

CITY OF PORTLAND, MAINE

PLANNING BOARD



Brandon Mazer, Chair
Maggie Stanley, Vice Chair
Marpheen Chann
Sean Dundon
Bob Dunfey
David Silk
Austin Smith

AGENDA PORTLAND PLANNING BOARD MEETING

The Planning Board will hold a remote meeting on Tuesday, September 22, 2020, 4:30 p.m. This meeting will take place using Zoom.

Virtual meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403-A, that authorizes cities and towns to conduct meetings online.

Allow your computer to install the free Zoom app to get the best meeting experience.

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be un-muted by the host when it is time for public comment.

ZOOM MEETING INSTRUCTIONS

You are invited to a Zoom webinar.

When: Sep 22, 2020 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 9/22/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81061847654>

Or iPhone one-tap :

US: +13126266799,,81061847654# or +19292056099,,81061847654#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

**US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or
+1 669 900 6833 or +1 253 215 8782**

Webinar ID: 810 6184 7654

International numbers available: <https://us02web.zoom.us/u/kB9sVfAZo>

For more information on how to use Zoom, please go to:

<https://www.portlandmaine.gov/remotePUD>

Public comments will be taken for each item on the agenda and written comments should be submitted to planningboard@portlandmaine.gov

WORKSHOP - 4:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON SEPTEMBER 15, 2020

Afternoon Workshop

60 Merrymeeting Drive: Chann, Dunfey, Mazer, Silk, Smith, and Stanley present; Dundon absent.

Evening Hearing

191 Marginal Way: Chann, Dunfey, Mazer, Silk, Smith, and Stanley present; Dundon absent.

337 Cumberland Ave: Chann, Dunfey, Mazer, and Smith present; Silk and Stanley recused; Dundon absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 15, 2020

- i. Traffic Movement Permit; 191 Marginal Way; Earle W. Noyes & Sons, Applicant. Stanley moved and Silk seconded a motion to approve the Traffic Movement Permit with two conditions of approval. Vote 6-0, Dundon absent.
- ii. Level III Site Plan and Subdivision; 337 Cumberland Avenue; Portland Housing Development Corporation, Applicant. Chann moved and Smith seconded a motion to waive Technical Manual standard 12.3.4, Light Trespass, to allow illumination levels to exceed .1fc at the property line. Vote 4-0, Silk and Stanley recused, Dundon absent. Chann moved and Dunfey seconded a motion to find the proposed conditional use for workforce housing to meet the standards of Section 14-484 of the Land Use Code with one condition of approval. Vote 4-0, Silk and Stanley recused, Dundon absent. Chann moved and Smith seconded a motion to approve the subdivision with four conditions of approval. Vote 4-0, Silk and Stanley recused, Dundon absent. Chann moved and Smith seconded a motion to approve the site plan with four conditions of approval. Vote 4-0, Silk and Stanley recused, Dundon absent. Chann moved and Smith seconded a motion to reduce the parking requirement to 49 spaces with one condition of approval. Vote 4-0, Silk and Stanley recused, Dundon absent.

5. NEW BUSINESS

- i. Zoning Map and Text Amendment; 148 State Street; NewHeight Redfern, LLC., Applicant. (estimated time 4:30 – 6:00 pm) The Planning Board will hold a remote workshop to consider a rezoning at 148, 120 and 102 State Street from R-6 Residential to B-3 Downtown Business, along with changes to the Downtown Height Overlay Map to allow 85 feet of height along the State Street frontage and 45 feet of height along the Winter Street frontage. The proposed text amendment would also expand the uses permitted within the B-3 zone and would add on-site active shared spaces as a conditional use within the B-3 zone.
- ii. Zoning Map Amendment; 1217 Congress Street; Richard Fournier d/b/a/ Big Donut, LLC., Applicant. (estimated time 6:00 – 7:00 pm) The Planning Board will hold a remote workshop to consider a rezoning from the B-1 Neighborhood Business to B-2 Community Business at 1217 Congress Street. The subject property is 12,219 square feet in size.

- iii. Level III Site Plan and Subdivision; 1844 Forest Avenue; Forest 1844 LLC., Applicant.
(estimated time 7:00 pm) The Planning Board will hold a remote workshop to consider an application for the renovation of an existing building at 1844 Forest Avenue to include 17 dwelling units. The subject property is 32,108 square feet in size and is zoned B-2.

Memorandum

Planning and Urban Development Department

Planning Division

To: Brandon Mazer, Chair and Members of the Portland Planning Board
From: Caitlin Cameron, Urban Designer
Date: Friday, September 18, 2020
Re: Rezone from R6 to B3 and Text Amendment; 148 State Street; City of Portland
Project #: ZN-001163-2020
CBL: 045 C006001, 045 C7001, 045 C1001
Meeting Date: September 22, 2020

I. INTRODUCTION

The City of Portland Planning Division requests a discussion of possible zoning map amendment and B-3 text amendments for State Street in the West End. These amendments are under review as part of an application from the NewHeight Redfern, LLC development team for the properties at 148, 120, and 102 State Street (currently the Mercy Hospital site). The application requests the following regarding the three parcels within their ownership:

- Zoning Map amendment of all three parcels from R-6 to B-3
- Amendment to the Downtown Height Overlay Map to create an 85' height allowance on State Street frontage in the B-3 zone on this site and a 45' height limit on Winter Street frontage in the B-3 zone on this site
- Text amendments to permit limited additional uses in the B-3 zone

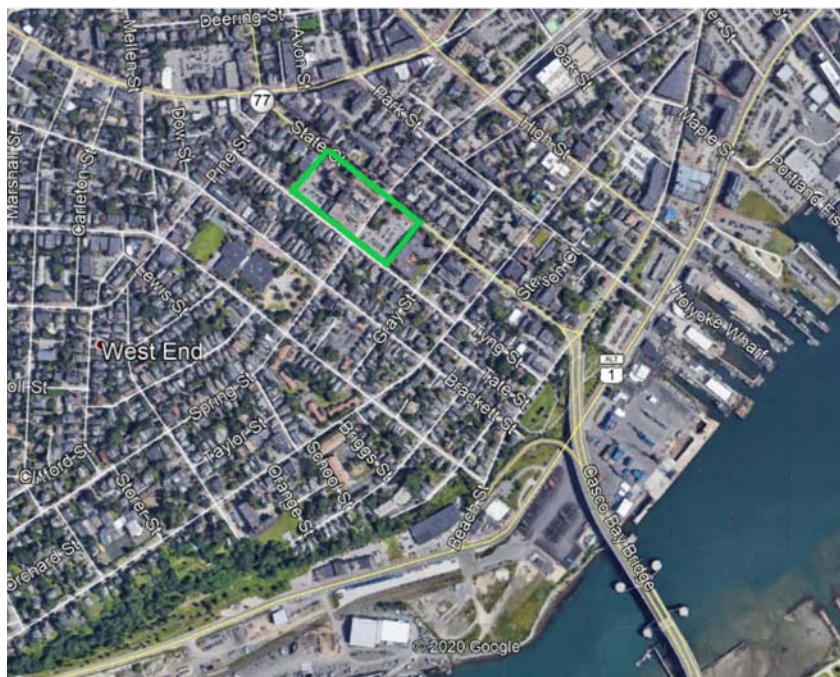


Figure 1 Vicinity Map (applicant's property outlined)

The goal of this effort is to allow for the mixed-use adaptive reuse of the existing hospital building and redevelopment of the under-built site in order to allow a broader range of commercial uses, higher density residential uses, and accommodate the existing non-conforming height and dimensional standards and well as to allow for future new construction on the sites. The properties currently includes the following: Mercy Hospital including an emergency room; surface parking areas; the Morrison House, administrative offices for the hospital. Unlike the R6 zone, which is intended for high density residential uses and does not permit commercial uses, the B-3 Neighborhood Business Zone would allow uses such as office, grocery, medical clinic, restaurant, and retail as permitted uses. In addition, four uses are proposed as text amendments to allow for optimal use and development of the site for residential uses.

Planning staff review proposes a broader boundary for the map amendment with discussion of alternatives for boundary extents, as well as discussion of the zone selection. Particular attention is given to the implications of the change to Winter Street, as the scale and fabric of the facing historic residential block is distinct from the State Street facing side of the proposal.

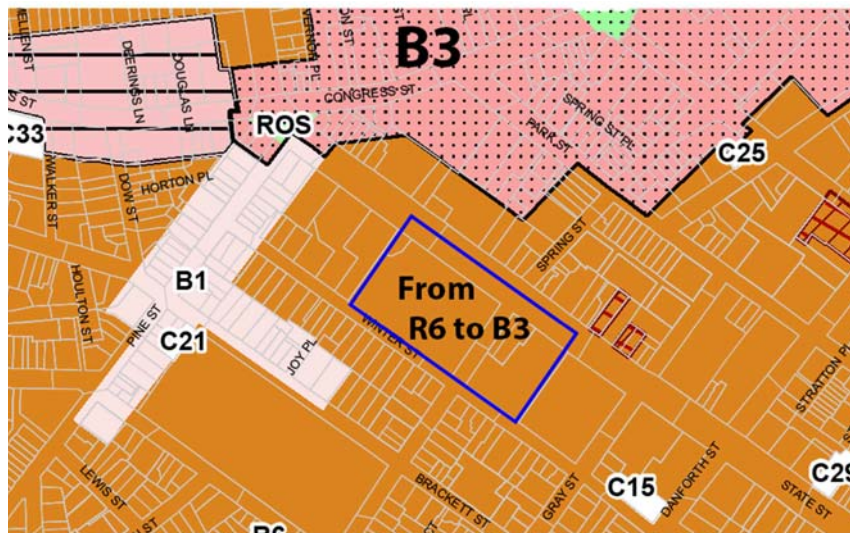


Figure 2 Proposed Map Amendment Area (applicant's proposal)

II. PROJECT DATA

Current Zoning:

R6 Residential

Proposed Zoning:

Options: B3 Downtown Business Zone

Current Uses (Vicinity):

Hospital; office; community center/assembly/religious; day care; private club; funeral home; residential; lodging house

Proposed Uses (Mercy site):

Residential (mix of market rate, low- and moderate-income affordable, intermediate care, and/or congregate care facilities); general office; medical clinic; health club; professional services; restaurant; retail; grocery; self storage

III. BACKGROUND AND EXISTING CONDITIONS



Figure 3 Existing Conditions (applicant)

a. Current Land Uses and Zoning

Currently, Mercy operates a hospital and emergency room on site proposed through 2022. The Morrison House hosts hospital administrative offices. A large area of surface parking occupies these blocks, interrupting the historic fabric.

In addition to the applicant's property, the immediate vicinity includes State Street and the variety of building types it contains – a wide, historic street with wide sidewalks and established street trees. The buildings range from historic mansions converted to uses including funeral home, Portland Club, offices, and retail. Two historic landmark church complexes with garden spaces are across the street and include community centers, day care, and places of assembly. The context becomes residential with a variety of scales and eras of buildings after the church properties. Spring Street has an intact historic fabric as does the southwest side of Winter Street. The character of Spring and Winter streets is predominantly small-scale residential, with some exceptions. Most of these properties are protected by historic districts (see section below).

Nearby Congress Street includes mixed-use B-1 and B-3 zones that turn to the restricted R-6 zone for the majority of the West End neighborhood. Some of these existing structures, especially the hospital and churches, are legally non-conforming when it comes to the uses, height, and dimensional standards of the R-6 zone.

b. Historic Resources

The area under review is within the West End Historic District and is adjacent to the Congress Street Historic District. In addition, many of the properties within the area are designated historic landmarks or contributing structures (see figure below). This means the majority of the parcels being rezoned would unlikely be dramatically redeveloped or demolished because of historic protections, though certain additions could and repurposing of existing structures could still occur. If alterations, additions, or new construction were contemplated, the Historic Preservation Board would have review authority. The majority of parcels on Winter Street across from Mercy Hospital are contributing structures to the local historic district. State Street includes several landmark buildings that will likely remain largely unchanged in outward appearance.

The extent of B-3 rezone stops short of Spring Street where all properties are historic structures and residential in use (except for the Portland Fire Museum). It was determined based on the existing, historic fabric and uses that B-3 was not appropriate for those parcels.



Figure 4 Historic Resources (Landmarks - dark grey, Contributing - light grey)

IV. ZONING MAP AMENDMENT PROPOSAL

The applicant's properties are located at 148, 120, and 102 State Street. The uses and dimension of the buildings on the site are inconsistent with R-6. Rezoning the parcel to B-3 would permit the existing and proposed uses at 148 State Street complex as well as assign zoning that better reflects the scale of the

hospital building. These commercial uses provide services to the adjoining residential neighborhoods. The applicant's submittal describes the zoning alternatives contemplated and the rationale for requesting the B-3 zone in this location (Attachment 2). The Downtown Height Overlay Map would be modified to regulate the height of these parcels at 85' maximum with 45' maximum along the smaller-scale, historic residential fabric of Winter Street.

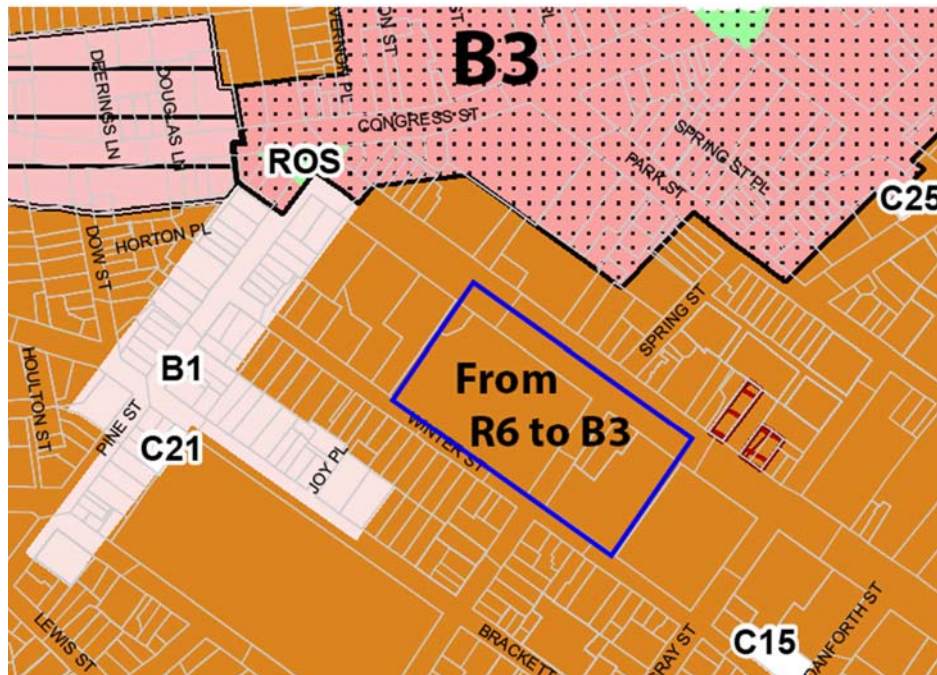


Figure 5 Map Amendment Proposal (applicant)

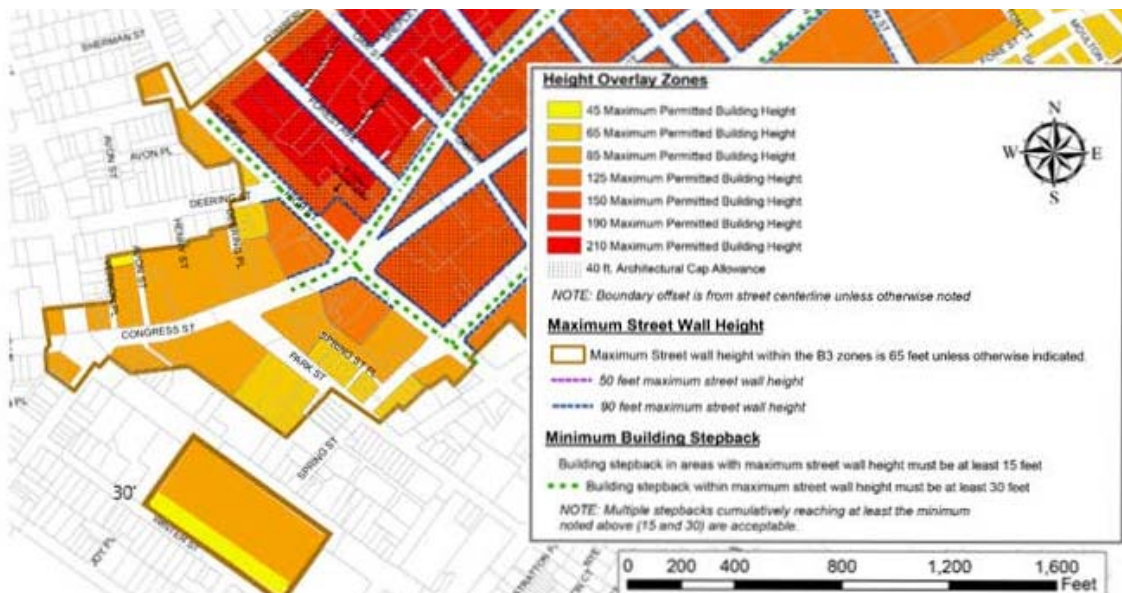


Figure 6 Proposed Height Map Overlay Amendment (applicant's proposal)

Along with the applicant's parcels, Planning is recommending that the Planning Board consider extending the B-3 zone to connect to the existing B-3 zone on Congress Street, extending to include properties on both sides of State Street (in the R-6). The B-3 zone would then encompass existing properties that are also legally non-conforming to R-6 in scale, dimensional standards and/or use, meaning the B-3 zoning would better reflect the on-the-ground conditions of these few parcels and create a contiguous B-3 zone. B-3 is also a zone that exists across a contiguous area of Portland's downtown, rather than in isolated pockets or nodes, and this extension would be consistent with the current application and purpose of the zone. The proposal would limit the extent of the B-3 on Winter Street to only the applicant's proposal to keep to a minimum the use and scale impacts on the residential street.

