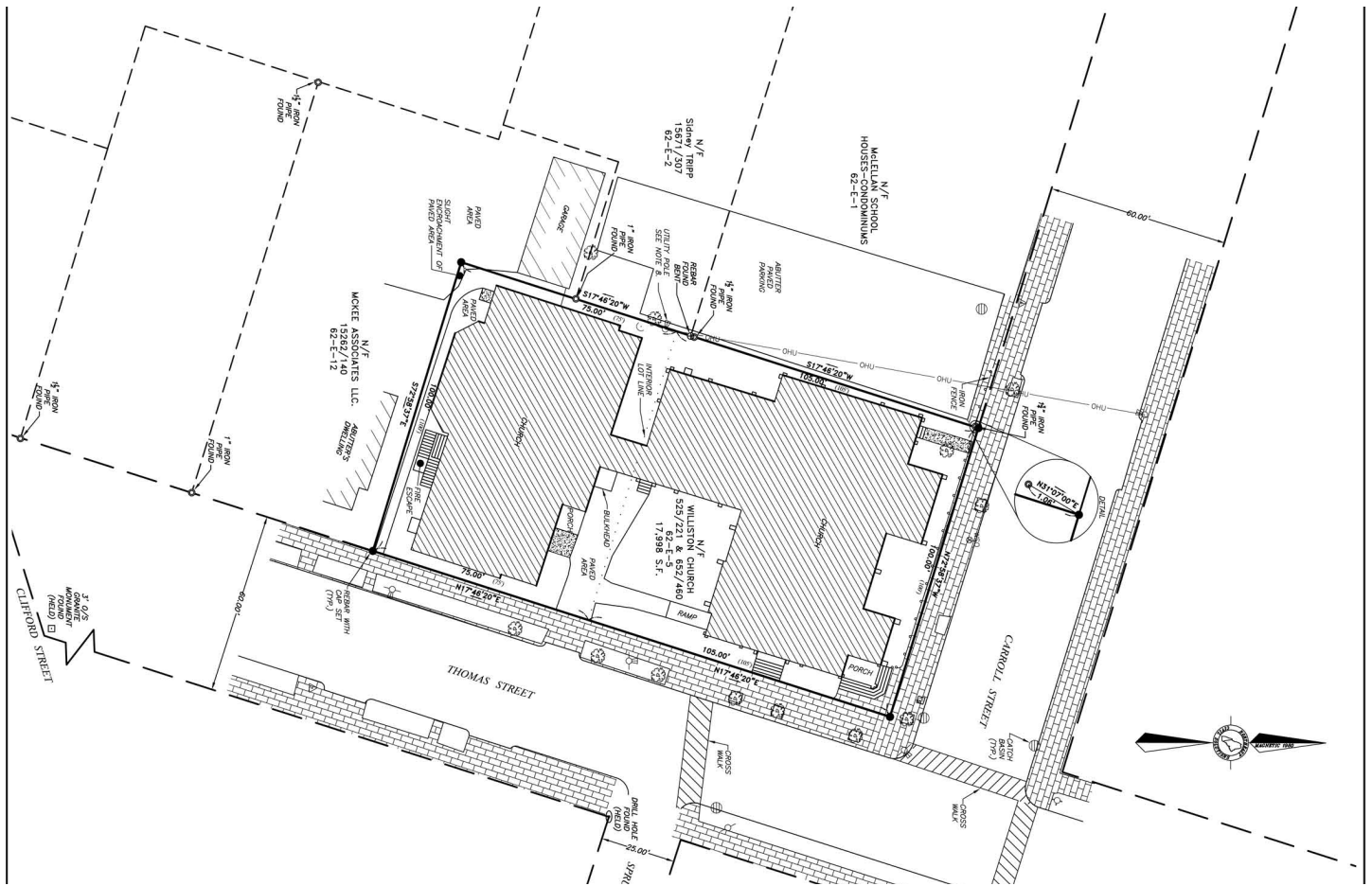
Standards for Review of Alterations to Historic Buildings

In considering an application for a Certificate of Appropriateness involving alterations, the Historic Preservation Board and Staff the following review standards, as provided in the City's historic preservation ordinance:

- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.
- (5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- (6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
- (7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

PROJECT DESCRIPTION

The project site, 32 Thomas Street, sits at the corner of Thomas and Carrol Street on Portland's Western Promenade. The lot is approximately 18,000 SF in size and is comprised of two smaller parcels. The first parcel; 100' (along Carrol Street) by 105' (along Thomas Street) contains the Williston West Church, completed in 1877 and designed by Portland architect Francis H. Fassett. The second parcel; 100' wide (adjacent to the Church parcel) by 75' (along Thomas Street) contains the Parish House, built in 1904 and designed by Portland architect John Calvin Stevens. The two buildings were connected at a later date by a breezeway, which is not an historic structure. Both buildings, the Church and Parish House, were admitted to the National Register of Historic Places in 1980. The survey plan is copied below:



Both buildings are large, solid structures, comprised of brick facades with heavy granite and limestone detailing. Gothic details punctuate each building including tall stained glass windows, several round stained glass windows, ornate brick dental edging just below the roof line, arched window and door openings, slanted pilasters, copper gutters, steeply pitched slate roofs, a tall, ornate bell tower and solid granite water table bases at the ground level.

This Applicant proposes a reuse of the Parish House for five residential units, one for a caretaker and four market rate units, to supplement the currently allowed office space within the building. The interior of the Church will remain unimproved for now.

The building exteriors are in good condition and remain almost unaltered from the time of original construction. Each building shows some signs of wear and weathering, but the overall composition of buildings remains today much like it appeared in the early 1900s. Photographs of the elevations of each building are copied on the next pages. These photographs were taken in September, 2015, illustrating current conditions.

Williston West Church facades:



East facade facing Thomas Street - featuring the main entrances to the Church and the Bell Tower



South facade facing the Courtyard



East facade facing the Courtyard



West facade facing parking lot - featuring significant stained glass windows



North facade facing Carrol Street - featuring Bell Tower



Williston West Parish House facades:



East facade facing Thomas Street



South facade facing residential neighbor



West facade facing parking lot



North facade facing Courtyard - featuring entrance portico and illustrating current condition of brick and limestone detailing



East facade of 'Connector' piece facing Thomas Street



West facade of 'Connector' piece facing parking

EXISTING LANDSCAPE

The landscape surrounding Williston West Church and Parish House is overgrown. Although filled with many lovely plants, small trees and flowers, these materials have been left to grow too large for the space. Architectural details have been obliterated, light to stained glass windows is blocked and individual plants are now meshed into one another. Aside from a very robust, and appropriately located row of Hosta and one lovely Hydrangea shrub/tree both along the northern side of the Church building, facing Carrol Street, existing plant material should be removed.

Other site features that have been added over the years should also be removed, including an unsafe, dilapidated fence along Carrol Street, an asphalt and wood ramp leading up to a side door of the Church in the Courtyard, unsafe steps in the Courtyard, a leaking bulkhead in the Courtyard, deteriorating asphalt in the Courtyard and a tired sign facing Thomas Street. Photographs illustrating some of these features are printed below:



Photo above: Overgrown planting by Church

Top left: Hosta edge and Hydrangea along Carrol Street

Top right: Planting blocking light and views of stained glass at Church.

Bottom left: Ramp to side door of Church

Bottom right: Overgrown planting by the Parish House

HISTORIC CONTEXT

A photograph taken in 1931 shows a Church and Parish House surrounded by a very simple and low landscape. The stained glass windows were open to light and they were visible from the street. The sidewalks that lined both Thomas and Carrol Streets were met by a simple grass lawn that sloped up towards the buildings. Plant materials on these sloped banks were low, simple and were probably perennials that disappeared in the winter. This landscape allowed the architecture of these magnificent buildings to be seen by the public and allowed light to penetrate through the stained glass into the interior of the building. The landscape of today is vastly different: it is dense with greenery and competes with the intricacy of the architecture. The concept of the proposed Site Plan is to remove the overgrown landscape of today and replace this with a much simpler landscape plan, reflecting the site design from in the early 1900s. The comparison of the landscape of 1931 (top photo) and the landscape of today (bottom photo) is illustrated by the photographs below:



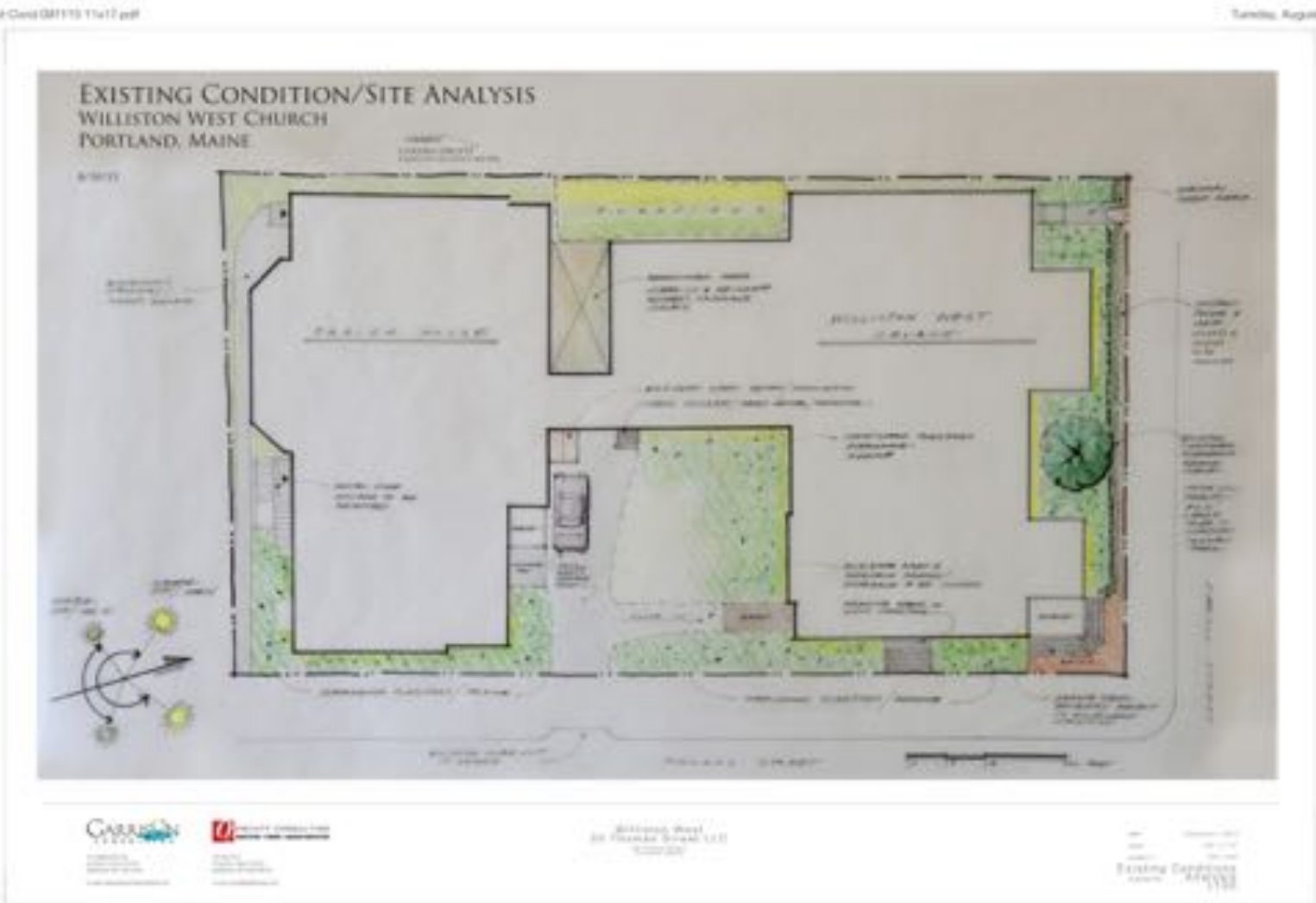
Photo Courtesy Maine Historical Society 1931



EXISTING CONDITIONS

The drawing copied below illustrates the existing conditions and analysis of the current site at 32 Thomas Street. As described above, most of the plant material is overgrown and should be removed, with the exception of the Hosta and one Hydrangea along the Carrol Street edge. The locations of the bulkhead, steps, asphalt and wood ramp to be removed in the Courtyard are illustrated. The area to the west of the Connector between buildings is a mess of plants, abandoned mechanical equipment, piping and other refuse - all to be removed. The metal fire escape to the south of the Parish House is to be removed. It should be noted that the granite steps at the corner of Thomas and Carroll Streets have recently been re-pointed and the steps at the center door to the Church facing Thomas Street are in very good condition. Both sets of steps will remain.

