

Comment 8/28/13

City of Portland
Development Review Application
Planning Division Transmittal Form

Application Number: 2013-191

Application Date: 08/01/2013

CBL: 401 A041001

Application Type: Level I Site Alteration

Project Name: Cumb Cty Teachers Federal Credit Union

Address: 1339 WASHINGTON AVE

Project Description: Improvements to enhance the exterior and interior architectural quality of an existing Cumberland County Teachers Federal Credit Union branch facility and to introduce new curbing and landscape planting areas at the perimeter of the building.

Zoning: B2 *yes confirmed*

Other Required Reviews:

- Traffic Movement
 - Storm Water
 - Subdivision
 - Site Location
 - 14-403 Streets
 - Flood Plain
 - Shoreland
 - Design Review
 - Housing Replacement
 - Historic Preservation
 - Other:
- # Units _____
Lots _____
Unit _____

Distribution List:

Planner	Shukria Wiar	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Sensus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 9/3/2013

MEMORANDUM

To: FILE

From: Shukria Wiar

Subject: Application ID: 2013-191

Date: 8/28/2013

Comments Submitted by: Marge Schmuckal/Zoning on 8/28/2013

This project is doing improvements to an existing structure and property which is located in the B-2 zone. An new tower is proposed on one corner. It will be under the maximum allowable building height of 45 feet. There will also be some removal of impervious surface that brings the impervious surface ratio to 89.1% where 90% impervious is the maximum allowed.

Please note that separate permits are required for any new signage and that what is shown on the site plan is not being approved at this time.

All other B-2 requirements are being met at this time.

Marge Schmuckal
Zoning Administrator

Applicant: Cumberland County Teaching Credit Union Date: 8/28/13

Address: 1339 Washington AVE C-B-L: 401-A-04/

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - B-2

Interior or corner lot - corner of Private entry

Proposed Use/Work - to Add ext. tower/sunrise - exist drive thru at rear door canopy

Sewage Disposal - City

Lot Street Frontage - ~~None~~ 50'

Front Yard - ~~10' min~~ NO min req lot shown (44' to canopy of Drive Thru)

Mitt front yard - ~~N/A~~ - already dev lot - is not further back than other side

Rear Yard - ~~10' min~~ None 10' shown

Side Yard - ~~5' min~~ (doesn't abut res) - 22' & 34' (scaled)

Projections -

Width of Lot - None

Height - 45' max - 11x10 ≈ 21' shown

Lot Area - 10,000^{sq} min - 21,421

Lot Coverage/ Impervious Surface - 90% imp. reducing imp - 19,091 / 21,421 = 89.1%