Though staff finds that generally the B-3 zone for the applicant's property, and potentially for an expanded, contiguous area, is a zone amendment that would support redevelopment of this important area, and also allow for the redevelopment of existing, nonconforming aspects of the property, staff recognizes that the B-3 introduces a significant new range of scale and uses on the Winter Street side of the proposal. Though the current pattern of the Mercy property on the Winter Street side has long not been of the same pattern as the residential facing side, redevelopment of this side of the street will need to be designed for compatibility with the surrounding context. The Historic Preservation Board review that will be required, as well as the 45 height limit in the applicant's proposal, will help guide contextually sensitive redevelopment of Winter Street. B-3 is still more intensive than the existing zoning both dimensionally and in terms of permitted uses, which in the B-3 include medical marijuana facilities, restaurants, drinking establishments, office space, hotels, and a plethora of others). Although the applicant's indication of what uses are planned there in a future development includes only residential uses on Winter Street, there exists the possibility of some of these uses being introduced adjacent to quiet, residential properties. Consideration of Winter Street impacts, either within the proposed B-3, or another zoning alternative, is a central consideration of review of this proposal.

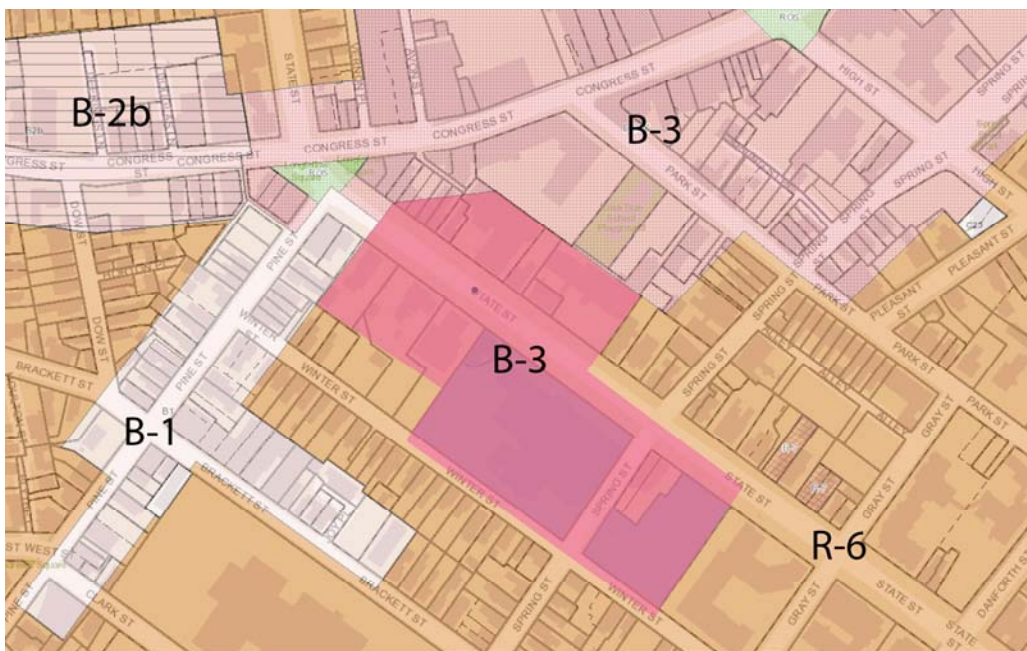


Figure 7 Map Amendment Option 1 (R-6 to B-3 on State and Winter streets)

Planning also discussed an alternative option that places a residential zone on Winter Street. In this Option 2, R-7 is contemplated for the majority of the Winter Street frontage. Staff see several advantages to this approach:

- Uses: The predominantly residential uses of the R-6 would be preserved on Winter Street, keeping a more compatible use table within this streetscape. The applicant does not intend to place commercial/mixed-uses on Winter Street, this proposal would not interfere with the anticipated development program.
- Scale: The R-7 dimensional standards are similar to the more permissive B-3 zone (lot coverage, setbacks), allows for up to 50' in building height (higher than the proposed maximum in the B-3), but does not include the more restrictive dimensional standards of the R-6 such as stepbacks, garage door dimensions. Neither the R-6 or R-7 limits building length.
- Density: R-7 as a higher density allowance than the R-6 to accommodate the applicant's goals.
- Parking: The R-7 (and R-6) does not have the 35' setback limitation on surface parking, providing more flexibility for parking design.

The primary benefit of the introduction of the R-7 zone would be to limit non-residential uses and non-residential buildings along Winter Street. The introduction of the R-7 would be somewhat more intensive than the existing zone, but would allow for residential redevelopment that transitions from the taller, mixed-use redevelopment along State Street into the R-6 neighborhood at the rear. This alternative would include a splitting of the existing parcels with a zone line, and would require further evaluation as to precisely where this would fall to ensure a seamless redevelopment of the properties. If the Planning Board were interested in further evaluation of the R-7, staff would include additional R-7 analysis in materials for a future workshop.

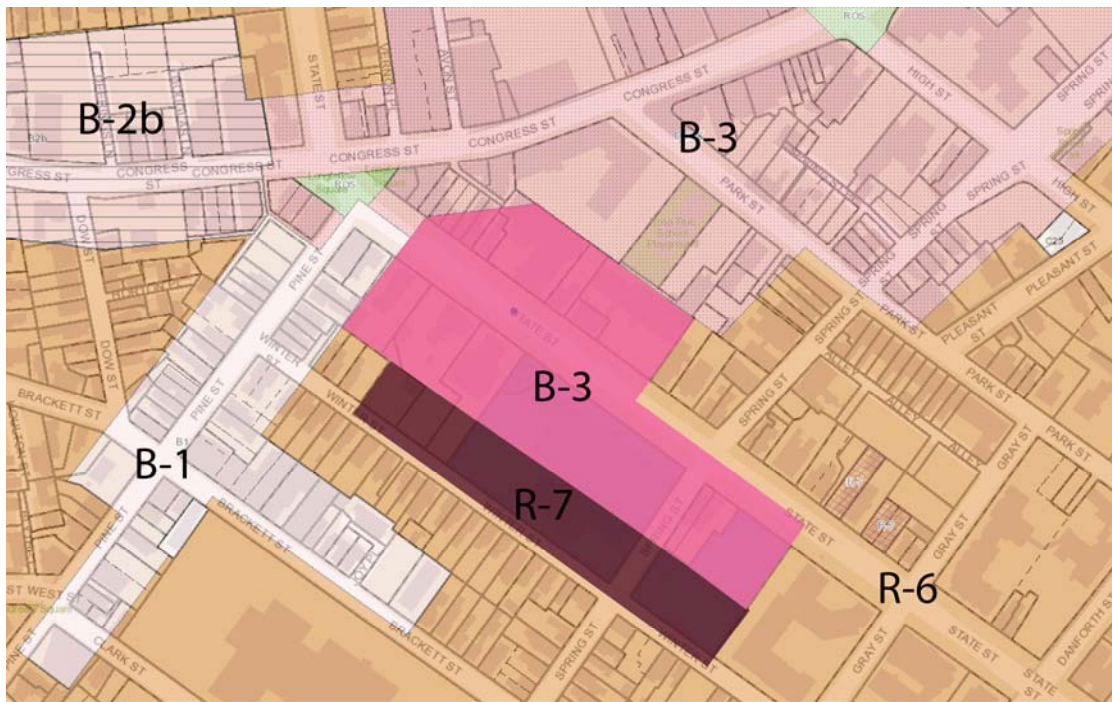


Figure 8 Map Amendment Option 2 (R-6 to B-3 on State St and R-7 on Winter St)

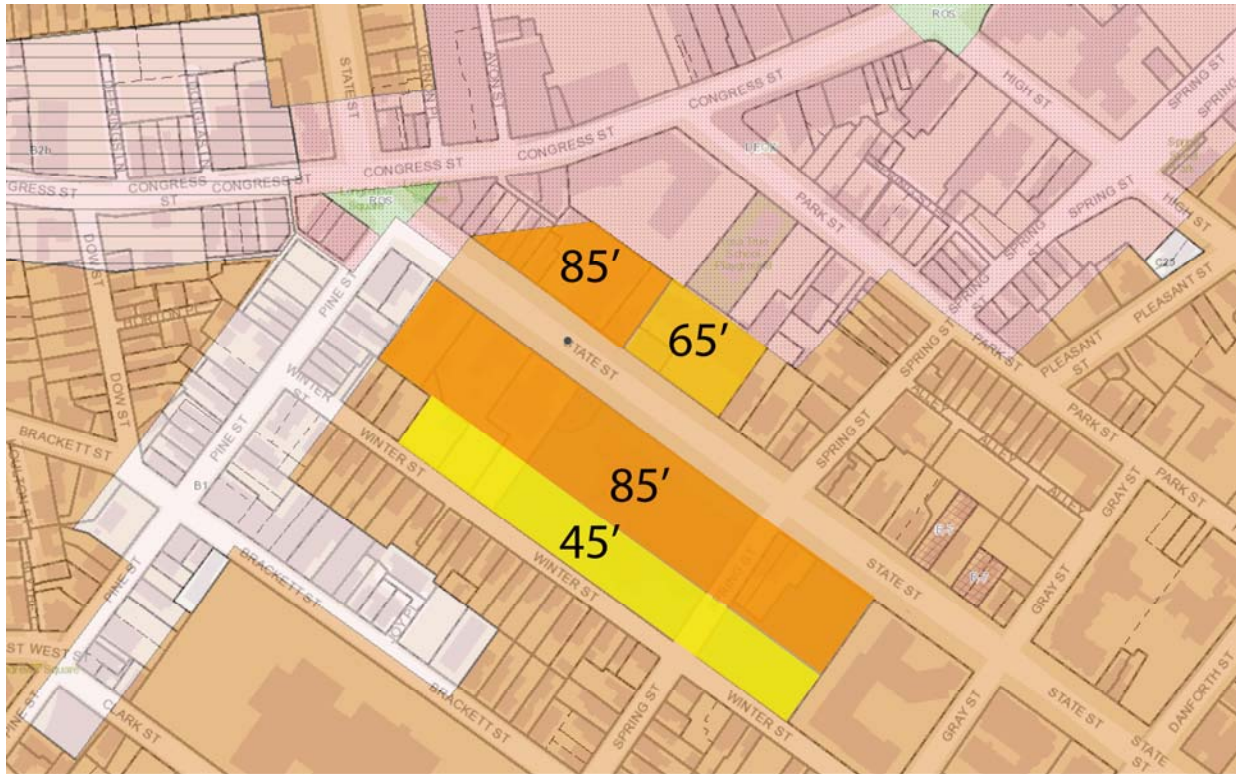


Figure 9 Downtown Height Overlay Proposed Heights

Planning Board feedback on the applicant's proposal as submitted, extension of the B-3 zone to make it contiguous with the rest of the zone area, and further analysis of the R-7 zone on Winter Street is all welcome, and will inform the final zoning recommendation.

V. ZONING TEXT AMENDMENT PROPOSAL

The applicant proposes to amend Land Use Code Chapter 14 Section 14-217. Permitted uses. (a)1.d. and (a)3.g. and Sec. 14-218. Conditional uses. (b) 5.b. and 6.

The proposed text amendments to the B-3 would allow the following:

Permitted uses

- Congregate Care Facilities
- Intermediate Care Facilities

Conditional uses

- Self-storage as a reuse of existing space
- Surface parking limitation exception for active, shared spaces closer than 35' to the street

Staff Analysis

Congregate Care Facilities – There is an active text amendment to add this use category and Intermediate Care Facilities to the B-3 zone. If that proposal is adopted, this text amendment will become moot and is recommended to be removed from the final text amendment recommendations. Previous policy analysis and recommendations from staff, Planning Board, and Council suggest a variation on this use (still to be finalized) may be appropriate in the zone.

Intermediate Care Facilities – This use is limited to facilities for thirteen (13) persons or fewer and therefore has an impact similar to already permitted uses such as lodging houses, hostels, handicapped family units. Intermediate Care facilities are currently permitted in the B-1 zone and as a conditional use in

the R-6 and R-7 zones. Self-Storage – Storage uses have the potential of being incompatible with the dense, historic downtown areas of the peninsula when developed as new construction. The mass, form, and footprint of self-storage can be expansive, low-density, and lacking active, engaged building exteriors. In addition, self-storage can have extensive parking and loading needs that frequently don't lend themselves to dense downtown areas. However, the proposal is to allow self-storage as a conditional use and only in the circumstances of adaptive reuse of existing buildings (at least 25 years in existence), limiting the extent of this change, and potentially offering a valuable service for those in need of in-town storage. The proposed text language further limits the self-storage use from occupying street frontage thus addressing concerns about a use that might create inactive frontage.

Staff support the inclusion of self-storage as a conditional use in existing buildings. Staff suggest modifications to the text to be objective and quantitative standards thus striking the following proposed condition:

c. Use of the space will not significantly detract from the quality of the pedestrian experience in public spaces.

Surface Parking Exception – Staff support the intent of this exception. However, no definition currently exists in the Land Use Code to define and describe an “active, shared space” or “woonerf” use or design element. Enforcement of this “use” would be difficult to maintain and protect over time – once approved, for instance, there is little in how this change is proposed that would limit its conversion in the future or dominant use as surface parking. Clarification of terms and additional detail on what standards could be introduced to make this a positive exception from the current requirement would be helpful before staff makes a recommendation on the change. Board feedback on revisions or alternatives that might meet the goal of this text amendment while creating an enforceable exception is welcome.

It's worth noting that both the R-6 and R-7 zones do not have the limitations on the location of surface parking the the B-3 does (where surface parking must be set back at least 35' from the street), in part because both R-6 and R-7 zones tend to result in projects on smaller lots, with smaller surface parking lots than some of the larger mixed-use projects that are possible in the existing B-3 zone.