A compass diagram indicates the path of the sun during the year, which shows that there is a nice pocket of good sun exposure and protection from harsh winds in the courtyard.



SITE PLAN

The proposed preliminary site plan development for 32 Thomas Street is shown on the following page. A written project description follows on the next several pages.



PRELIMINARY SITE PLAN

WILLISTON WEST - 32 THOMAS STREET
PORTLAND, MAINE

NOVEMBER 2011



SITE DESIGN

The proposed preliminary site design for 32 Thomas Street has three major components: the Street edge, the Courtyard and the Service area.

The Street Edge - The narrow edges along Thomas and Carrol Streets will be restored to their earlier simplicity. The broken and unsafe fencing along Carrol Street will be removed and the Hosta edge will be restored. All other plant material, including invasive ivy, will be removed and replaced with grass. The one specimen Hydrangea will be saved and pruned to improve the structure. The edge along Thomas Street will be stripped of existing plant material and regraded to slightly slope up towards the Church, as shown on the 1931 photograph. Grass will be planted along the brick walkway. A double row of Stella deOro Daylily will edge the grass, backed by a double row of Ostrich Fern along the Church and Parish House walls. Both plants will die back during winter months.



Existing Hosta to remain



Stella deOro Daylily



Ostrich Fern

The Courtyard - Most everything currently in the existing Courtyard will be removed. The site will be regraded to match street grade and drain properly. The proposed design includes one parking space for each market rate unit, for a total of four parking spaces, and two pedestrian entrances: one to the Office space and one to the Residential units. The Office entrance is from a brick sidewalk leading from Thomas Street to the existing canopy into the Parish House. The Residential entrance will be through a new, transparent connector portico, placed between the Church and Parish House. Access will be from a set of granite stairs, leading to an upper, brick paved landing at the portico level. Walls, piers and caps will be granite. Railings will be bronze with glass inserts. The concept is to make this new addition clearly modern - sympathetic in form and scale to the historic buildings, but not copying the historic details or style.

The four parking spaces will be accessed from Thomas Street via a new curb cut that centers on the three magnificent stained glass windows in the Church. This will increase visibility of these windows for the public and insure maximum light penetration for the stained glass. Granite Belgium block pavers will line the access road and granite piers will mark the opening from the street. A granite planter sits at the base of the windows, at the end of the access road, to soften this view. This planter is to be filled with annuals each summer. A brick walk separates the parking stalls from the access road and leads occupants to the Residential entrance stairs. A low perennial border lines the south facing edge of the Courtyard, filled with long-flowering Stella DeOro Daylily and Obedient plant. Icicle Veronica will be planted between the Daylily and Obedient plant to insure constant white blooms throughout the summer months. Finally, a solid hedgerow of evergreen Hicks Yew will fill the planting strip between the parking stalls and Thomas Street sidewalk, blocking views of the automobile, yet still allowing views from the street to the historic architecture. A photo mock-up of the view from Thomas Street, copied on the next page, illustrates the Courtyard design concept of creating a full public view of the historic windows while blocking views of parked cars.



Above: A photo simulation of the proposed design for the Courtyard, as seen from Thomas Street. Cars are parked behind the hedge of Hicks Yew, separated from the Belgium Block paver entry drive by a brick sidewalk.



Photos to the left:
Evergreen Hicks Yew

Photos below:
Obedient Plant (left)
Icicle Veronica (right)



SITE DESIGN (CONTINUED)



Images taken in Portland's Western Promenade showing examples of typical landscape materials proposed for the Courtyard, such as low granite curbing, brick sidewalks, granite piers, Belgium block paving, and simple landscape plantings.

The Service Yard- The area to the west of the new Connector will be reserved for use by the Residents for their service needs. Rolling garbage and recycling containers, two for each unit, will be stored in this location. The area will be paved in asphalt and properly drained to avoid odor accumulation. The area will be hidden from view by two brick screen walls, one to the west and one to the east. The eastern wall will have a planting area at the base, which will be seen from the Residential Entrance. This planting area will be at the same elevation as the Entrance portico. A set of stairs will lead to the lower level - where the service area is housed. The service area will be locked from public access by a gate. The Caretaker will roll garbage bins towards Thomas Street, using the paved walkway that extends from the service area gate, behind the west side of the Parish House and down the walkway to the south of the Parish House to the street side. This will happen on a weekly basis on trash collection days. The bins will sit in the widened paved area to the south of the Parish House, away from the public brick sidewalk, until emptied and returned to the service yard. This widened area will also be used as a parking space by the Caretaker on non-trash collection days.

Plantings to be installed on the south side of the Parish House include one specimen Royal Star Magnolia tree and a hedgerow of Limelight Hydrangea. These white blooming plants will help soften the edge of the Parish House that site adjacent to a residential home.



Royal Star Magnolia as a specimen tree



Limelight Hydrangea hedgerow

WARRANTY DEED
Maine Statutory Short Form

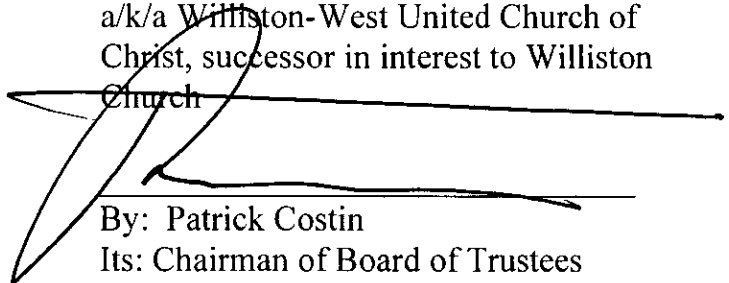
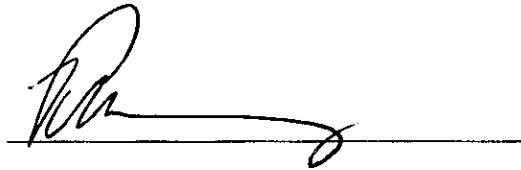
MAINE REAL ESTATE TAX PAID

KNOW ALL BY THESE PRESENTS, that **WILLISTON-WEST CHURCH, a/k/a Williston-West United Church of Christ, successor in interest to Williston Church**, a Maine non-profit corporation having a place of business at Portland, County of Cumberland, and State of Maine, for consideration paid, grants to **32 THOMAS STREET, LLC**, a Maine limited liability with a place of business in Portland, County of Cumberland and State of Maine, whose mailing address is 477 Congress Street, Suite 601, Portland, Maine 04101, with **WARRANTY COVENANTS**, the land, together with any improvements thereon, located in the City of Portland, County of Cumberland and State of Maine, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said WILLISTON-WEST CHURCH has caused this instrument to be signed and sealed by Patrick Costin, its duly-authorized Chairman of the Board of Trustees this 19TH day of December, 2011.

WITNESS:

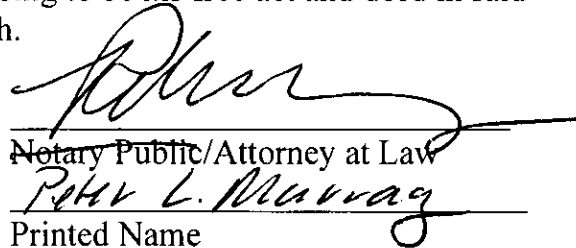
WILLISTON-WEST CHURCH,
a/k/a Williston-West United Church of
Christ, successor in interest to Williston
Church


By: Patrick Costin
Its: Chairman of Board of Trustees

STATE OF MAINE
COUNTY OF CUMBERLAND

December 19, 2011

Personally appeared before me the above-named Patrick Costin, Chairman of the Board of Trustees, and acknowledged the foregoing to be his free act and deed in said capacity and the free act and deed of said church.


Notary Public/Attorney at Law
Peter L. Murray
Printed Name

**EXHIBIT A
TO
WARRANTY DEED**

Two certain lots or parcels of land, together with any improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine and further described as follows:

PARCEL 1: A certain parcel of land located in said Portland bounded as follows. Beginning at the corner made by the intersection of the Westerly side of Thomas Street unto the Southerly side of Carroll Street; thence Southerly by said Westerly side of Thomas Street one hundred and five (105) feet to a point; thence Westerly on a line parallel with said Southerly side of Carroll Street one hundred (100) feet to a point; thence Northerly on a line parallel with said Westerly side of Thomas Street one hundred and five (105) feet to said Carroll Street; thence Easterly by said Carroll Street to the point begun at. Being the same premises described in two certain agreements between Abby A. Steele and John H. True. Being the premises described in a deed from Abby A. Steele to Williston Church dated April 13, 1886 and recorded in the Cumberland County Registry of Deeds in Book 525, Page 221.

PARCEL 2: Property located in said Portland, being the premises described in a deed from Edward P. Chase to Williston Church dated September 9, 1897 and recorded in the Cumberland County Registry of Deeds in Book 652, Page 460.

Also hereby conveying all of the Grantor's right, title and interest in and to the fee underlying all public or private rights-of-way, easements, streets and alleys over, contiguous, benefitting or appurtenant to the premises.

The above described property is conveyed subject to an Easement from Williston Church to Central Maine Power and New England Telephone and Telegraph dated November 11, 1970 and recorded in said Registry of Deeds in Book 3157, Page 51.

By acceptance of this deed, Grantee agrees, for itself and its successors and assigns, that should the Grantee, its successors or assigns, at any time desire to demolish or alter the building on the property conveyed herein as to result in material damage to or removal of the stained glass windows, pipe organ and church bell, the Grantor shall have the right to remove and repossess the affected stained glass windows, pipe organ and church bell, without charge, but at its own expense, for preservation, recycling and/or re-use by Grantor, its successors and assigns, at Grantor's other location or elsewhere; provided, however, that Grantor, its successors or assigns, shall at its own expense reasonably restore any portion of the property disturbed by such removal activities.

Meaning and intending to describe the same property as described in a deed from Abby Steele to Williston Church, dated April 13, 1886 and recorded in said Registry of Deeds in Book 525, Page 221 and in a deed from Edward Chase to Williston Church, dated September 9, 1897 and recorded in said Registry of Deeds in Book 652, Page 460.