Area per Family - N/A

Off-street Parking - 29 pkgs spaces shown 3,010^{sq} / 400 = 8 pkgs req

Loading Bays - NA

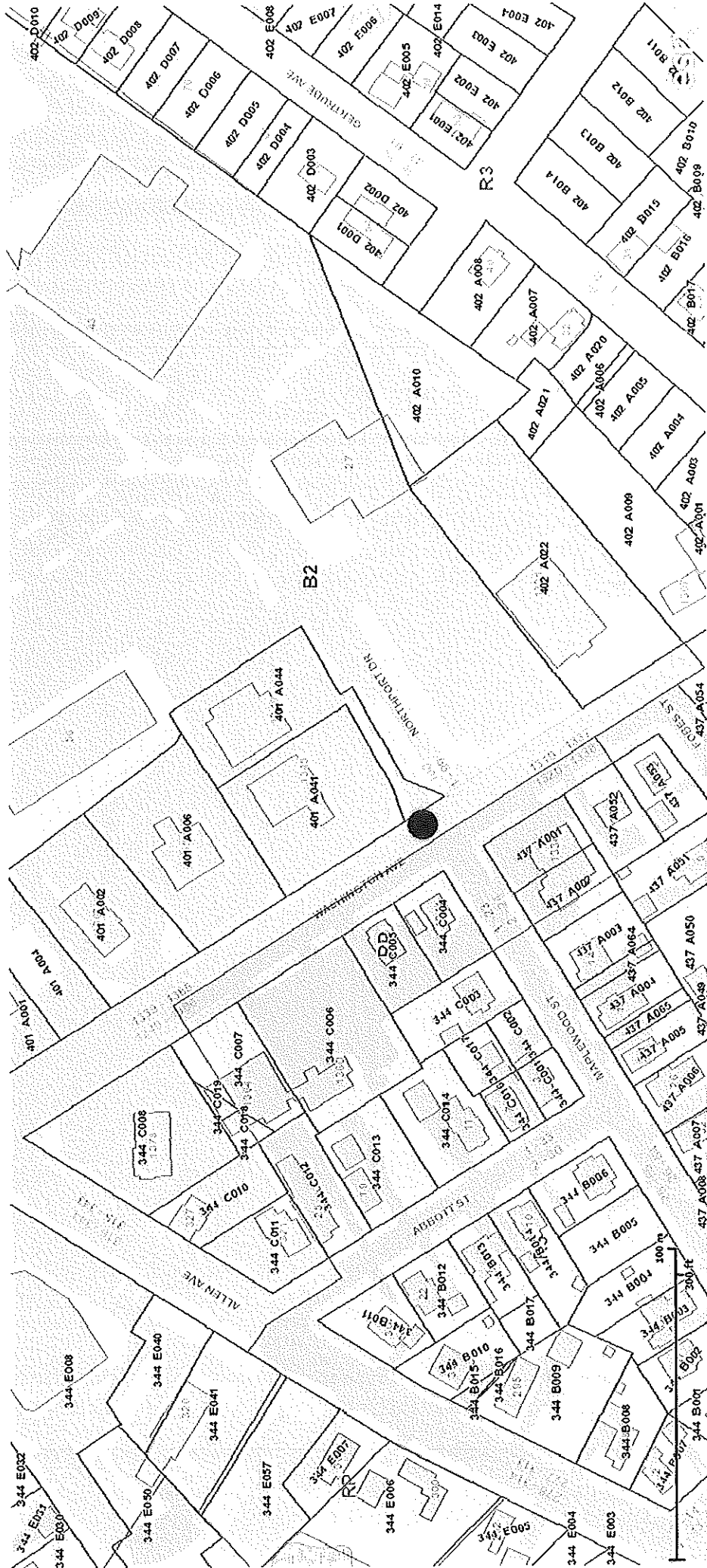
Site Plan - 2013-191

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 Zone X

Separate Sign Permits

1339 Washington Ave



Application Submittal


Refer to the application checklist (page 6) for a detailed list of submittal requirements.

All site plans and written application materials must be submitted in digital format. Each plan shall be submitted as a separate file and named as noted on page 7. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), written materials, and application fee must be submitted to the Planning Division Office to start the review process.

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).

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 Plan review only. A Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant: 	Date: 7/3/2013
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PROJECT DATA

The following information is required where applicable, in order complete the application

Total Area of Site	21,421	sq. ft.
Proposed Total Disturbed Area of the Site (Existing)	21,421	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		
Impervious Area (Existing)	19,441	sq. ft.
Impervious Area (Proposed)	19,091	sq. ft.
Parking Spaces		
Parking Spaces (Existing)	30	
Parking Spaces (Proposed)	30	
Handicapped Spaces (Proposed)	2	



July 31, 2013
12101

Barbara Barhydt
Development Review Services Manager
City of Portland Planning Department
389 Congress Street
Portland, Maine 04101

Level I Site Plan Application
Cumberland County Teachers Federal Credit Union
1345 Washington Avenue
Chart 401 / Block A / Lot 005041

Dear Barbara:

On behalf of the applicant, we are pleased to submit the enclosed application form, review fee, plan set and digital files for the above referenced site. We have discussed this application recently, and upon your direction we are filing this as a Level I Review application. This project consists of improvements to enhance the exterior and interior architectural quality of an existing credit union branch facility and to introduce new curbing and landscape planting areas at the perimeter of the building:

Exterior Architecture

An entry 'tower' will be added to the south façade and the exterior block walls will be clad with a metal panel siding system. The existing entry and drive thru canopy ceilings will be replaced, and new exterior lighting installed. The EIFS soffits will be painted, and the existing 'light box' signage will be replaced with backlit aluminum letters and logos pin-mounted to the building. The cloth canopy over the rear door will be replaced with a metal framed, metal sided rectangular canopy. The columns of the drive through canopy will be replaced with round column covers.