VI. ZONING POLICY ANALYSIS

R-6 Residential Zone

According to Section 14-116 of the City Code, the R-6 zone allows for high-density residential development characterized by high-intensity multifamily dwellings on individual lots. R6 zones are located primarily on-Peninsula, with one area of R-6a off-peninsula.

R-7 Compact Urban Residential Zone

The purpose of the R-7 Compact Urban Residential Overlay Zone is to:

... encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the New Vision for Bayside element of the comprehensive plan and housing plans of the City of Portland. Sites suitable for in-city living should be within walking distance of downtown or other work places, shopping and community facilities and have access to public or private offsite parking or transit service. The intent of this zone is to foster increased opportunities for compact in-city living for owners and renters representing a variety of income levels and household types.

Locations for siting the R-7 Zone are intended to be located on the peninsula of Portland, in the area encompassed in the Bayside plan, and other peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 Zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively

impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood.

B-1 Neighborhood Business Zone

B-1 is also an adjacent zone to this area and was evaluated as part of the nearby mixed-use context for this neighborhood. The purpose of the B-1 neighborhood business zone (Section 14-181) is as follows:

The purpose of the B-1 neighborhood business zone is to provide limited areas for the location of small-scale commercial establishments intended to serve a local market. As a result, uses shall be complimentary, quiet and generally do not disturb the comfort and enjoyment of the adjoining neighborhood environment. Uses shall be designed for the pedestrian scale and will provide convenient access for nearby residents and workers to walk in to purchase goods and services. Buildings and uses shall be designed with attractive storefronts or similar features, with windows and doors convenient to a public sidewalk. Building additions are encouraged but not required to meet the maximum setbacks of 14-165(c)(3). This zone shall encourage mixed use buildings such as commercial first floor with residential uses above or combined retail/office uses in a multistory structure. The zone also provides the opportunity for mixed use and high residential density in on-peninsula locations.

Suitable locations for this zone may include street intersections and arterial streets with existing or proposed traditional neighborhood retail and service uses.

B-3 Downtown Business Zone

The purpose of the B-3 neighborhood business zone is as follows:

The purpose of the B-3 neighborhood business zone is to provide limited areas for the location of small-scale commercial establishments intended to serve a local market. As a result, uses shall be complimentary, quiet and generally do not disturb the comfort and enjoyment of the adjoining neighborhood environment. Uses shall be designed for the pedestrian scale and will provide convenient access for nearby residents and workers to walk in to purchase goods and services. Buildings and uses shall be designed with attractive storefronts or similar features, with windows and doors convenient to a public sidewalk. Building additions are encouraged but not required to meet the maximum setbacks of 14-165(c)(3). This zone shall encourage mixed use buildings such as commercial first floor with residential uses above or combined retail/office uses in a multistory structure. The zone also provides the opportunity for mixed use and high residential density in on-peninsula locations. Suitable locations for this zone may include street intersections and arterial streets with existing or proposed traditional neighborhood retail and service uses.

- (1) Maintain and enhance the role of the downtown as the business and commercial center of the region;*
- (2) Enhance and promote the orderly expansion of retail and service businesses downtown, satisfying the related needs of the city's resident, working and visitor populations;*
- (3) Encourage increased housing opportunity downtown for a diverse residential population;*
- (4) Enhance the pedestrian environment through the encouragement of intensive mixed-use activities, through the enhancement and maintenance of public and private open space, and through the enlivenment and increased attractiveness of the street environment;*
- (5) Encourage excellence in urban design;*

- (6) Preserve and capitalize on the unique character and historic fabric of the downtown through the encouragement of reuse of significant existing structures;*
- (7) Provide opportunity for an enhanced presence and integration of the arts and cultural activities downtown; City of Portland Land Use Code of Ordinances Chapter 14 Sec. 14-216 Rev.8-4-97 14-281*
- (8) Reinforce the role of the downtown as a meeting place for community residents and visitors alike from all walks of life and all socio-economic groups;*
- (9) Provide adequate parking and transportation facilities which promote accessibility, enhance and encourage development opportunity, and enhance and protect the pedestrian environment;*
- (10) In the pedestrian activities district (PAD) overlay zone, create continuity of pedestrian-oriented uses along streets where such uses predominate and along streets which, over time, will establish and maintain a strong retail and pedestrian-oriented use pattern; and*
- (11) Provide for the relocation of residents who are displaced by development.*

Table 1 provides a comparison of the uses permitted zones under consideration. Uses marked with a ‘P’, are permitted uses in the zone. A ‘C’ indicates a conditional use. Uses existing in the amendment area are in purple text.

Table 2 provides a comparison of the dimensional requirements zones under consideration.

Table 1 Use Comparison Table

Permitted Uses (P=use is permitted within zone) (C = Conditional use within zone)	R-6	R-7	B-1	B-3
Single and two-family Family Residential	P	P	P <i>(*any residential use permitted in the abutting or nearest residential zone is permitted)</i>	P
Multi-Family Residential (3-or more units)	P	P	P <i>(*permitted above a commercial use on the first floor; live/work)</i>	P
Handicapped Family Units	P	P	P*	P
Single-family Manufactured Housing	P	P	P*	
Lodging houses	P <i>(*conversion of existing duplex or multi-family only)</i>	P <i>(*conversion of existing duplex or multi-family only)</i>	P	P
Live/Work				P
Cemetery	P	P		
Parks/Recreation Use	P	P		
Home Occupation	P	P		
Municipal Buildings and Uses	P	P	P	P <i>(*county/municipal)</i>
Governmental Offices				P
Special Needs Independent Living Units	P <i>(*may not include other residential or permitted uses)</i>	P <i>(*may not include other residential or permitted uses)</i>	P*	
Bed and Breakfast	P <i>(*up to 4 guest rooms; conversion of existing building only)</i>	P <i>(*up to 4 guest rooms; conversion of existing building only)</i>	P	P
Hostels	P <i>(*10 guests or fewer)</i>	P <i>(*10 guests or fewer)</i>	P <i>(*10 guests or fewer)</i>	P
Wind energy systems	P/C	P/C	P/C	P
Accessory uses	P	P	P	
Bed and Breakfast (5 to 9 guest rooms)	C <i>(*conversion of existing building only)</i>	C <i>(*conversion of existing building only)</i>	P	
Sheltered care group homes (up to 12 residents, 500' radius between group homes)	C	C	P*	
Elementary, middle , and secondary	C	C	P	P <i>(*public/private)</i>

				<i>school of any type)</i>
Intermediate care facility (13 or more persons, long-term/extended care)	C	C	P	
Places of assembly	C	C	P	P
Hospital	C	C	P	
College, university, trade schools	C	C		P
Utility substations	C	C	P	C
Professional office	C	C	P (*<100 peak trips)	P
Chancellery	C	C		
Nursery school and kindergarten	C	C	P	P (*public/private school of any type)
Off-street passenger car parking	C (*for permitted uses)	C (*for permitted uses)	P	P (parking garages)
Surface Parking (with limitations)				C
Day care facility/ Home baby-sitting services	C	C	P	P
Private Club				
Funeral Home				
Hostels (no more than 20 guests)	C	C	P	
Business services			P (*<100 peak trips)	P
Personal services			P (*<100 peak trips)	P
Offices of Building Tradesmen			P (*<100 peak trips)	P
Retail Establishments (excluding drive-through, gas station, lumber)			P (*<100 peak trips)	P
Drinking Establishment				P
Beverage dealers			P (*with limitations)	
Artist Studios			P (*<100 peak trips)	P
Clinics			P (*< 3,000 sf)	P
Restaurants			P (*with limitations)	P (*excludes drive-through)
Neighborhood Center			P	
Billiard Parlors				P
Miscellaneous Repair (excluding auto repair)				P
Communications Studios/Broadcast Facilities				P
Health Clubs/Gymnasiums				P
Theater/Performance/Exhibition Halls				P
Convention/Meeting Facilities				P
Hotels				P
Galleries				P
Registered Dispensary				P
Marijuana Retail Store				P

Small-scale marijuana caregiver				P
Museums				P
Printing/Publishing				P
Banking Services (drive-up)				C
Light Industrial (with limitations)				C
Emergency Shelters				C
Temporary wind anemometer towers	C	C	C	C

Table 2: Dimensional Requirements Comparison Table

Zoning Requirements	R-6	R-7 (residential uses)	B-1	B-3
<u>Purpose</u>	To provide appropriate areas for high density residential development characterized by multifamily dwellings providing a wide range of housing for differing types of household.	To encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, Intended to be located . . . peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 Zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties	To provide limited areas for the location of small-scale commercial establishments intended to serve a local market and operation of community centers offering a mixture of commercial uses and services serving the adjoining neighborhoods and the larger community.	Maintain and enhance the role of the downtown as the business and commercial center of the region; Preserve and capitalize on the unique character and historic fabric of the downtown through the encouragement of reuse of significant existing structures;
Lot Size (min)	Between 2,000 sf and 43,560 sf (one acre) depending on use	None	Depending on the use; up to 20,000 s.f. for a school	None
Density (min)	725 sf land area/du 250 sf land area/rooming unit, intermediate care facility, hostel	425 sf land area/du	On-peninsula: 435 sf land area/du	None
Street Frontage (min)	20'	None	20'	15'
Front Yard (min)	5' – principal + accessory structure	None	None	None
Front Yard (max)	None	None	10' or in cases where the average depth of the front yards of the nearest developed lots on	5' street wall build-to line

			either side of the lot in question is less than ten feet, the front yard setback of the lot in question shall not exceed such average depth.	
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Rear Yard (min)	10' – principal structures	5'	None 10' (if abutting residential zone)	None
Side Yard (min)	None	5'	None 5' (if abutting residential zone)	None
Side Yard (max)	5' 0' for attached townhouses on individual lots	None	None	None
Side Yard (Side Street, min)	None	None	10' (<i>only applies to one street</i>)	None
Stepbacks	10' side; 15' rear above 35' height	None	10' side; 15' rear above 35' height	Downtown Height Overlay Map
Lot Coverage (max)	60%	100%	n/a	100%
Impervious Area (max)	n/a	n/a	90%	n/a
Landscaped Open Space (min)	20%	n/a	n/a	n/a
Lot Width (min)	20' 0' for attached townhouses	n/a	n/a	None
Building Height (max)	45'	50'	Off- peninsula: 35'; follows R-6 where abutting On-peninsula: 45'; 50' Congress Street mixed-use/resi upper	Downtown Height Overlay Map
Building Height (min)	n/a	n/a	n/a	35' within 50' of street
Floor Area (max)	n/a	400 sf min/du	10,000 sf (first floor, non-residential) 5,000 sf (per retail establishment)	Limited for buildings 125' in height or greater
Garage Door Opening (max)	9' or 40% façade width, not to exceed 20'		n/a	n/a
Undifferentiated Blank Wall (max)	n/a	n/a	n/a	30'
External Effects	n/a	Design Standards	Enclosed structure, noise, vibration/heat, smoke, materials/waste	Enclosed structure, noise, vibration/heat, smoke, materials/waste

VII. COMPREHENSIVE PLAN ANALYSIS

a. Portland's Plan 2030

Goals and policies of both the state and the city, as described in the strategic plans that comprise the Portland Comprehensive Plan, relevant to the proposed map amendment have been included below.

The map and text amendments align with these vision statements and goals through the ability for adaptive reuse of existing and historic structures in an urban infill neighborhood, provide the opportunity for a complete neighborhood by allowing a mixture of uses within a dense, residential

neighborhood and increasing the services provided within a walking and transit radius. In addition, the map amendments would allow for an increase in residential density with the potential of providing more housing. The text and map amendments also better facilitate the ability to provide a diversity of housing types and at varying affordability. The historic, walkable character of the neighborhood is maintained with the existing historic protections and the reuse of existing historic structures.

Vision Statements

- Equity: We will be a state and national leader in achieving a more equitable city.
- Equity: We will incorporate the needs of all our residents in planning for our future.
- Sustainable: Portland has been built and rebuilt to endure; we will balance our historic fabric, sound infrastructure, and the best of new technology and design for the future.
- Sustainable: Portland will grow in order to sustain our community, infrastructure, and economy.
- Sustainable: Growth should respect and seek to preserve our spectacular natural resources.
- Secure: We will be committed to accessible housing and healthy food for all our residents.
- Authentic: The uniqueness and integrity of our neighborhoods will be maintained and enhanced.

Environment

- Adopt sustainable land use and transportation policies that support connectivity, walkable neighborhoods, and multi-modal transportation.
 - o Continue to develop land use policies which support complete neighborhoods.
 - o Encourage landowners and developers to incorporate sustainable design, materials, and practices in rehabilitation of historic resources and in new construction.

An Enduring City – Historic Preservation

- Stabilize and enhance historic areas of the city by ensuring quality investment in existing structures and compatible infill development.
- Ensure an appropriate balance of continuity and change as Portland grows and evolves.
 - o Encourage investments in historic structures
 - o Foster partnerships
 - o Balance multiple objectives

A Livable City: Housing

- Increase, preserve, and modify the overall supply of housing city-wide to meet the needs, preferences and financial capabilities of all Portland residents.
- Encourage additional contextually appropriate housing density in and proximate to neighborhood centers, concentrations of services, and transit nodes and corridors as a means of supporting complete neighborhoods.
- Pursue policies to enable people who work in Portland to have the option to live in Portland.
- Encourage quality, sustainable design in new housing development.
 - o Remove housing barriers
 - o Leverage underused properties
 - o Support age-friendly housing options
 - o Adapt affordable housing

An Accessible City – Transportation

- Promote multi-modal accessibility, enabling residents and visitors of all ages and abilities to participate fully in the social and economic life of the community.

Future Land Use

- Complete Neighborhoods
- Reinforce the Center

VIII. PUBLIC COMMENT

As of the writing of this memo, three public comments have been submitted to the Planning Authority concerning this proposal (Attachments PC1 – PC3). The Neighborhood Meeting Minutes includes another resource regarding the concerns of neighborhood residents and property owners (Attachment F). Generally, there is support for redevelopment of the Mercy campus and optimism for the potential strengthening of the residential neighborhood rather than surface parking and hospital uses. Comments and concerns focus on:

- Using the redevelopment opportunity to reinforce the residential, historic neighborhood character – emphasis on qualities such as “quiet” “residential” “active” “scale” “historic”
- Concern that the B-3 is too intense, dense, and active a zone for Winter Street
 - Potential for incompatible uses, especially on Winter Street
- Opportunity for active, human-scaled streetscapes, design elements, and buildings including design elements that engage the street such as porches/stoops
- Compatibility of scale and character of new development on Winter Street (currently an intact, small-scale, historic residential street)
- Impacts on light, air, views, and quality of life for existing residential neighbors, especially smaller scale existing buildings
- Traffic and parking impacts on the residential street system – especially curb cut locations and traffic access locations to the redevelopment site and impacts on Winter Street, impacts on nearby school zone

Staff Response:

- **Zone Boundary:** Staff agree that the map amendment would be best made as contiguous with an existing, neighboring zone. Analysis of the map amendment includes consideration for the applicant’s development proposal needs, the City’s policy goals, impacts on historic resources, and compatibility with the surrounding zones and character. Staff evaluation includes exploration of limits to the B-3 as well as the potential alternative to the B-3 that would foster contextual redevelopment of the site. while still being responsive to the needs of adapting and redevelopment the Mercy Hospital site. **Compatibility:** Staff agree that Winter Street is a sensitive streetscape as an intact, historic, residential street. Any zone proposed on Winter Street must take that existing condition and character into consideration. Therefore, alternatives to B-3 have been explored and should be a part of the Board discussion.
- **Scale:** The B-3 Downtown Height Overlay Map allows the zoning to be fine-tuned and tailored for heights according to abutting conditions. If the B-3 were to be allowed on any portion of Winter Street, staff support the restriction of height to 45’ in this location. It is important to note that the R-6, R-7, and B-3 zones do not limit building length. The B-3 zone does limit the length of undifferentiated wall; the R-6 zone limits the size of garage door openings on the street.
- **Light/Air:** The Mercy Hospital site is located North/northeast of the more sensitive, smaller scale residential blocks and the residential building at 100 State Street is southeast of the proposed new development. This means that the shadow impact of new, larger-scale development is minimal on the residential buildings with the shadow impact occurring in the morning as the sun

rises from the east. This means that the height and length of buildings do not have significant impact on the shadow/sun exposure of existing buildings. However, the more permissive zones (B-3, R-7) do not require side and rear yard setbacks which means new buildings could be placed relatively close to neighboring property lines with the building and fire codes providing the regulation for separation in those cases.