The above-described premises were surveyed by Northeast Civil Solutions as shown on a "Boundary Survey of 26 Thomas Street, Portland, Maine" dated December 13, 2011, and the Grantor conveys all right, title and interest in and to the metes and bounds description as follows:

A certain lot or parcel of land, together with any improvements thereon, located on the southerly side of Carroll Street and on the westerly side of Thomas Street, in the City of Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

BEGINNING at a #5 rebar w/cap stamped "NCS, INC PLS 1314" at the intersection of the southerly right-of-way line of Carroll Street and the westerly right-of-way line of Thomas Street. Said rebar being shown on a plan entitled "Boundary Survey of 26 Thomas Street, Portland, Maine" by Northeast Civil Solutions, dated December 13, 2011;

THENCE S 17°46'20" W along the westerly right-of-way line of said Thomas Street 180.00' to a #5 rebar w/cap stamped "NCS, INC PLS 1314". Said rebar being the northeasterly corner of land now or formerly of McKee Associates LLC as recorded in a deed recorded in the Cumberland County Registry of Deeds in Book 15262, Page 140;

THENCE N 72°58'37" W along the northerly line of land now or formerly of said McKee Associates LLC, 100.00' to a #5 rebar w/cap stamped "NCS, INC PLS 1314";

THENCE N 17°46'20" E along the easterly line of said McKee Associates LLC, land now or formerly of Sidney Tripp as recorded in a deed recorded in said Registry of Deeds in Book 15671, Page 307 and land now or formerly of McLellan School Houses Condominiums 180.00' to a #5 rebar w/cap stamped "NCS, INC PLS 1314". Said rebar being on the southerly right-of-way line of Carroll Street;

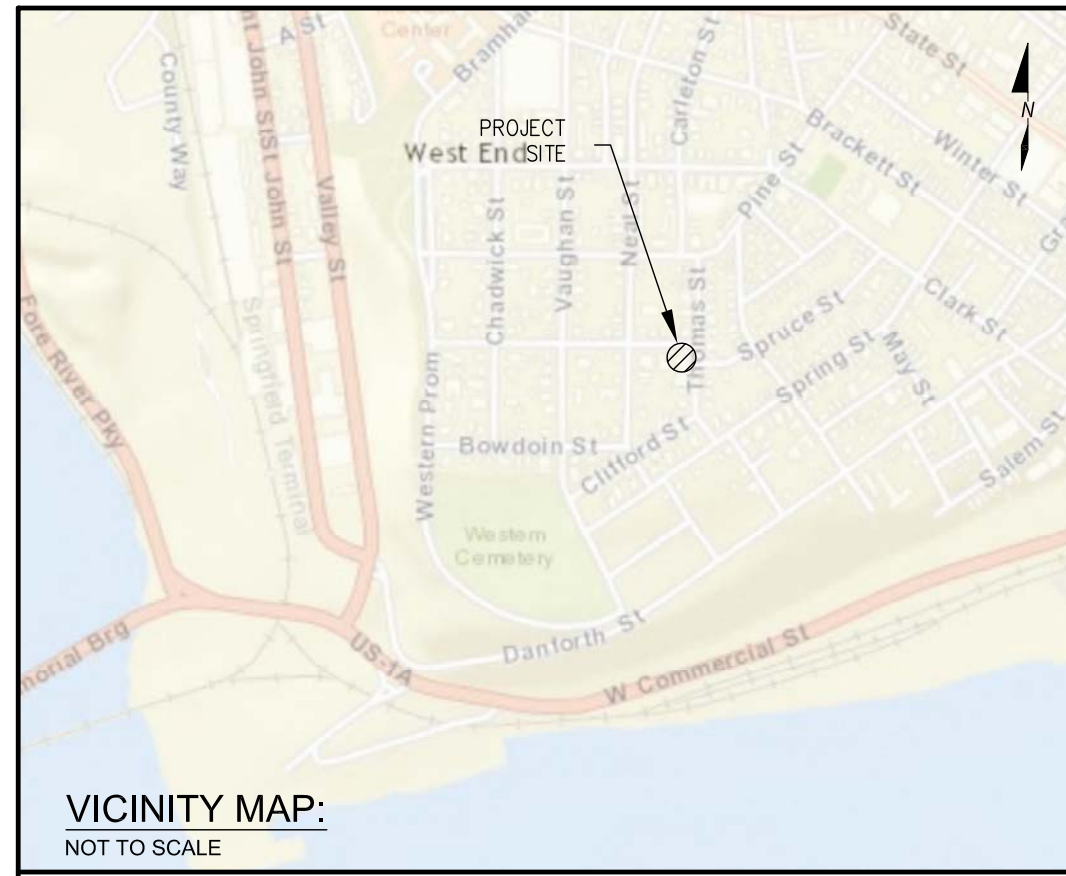
THENCE S 72°58'37" E along the southerly right-of-way line of said Carroll Street 100.00' to the POINT OF BEGINNING.

The above described parcel contains 17,998 square feet, more or less.

The basis of bearing for the above described parcel is Magnetic 1980.

SASISANG01\Williston West Church\Deed.doc

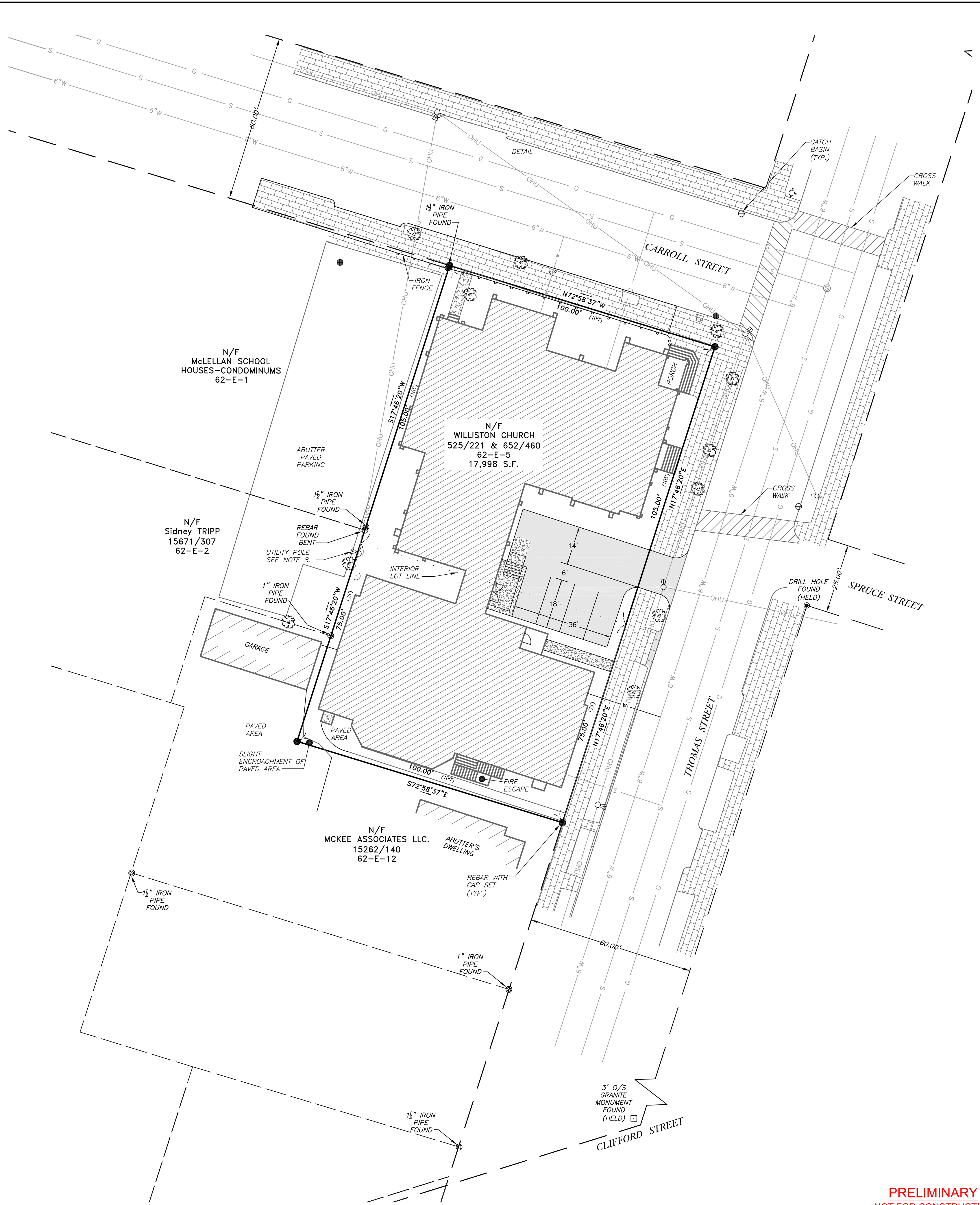
Received
Recorded Register of Deeds
Dec 20, 2011 02:21:24P
Cumberland County
Pamela E. Lovley



- LEGEND**
- EXISTING**
- BOUNDARY LINE
 - - - RIGHT-OF-WAY LINE
 - - - ABUTTER LINE
 - - - INTERIOR LOT LINE
 - ▨ PAVEMENT
 - ▨ EXISTING BUILDING
 - ▨ STEEL FENCE
 - OVERHEAD UTILITY
 - 6" W WATER MAIN
 - SERVICE LINES
 - GAS MAIN
 - S SANITARY SEWER MAIN
 - SS SANITARY SEWER SERVICE
 - SEWER MANHOLE
 - CATCH BASIN
 - NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CCRD)
 - TAX MAP-BLOCK-LOT
 - PARENTHESIS DENOTE RECORD DATA
 - FOUND DECIDUOUS TREE
 - UTILITY POLE
 - FOUND MONUMENT (AS NOTED)
 - #5 REBAR WITH PLASTIC CAP STAMPED, NCS, INC. PLS 1314 SET ON 12/22/11
 - FOUND IRON PIPE (AS NOTED)
 - FOUND DRILL HOLE
- PROPOSED**
- ▨ PAVEMENT LINE
 - ▨ CONCRETE LINE
 - ▨ WATER LINE

SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY MAGNETIC 1980 AND FROM PLAN REFERENCE IN NOTE 4.A.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEED.
3. RECORD OWNERSHIP OF THE PARCELS SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS OF RECORD:
 - A. DEED FROM ABBY STEEL TO WILLISTON CHURCH DATED APRIL 13, 1886 AND RECORDED IN DEED BOOK 525, PAGE 221.
 - B. DEED FROM EDWARD CHASE TO WILLISTON CHURCH DATED SEPTEMBER 9, 1987 AND RECORDED IN DEED BOOK 652, PAGE 460.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - A. PLAN OF LAND ON NEAL AND CARROLL STREETS PORTLAND, MAINE FOR MCELLELLAN SCHOOL HOUSES, BY OWEN HASKELL, INC., DATED DECEMBER 15, 1982 AND RECORDED IN PLAN BOOK 97, PAGE 1.
 - B. CLIFFORD STREET CONDOMINIUM AT 15 CLIFFORD STREET, PORTLAND, MAINE FOR WILLIAM HAMILL, BY OWEN HASKELL, INC., DATED SEPTEMBER 10, 1980 AND RECORDED IN PLAN BOOK 37, PAGE 1.
 - C. PLAN OF REVALUATION PLAN OF PORTLAND, DATED OCTOBER 24, 1884 AND RECORDED IN PLAN BOOK 5, PAGE 62.
 - D. VARIOUS RIGHT-OF-WAY PLANS OBTAINED FROM THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 62, BLOCK E, PARCEL 5.
6. THE PARCEL SURVEYED IS LOCATED IN THE R-4 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MIN. STREET FRONTAGE 50 FT
 - MIN. FRONT YARD 25 FT
 - MIN. SIDE YARD 10 FT*
 - MIN. REAR YARD 25 FT
 * SIDE YARD IS DETERMINED BY HEIGHT OF STRUCTURE AND CAN INCREASE TO 16 FT
7. THE WIDTH AND LAYOUT OF CARROLL AND THOMAS STREETS IS 60 FT AND FROM PLANS REFERENCED IN NOTES 4.D.
8. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OR RECORD:
 - A. SUBJECT TO THE RIGHT OF CENTRAL MAINE POWER AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY TO CONSTRUCT, ERECT, REBUILD, OPERATE, MAINTAIN AND REMOVE ELECTRIC DISTRIBUTION AND COMMUNICATION LINES AS DESCRIBED IN DEED BOOK 3157, PAGE 51.
9. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888) DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
10. THERE IS MENTION OF AN UNDERGROUND OIL STORAGE FACILITY IN DEED BOOK 9824, PAGE 156. THE LOCATION OF THIS FACILITY IS UNKNOWN.
11. BOUNDARY SURVEY CONDUCTED BY NORTHEAST CIVIL SOLUTIONS, INC., DATED DECEMBER 13, 2011.