Interior Architecture

The offices and teller areas are being completely renovated. The entry vestibule and a new, private telephone room will be enclosed with a new aluminum storefront system. The existing lighting will be re-installed in a new act system throughout the building. The ATM room will be expanded to include the night drop box. One office will be demolished to expand the lobby and teller area. New carpeting and ceramic floor tile will be installed in the spaces being renovated. The old drive-up window will be replaced with an aluminum window to match the existing adjacent windows.

Site Improvements

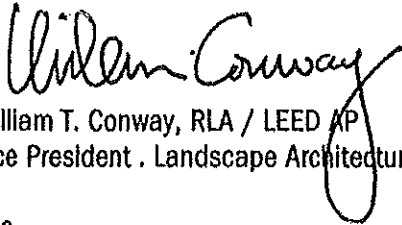
Existing pavement, gravel and "tired" landscape elements will be removed at the entire perimeter of the building. New granite curbing will be installed as well as new concrete paving at the building main entry.

A mixed palette of trees, shrubs, perennials and groundcovers will be planted in the newly created landscape areas, designed for seasonal color and four season interest.

As the project will generate a decrease in impervious area, no stormwater management measures are proposed. All existing utility connections will remain in place and utility capacity will not increase. We look forward to your review and to respond to any questions or concerns that you may have.

Sincerely,

SEBAGO TECHNICS, Inc.



William T. Conway, RLA / LEED AP
Vice President . Landscape Architecture

Enc.