IX. NEXT STEPS

- Advise on the zones and area to advertise for a map amendment
- Advise on the proposed B-3 text amendments
- Advertise and hold a public hearing

ATTACHMENTS

Public Comment

PC1 Amy Grommes Pualski 8.31.20

PC2 Chrystal Wing 9.2.20

PC3 Brent Adler 9.7.20

Applicant Submittals

- A. Cover Letter
- B. Project Description and Analysis
- C. Site Plan
- D. Vicinity Map
- E. Proposed Text Amendments
- F. Neighborhood Meeting Minutes
- G. Mercy Visioning - Renderings

June 23, 2020

Planning and Urban Development Department
Planning Division
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

Subject: Map and Text Amendment Application for Mercy Hospital Campus, at
148 State Street ("Morrison House"), 120 State Street a/k/a 144 State Street,
and 102 State Street

To Whom it May Concern:

NewHeight Redfern, LLC ("NHRF") owner of 148, 120, and 102 State Street, is seeking map and text amendments to enable an adaptive reuse and infill development project on the Mercy Hospital State Street campus. Following the zone change, NHRF intends to submit subdivision / site plan applications (as appropriate) for a series of residential projects, both for sale and for rent, providing a range of housing choice with small supporting commercial uses desired by the neighborhood, as shown on the concept site plan attached.

The project site is comprised of three parcels, Chart 45, Block C, Lot 6001 (148 State Street), Lot 7001 (120 State Street), and Lot 1001 (102 State Street). Lot 1001 is currently improved as a parking lot with a guard house and comprises approximately 1.03 acres. Together, Lots 6001 and 7001 comprise approximately 2.5 acres, and are improved with the historic Mercy Hospital building and associated parking, and the historic Morrison House mansion. Lot 1001 is separated from Lots 6001 and 7001 by Spring Street.

NHRF is proposing map and text amendments to the Mercy Hospital site as follows:

- Zoning Map amendment of all three parcels from R-6 to B-3
- Amendment to the Downtown Height Overlay Map to create an 85' height allowance on the State Street frontage in the B-3 zone on this site and a 45' height limit on the Winter Street frontage in the B-3 zone on this site
- Text amendments to permit limited additional uses in the B-3 zone

The project team to-date includes Aceto Landscape Architects, Acorn Engineering, Inc., Community Housing of Maine, Inc., CWS Architects, Levine Planning Strategies, LLC, NewHeight Group, LLC, Portland Housing Authority, Redfern Properties, LLC, RSA Architecture, and SMRT.

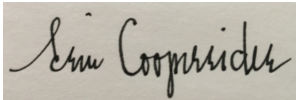
June 23, 2020

Planning and Urban Development Department
Map and Text Amendment Application for Mercy Hospital
Page 2

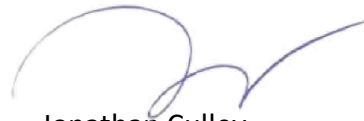
Members of the project team have met in recent weeks with neighborhood leadership several times, and also with abutters along Winter Street, the Portland Club, and the Portland Housing Authority, and with the West End Neighborhood Association membership. Additional meetings and/or conversations are planned with the Parkside Neighborhood Association, the Western Promenade Association, the Resident's Council at 100 State Street, and the leadership at St. Luke's Episcopal Cathedral to discuss the concept plans and zoning approach.

Additionally, we have had several meetings to discuss this project with City staff; we look forward to further discussing the project and this request for map and text amendments with both staff and the Planning Board.

Sincerely,



Erin Cooperrider
Manager, NewHeight Redfern, LLC



Jonathan Culley
Manager, NewHeight Redfern, LLC

The Mercy project team is seeking map and text amendments to enable an adaptive reuse and infill development project on the Mercy Hospital site. This proposal, developed over the course of the last 18 months, includes several exciting elements that will contribute to the surrounding neighborhood and the city as a whole.

A few of the highlights of the proposal include:

- ✓ Adaptive reuse of the original Mercy Hospital building, dating from 1943;
- ✓ Production of up to 550 units of housing, of which more than half are proposed as low- and moderate-income affordable housing, much of which will be deed-restricted;
- ✓ Creation of new circulation and vest pocket park spaces; and
- ✓ Introduction of limited commercial spaces meeting local needs and interests, consistent with the “complete neighborhood” concept.

In order to make this project viable, amendments to match the zoning of the site more closely with the land use plans in *Portland’s Plan 2030* are needed. These amendments would also make the redevelopment of the site financially feasible.

Shown below is a conceptual site plan of the project. While the details are still being worked out, this current concept consists of the following uses:

1. Up to 550 housing units, with a mix of market rate, low- and moderate-income affordable, intermediate care, and/or congregate care facilities;
2. General office space;
3. Medical clinic;
4. Health club;
5. Professional services;
6. Restaurant;
7. Retail space;
8. Grocery Store/Market; and
9. Self-storage space to make use of “dark” interior areas in the hospital building that do not easily suit themselves to other uses.

AMENDMENTS REQUESTED

The team is seeking map and text amendments to the Mercy Hospital site as follows:

- ✓ Map amendment for the site from R-6 to B-3;
- ✓ Map amendment to the Downtown Height Overlay to create a 85’ height allowance on the portion of the site fronting State Street and a 45’ height allowance along Winter Street; and
- ✓ Text amendments to permit limited additional uses in the B-3 zone.

In developing these amendments, the team explored a number of options and alternatives. In the end, balancing the team’s vision for the site, the City’s comprehensive plan goals and policies, and the economics of adaptively reusing this site led us towards this proposed set of amendments. More information on alternatives the team considered is outlined below.

MAY 2020



ALA
ACETO LANDSCAPE

ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN



Map Amendment

As shown in the attached map, the team proposes a map amendment that moves the site into the B-3 zone. As noted below, the team proposes two bands of height within the district to allow for a tapering down of heights and limits on uses along Winter Street.

Downtown Height Overlay Amendment

Height in the B-3 zone is regulated by the Downtown Height Overlay map. For that reason, if this area is to be rezoned B-3, the Downtown Height Overlay will also have to be amended to create a maximum height for this area. Consistent with the existing height of the Mercy Hospital building, as well as operational needs of the repurposed building, the team is proposing that this area have two bands of maximum heights. Along State Street, the team proposes a height overlay of 85'. That will allow some limited wiggle room above the deck of the top floor of the hospital building and below the roofline, (which stands at 87'), as well as allow for adequate housing production on the site. It also allows for the use of an existing height band in the height overlay, rather than adding a new one. By comparison, 100 State Street is approximately 77' in height.

Within 30' of Winter Street, the team proposes a height overlay of 45', consistent with the heights allowed the neighboring R-6 zone.

Text Amendments to the B-3 Zone

While the B-3 zone is a downtown, mixed use zone with a variety of allowed uses, there are a couple of uses not explicitly permitted in the zone that the team requests be added. These uses will make the project a more vibrant contribution to the neighborhood, as well as allow for economic return on some of the dark areas in the Mercy building:

1. Congregate Care facilities;
2. Intermediate Care facilities;
3. Self-storage as a reuse of existing space as a conditional use; and
4. Amendment of the limitations on surface parking to permit active shared spaces, such as *woonerfs*, within 35' of a public street as a conditional use.

The team understands that #1 and #2 above are the subject of a separate text amendment application by Portland Opportunity Fund LLC. If the City Council approves those changes as part of that application, we would not need to propose them.

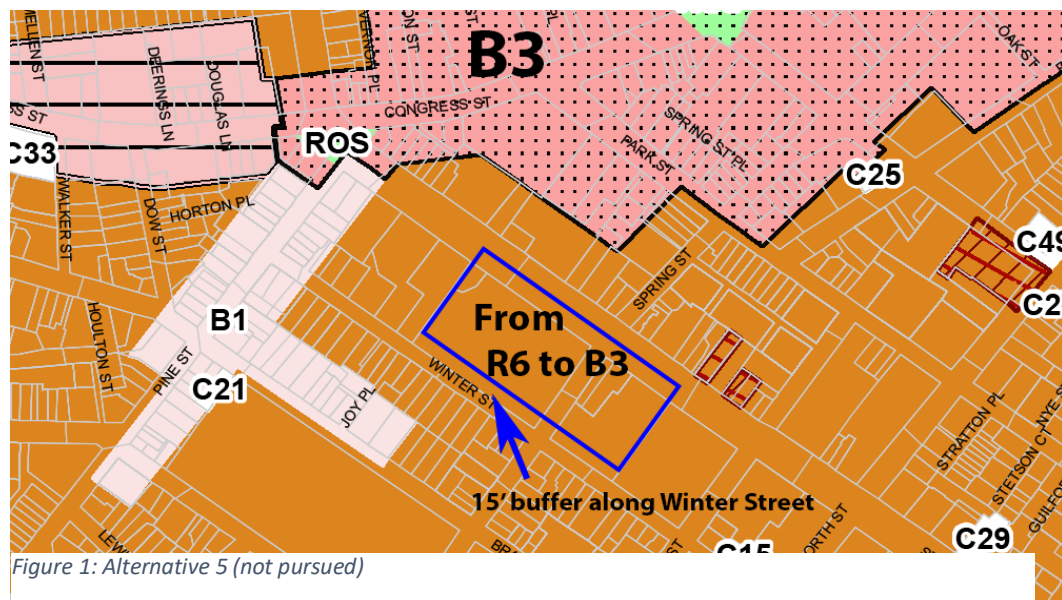
While the team is not proposing extending the B-3 map amendment past the property lines of the site, the team believes it would be consistent with the comprehensive plan and good planning practice to consider bringing it up to the B-1 zoning line near Pine Street, as shown below. If so, the height overlay would also need to be amended to create heights for the intervening parcels.

The full set of proposed text and map amendments is attached.

ALTERNATIVES CONSIDERED

The team considered a number of alternatives before arriving at this proposal. While each of the alternatives had some merit, they also had significant shortcomings. Here are some of the alternatives considered:

1. *Creating a Contract Zone for the Site:* While this might provide the most specific rights and limitations on other development for the site, it would not provide the team with the limited flexibility needed to complete site development plans. Every project evolves over time, and a contract zone raises the risk of limiting this team and the neighborhood when the plans may change. In addition, contract or conditional rezoning do not represent good planning, as they do not necessarily fit in with the rest of the City zoning map and text.
2. *B-2 Zoning for the Entire Site:* While coming close to working, this zoning designation would limit the height below what is needed for minor modifications to the existing Mercy building, as well as for the production of housing desired by the City and our team.
3. *B-3 Zoning for the Entire Site:* This would provide the team with maximum flexibility across the entire site. However, it could raise a concern for residents of Winter Street and nearby that this project would go above the height limits allowed in the R-6 zone. By creating a 15' buffer of R-6 along the Winter Street side, the team could commit to limiting height to the allowed levels on that side of the site.
4. *Leaving the Zoning as R-6 for the Entire Site:* While this alternative might allow the team to adaptively reuse some of the Mercy building for housing, it would significantly limit redevelopment of the rest of the site, and even the whole of that building. Redevelopment of the site would both be economically unviable, and inconsistent with the goals of a 'priority corridor' from the comprehensive plan.
5. *Rezoning most of the site from R-6 to B-3 with an 85' Height Overlay, while keeping the Winter Street portion R-6:* This approach would limit the map amendment to the State Street site of the site, ending 15' from Winter Street on the southwest (see below.) This proposal had the benefit



of the team's final proposed alternative of keeping the heights along Winter Street at the existing R-6 limit of 45' while allowing for the redevelopment of the site according to this plan and Portland's Plan. However, after careful analysis, the team realized this scenario does not work for the project needs, as it limits setbacks and may also limit some residentially-related uses that may need to be located within 30' of Winter Street. The team proposes instead to limit the height in that area to 45' via the Downtown Height Overlay map.

COMPREHENSIVE PLAN REVIEW

The 2017 Comprehensive Plan has a number of policy goals related to sustainable development and housing. This request to revise the height limits in this downtown location helps meet those goals.

The Plan's Executive Summary emphasizes the need to "Reinforce the Center" through better housing and transportation. This location, right in the heart of downtown Portland and one block from the METRO Pulse, is extremely well located for housing that takes advantage of multimodal transportation options. By locating housing near job opportunities and other commercial activities, it also emphasizes downtown walkability. This strategy is emphasized later in the Future Land Use section as well.

This proposal also meets specific goals in the Plan's policy guides.

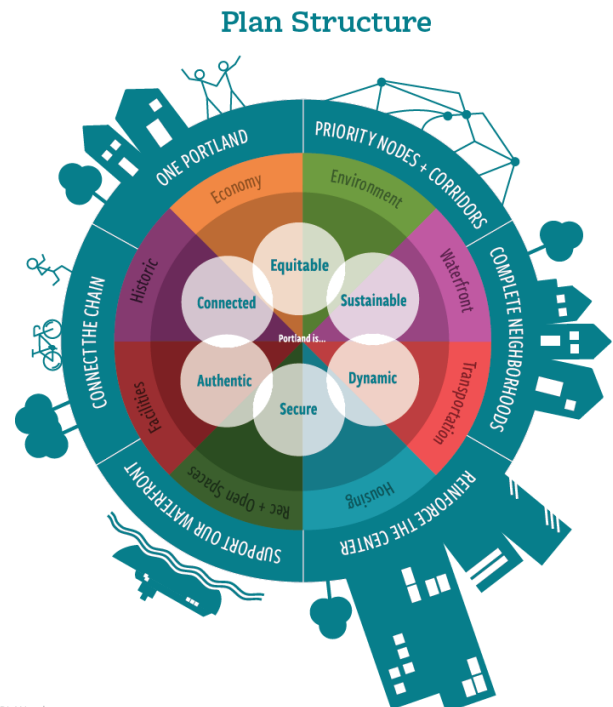


Figure 2: Portland's Plan Structure

MEETING THE CITY'S PLANNING GOALS

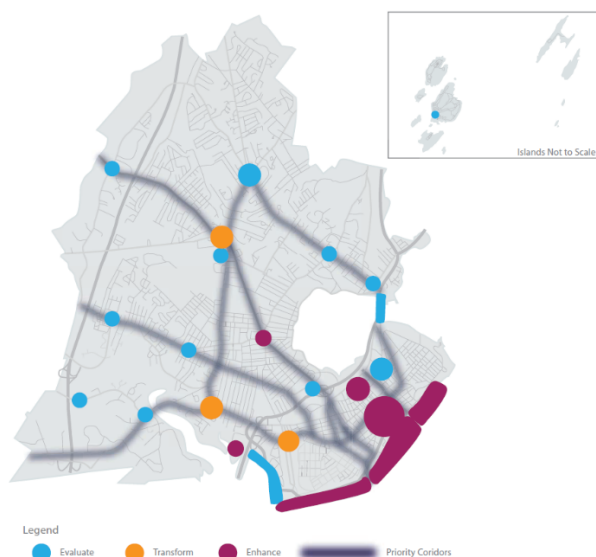


Figure 3: Priority Nodes and Corridors

At the core of Portland's Plan is housing production. The Plan calls for production of a variety of housing types and locations, with a focus on key nodes and corridors. This project is located along one of the "priority corridors" identified in the Plan (State Street).

The Plan further sets a specific, but achievable, goal of reaching a population of 72,000 by 2027. That target will require production of 2,557 housing units, or almost 300 per year. While a change in the height allowance in this location will not meet that goal by itself, it is part of an overall strategy to produce housing in a sustainable way that supports this primary development node.