ZONING, BULK & SPACE REQUIREMENTS:

1. REFERENCE CONDITIONAL ZONING AGREEMENT RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS AT BOOK 29784 PAGE 123 AND R4 ZONING REQUIREMENTS.
2. PERMITTED USES:
 - A. ALL USES IN THE R-4 ZONE
 - B. PROFESSIONAL OFFICES, INCLUDING COMPUTER SOFTWARE PROGRAMMING AND MARKETING, AND EXCLUDING PERSONAL SERVICES, RETAIL SERVICES AND VETERINARIANS SUBJECT TO THE FOLLOWING LIMITATIONS:
 - i. PROFESSIONAL OFFICES SHALL BE LOCATED ON THE FIRST FLOOR OF THE PARISH HOUSE AND SHALL OCCUPY NO MORE THAN 2,800 SF OF FLOOR AREA
 - ii. THE TOTAL NUMBER OF INDIVIDUALS WORKING IN THE PROFESSIONAL OFFICES SHALL NOT EXCEED FOURTEEN (14) NON-RESIDENT EMPLOYEES REGULARLY SCHEDULED TO OCCUPY THE PREMISES AT ANY ONE TIME.
 - iii. THE BUSINESS UTILIZING THE OFFICE SPACE SHALL BE A SINGLE TENANT OFFICE USER OWNED BY OR AFFILIATED WITH THE OWNER OF THE BUILDING COMPLEX
 - iv. THE OFFICE USE SHALL NOT GENERATE FREQUENT DAILY VISITATION BY CLIENTS CUSTOMERS, OR THE GENERAL PUBLIC.
 - v. THE OWNER OR OPERATOR OF THE BUSINESS SHALL SECURE AND PROVIDE TO ITS EMPLOYEES ONE (1) OFF STREET PARKING SPACE FOR EACH EMPLOYEE WHO COMMUTES TO THE OFFICE BY HIS OR HER AUTOMOBILE.
3. THIS PROJECT INCLUDES AN OFFICE USE ON THE FIRST FLOOR OF THE PARISH HOUSE THAT OCCUPIES APPROXIMATELY 2,500 SF OF FLOOR AREA. THE UNDERLYING DIMENSIONAL REQUIREMENTS FOR THE UNDERLYING R4 ZONE APPLY BUT FOR THE FOLLOWING MODIFICATIONS AS PER THE CONDITIONAL ZONING AGREEMENT. THESE INDIVIDUAL REQUIREMENTS ARE LISTED BELOW ALONG WITH THE ESTABLISHED COMPLIANCE TO THOSE REQUIREMENTS.
 - A. MINIMUM LOT SIZE FOR PLACES OF ASSEMBLY AND PROFESSIONAL OFFICE USES COMBINED 11,500 SF. THE LOT SIZE OF THE SUBJECT PROPERTY IS 17,998 SF AND IS DOCUMENTED AS SUCH ON THE BOUNDARY SURVEY BY NORTHEAST CIVIL SOLUTIONS DATED DECEMBER 13, 2011.
 - B. MINIMUM YARD DIMENSIONS
 - i. FRONT YARD: 3 FEET. THE EXISTING FRONT YARD OF PARISH HOUSE IS 4'-0", THE SANCTUARY IS 6'-10" AT THOMAS STREET AND 6'-9" AT CARROLL ST.
 - ii. REAR YARD: 3 FEET. THE EXISTING STRUCTURE OF SANCTUARY IS 2'-9" AND AT THE EXISTING STRUCTURE AT THE REAR OF THE PARISH HOUSE IS 3'-9".
 - iii. SIDE YARD: 4 FEET. THE SIDE OF THE EXISTING PARISH HOUSE STRUCTURE AT THE SIDE YARD IS 5'-0".
 - iv. SIDE YARD ON SIDE STREETS: 8 FEET.
 - C. MAXIMUM LOT COVERAGE: 80%. THE EXISTING FOOTPRINT OF THE STRUCTURES ON THE PROPERTY IS APPROXIMATELY 12,000 SF PROVIDING A LOT COVERAGE OF 67%.
 - D. MAXIMUM STRUCTURE HEIGHT (SANCTUARY): 37 FEET. THE EXISTING HEIGHT OF THE SANCTUARY IS APPROXIMATELY 37 FEET.
 - E. MAXIMUM STRUCTURE HEIGHT (PARISH HOUSE): 47 FEET. THE EXISTING HEIGHT OF THE PARISH HOUSE IS APPROXIMATELY 47 FEET.
 - F. MAXIMUM STRUCTURE HEIGHT (BELL TOWER): 70 FEET. THE EXISTING HEIGHT OF THE BELL TOWER IS APPROXIMATELY 70 FEET.
 - G. MAXIMUM FLOOR AREA FOR PLACES OF ASSEMBLY: 6,000SF. THIS PROJECT DOES NOT INCLUDE ANY PROVISION OR CONSIDERATION FOR THE USE OF THE SANCTUARY AS A COMMUNITY HALL AT THIS TIME.
 - H. RESIDENTIAL DWELLINGS WITHIN THE EXISTING STRUCTURES SHALL BE GOVERNED BY THE PROVISIONS OF SECTION 14-103(A)(2) OF THE UNDERLYING R-4 ZONE. DENSITY CALCULATIONS FOR RESIDENTIAL USE SHALL BE BASED ON THE LOT SIZE OF THE PARCEL WITHOUT LAND AREA DEDUCTIONS FOR OTHER NON-RESIDENTIAL USES ON THE SITE. THIS PROJECT PROPOSES 5 RESIDENTIAL DWELLING UNITS WITHIN THE EXISTING STRUCTURE OF THE PARISH HOUSE. THE R-4 ZONE REQUIRES A MINIMUM LOT AREA OF 3,000SF PER UNIT AND A MINIMUM FLOOR AREA OF 700SF PER UNIT. THE PROPOSAL OF 5 UNITS REQUIRES 15,000SF OF LAND AREA. THE EXISTING LAND AREA OF THE SITE IS 17,998 SF. THE SMALLEST OF THE 5 PROPOSED UNITS IS APPROXIMATELY 1,100 SF.
 - I. THE CONDITIONAL ZONING AGREEMENT PROHIBITS THE INCREASE IN VOLUME OR FOOTPRINT OF EITHER THE PARISH HOUSE OR THE SANCTUARY. THE SUBMISSION INCLUDES THE RENOVATION OF THE EXISTING PORTICO CONNECTOR BETWEEN THE PARISH HOUSE AND THE TRANSEPT OF THE SANCTUARY AS THE MAIN ENTRANCE TO THE RESIDENCES IN THE PARISH HOUSE. THESE MODIFICATIONS WILL NOT INCREASE THE FOOTPRINT OR THE VOLUME OF THE PRIMARY STRUCTURES ON THE PROPERTY.
 - J. THE CONDITIONAL ZONING AGREEMENT INCLUDED A REHABILITATION SCHEDULE THAT WORK HAS COMMENCED AND IS UNDERWAY AS NOTED. THIS PROJECT DOES NOT INTEND TO SEEK A CERTIFICATE OF OCCUPANCY FOR THE OFFICE USE IN THE PARISH HOUSE UNTIL ALL OF THE WORK ON THE REHABILITATION SCHEDULE HAS BEEN COMPLETED.
 - K. THE SUBMISSION FOR 5 RESIDENTIAL DWELLING UNITS IS CONSIDERED A SUBDIVISION, WHICH IS CONDITIONALLY ALLOWABLE IN THE R4 ZONE. CONDITIONALLY ALLOWABLE USES SHALL BE PRESENTED TO THE ZONING BOARD OF APPEALS. ON-SITE PARKING FOR THE RESIDENTIAL USE IS NOT REQUIRED BECAUSE OF THE HISTORIC DESIGNATION OF THE PROPERTY; HOWEVER A PRELIMINARY THE PROJECT PROVIDES PARKING FOR UP TO FOUR (4) VEHICLES ON SITE.

UNIT SQUARE FOOTAGE TABLE:

UNIT #	DESCRIPTION	SQUARE FOOTAGE (SF)
1	GROUND FLOOR CARETAKERS	1,115
2	OVERLOOKING THOMAS STREET	2,161
3	CENTER OF BUILDING	1,768
4	SOUTHWEST CORNER	1,627
5	REAR NORTHWEST CORNER	1,507

APPROVED BY CITY OF PORTLAND PLANNING BOARD

NAME	DATE

REVISIONS:

NO.	DATE	DESCRIPTION
	05/08/2015 <td>PRELIMINARY SITE PLAN SUBMITTAL</td>	PRELIMINARY SITE PLAN SUBMITTAL

SGC ENGINEERING, LLC
 • Civil Design & Survey Engineering
 • Environmental & Regulatory Permitting
 • Electrical Power Systems Engineering

SGC
 SERVING OUR CLIENTS IN THE U.S.A. & CANADA
 501 County Road #2002
 Bangor, Maine 04401
 2002 Main Street
 Portland, ME 04103
 Tel: 207-347-8101 Fax: 207-347-8101