WTC: jsf

Cc : Scott Harriman, President
Cumberland County Teachers Federal Credit Union



ARCHITECTS
 40 CUMBERLAND STREET
 PORTLAND, ME 04101
 TEL: 603.771.1111
 WWW.PDTARCHITECTS.COM

CUMBERLAND COUNTY FEDERAL CREDIT UNION
 1345 Washington Avenue, Portland, ME

DATE: 12/14/14

OWNER: FEDERAL CREDIT UNION

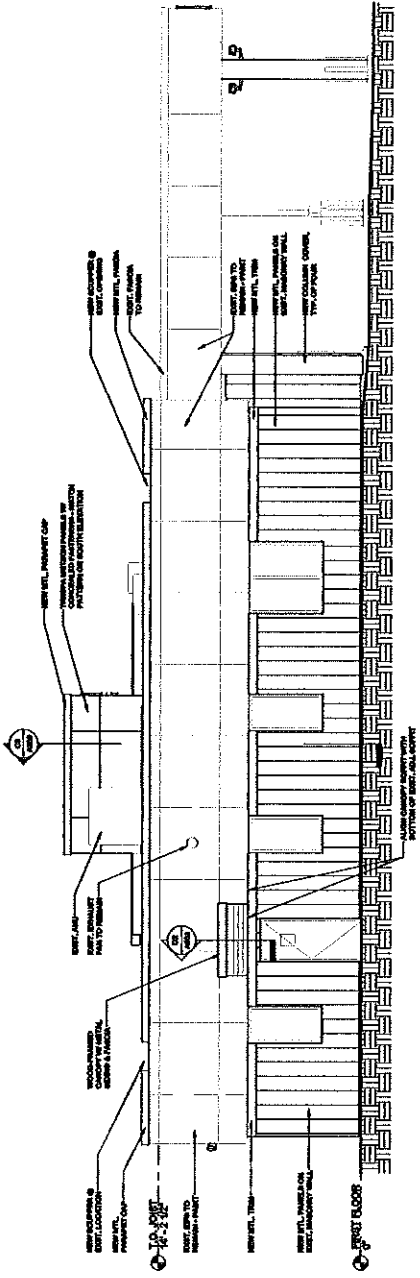
PROJECT: 1345 WASHINGTON AVENUE

DATE: 29 July 2013

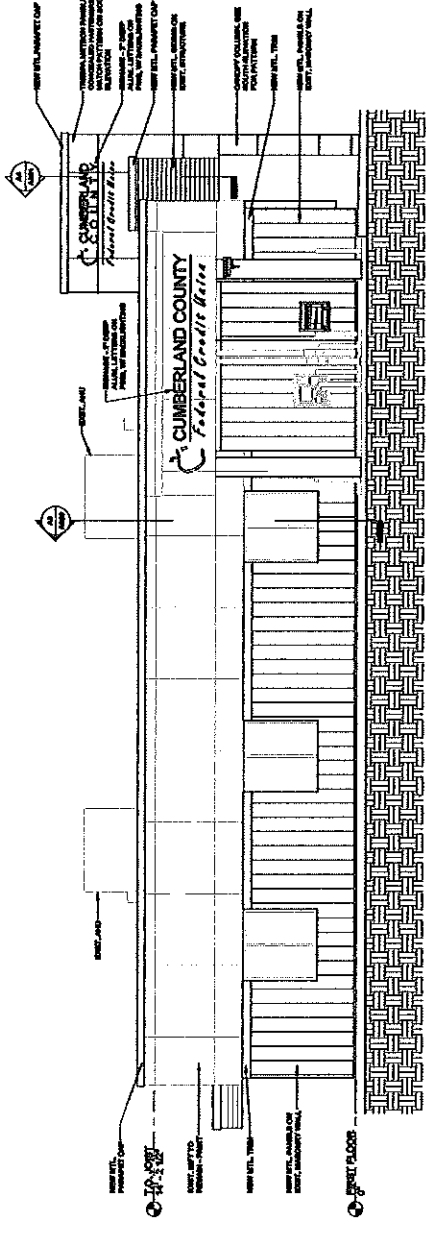
TITLE: EXTERIOR ELEVATIONS

SHEET

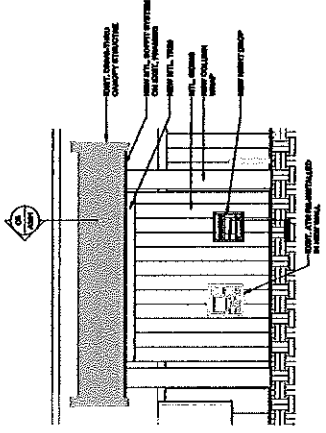
A201



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - SOUTH & NORTH ELEVATION



PDD ARCHITECTS
 AN ARCHITECTURAL FIRM
 1345 Washington Avenue, Portland, ME
 409-776-1111
 www.pddarchitects.com