OTHER POLICY GOALS

Economy: A Vibrant City

The Economy Policy Guide says that the City actions should: *"Evaluate zoning and the condition of existing infrastructure in priority areas — downtown, identified neighborhood nodes, and along transit corridors — to ensure that employment and housing growth can be supported."*

The current zoning in this area falls short of the heights needed to make housing developments viable with private financing, as well as the heights warranted on an identified "priority corridor." The proposed change to zoning that allows for development of housing along a priority corridor is warranted.

Housing: A Livable City

The Housing Policy Guide similarly calls for City actions to: *"Evaluate whether current zoning allows for new development consistent with historic patterns of form, density, and/or use, as well as whether it allows for priority growth areas."* In order to support the priority growth area of downtown Portland with private financing, some additional height is needed. This policy guide also states that those who work in Portland should be able to live in Portland. Production of housing at this location will make this goal economically feasible by allowing for production of new units immediately downtown, near employment opportunities.

Historic Resources: An Enduring City

One opportunity on this site is the adaptive reuse of the Mercy Hospital building. That historic building also poses a challenge, in that most economically viable plans for reuse require flexibility beyond what is allowed in the current R-6 zone. While no major modifications to the exterior are planned along the historic frontage of the building, the building's mass and scale, while part of its character, require new uses and dimensional opportunities.

The Historic Resources Policy Guide provides guidance on how to handle these sorts of situations. In the local policies section, it lays out two relevant policies:

- ✓ Promote historic preservation as a key economic, sustainability, and community development strategy.
- ✓ Stabilize and enhance historic areas of the city by ensuring quality investment in existing structures and compatible infill development.

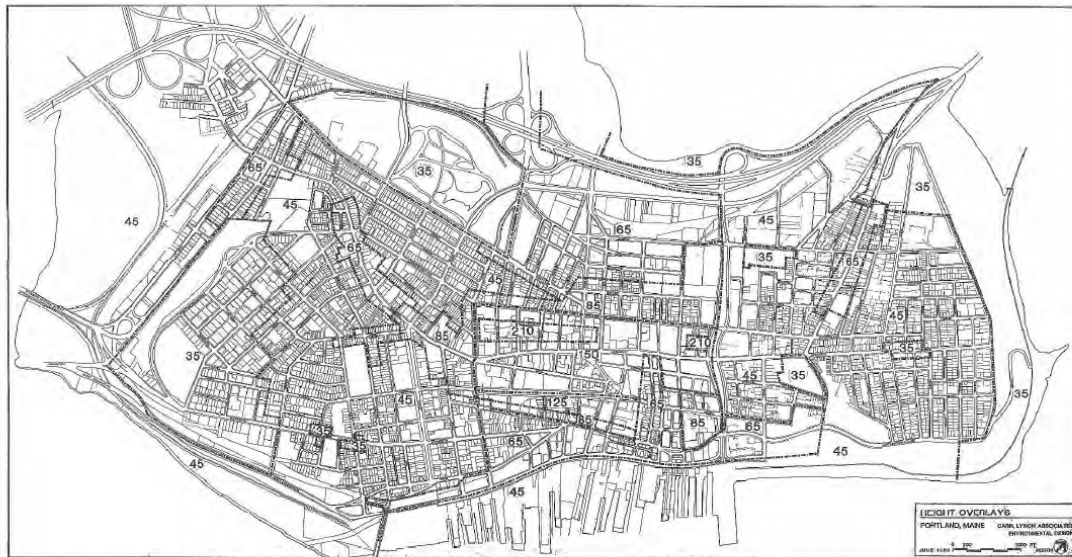
Combined with the location of the building along a priority corridor, these policies support rezoning this site to promote community development strategies and ensure quality investment in the structure and its overall site.

OTHER PLANS

The requested map and text changes are also generally consistent with planning related to downtown heights.

The existing downtown height overlay is generally based on the Downtown Height Study, completed 30 years ago by Carr, Lynch and Sandell. That study used early computer models to estimate the impacts of three height scenarios for downtown Portland, evaluated in terms of urban design factors. The study suggested a specific height regime using a hybrid of the "Growth District" and "High Spine" scenarios.

Since that time, changes have been made to this overall regimen. Most notably, the heights permitted in the West Bayside area were significantly increased from the 65' proposed in this study. That change was based on further planning in the 2000 "New Vision for Bayside" that called for additional development that was financially feasible and allowed for infill development in this redevelopment district.



26 Proposed Overall Height Limits

Figure 4: Downtown Height Study Concept

Other changes were made in the area around City Hall and to the east on the “Top of the Old Port” site. Those changes were made as thinking progressed on best practices and further study was done in those areas.

The priority corridors identified in the 2017 Plan were not factors in the 1989 study. However, they deserve serious consideration as the City looks at its overall height limits, especially downtown. Some limited additional height is needed to meet those goals. In our case, it means seeking heights along the priority corridor of State Street consistent with both the existing Mercy Hospital building and the concept that height should be located near Congress Street. We are not suggesting that these limits be entirely dismissed. Instead, they should be tweaked in the context of the newer goals, as all good planning goals should be.

Fortunately, the 2017 Plan provides guidance on how to look at plans developed prior to 2017, and how to reconcile potential disparities:

“There are a number of neighborhood, subject area, and hybrid plans that have been adopted over time as elements of the previous comprehensive plan. Some are quite recent, some decades old, some may be partially implemented and some are not be entirely current, but they each retain valuable information as previously adopted plans. Previously adopted plans are not incorporated into the new comprehensive plan but remain adopted policy and will continue to provide valid guidance for the City. ... Existing plans should always be considered in the context of their date of adoption and their anticipated role in guiding City planning and policies. Portland’s Plan is the prevailing policy document and shall provide guidance as to how to resolve any inconsistencies that may arise between these various plans.” (p. 14.)

While the Downtown Height Study provides some useful policy guidance, it is not part of the Comprehensive Plan. The recommendations of the Study need to be viewed in light of the much more recent policy goals of Portland’s Plan regarding housing production and sustainable development.

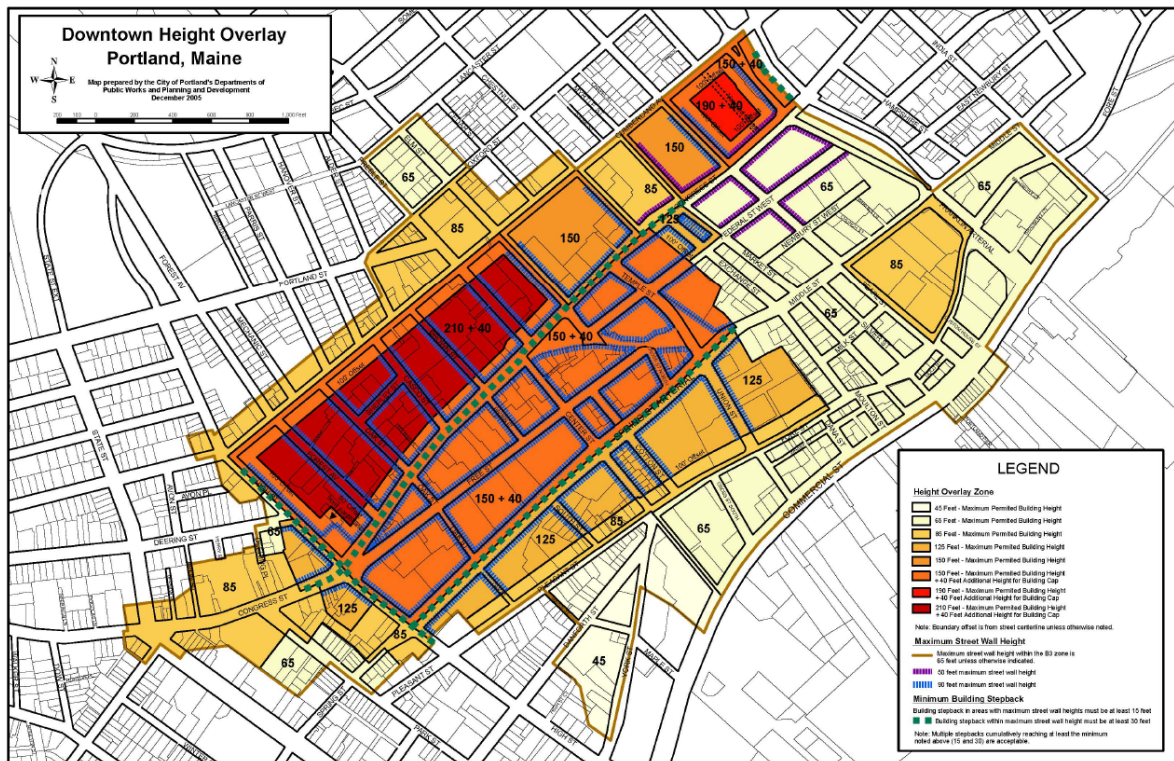


Figure 5: Existing Downtown Height Overlay

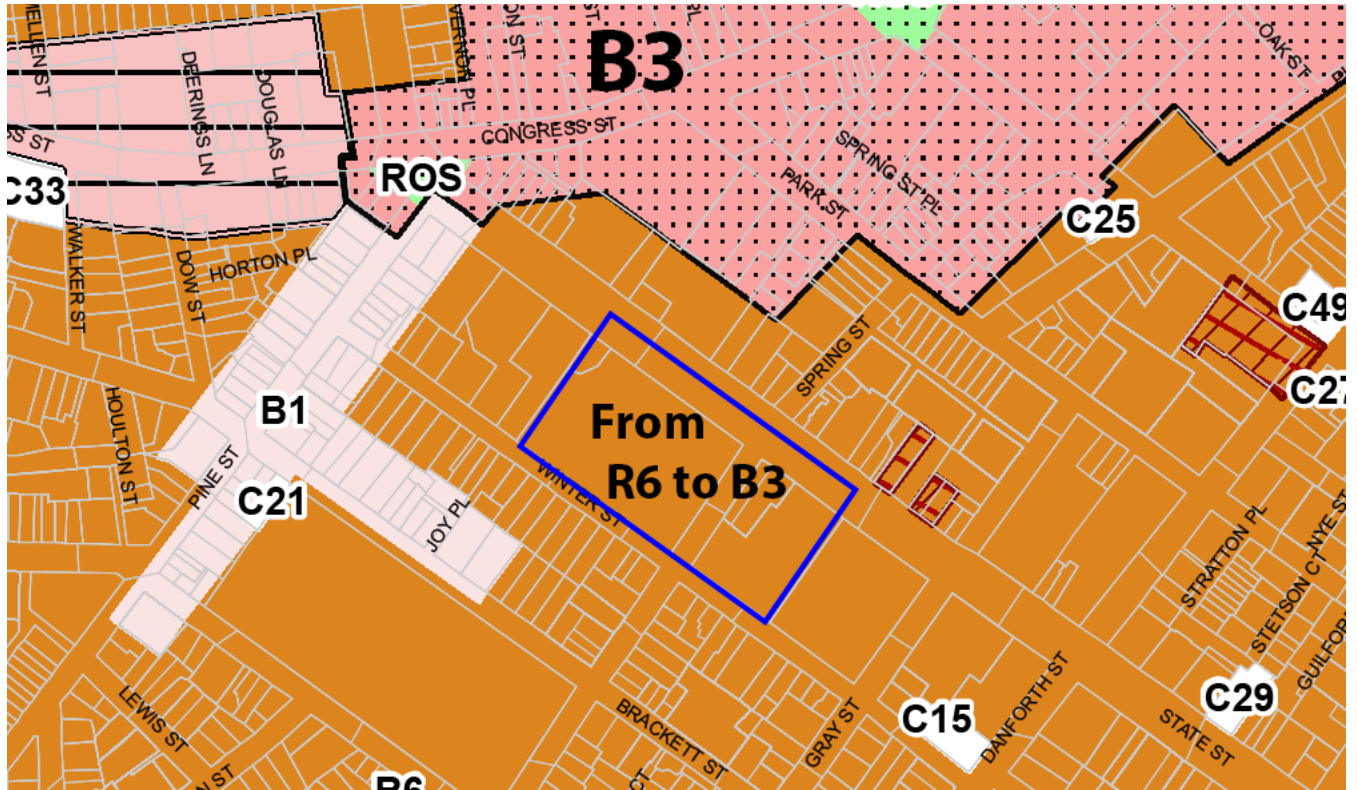
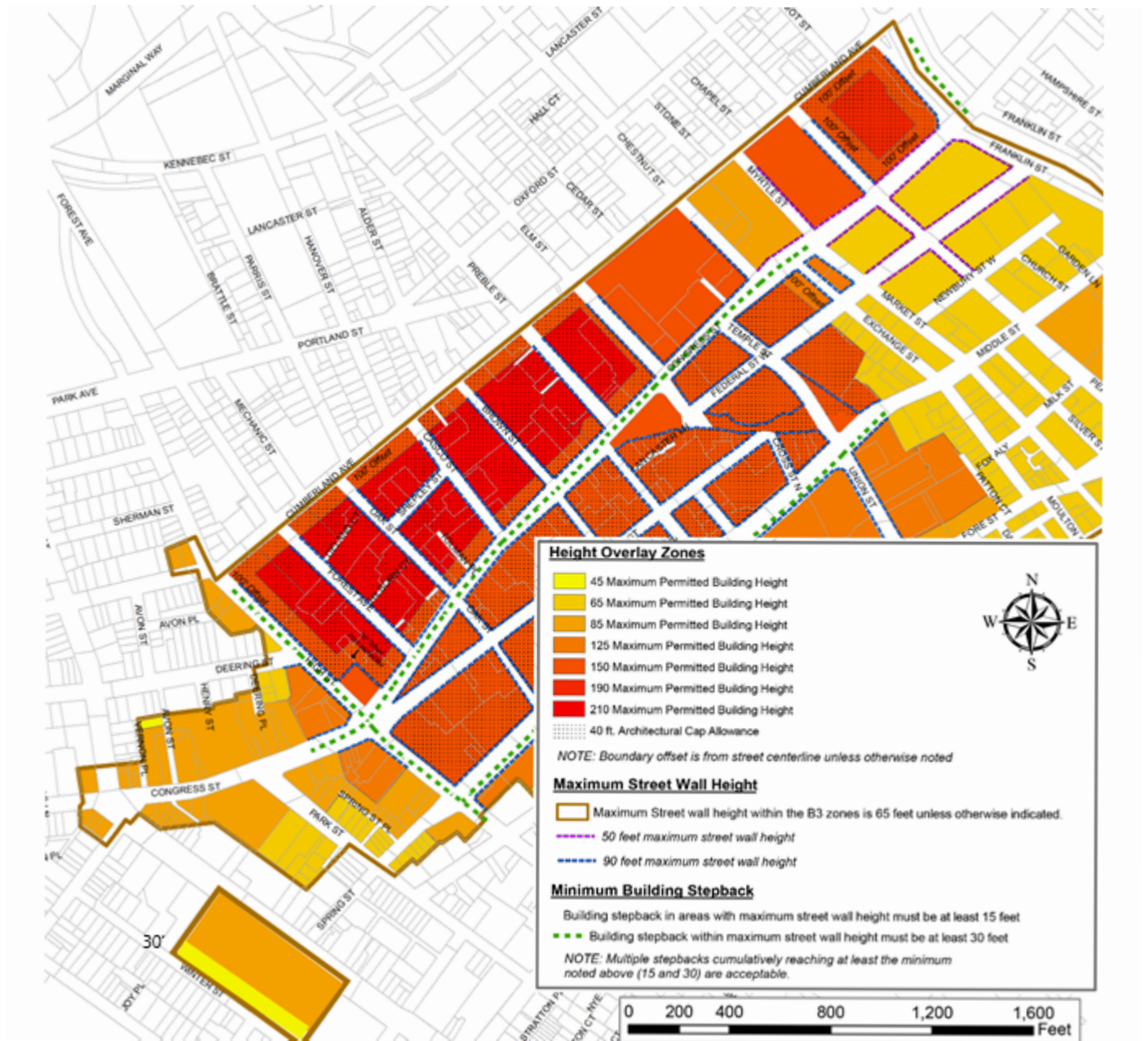
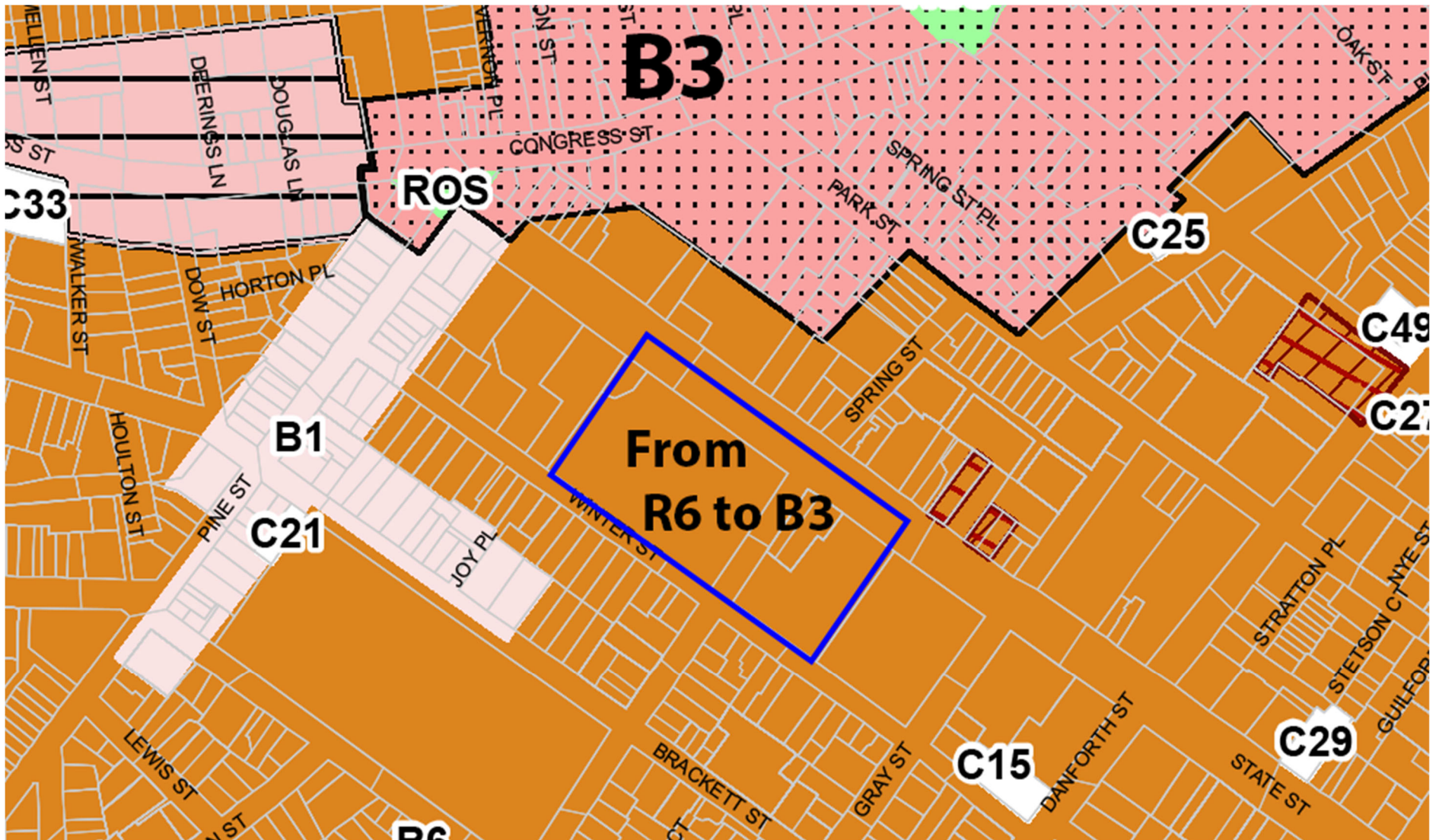