RECORD OWNER:
 MAJELLA GLOBAL TECHNOLOGY
 DEVELOPMENT
 1200 MIDDLE STREET
 PORTLAND, MAINE

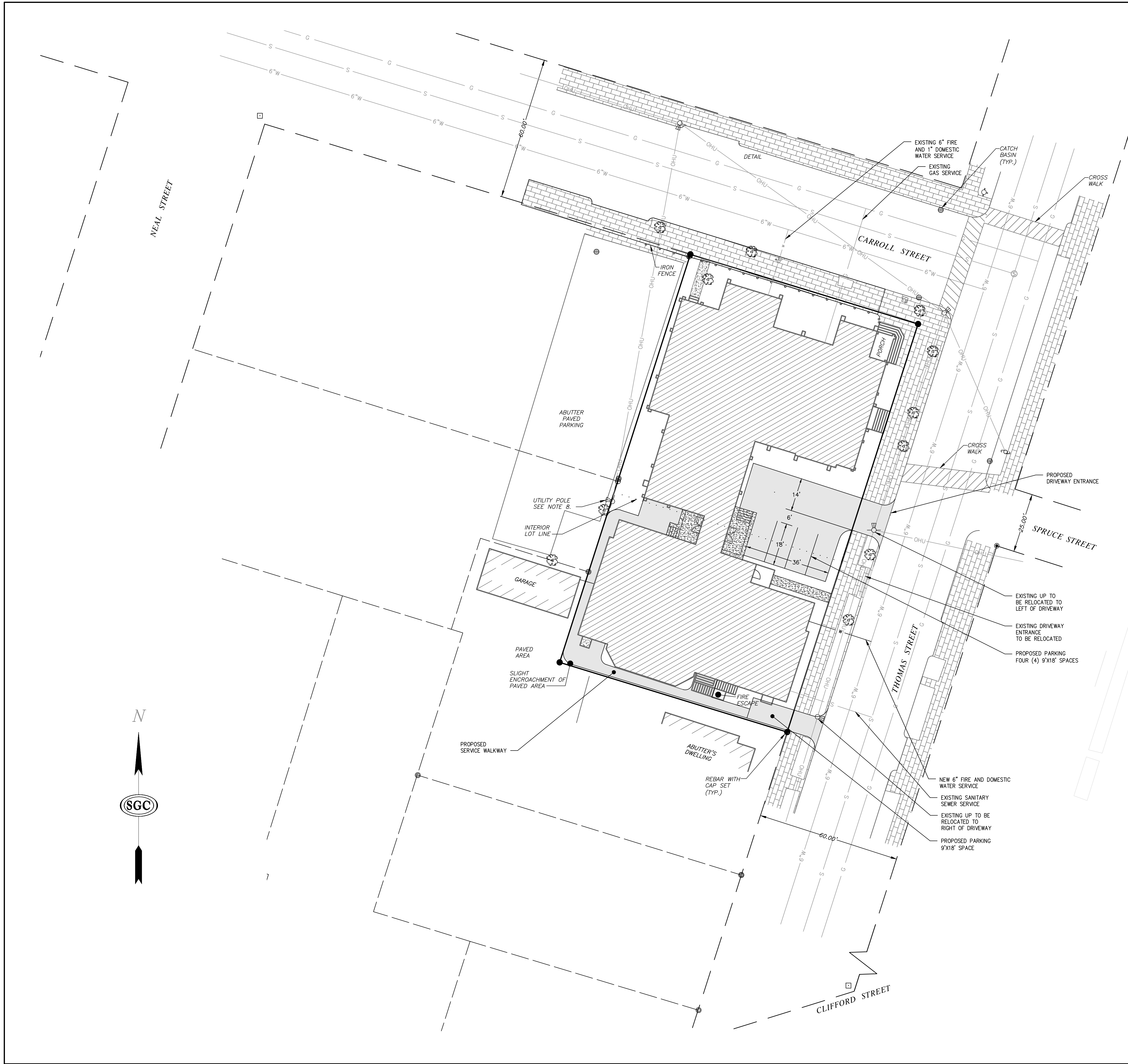
TITLE:
 RECORDING PLAT
 WILLISTON CHURCH
 26 THOMAS STREET
 PORTLAND, MAINE

SHEET:
 1 of 1

DATE: MM/DD/YYYY PROJECT: 1309001
 DESIGN: TDD CHECK: EGW FILE: 1309001_SITE PLAN.DWG
 DRAWN: TDD
 SCALE: 1" = 300'

ONLY VALID WITH ORIGINAL STAMP

**PRELIMINARY
NOT FOR CONSTRUCTION**



LEGEND

EXISTING	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	ABUTTER LINE
	INTERIOR LOT LINE
	PAVEMENT
	EXISTING BUILDING
	STEEL FENCE
	OVERHEAD UTILITY
	WATER MAIN
	SANITARY SEWER MAIN
	GAS MAIN
	FIRE MAIN
	SEWER MANHOLE
	CATCH BASIN
	UTILITY DEODOROUS TREE
	UTILITY POLE
	FOUND MONUMENT (AS NOTED)
	#5 REBAR WITH PLASTIC CAP STAMPED, NCS, INC. PLS 1314" SET ON 12/22/11
	FOUND IRON PIPE (AS NOTED)
	FOUND DRILL HOLE
PROPOSED	
	PAVEMENT LINE
	CONCRETE LINE
	WATER LINE

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG-SAFE" AND LOCAL UTILITY COMPANIES AT LEAST 3 BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, OR AS OTHERWISE REQUIRED BY MAINE STATE LAW.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
- CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE RESPECTIVE COMPANY PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING.
- ALL UTILITY FACILITIES SHALL BE ADJUSTED BY THE RESPECTIVE UTILITIES UNLESS OTHERWISE NOTED. UTILITY POLE RELOCATION SHALL BE COORDINATED WITH CMP.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
- NO BLASTING WILL BE ALLOWED WITHIN 500 FT OF ANY UTILITY WITHOUT THE NOTIFICATION AND APPROVAL OF CMP OR THE APPROPRIATE UTILITY COMPANY. NO LEDGE BLASTING WILL BE PERMITTED WITHIN A UTILITY COMPANY EASEMENT UNTIL WRITTEN APPROVAL FROM THE UTILITY IS GIVEN.
- PAVEMENT CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE CUT EDGES AND NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO RECLAIM OR PROPERLY DISPOSE OF REMOVED BITUMINOUS MATERIALS.
- ROADWAY MATERIALS SHALL BE AS REFERENCED FROM "STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DECEMBER 2002" CHAPTER 401.02 MATERIALS, EXCEPT AS OTHERWISE NOTED.
- ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND RESPECTIVE UTILITY COMPANY STANDARDS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, MARCH 2003 AND AS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONNEL OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION ZONE TRAFFIC CONTROL.
- SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER IS NOT RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING TO JOB SITE SAFETY.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND HAVE IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. WRITTEN DIMENSIONS SHALL PREVAIL. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
- THE CONTRACTOR SHALL KEEP TWO SETS OF CONTRACT DRAWINGS MARKED UP TO FULLY INDICATE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO SGC ENGINEERING, LLC AND THE OWNER UPON COMPLETION OF WORK. WHERE PRACTICAL THE CONTRACTOR SHALL PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
- THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE CHANNELS AND FACILITIES DURING CONSTRUCTION AS NECESSARY TO PROTECT ROADS AND PROPERTY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING AND RESETING ALL EXISTING PROPERTY MONUMENTATION DISTURBED BY HIS OPERATIONS. THIS WORK SHALL BE DONE BY A LAND SURVEYOR REGISTERED IN THE STATE OF MAINE, AT NO ADDITIONAL COST TO THE OWNER.
- ALL AREAS THAT ARE EXCAVATED, FILLED, OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE LOAMED, GRADED, LIMED, FERTILIZED, SEEDED AND MULCHED, UNLESS OTHERWISE NOTED. THE TOP 4 INCHES OF SOIL SHALL BE TOPSOIL.
- CONTRACTOR SHALL CONTROL DUST ON THE CONSTRUCTION SITE TO A REASONABLE LIMIT, TO THE SATISFACTION OF THE TOWN AND ENGINEER.
- CONTRACTOR SHALL NOT TRACK OR SPILL EARTH, DEBRIS, OR OTHER CONSTRUCTION MATERIAL ON PUBLIC OR PRIVATE STREETS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE ASSOCIATED CLEAN UP.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS AND EXCESS EXCAVATED MATERIAL FROM WITHIN THE CONSTRUCTION LIMIT OF WORK, TO A SUITABLE OFF SITE LOCATION PROVIDED BY THE CONTRACTOR, IN COMPLIANCE WITH STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL REMOVE AND REPLACE, OR REPAIR ALL PAVEMENT AND OTHER ITEMS DAMAGED BY HIS CONSTRUCTION ACTIVITIES TO AT LEAST THEIR ORIGINAL CONDITION, TO THE SATISFACTION OF THE CITY AND ENGINEER.

**PRELIMINARY
NOT FOR CONSTRUCTION**

<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION							<p>PRELIMINARY SITE PLAN SUBMITTAL</p>
	NO.	DATE	DESCRIPTION							
<p>SGC ENGINEERING, LLC • Civil Design & Survey Engineering • Environmental & Regulatory Permitting • Electrical Power Systems Engineering</p> <p>501 County Road Bangor, Maine 04401 Tel: 207-338-8100 Fax: 207-331-8101</p>	<p>SERVING OUR CLIENTS IN THE U.S.A. & CANADA</p> <p>14 School Street, Suite 205 Portland, ME 04101 Tel: 603-754-0288 Fax: 603-751-6218</p>									
<p>STATE OF MAINE PROFESSIONAL ENGINEER WILLIAM G. WILLIAMS No. 9988</p>	<p>ONLY VALID WITH ORIGINAL STAMP</p>									
<p>PREPARED FOR: MAJELLA GLOBAL TECHNOLOGY DEVELOPMENT 1200 MIDDLE STREET PORTLAND, MAINE</p>	<p>PROJECT: 1309001 FILE: 1309001_SITE PLAN</p>									
<p>TITLE: SITE PLAN WILLISTON CHURCH 26 THOMAS STREET PORTLAND, MAINE</p>	<p>DATE: 08/02/2015 DRAWN: TDD CHECK: EGW DESIGN: TDD</p>									
<p>SHEET: 1 of 1</p>	<p>SCALE: 1" = 20'</p>									