CUMBERLAND COUNTY FEDERAL CREDIT UNION
 1345 Washington Avenue, Portland, ME

JOB NO. 13014
DATE 11/17/10

DESIGNER/ARCHITECT
PROJECT CHECKER

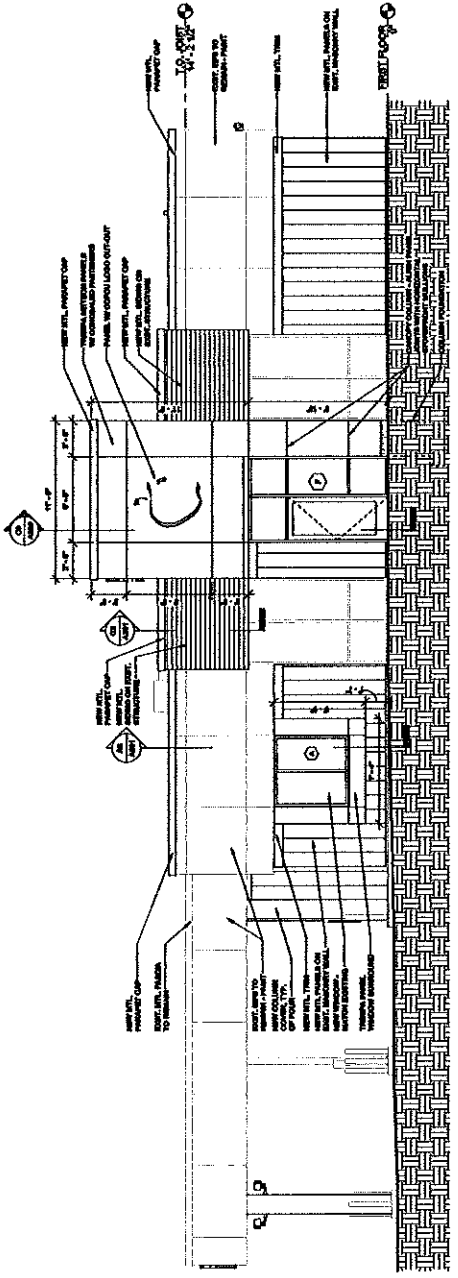
SCALE 1/8" = 1'-0"

DATE 28 July 2013

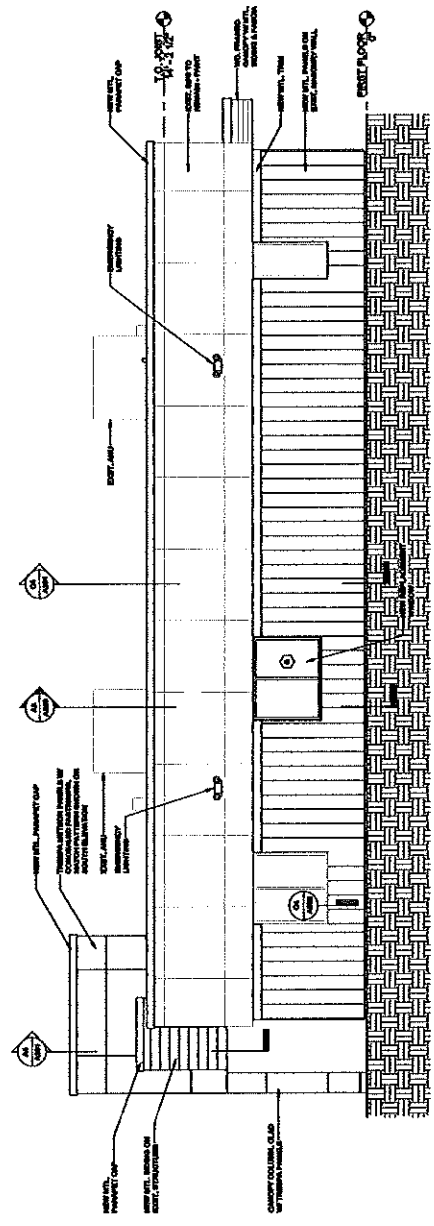
TITLE
 EXTERIOR ELEVATIONS

SHEET

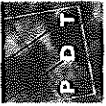
A200



WEST ELEVATION - WEST



EAST ELEVATION - EAST



ARCHITECTS

1345 Washington Avenue, Portland, ME
Tel: 603.771.1100
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www.pdtarchitects.com