Figure 6: Proposed Map Amendment

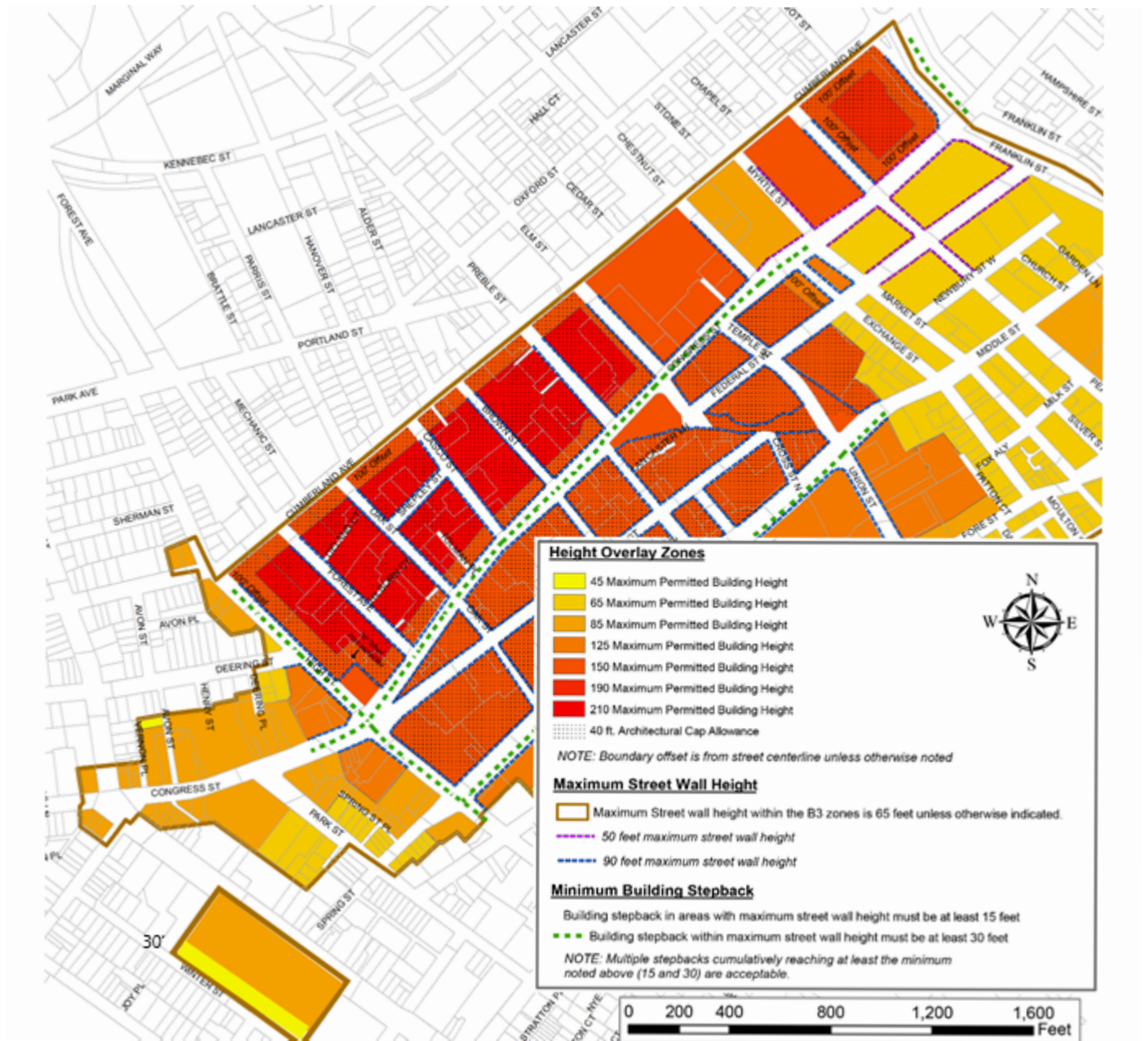
Proposed Height Overlay Map Amendment



Proposed Map Amendment

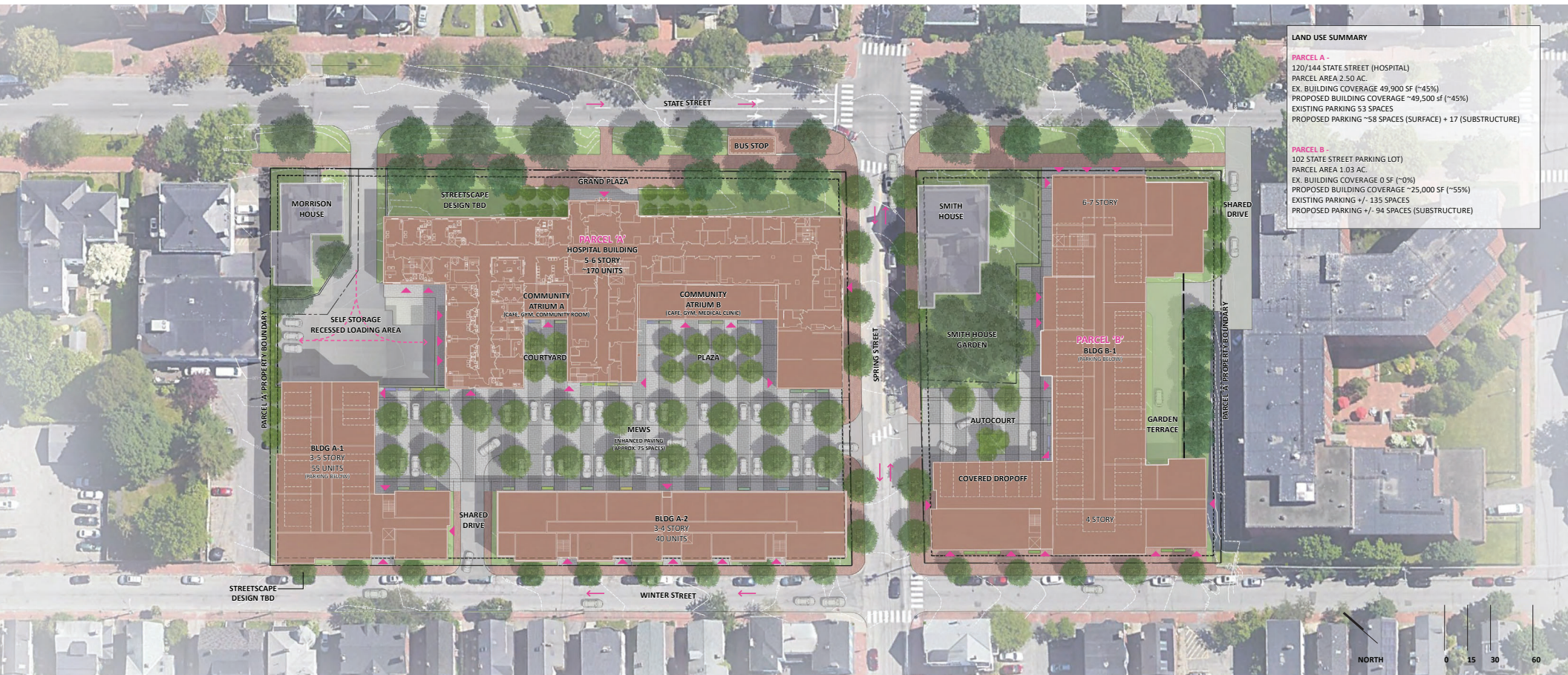


Proposed Height Overlay Map Amendment



Site Plan

MERCY SITE VISIONING
MAY 2020



ALA
ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN

RSA
RYAN SENATORE ARCHITECTURE

ACORN
ENGINEERING

Vicinity Map



PROPOSED TEXT AMENDMENTS

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Sec. 14-217. Permitted uses.

(a) The following uses are permitted in the B-3, B-3b and B-3c zones:

1. *Residential:*

- a. Attached single-family, two-family and multifamily dwellings;
- b. Handicapped family units;
- c. Lodging houses;
- d. Combined living/working spaces including, but not limited to, artist residences with studio space;
- e. Congregate care facilities.

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2. *Business:*

- a. General and business offices;
- b. Professional offices;
- c. Personal services;
- d. Offices of building tradesmen;
- e. Retail establishments, excluding gasoline sales, wholesale and bulk purchase lumber and construction supply sales;
- f. Restaurants, excluding drive-through or drive-in restaurants;
- g. Drinking establishments, except that drinking establishments and chemical-free night clubs, as defined in section 14-47, shall not be permitted in any location in the B-3c zone, including but not limited to the PAD overlay area;
- h. Billiard parlors;
- i. Miscellaneous repair services, excluding motor vehicle repair services;

- j. Communication studios or broadcast and receiving facilities;
 - k. Health clubs and gymnasiums;
 - l. Theaters and performance and exhibition halls;
 - m. Convention and meeting facilities;
 - n. Hotels;
 - o. Business services;
 - p. Parking garages;
 - q. Galleries;
 - r. Registered dispensary;
 - s. Marijuana retail store;
 - t. Small-scale marijuana caregiver.
3. *Institutions:*
- a. Museums;
 - b. Public or private schools of any type;
 - c. Clinics;
 - d. Places of assembly;
 - e. College, university, trade school;
 - f. Nursery schools, kindergartens, and day care facilities or home babysitting services;
 - g. Governmental offices. As used in this section, governmental office means a place of business of a federal, state, count or municipal governmental entity when professional or clerical duties are performed, including but not limited to back office uses as defined in Section 14-47 and judicial functions;
 - h. Intermediate care facility for thirteen (13) or more persons.

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4. *Other:*

- a. County and municipal uses;

...

Sec. 14-218. Conditional uses.

...

(b)

5. Surface parking provided that:

- a. In the case of lot undergoing level I or level II site plan review, no new surface parking spaces, parking aisles, or vehicle lanes shall be allowed within thirty-five (35) feet of any street, except for driveway(s) located perpendicular to the street and providing access to the site;
- b. In the case of a lot undergoing level III site plan review, no new or existing surface parking spaces, parking aisles, or vehicle lanes shall be allowed within thirty-five (35) feet of any street, except for driveway(s) located perpendicular to the street and providing access to the site or shared spaces such as woonerfs that permit surface parking but only as part of an active landscaped space open and friendly to pedestrians; and
- c. No surface parking spaces shall be encumbered by lease or other use commitment exceeding twenty-four (24) month term.

6. Self-storage provided that:

- a. The space has been in existence for more than 25 years;
- b. The space is not located on the frontage of the building on a public way; and
- c. Use of the space will not significantly detract from the quality of the pedestrian experience in public spaces.

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QUITCLAIM DEED WITH COVENANT

DLN# _____

MERCY HOSPITAL, a.k.a. NORTHERN LIGHT MERCY HOSPITAL, a Maine non-profit corporation with a principal place of business in Portland, Cumberland County, Maine, for consideration paid, grants to **NEWHEIGHT REDFERN LLC**, a Maine limited liability company with a principal place of business in Portland, Cumberland County, with a mailing address of 167 Newbury Street, Suite 503, Portland, ME 04101, Maine, with quitclaim covenant, the land in **Portland**, Cumberland County, Maine, described as follows:

PARCEL 1 (102 STATE STREET): A certain lot or parcel of land, with the buildings thereon, lying on the southerly side of Spring Street in said Portland described as follows

Beginning at a point of intersection of the northeasterly sideline of Winter Street with the southeasterly sideline of Spring Street;

Thence N48°34'00"E along the southeasterly sideline of said Spring Street 125.93 feet to the southerly line of land now or formerly of Town Houses at Eaton Shaw Block Condominiums (Cumberland County Registry of Deeds ("CCRD") Book 27136, Page 174);

Thence the following courses and distances along said Town Houses at Eaton Shaw Block Condominiums:

S38°02'31"E 65.99 feet;

N49°42'19"E 82.20 feet;

S40°38' 15"E 15.59 feet;

N49°21'45"E 63.93 feet to the southwesterly sideline of State Street;

Thence S40°10'00"E along the southwesterly sideline of said State Street 125.89 feet to land now or formerly of State Street Housing Preservation Corporation (CCRD Book 21735, Page 205);

Thence S49°51'30"W along the northerly line of said State Street Housing Preservation Corporation 269.62 feet to the northeasterly sideline of Winter Street;

Thence N40°11'30"W along the northeasterly sideline of Winter Street 203.81

MAINE REAL ESTATE TAX PAID

feet to the point of beginning.