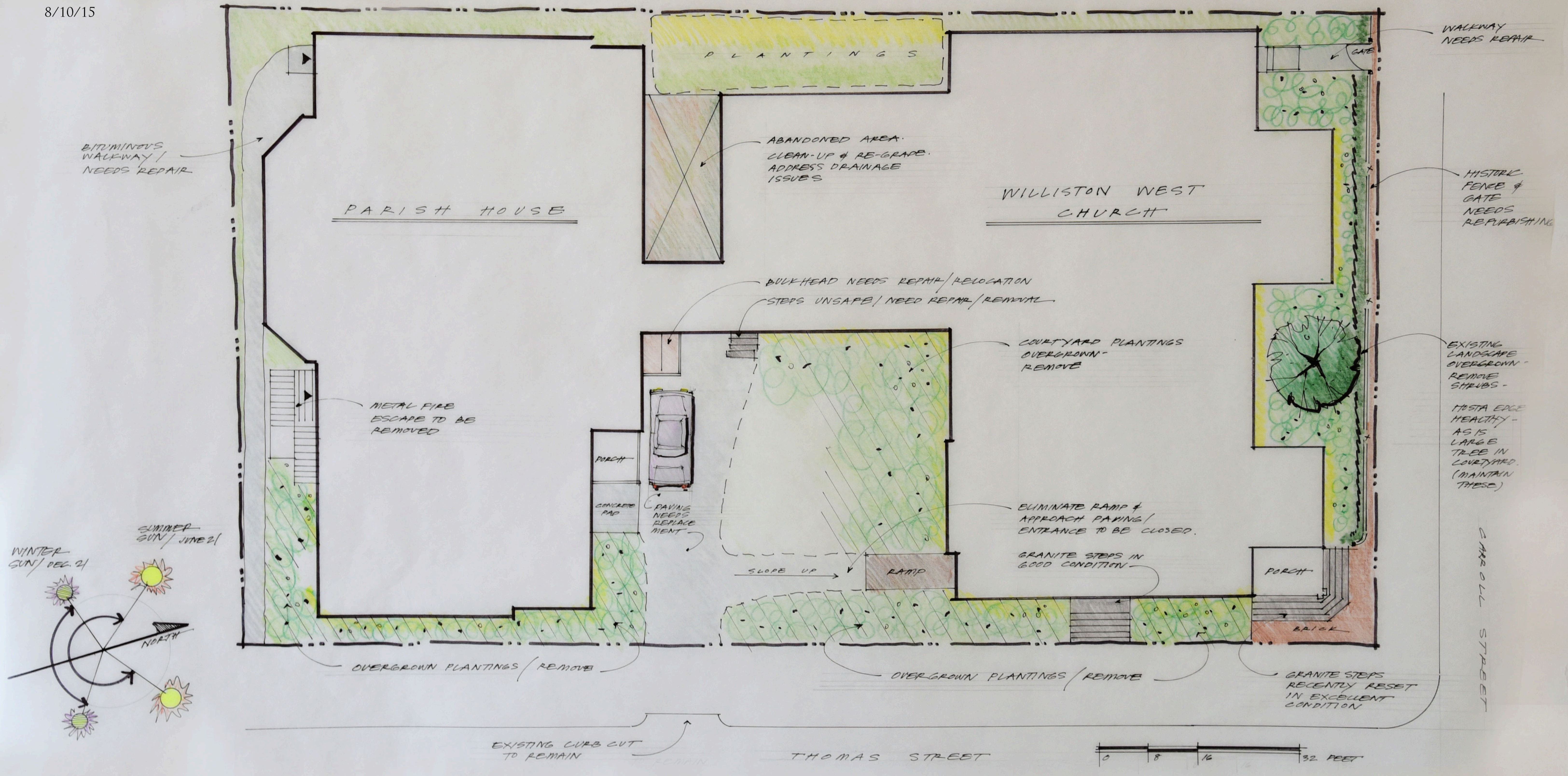
EXISTING CONDITION/SITE ANALYSIS

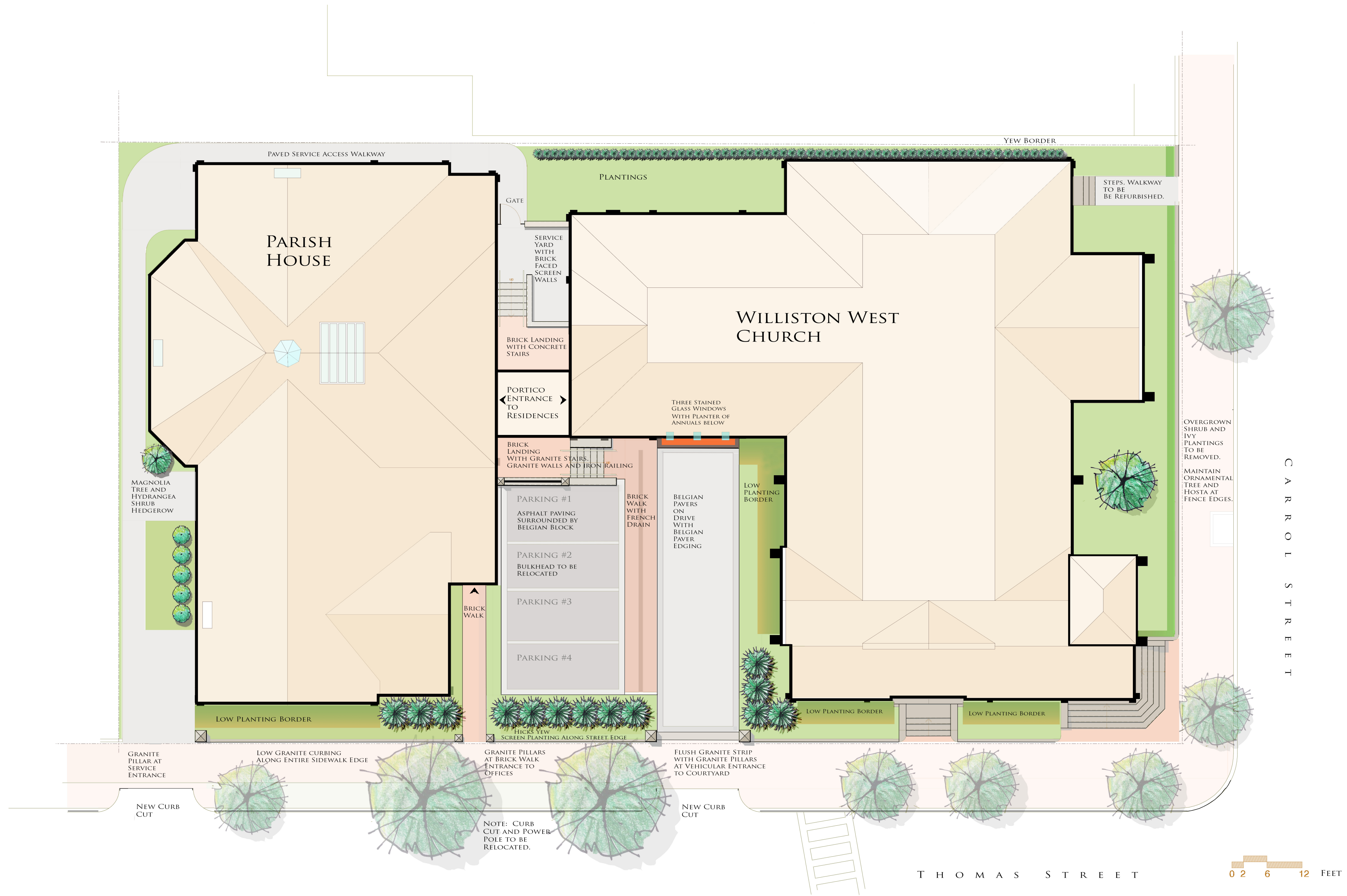
WILLISTON WEST CHURCH

PORTLAND, MAINE

CYNTHIA ORCUTT
LANDSCAPE ARCHITECT, ME #086

8/10/15





PRELIMINARY SITE PLAN

WILLISTON WEST - 32 THOMAS STREET
 PORTLAND, MAINE

SEPTEMBER 23, 2015

GARRISON
 CONSULTING

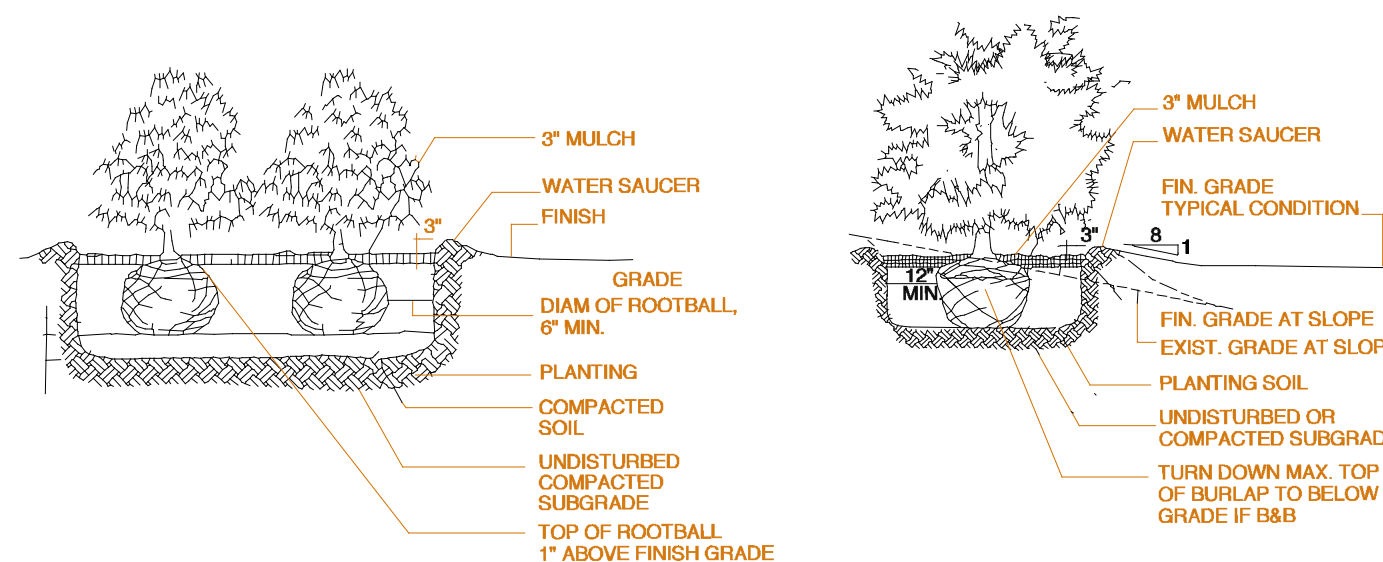
41 edgewood ave
 portland, maine 04103
 telephone 207 450 0750
 e-mail matheww@earthlink.net

ORCUTT CONSULTING
 ARCHITECTURE • PLANNING • LANDSCAPE ARCHITECTURE

PO Box 314
 Kingfield, Maine 04947
 telephone 207 550 6618
 e-mail corc@att.net

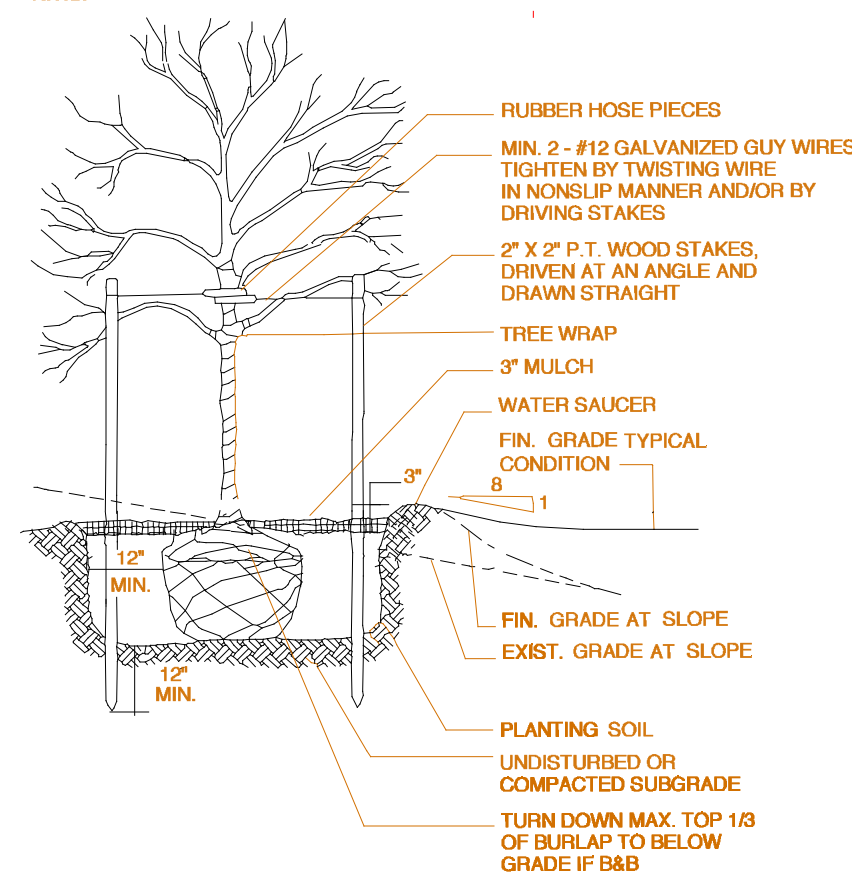
Qty.	Item	Size	Root Spcng	Remarks
TREES and SHRUBS				
1	Magnolia stellata 'Royal Star' Royal Star Magnolia	2" - 2 1/2" caliper	B&B	Specimen tree - symmetrical full branching
5	Hydrangea paniculata 'Limelight' Limelight Hardy Hydrangea	4'-5" ht.	B&B 5' oc	Or approved equivalent hybrid Hydrangea
23	Taxus x media 'Hicksii' Hicks Yew	3'-3 1/2" ht.	B&B 3' oc	Matched shrubs
30	Taxus x Media 'Brownii' Brown's Yew	18"-24" sp	B&B or potted 30" oc	
PERENNIALS				
136	Hemerocallis spp. 'Stella d'Oro' Stella de Oro Daylily	1 fan div blooming size	min #1 cont. 18" OC intriagulat ed	Plant in front row of all borders - two rows triangulated
76	Matteuccia struthiopteris Ostrich Fern	Min 15-18"	min #1 cont. 24" OC intriagulat ed	Plant in back row of all borders facing Thomas St- two rows triang.
30	Physotegia virginiana Obediant Plant	Min 15-18"	min #SP5 cont. 24" OC intriagulat ed	Plant in back row of courtyard border - two rows triang.
16	Veronica spicata 'cicle' Spiked Speedwell	Min 15-18"	min #SP5 cont. 18" OC	Plant between Daylily and Obediant Plant in courtyard border
MISC				
	Shredded Pine Bark Mulch			3" depth
	Seed & Mulch			Seed areas disturbed by construction

Planting List



EVERGREEN SHRUB PLANTING

N.T.S.