CUMBERLAND COUNTY FEDERAL CREDIT UNION
1345 Washington Avenue, Portland, ME

JOB NO.
12004

OWNER
JAMES
CHECK
CHUBBER

SCALE
As Indicated

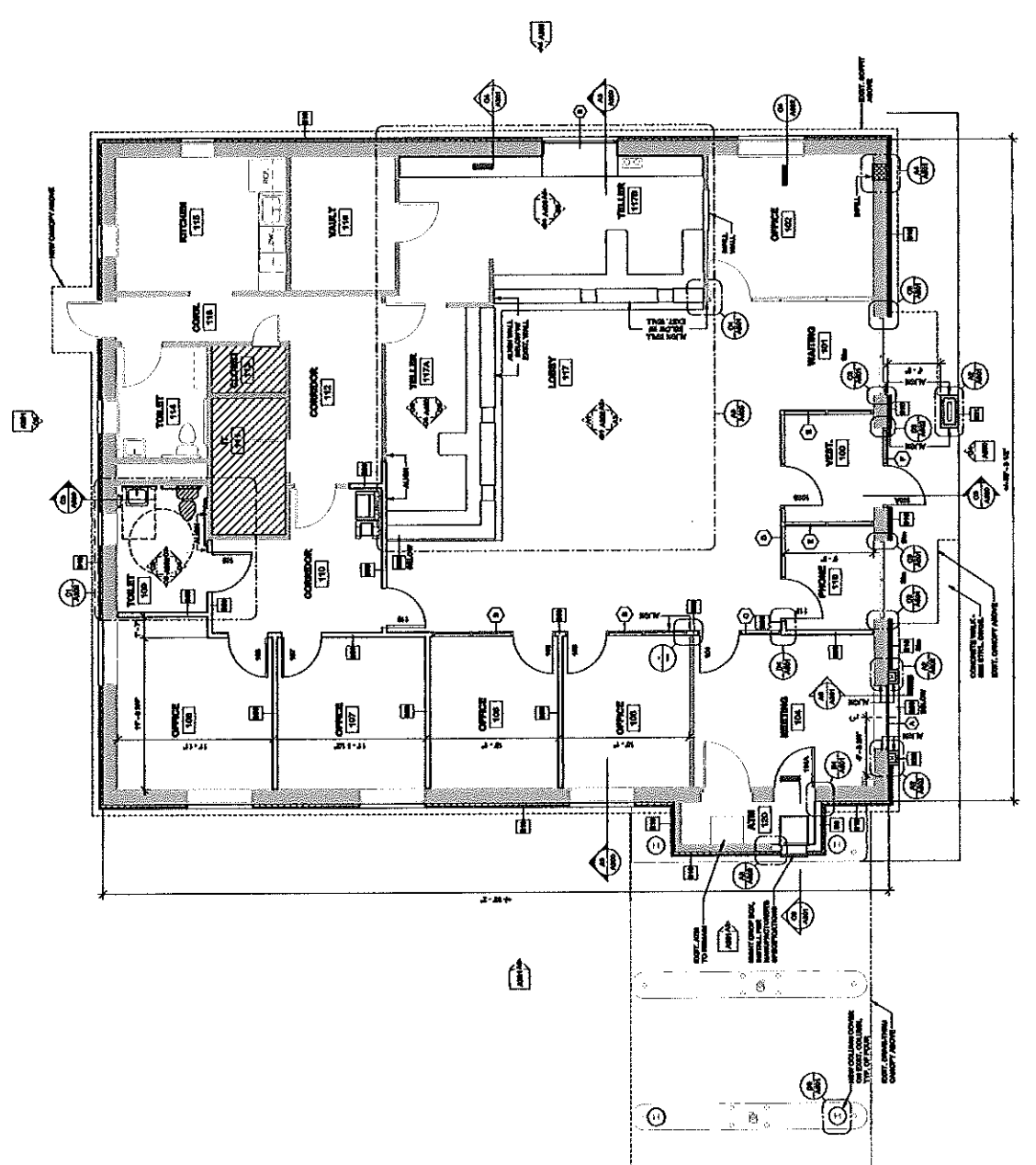
DATE
20 July 2013

TITLE
FLOOR PLAN

PROJECT
A100

- GENERAL NOTES**
1. The Client has provided information regarding the project. The Architect has reviewed this information and has prepared this set of drawings based on the information provided. The Client is responsible for the accuracy of the information provided. The Architect is not responsible for the accuracy of the information provided.
 2. The drawings are to be used for the construction of the project. The Client is responsible for the accuracy of the information provided. The Architect is not responsible for the accuracy of the information provided.
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SYMBOL	DESCRIPTION
[Pattern]	EXTERIOR FINISHES TO REMAIN
[Pattern]	NEW FINISHES
[Pattern]	NOT TO BE SHOWN



① FIRST FLOOR PLAN
DATE: 07-20-13