THE ABOVE DESCRIBED PARCEL 1 IS SUBJECT TO the following recorded in CCRD:

1. Rights and easements as set forth in an instrument from Mercy Hospital to Central Maine Power Company and New England Telephone and Telegraph Company dated August 22, 1966, CCRD Book 2978, Page 31.
2. Rights and easements set forth in an instrument from Mercy Hospital to Central Maine Power Company and New England Telephone and Telegraph Company dated March 6, 1968, CCRD Book 3046, Page 716.
3. Easement Deed from Mercy Hospital to Central Maine Power Company dated November 21, 1977, CCRD Book 4171, Page 66.
4. Terms and conditions set forth in a deed from the City of Portland to Mercy Hospital dated December 18, 1980, CCRD Book 4925, Page 317 and noted as: "The Mercy Hospital, its successors and assigns, will not discriminate on the basis of race, color, creed, sex, or national origin in the sale, lease or rental, or in the use or occupancy of the property described herein or any improvements erected or to be erected thereon, or any part thereof. Said covenant is to run with the land in perpetuity."
5. The following matters shown on a plan entitled "ALTA/ACSM Land Title Survey, 102, 120 (AKA 144) & 148 State Street, Portland, Cumberland County, Maine made for Mercy Hospital and Eastern Maine Healthcare Systems," dated February 27, 2013, revised September 20, 2013, prepared by Owen Haskell, Inc.:
 - a. Pavement and curbing encroach .5 feet +/- onto northerly abutter;
 - b. Overhead wires crossing premises from Winter and Spring Streets; and
 - c. Note 3 regarding location of utilities.

PARCEL 2 (120 STATE STREET, A/K/A 144 STATE STREET, AND 148 STATE STREET): A certain lot or parcel of land, with the buildings thereon, lying on the southwesterly side of State Street in said Portland described as follows:

Beginning at a point of intersection of the southwesterly sideline of State Street with the northwesterly sideline of Spring Street;

Thence S48° 56' 10" W along the northwesterly sideline of said Spring Street 270.49 feet to the northeasterly sideline of Winter Street;

Thence N 40° 09' 30" W along the northeasterly sideline of said Winter Street 400.49 feet to land now or formerly of the Portland Club;

Thence N 50° 12' 30" E along land of said Portland Club 272.95 feet to the southwesterly sideline of said State Street;

Thence S 39° 47' 50" E along the southwesterly sideline of said State Street 394.48 feet to the point of beginning

THE ABOVE DESCRIBED PARCEL 2 IS SUBJECT TO the following recorded in CCRD:

1. Rights and easements from Mercy Hospital to Central Maine Power Company and New England Telephone and Telegraph Company as set forth in an instrument dated March 6, 1968, CCRD Book 3046, Page 716.

2. Terms and conditions set forth in a deed from the Portland Renewal Authority to Mercy Hospital dated June 4, 1975, CCRD Book 3692, Page 343, as affected by a Certificate of Completion by the Portland Renewal Authority dated March 22, 1982, CCRD Book 4934, Page 96 and noted as: "FIFTH: The Grantee agrees for itself and any successor in interest not to discriminate upon the basis of race, creed, color, or national origin in the sale, lease, or rental or in the use or occupancy of the property hereby conveyed or any part thereof or of any Improvements erected or to be erected thereon or any part thereof."

3. Easement Deed from Mercy Hospital to Central Maine Power Company dated November 21, 1977, CCRD Book 4171, Page 66.

4. Easement and Memorandum of Agreement by and between Mercy Hospital and Time Warner Cable of Maine dated November 18, 1998, CCRD Book 15936, Page 165.

5. Easement Deed from Mercy Hospital to Central Maine Power Company and Verizon New England, Inc. dated May 24, 2001, CCRD Book 16391, Page 232.

6. Easement from Mercy Hospital to Central Maine Power Company and Northern New England Telephone Operations, LLC dated September 4, 2010, CCRD Book 28512, Page 45.

7. The following matters shown on a plan entitled "ALTA/ACSM Land Title Survey, 102, 120 (AKA 144) & 148 State Street, Portland, Cumberland County, Maine made for Mercy Hospital and Eastern Maine Healthcare Systems," dated February 27, 2013, revised September 20, 2013, prepared by Owen Haskell, Inc.:

- a. Pavement and parking encroach 3 feet +/- onto northerly boundary;
- b. Overhang 3 feet +/- into Spring Street;
- c. Overhead wires cross onto premises from Spring and Winter Streets;
- d. Granite wall encroaches into right of way of State Street; and
- e. Note 3 regarding location of utilities.

For Grantor's source of title, reference may be had to the deeds recited in Exhibit A attached hereto.

EXHIBIT A

For Grantor's source of title to the above-described premises, reference may be had to the following deeds recorded in the Cumberland County Registry of Deeds:

PARCEL 1 (102 STATE STREET):

- a. Deed from Basil Ballides and Katherine Ballides dated February 14, 1957, recorded in Book 2337, Page 148.
- b. Deed from Freda M. Morrill dated November 10, 1961, recorded in Book 2642, Page 436.
- c. Deed from Aman Maria dated December 12, 1961, recorded in Book 2649, Page 180.
- d. Deed from George H. Hinckley, Guardian of Arthena Wiggin, dated February 1, 1962, recorded in Book 2657, Page 71.
- e. Deed from Fernando P. Giobbi and Margaret O. Giobbi dated April 23, 1962, recorded in Book 2669, Page 105.
- f. Deed from Thomas J. Donahue, Charles R. O'Connell, Jr. and Edith M. O'Connell dated November 10, 1964, recorded in Book 2863, Page 456.
- g. Deed from Sigmund S. Dyro and Mary A. Dyro dated July 30, 1965, recorded in Book 2911, Page 334,
- h. Deed from Marie V. Hetu dated September 30, 1965, recorded in Book 2924, Page 259.
- i. Deed from James A. Desmond, Conservator of Bertha Smite, dated November 3, 1965, recorded in Book 2932, Page 500.
- j. Deed from Mary G. Smith, also known as Mary Morgan Smith, dated March 27, 1970, recorded in Book 3121, Page 446.
- k. Deed from Theodore R. Brownlee dated October 31, 1970, recorded in Book 3149, Page 363.
- l. Deed from the City of Portland dated December 18, 1980, recorded in Book 4925, Page 317.

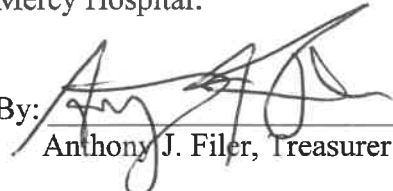
PARCEL 2 (120 STATE STREET, A/K/A 144 STATE STREET, AND 148 STATE STREET):

- a. Deed from Alice A. Oxnard dated June 9, 1948, recorded in Book 1914, Page 495.

- b. Deed from Harriet E. Frates dated October 8, 1948, recorded in Book 1930, Page 450.
- c. Deed from St. Joseph's Convent and Hospital dated January 30, 1950, recorded in Book 1989, Page 3.
- d. Deed from Guy A. Shaw dated October 1, 1952, recorded in Book 2103, Page 238.
- e. Deed from Earle W. Watson and Maybelle C. Watson dated November 30, 1953, recorded in Book 2156, Page 232.
- f. Deed from Raymond L. Baillargeon and Cora M. Baillargeon dated September 5, 1963, recorded in Book 2773, Page 347.
- g. Deed from James B. McKenney and Beatrice M. McKenney dated May 2, 1964, recorded in Book 2821, Page 441.
- h. Deed from John Malconian dated July 1, 1964, recorded in Book 2833, Page 323.
- i. Deed from Samuel Levey and Helen G. Levine dated November 5, 1965, recorded in Book 2932, Page 498.
- j. Deed from Irene L. Fisher dated August 1, 1964, recorded in Book 2942, Page 39.
- k. Indenture with Portland Renewal Authority dated June 4, 1975, recorded in Book 3692, Page 343.
- l. Deed from Robert M. Morrison dated December 2, 1975, recorded in Book 3779, Page 204.

IN WITNESS WHEREOF, Mercy Hospital, has caused the foregoing instrument to be signed in its corporate name and sealed by its undersigned officer, duly authorized, this 25th day of February, 2020.

Mercy Hospital:

By: 
Anthony J. Filer, Treasurer

GFE

STATE OF MAINE

Penobscot County

February 25, 2020

Personally appeared before me the above named Anthony J. Filer, Treasurer of Mercy Hospital, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said non-profit corporation.


Notary Public/Attorney at Law

Jane C. Black
Print or type name as signed

Jane C. Black
Notary Public, State of Maine
My Commission Expires September 13, 2023

SEAL

Received
Recorded Register of Deeds
Feb 27, 2020 01:07:06P
Cumberland County
Nancy A. Lane

September 17, 2020

Planning and Urban Development Department
Planning Division
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

Subject: Map and Text Amendment Application for 144 State Street
Mandatory Neighborhood Meeting Certification

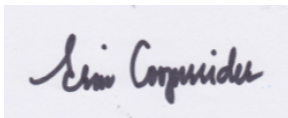
To Whom it May Concern:

I, Erin Cooperrider, Manager, NewHeight Redfern, LLC hereby certify that a neighborhood meeting was held on September 1, 2020 at 5:30 pm, remotely via Zoom for the proposed project located at 144 State Street, Portland, Maine.

I also certify that on August 19, 2020, invitations were mailed to the following:

1. All addresses on the mailing list provided by the Planning Division which includes property owners within 500 feet of the proposed development
2. Residents on the "interested parties" list.

Signed,



Erin Cooperrider, Manager
NewHeight Redfern, LLC

Attached to this certification are:

1. Copy of the invitation sent
2. Meeting minutes, including attendance role

144 State Street
Portland, Maine

NOTIFICATION OF NEIGHBORHOOD MEETING

NewHeight Redfern LLC is pleased to invite you to a neighborhood meeting to discuss proposed map and text amendments to enable an adaptive reuse and infill development project at 144 State Street (Mercy Hospital) in Portland, Maine. NewHeight Redfern is proposing amendments as follows:

- Map amendment for the site from R-6 to B-3;
- Map amendment to the Downtown Height Overlay Map to create a 85' height allowance on the portion of the site fronting State Street and a 45' height limit along Winter Street; and
- Text amendments to permit limited additional uses in the B-3 zone.

Location: Due to the Covid-19 pandemic, and in accordance with local and state requirements, this meeting will be held remotely via Zoom. Public viewing and participation will be available during the meeting. A link to register for the meeting can be found below.

Meeting Date/Time: Monday, September 1, 2020 at 5:30 p.m.

The City of Portland requires that all property owners within 500 feet, abutters, and interested parties be invited to participate in a neighborhood meeting. A "sign-in" sheet will be taken virtually through the Zoom platform and submitted to the City's planning office, along with minutes and any questions. The meeting will run similarly to the previous, informal neighborhood meetings that have been held, with a brief overview, followed by questions.

We look forward to talking with you at the meeting.

Erin Cooperrider
NewHeight Group, LLC

Jonathan Culley
Redfern Properties LLC

Mercy Redevelopment Mandatory Neighborhood Meeting

144 & 148 State Street- Mercy Hospital Redevelopment

NewHeight Redfern – Zoning Text and Map Amendment Application

Meeting minutes

Scheduled for 9/1/2020 @ 5:30 pm
Remote meeting via Zoom Conference

Mercy Redevelopment Mandatory Neighborhood Meeting on Zoom Scheduled for 9/1/2020 @ 5:30 pm. 37 registrants responded to the invitation: This meeting started at approximately 5:33 pm.

Project Team Attendees:

Erin Cooperrider: Developer/Presenter – NewHeight Redfern (NHRF)
Jonathan Culley: Developer/Presenter – NewHeight Redfern (NHRF)
Chip Newell: Developer – NewHeight Redfern (NHRF)
Emily McConnell: Developer – NewHeight Redfern (NHRF)
Gregory Pomerleau: Developer – NewHeight Redfern (NHRF)
Bree LaCasse: Developer/Presenter – Community Housing of Maine (CHOM)

Respondents to the Meeting Invitation:

Mike Stephenson	Barbara DeSerres	Brent Adler	Joseph S
Michelle Dunham	Laura Currier	Jennifer Defilipp	Cheryl Sessions
Glendene Mancini	Jonathan W Damon	Linda Atherton	Ellen Murphy
Bree LaCasse	Pete Merrill	Lydia Montana	Regan Sweeney
Anne-Matie Watson	Kathy Harris	L Sloan	Suzanne Hunt
Cordelia Pitman	Trisha Cobb	Ann Tenney	Sarah Conly
Christopher Gilbert	Becky Burns	Peter Mills	Ken Swanberg
Ginger Raspiller	Robert MacIntosh	Patricia Waldron	Rose Marasco
Brenda Howe	Kate McCabe	Brian Walker	Arielle Saiber
Judith West			

Project Presentation

Erin Cooperrider:

- Introduction of development team of NHRF, including members from NHG & RFP, are holding this Mandatory Neighborhood Meeting for a Text and Map Amendment Application to change the zoning for this property to allow for adaptive reuse of the existing Mercy Hospital Building and the Morrison House, located at 144 & 148 State Street respectively.

- Also attending is Bree LaCasse, who is leading a partnership with the Portland Housing Authority and Community Housing of Maine to develop two projects on a portion of the parking lot behind the existing Mercy Hospital facing Winter Street..
- A number of informal neighborhood meetings have already been held, but this is a mandatory neighborhood meeting, required as a part of the application process, and the attendance sheet and minutes of this meeting will become a part of the public record.
- This meeting is being recorded and will be posted publicly.
- The attendees were notified per City of Portland Chapter 14 guidelines. In an attempt to allow for everyone's questions to be answered from such a large group, we will be using the chat function to field questions.
- This meeting will cover the same material we have presented at the informal neighborhood meetings that have been held.
- In addition, some good ideas have come out of those previous meetings and been incorporated into these conceptual plans, such as small commercial spaces like those on Washington Avenue for small businesses serving the surrounding community, and ideas for drawing pedestrians and visitors into the campus.

Jonathan Culley:

- This meeting is part of the public process for a zone change which include text and map amendments. NHRF has submitted an application with the City of Portland to begin process. This meeting is high level for zoning discussion purposes and the renderings and plans shown during this meeting are for visioning/planning purposes and are currently conceptual.
- Parameters, size, uses of the planned redevelopment are the focus of this meeting.
- Another meeting will be scheduled soon to cover the Level III Site Plan application to discuss items of design and we would like to keep discussion of those details until that meeting.
- Slide Presentation
 - Slide 1: Current conditions of the property shared with a verbal description of the campus.
 - Slide 2: The campus as is currently planned after redevelopment is complete shared with a verbal description of the proposed development:
 - NHRF redevelopment of Morrison House and the existing Mercy Hospital Building will be an adaptive reuse of the existing buildings into residential use with approximately 165-170 units of workforce housing with a \$1,100 - \$1,700 rent range.
 - CHOM buildings proposed along Winter St. to be described further.
 - Family: 41 units
 - Senior: 57 units
 - Buildings would be limited to 45 ft in height along Winter St with the senior building increasing in height as it steps back from the street.
 - 102 State St (current Mercy surface parking lot): NHRF is working with a senior/assisted living provider to build multiuse senior housing with services and possibly memory care on this site.