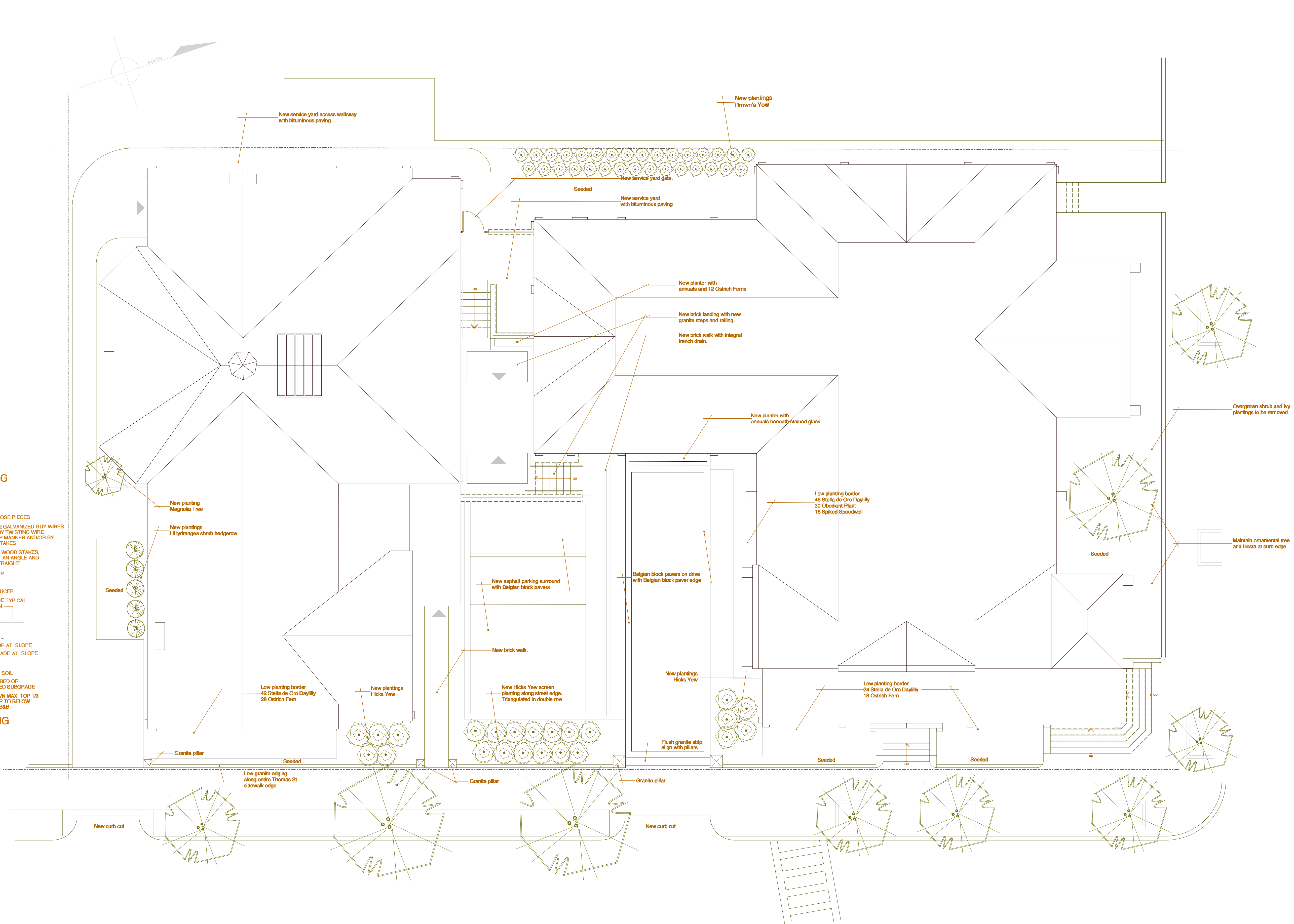


DECIDUOUS TREE PLANTING

N.T.S.



Project Key



41 edgewood ave
portland, maine 04103
telephone 207 450 0750

e-mail matthewwinch@earthlink.net



PO Box 314
Kingfield, Maine 04947
telephone 207 939 66518

e-mail corcuttb6@gmail.com

project name

**32 Thomas Street
Apartments**

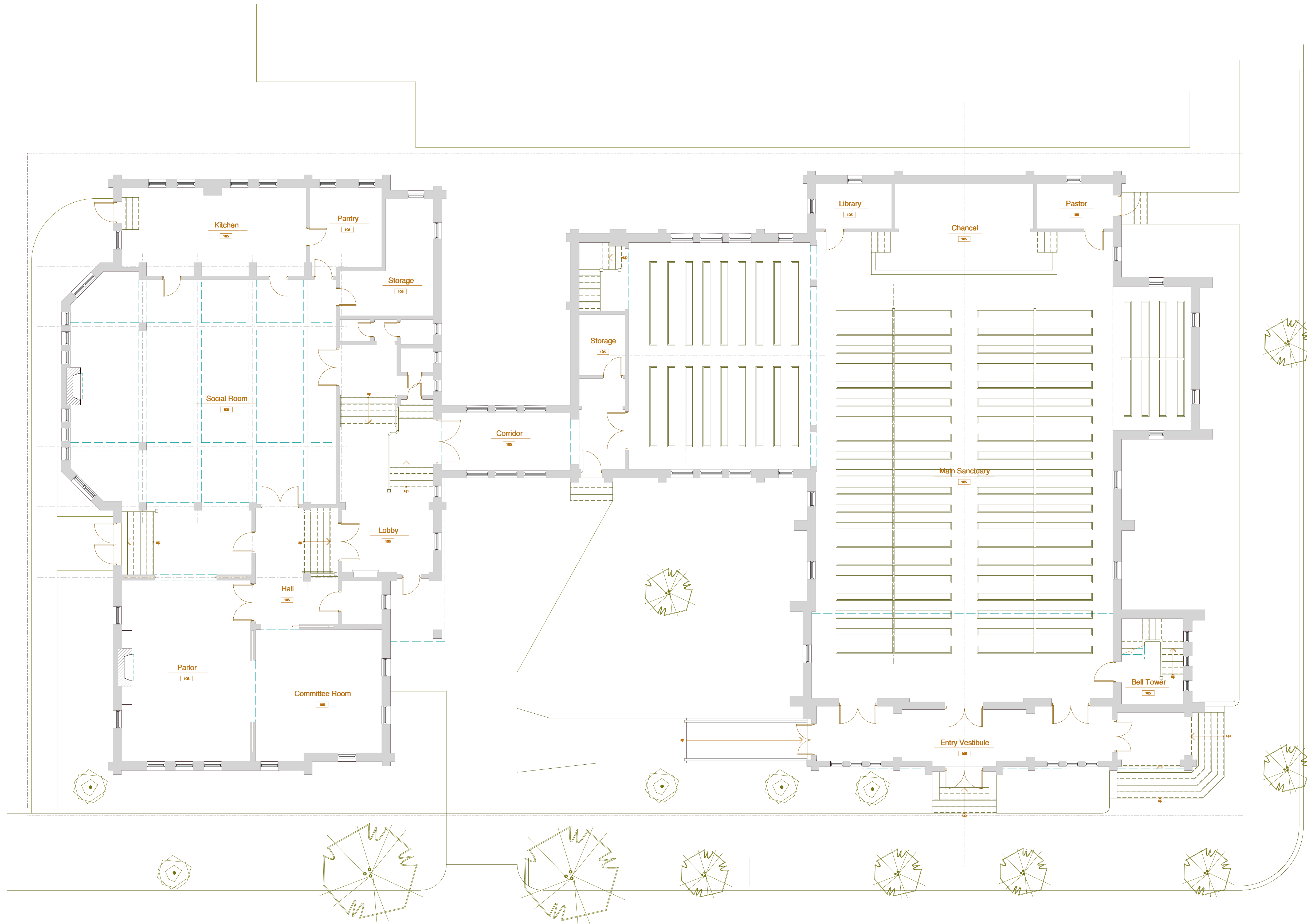
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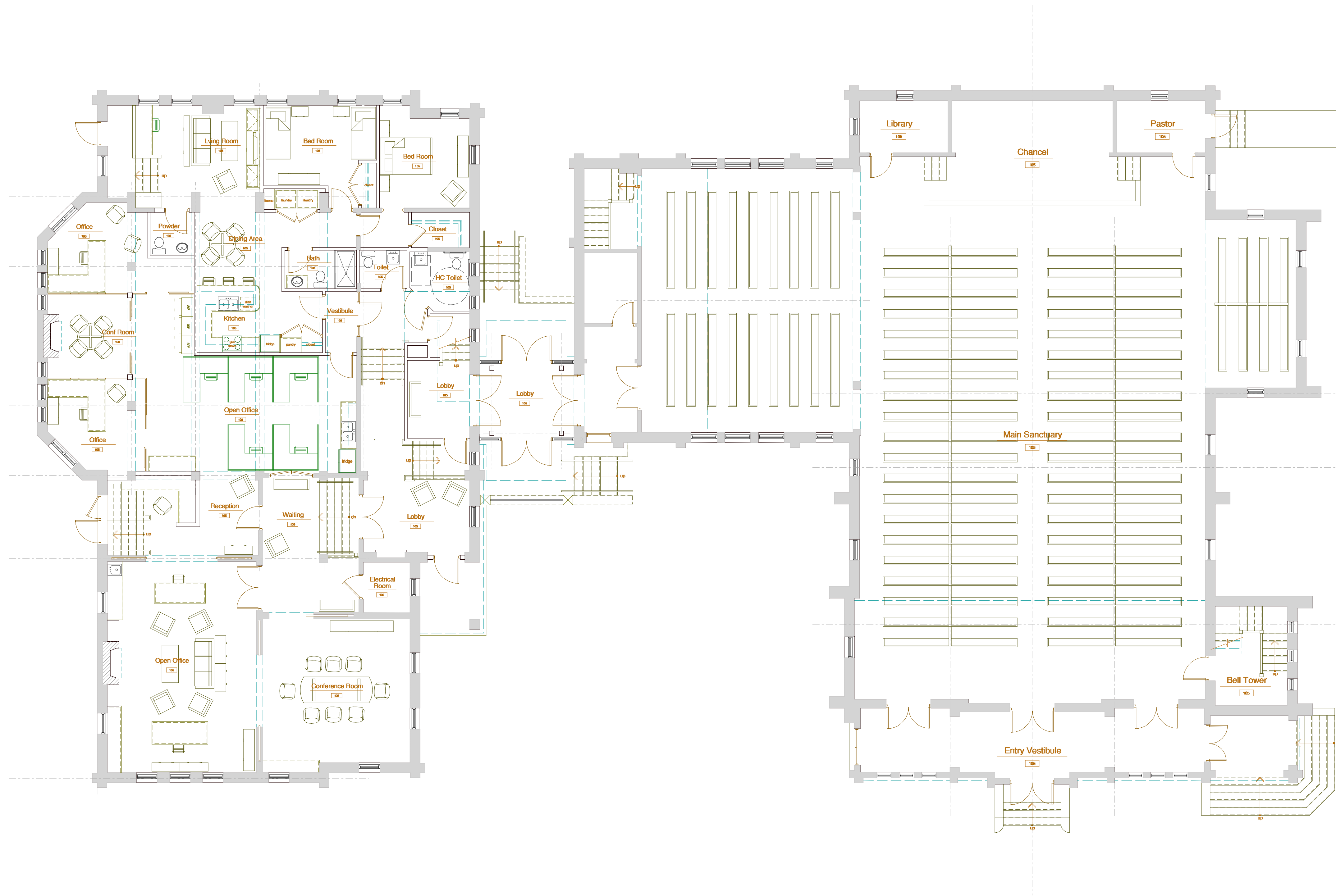
**32 Thomas Street
Portland Maine 04101**

