



# WHIPPLE-CALLENDER ARCHITECTS

October 24, 2014

City of Portland Planning Office  
c/o/ Barbara B.  
389 Congress Street  
Portland, Maine 04101

**RE: Shop at 828 Riverside St., Portland Me.**

Dear Barbara-

Outlined below are responses to the Site Plan Checklist.

Standard Boundary Survey-stamped- Refer to attached Lewis/ Wasina stamped site survey.

- o Includes scale and north arrow
- o Includes boundaries of site
- o Includes total land area of site
- o Includes topography- existing and proposed

Plans based on the boundary survey include

- o Existing soils conditions- **From test pits and local soils records the subsurface of the site is undisturbed sand layers and marbled clay.**
- o Location of watercourses, wetlands, marshes, rock outcroppings and wooded areas-**No watercourses, wetland or marshes, refer to plan for approximate wooded area**
- o Location, ground floor area and grade elevations of building and other structures, existing and proposed, elevations of exterior facades and materials to be used-**Refer to site plan and building elevations. Average height of structure is 16'-9"**.
- o Approximate locations of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards-**Refer to site plan and attached zoning summary**
- o Location of on site waste receptacles- **Waste will be handled within the building structures.**
- o Public utilities- **Refer to site plan for locations of water, electrical and sanitary utilities**
- o Water and Sewer mains- **Refer to site plan**
- o Culverts, drains, existing and proposed showing size and direction of flows- **Refer to site plan for surface flow grading.**
- o Locations and dimensions and ownership of easements, public or private right of ways, both existing and proposed-**No known easements indicated**
- o Location and dimension of on site pedestrian and vehicular access ways-**Refer to site plan**
- o Parking Areas- **Refer to site plan**
- o Loading facilities-**Refer to site plan**
- o Design of ingress and egress of vehicles to and from the site onto public streets- **We intend to use the existing curb cut for site access.**
- o curbs and sidewalks-**Refer to site plan- curb cut to remain, sidewalk to be constructed at front boundary.**

Landscape Plan showing

- o Location of existing vegetation and proposed vegetation-**Refer to site plan- The seven proposed trees are 2" caliper deciduous trees to be determined**
- o Type of vegetation-**Refer to site plan**
- o Quantity of plantings-**Refer to site plan**
- o Sizes of proposed landscaping-**Refer to site plan**
- o Existing areas to be preserved-**Refer to site plan**
- o Preservation measures to be employed-**Refer to site plan**



# WHIPPLE-CALLENDER ARCHITECTS

- Details of planning and preservation specifications-**Refer to site plan**
- Locations and dimensions of all fencing and screening-**Refer to site plan for location. Eight foot solid fence, 1 x 6 with cap trim stained grey. Possible low fence at residence, 3' picket fence painted.**
- Location and intensity of outdoor lighting system-**see attached product cuts, location on elevations**

Location of Fire Hydrants, existing and proposed (see F.D. checklist )

Written statements to include:

- Description of proposed uses to be located on site- **Shop space for contractor business and separate existing residential to remain**
- Quantity and type of residential, if any- **One single family, two story residence, approx. 1,820 s.f.**
- Total land are of site-**15,101 s.f.**
- Total floor area, total disturbed area and ground coverage of each proposed building and structure- **4,534 s.f. building footprint for shop and 1088 s.f. for residence incl. paved areas. New paving 2,700 s.f.**
- General summary of existing and proposed easements or other burdens- **No known easements**
- Type, quantity and method of handling solid waste disposal- **Handled in house by owner.**
- Applicant's evaluation or evidence of availability of off site public facilities including sewer, water and streets. (see wastewater capacity application)- **Refer to site plan**
- Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff- **Roof drainage is sheet flow from the roof to a swale and a raingarden.**
- An estimate of the time period required for completion of the development- **6 months**
- A list of all State and Federal regulatory approvals to which the development may be subject to- **None**
- The status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non jurisdiction- **None**
- Evidence of financial and technical ability 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 when approved- **See attached**
- Evidence of the applicants right title or interest, including deeds, leases, purchase options or other documentation- **See attached**
- A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological site located on or near the site- **Cleared site, previously with existing house**
- JPEG or PDF or the proposed site plan if available- **See attached**
- Final sets of approved plans shall be submitted directly to the Planning Division on a disk in dwg format- **See attached**

## Zoning Summary

- Property is in the I-M Zone
- Parcel Acreage is 15,101 s.f (.35 ac.)
- Setback is 16'9" per zoning requirement that average building height (16'9") dictate minimum setback.



# WHIPPLE-CALLENDER ARCHITECTS

Regulations	Required/ Allowed	Provided
Min lot area	none	15,101 s.f
Min St. Frontage	60 ft	105'
Min. front yard setback	1 ft./ 1 ft. height	62'
Min. rear yard setback	1 ft./ 1 ft. height	16'-9"- see plan
Min side yard setback	1 ft./ 1 ft. height	16'-9"- see plan
Max. bldg. height	75'	19'
Parking- existing res.	1 space	1 space
Parking IM 4,534 s.f.	1 per 1,000 s.f.	5 spaces, one handicapped

## Fire Department checklist

1. Owner- **Rick Romano, PO Box 1079, Portland, Maine 04104 (797-3381)**
2. Architect- **Whipple Callender Architects, P.O. box 1726, Portland, Maine 04103 (775-2696)**
3. Proposed use- F-1/ Industrial per IBC and NFPA
4. Square footage of structure- **4,534 s.f.**
5. Elevation of all structures- **single story slab on grade.**
6. Proposed fire protection of all structures- **Type 5B, Industrial per NFPA- no sprinkler**
7. Hydrant Locations-
8. Water main sizes and locations- **15" at Riverside St. w/ 4" branch to 2" line at View St.**
9. Access to any Fire Department Connections-**Will be provided**
10. Access to all structures (2 sides Min.)- **Access to 2 sides of new structure and all sides of existing residence to remain**
11. A code summary shall be included referencing NFPA and all fire department technical standards-

**The single story structure is used as a contractor's business and complies with Chapter 40 Industrial Occupancies of NFPA 101. The contents will be Ordinary Hazard. Two means of egress are provided from the shop space limiting the common path of travel to less than 100'. The building is not required to have a fire alarm system according to 40.3.4.1 because the occupancy is less than 100 people with access to grade.**

12. Elevators shall be sized to fit an 81" x 23" stretcher and 2 personnel – **NA**
13. Some structures may require Fire Flows using Annex H of NFPA 1- **NA**