Revisions

date

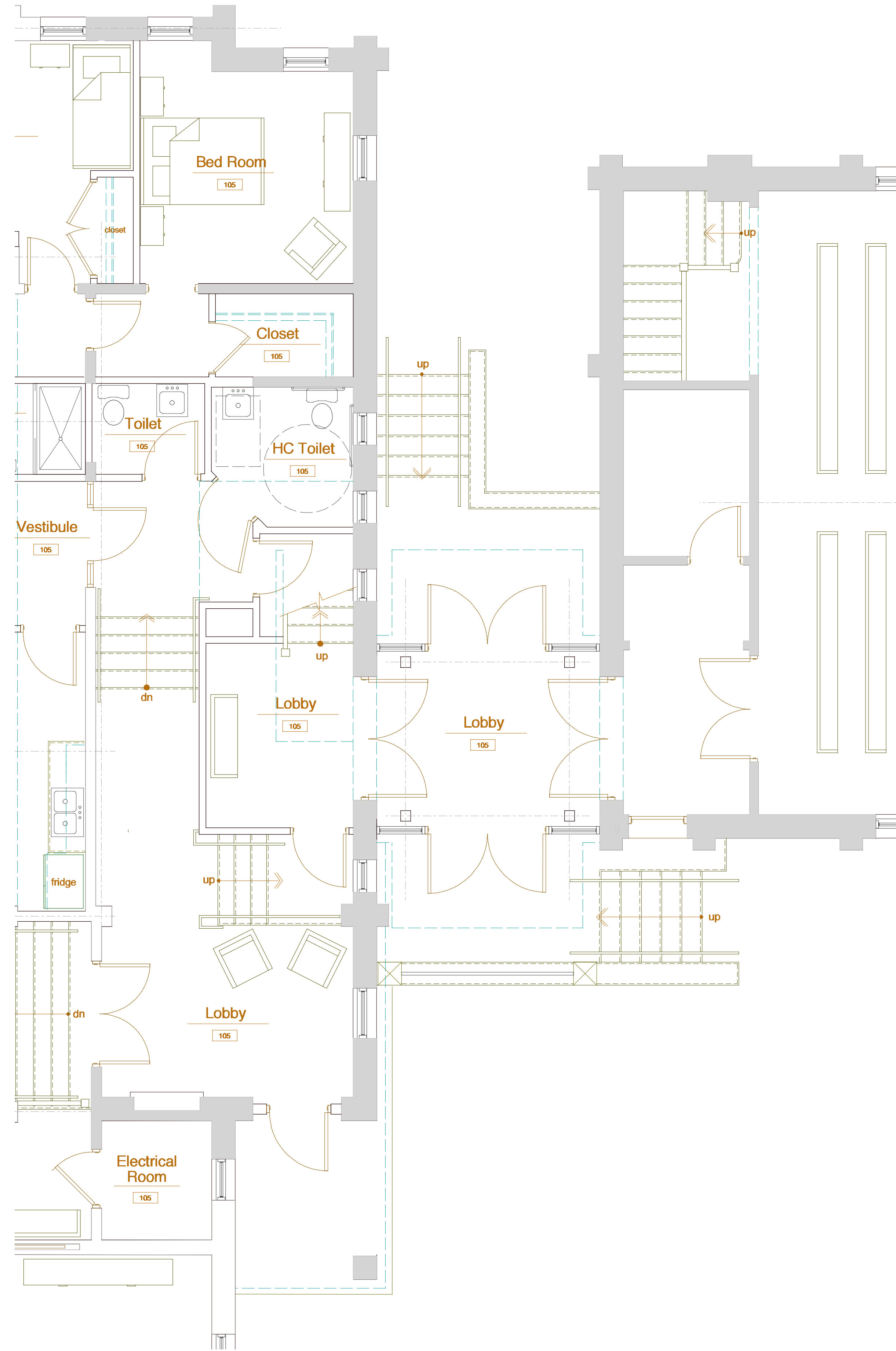
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drawing title **Landscape &
Planting Plan**
drawing number **L101**

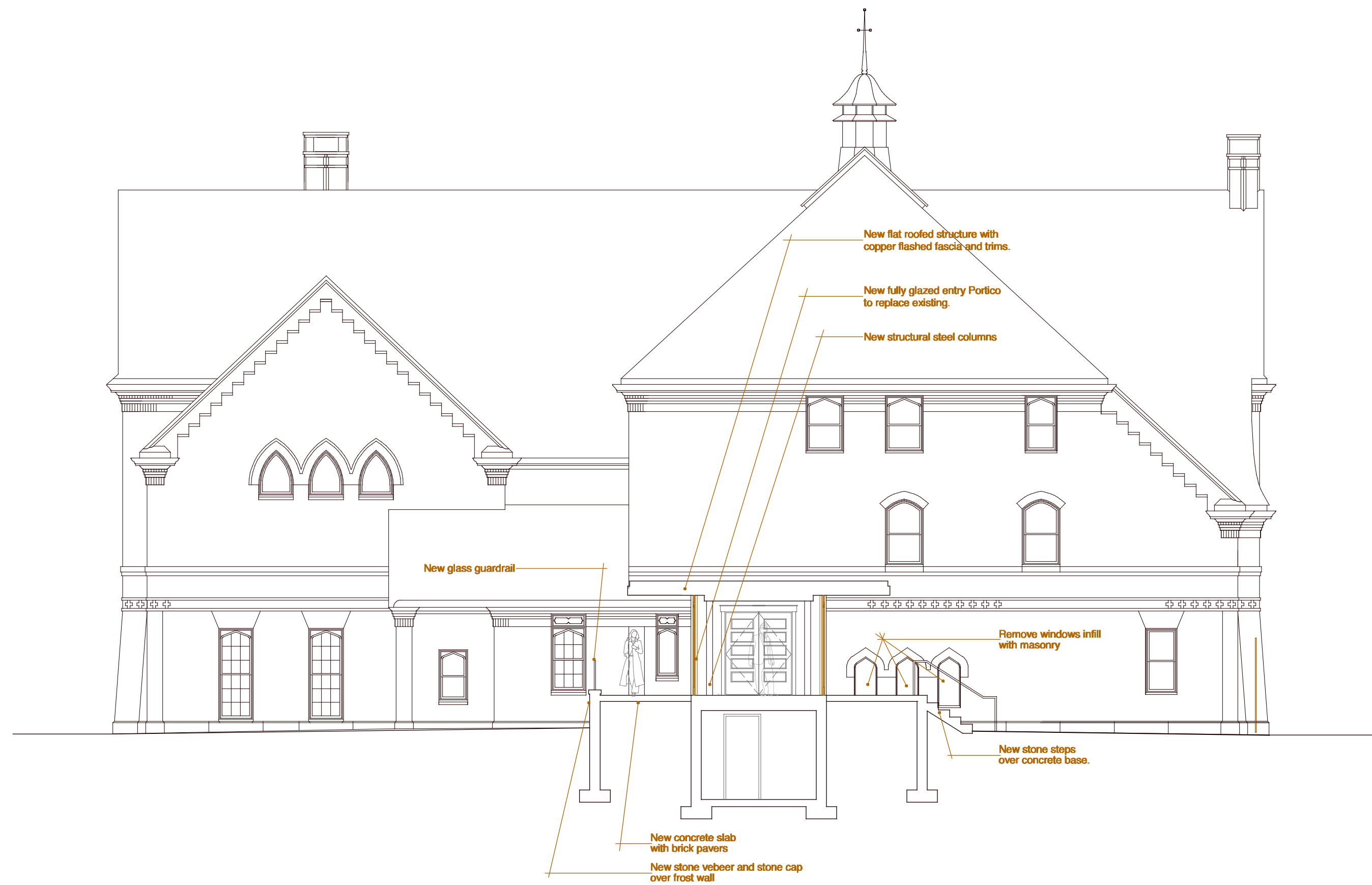




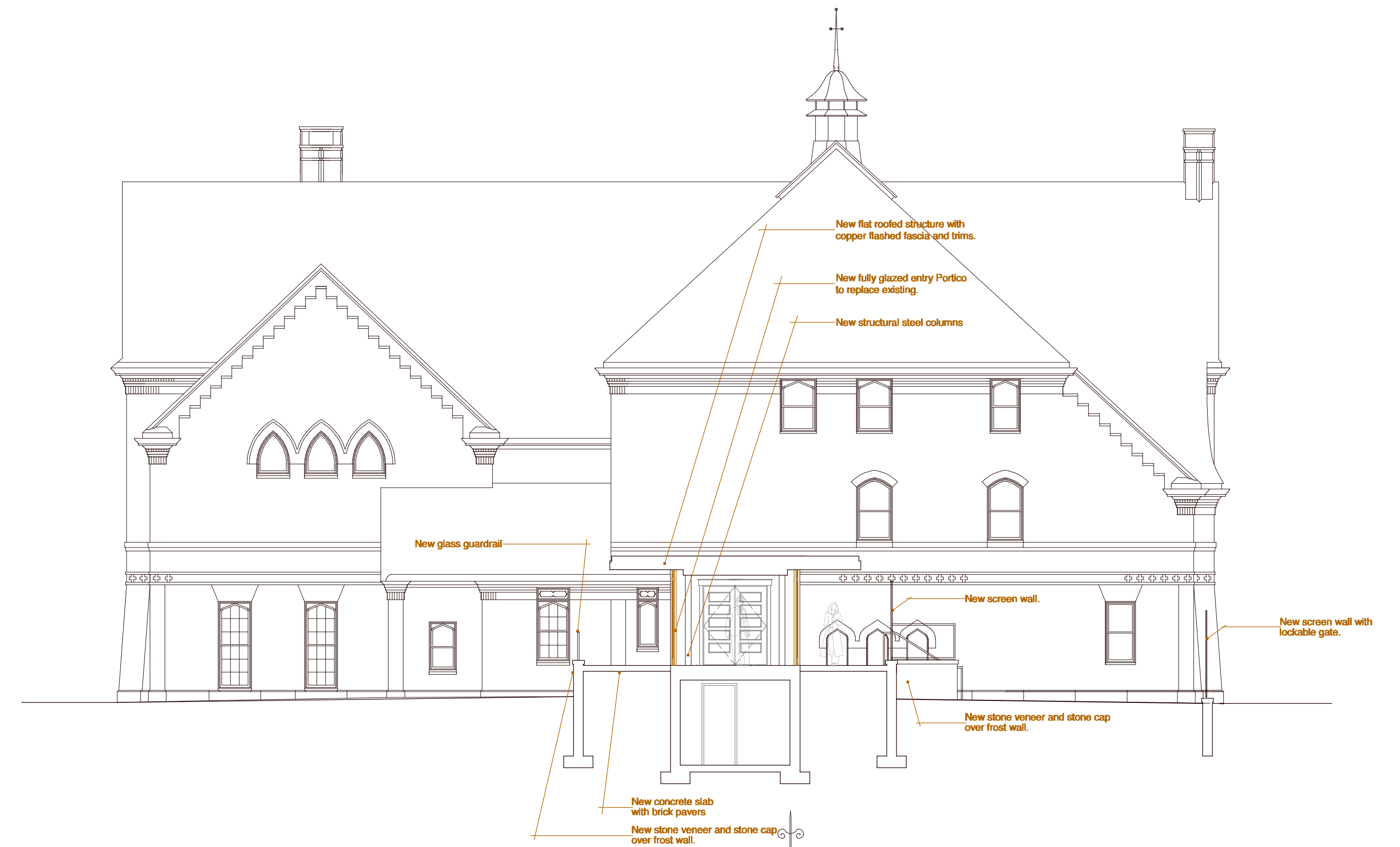
10 Ground Floor Plan







21 Section at New Vestibule



20 Section at New Vestibule



10 Elevation at Thomas Street