- The campus has 420 – 430 total housing units planned; B3 is needed to both to create this density, and to allow for redevelopment of the parcel facing Winter Street. B1 & B2 have other dimensional requirements, and those require a front, side and back yards. which would prevent the lot from having multiple fronts. We envision the new buildings “facing” Winter Street, not backing up to it.
- Slide 3: More detailed rendering of the redeveloped campus shared with a verbal description of the portion of the building to be demolished where the emergency room and imaging suites are; also pointing out some of the central site elements.
- Slide 4: Proposed concept plan shared with a verbal description of some of the campus elements:
 - Envisioning “woonerf” design concept for parking area incorporating parking, pedestrian, trees, and seating areas with a plaza leading to the main entrance of the redeveloped hospital building in conjunction with several commercial suites for small, neighborhood businesses. Not a traditional asphalt parking lot.
 - Bike parking, outside and inside envisioned. Access off Winter street will be a shared drive without a curb cut for pedestrian access allowing for emergency vehicle access creating a community/neighborhood draw into the woonerf. Easements for public use may be a possibility, this access too will be pavers, not asphalt.
 - The existing Mercy Hospital is 89 feet tall and 100 State St. is more than 70 feet tall. NHRF is asking for rezoning to B3 with an 85’ height limit on State Street, as imposed by the downtown overlay map, which governs height in the B3 zone, and a 45’ height limit on Winter Street. This map is not available for height governance in the B1 and B2 zones. With bonuses, other zones provide for up to 60 feet in height in the neighborhood. By using the downtown overlay map, the lot can be divided on two fronts, limiting the height along Winter Street to 45 ft., the same as the existing R6 zoning, while allowing for more height on State Street.
 - Uses; slide calls out residential units, café, gym, medical clinic and self-storage:
 - Mercy wants to maintain a presence on the campus, and will keep a clinic, family or urgent care on the site and is part of the current plan. With the concentration of senior housing on this campus and in neighboring buildings; this will be welcome and needed.
- Slide 5: Photo of Winter Street as it exists behind Mercy Hospital shared with a verbal description.
 - Winter Street currently faces the back of the hospital building, but the development team hopes to change that, by creating a neighborhood scale streetscape.
 - NHRF’s proposed redevelopment will remove loud HVAC equipment from the building, replacing it with newer, more quiet equipment, increasing the neighborhood feel.
 - The plan for 144 State Street is to underground the power. This is not always physically possible everywhere, but we are exploring the possibility currently.

Bree LaCasse:

- CHOM introduction:

CHOM is a non-profit housing developer and operator with 88 projects throughout the State of Maine. Family housing projects traditionally consist of a mix of one, two, & three-bedroom units, while senior housing projects are primarily one bedroom with some efficiency apartments. All of these units are rented to households with incomes at or below 50 - 60% of the area medium income (AMI). These new projects will be created in partnership with the Portland Housing Authority (PHA).
- Presentation continued
 - Slide 6: Rendering of Winter St. with massing depiction shared with a verbal description.
 - Two new housing projects are currently planned for the Mercy Hospital redevelopment including a family housing building that will contain 41 units and a senior housing building that will contain 57 units.
 - Buildings will be set back about 5 feet from Winter St. with entrances and stoops on the street as well as green areas and seating areas with the inclusion of 13 street trees.

Questions/Comments & Answers:

Please note that the Zoom Chat log was captured directly from the video conference platform, but the verbal questions and all of the answers are not transcribed verbatim or in order as some questions and answers were duplicative. Q denotes a Question, C a Comment from the public, and R a response from the development team.

C: Zoom Chat Log, Rose Marasco: I have a couple of questions

C: Zoom Chat Log, Sarah Conly: State Street is the most beautiful street in Portland. The ugliest buildings, not in keeping with history, are the two you plan to mimic with the 85' height. That is totally unacceptable. If you want an 85 foot building put it on Riverside. Q & C: There is no justification for height: 85' Why would we create a historic district? We are just addressing zoning, but anything that gets built needs to be part of historic fabric. We are focused on environment and density for affordable housing. C: Zoom Chat Log: And you will be blocking all the light on Winter St. with the development. This is a travesty. The hospital was built when there was no respect for preservation, either natural or architectural, but now we see that that was a destructive mistake. These old Victorian buildings. Your new brick or cheap housing units are not. This is not the place for your project. C: Zoom Chat Log: You are trying to make a profit at the expense of the neighborhood and the city of Portland. C: Zoom Chat Log: Yes, it will block the sun and otherwise make the neighborhood less welcoming—just another soulless building instead of the atmosphere we have now. C: Zoom Chat Log: 85 feet will make it feel like a dungeon. C: Zoom Chat Log: And absolutely no sense of history. Q: Zoom Chat Log, Why do this here, in a Victorian historical district? C (*by other*): To Sarah's point, your decisions here now are likely to remain for a century or longer. What can you tell us about how you have taken in the neighborhood and its history in your design?

R: The development team has put a lot of thought into this project with urban planners. NHRF feels Mercy is an attractive building and the addition of a building in keeping with the neighborhood will only

improve State St. There is a public process that is in place for the design process. There are both local and federal historic guidelines and reviews that will occur to establish appropriateness and consistence with the current historic fabric of the neighborhood. NHRF has built in historic districts before and there is a regulatory body in place that we need to work with and your input is welcome through the process. The slides that have been shown are part of a massing study for the purpose of a zoning application only. The density that is being requested through the zoning process is necessary to construct affordable housing units. Actual building(s) designs are yet to be finalized. Currently, NHRF is applying for a zoning change in the form of text and map amendments. Caitlin Cameron with the City is the planner that has been assigned to this application process. We encourage everyone to participate in the public process.

C: Zoom Chat Log, Rose Marasco: I'm not saying that.. Sarah is

Q: Zoom Chat Log, Brian Walker: Can you provide us with a sense of the timeline...approvals, building starts, building completed?

R: Mercy plans to stay in place and operating until Feb 2022. Our plan is to start construction related activity in March of 2022. Which is why we are working with other developers to be ready with a cohesive plan to not have a phased project. All development will occur at the same time ideally over an 18-month construction period for 4 distinct construction projects.

Q: Zoom Chat Log, Rose Marasco: Can you unmute me so i can ask a few questions. thanks.

C & Q: Rose Damasco: Not putting traffic onto winter street is a huge thing and that would be a disaster. I'm glad to hear you are not. Could you explain further how the parking lot works with the "park" or woonerf?

R: We are building a courtyard with trees and benches that is incorporated with the woonerf. The proposed woonerf combines parking, pedestrian routes, seating, recreation and a plaza into a shared relation with the use of pavers throughout as has been done on a previous Redfern development project, Munjoy Heights. The front of the building on State Street will be redeveloped to engage as a public space. Additionally there will be more trees along Winter Street.

Q: Rose Damasco: Did we push the buildings back off Winter St. as was discussed in an earlier meeting?

R: Yes, we did. CHOM has done a lot of work to create stoops, but they need to build a larger building than individual smaller multi-family style buildings to complete the vision of affordable housing for this site. We cannot create affordable housing with a one, two or three unit housing vernacular.

Q: Rose Damasco: How high will the building be in conjunction with Trelawny Building:

R: The proposed zoning will allow for a building to be 85' tall and the Trelawny Building is 104' tall.

Q: Rose Damasco: Where is the height of the building measured from?

R: The street is where it is measured from. The proposed building for 102 State Street will be measured from nearly the same starting point as 100 State Street. Parking will be installed underneath the building.

Q: Zoom Chat Log, Michelle: What is the view going to be from 100 State Street that currently views the Mercy lot?

R: The concept plan for that lot shows a building that is set back to create light and green by leaving an area set aside for a terrace between the two building estimated 50 to 55 feet from building to building for much of the lot line between those parcels.

C: Zoom Chat Log, Linda Atherton: I live at 100 State St. I'm concerned about the height of the building you want to put next to us. It is so close to our side of your lot, it appears that it will render our deck practically unusable, unless we want to sit out there with little sun and no view.

Q: Zoom Chat Log, Robert MacIntosh: Seems that Mercy's involvement with the final project will complicate the project. Why are they proposing an urgent care, etc., aspect?

R: During the RPF process with Mercy, and along with the leadership of neighborhood, much desire for some level of medical care of neighborhood was expressed. Mercy wishes to continue having a presence to serve this neighborhood. Our discussions with Mercy are focused on a relatively small clinic around 3,000 + square feet. NHRF feels with the concentration of senior housing in the area, this clinic will be much needed and appreciated by the neighborhood.

Q: Zoom Chat Log, Cordelia Pitman: Can we get a better idea of market rate, ownership, and affordable housing in terms of %? is this too much affordable?

R: 57 Senior and 41 family housing units will be at @ 50-60% AMI. The senior/assisted living developer we are working with is planning for market rate, higher end units on 102 State Street. The apartments in the redeveloped Mercy building and the Morrison House will be workforce housing with a potential for high-end market rate condominiums on top floors of the hospital building for sale.

C: Zoom Chat Log, Michelle: 100 State Street needs consideration for natural light to apartments currently facing

C: Zoom Chat Log, Laura Currier: Not a question, but I would agree that 85' is much too tall for a new building on State Street. And the footprint of the building makes a massive building. My apartment will be at the bottom of a well.

Q: Zoom Chat Log, Michelle: Is the Garden Terrace at ground level?

R: The garden terrace is going to be above first level on 102 State Street.

Q: Zoom Chat Log, Linda Atherton: Question about the "shared driveway" with 100 State St. Do you plan to widen the driveway? As it is, it would be way too crowded. The front of our building on the driveway, so delivery vehicles, ambulances, taxis, visitors, etc. stop in the driveway for various amounts of time.

R: We envision that the curb cut for 100 State St would be widened and shared with Portland Housing Authority and widened to benefit the existing driveway. This will be addressed during the site plan process with the developer of 102 State Street.

C: Zoom Chat Log, Michelle: Yes; 100 State Street has concerns regarding the shared use and what that will look like and how it will look from 100 State Street towards the current lot

C: Zoom Chat Log, Linda Atherton: Question about height of senior building. Is the height measured from the existing parking lot level, or from the driveway level that 100 State St is on?

R: *Previous response was for both this query and earlier.* The street is where it is measured from. The proposed building for 102 State Street will be measured from nearly the same starting point as 100 State Street.

C: Zoom Chat Log, Michelle: And light

Q: Zoom Chat Log, Michelle: So the garden terrace is on the ground level?

C: Zoom Chat Log, Michelle: That would be lovely

R: The garden terrace on 102 State Street is above the first floor of the building.

C: Zoom Chat Log, Sarah Conly: The parking lot at least does allow light.

C: Zoom Chat Log, Laura Currier: Not much space or light on the Mercy Hospital side of the large building. It looks almost on the property line

C: Zoom Chat Log, Becky Burns: Thank you

C: Zoom Chat Log, Laura Currier: So the height and footprint of this building seems to have been determined. I will go on record as being opposed to the B-3 zoning change. My ground floor apartment will have hundreds of windows on an 85' tall building only a few feet away

Q: Did the group consider R6 on Winter?

R: Yes. B3 lets us deal with height with an overlay map. The density in R6 does not enable the construction of affordable housing on this site.

Q: How does the zone change affect taxes?

R: The zone change is independent of the tax evaluation.

Q: Are you planning on adding floors onto the existing Mercy Hospital building? What stops you from building 85' on Winter St?

R: We are proposing B3 for all of the site and also to delineate a line through the property as the downtown overlay map governs the height of the buildings in that zone. Would we not add another floor onto of the existing Mercy Hospital. Historic standards and structural limitations would prevent such addition.

Q: Does the historic district treat the zoning differently? Are they concerned about the uses?

R: No, the historic preservation board is an independent entity that does not take zoning into account when applying standards.

Q: What prevents you from putting a KFC on Winter Street?

R: We are not going to put a KFC on Winter St.

Q: Zoom Chat Log, Sarah Conly: Who makes sure that these trees actually a) go in and b) are maintained?

Q: Zoom Chat Log, Sarah Conly: And how many will there be?

R: The site plan review process is where the quantity and placement of trees is handled and the maintenance is provided by the adjacent building. Trees are mandated through the site plan process.

Q: Zoom Chat Log, Joseph S: Would you please speak to the retail you envision along State Street?

R: We feel the best fit will be neighborhood retail with local services, small retail incubators and startups; neighborhood retail suites.

Q: Zoom Chat Log, Rose Marasco: What's the height difference (in feet) from the existing height limit to what you're proposing?

R: The current zone is R6 with a 45 foot height limit and we are requesting B3 with the use of the height overlay map that will limit the height on Winter Street to the current 45 feet and will allow for 85feet on State Street, which is between the heights of Mercy Hospital an 100 State Street.

Q: Zoom Chat Log, Brian Walker: Sorry if I missed this (I had to step away), but where will the parking for all the housing be?

R: Parking Is addressed during Level III Site plan. The parking is incorporated in the woonerf between the hospital building and the CHOM buildings. Parking will be addressed during the next approval phase for the Level III Site plan application.

Q: Zoom Chat Log, Ellen Murphy: Approvals will come from Historic Preservation and the Planning Board - correct? Any others?

R: There are 2 approvals in this process from the city planning board; one for zoning, and then one for the site plan and then there is a third from the historic preservation board. There is a federal standard for historic preservation and rehabilitation. Changes are reviewed 3 times, locally, and then at the state and federal levels. For the rehabilitation of the Mercy building NHRF will be seeking historic tax credits, which is a 3-level review process. The secretary of the interior standards for rehabilitation of a historic building are the standards applied by the City of Portland historic preservation board. These standards are also applied by the state historic preservation commission and the National Park Service. Applications will be reviewed first locally, then at the state level and finally at the national level. This is a highly scrutinized process.

Q: Zoom Chat Log, Michelle: All good; thank you ~

Q: Zoom Chat Log, Cordelia Pitman: If the proposed zoning is approved, but your proposed development is not able to go forward. would it be possible for the property to be sold to another developer who could build to 85' everywhere on the site? *Verbal expansion*, can you speak to how this fits in with the overall plan for the City of Portland, because this seems like too much of this type of housing in this area? How do you feel about the absorption rate in Portland?

R: The two CHOM buildings total 57 senior and 41 family affordable units at 50% & 60% area medium income (AMI). The senior living building on 102 State Street will be market rate at the higher end of the market. The 170 housing units in the Mercy building and Morrison house will be workforce housing targeting more of the middle of the market with potentially high-end condos on the upper floors. We are proposing B3 for all of the site. With a map amendment, the city will delineate a line through the property as the downtown overlay map governs the height of the buildings in the B3 zone. This would limit the height on the property to what is approved on the downtown overlay map. We continue to see high demand through the city for all types of housing and are confident the market needs these units. The map amendment request is that the height on Winter Street will be limited to 45 feet.

Q: Will the utilities be underground?

R: The intention for 144 State street is to underground the utilities into an submersible vault and remove several poles along Winter Street. We also know there is fiber optic running along Winter Street and we are exploring if it can service the immediate neighborhood. The city does encourage developments to underground utilities, but there is a lot of coordination and there are physical limitations.

Q: Brent Adler: Does the historic district treat R6 review differently from a design prospect from B3? Do they still have some attachment to the building regarding uses? I live on Winter and I am looking forward to a quieter street with more of a residential feel.

R: R: The historic board will address some of the items we have discussed tonight, but the standards are not affected by zoning. We are only planning residential on Winter Street. There is no perfect fit for zoning, which is why there is a public process. We are providing much more detail of what we are trying to develop here. We are not going to put a KFC on Winter St.

C: Zoom Chat Log, Ellen Murphy: It would be more fair if everyone who is participating in this meeting could have their questions answered - not just a few people.

C: Zoom Chat Log, Sarah Conly: You are right! I will be quiet.

Q & C: Regan Sweeney: I live at 7 Winter Street. When was last time you ran the numbers for the need of housing? A terrible downturn has happened, no in-town office projects are occurring. The need for workforce housing has dried up, where are people working? Have you updated numbers? Is converging people wise with today's situation? How wise is this plan to invite people in during this current environment? Businesses are closing. I urge you to look at something at a different scale.

R: NHRF is constantly discussing the current environment living with Covid. People from other major metropolis areas are looking at Maine for a place to move. This current situation will be very different in 3-4 years and NHRF is currently seeing waiting lists for property rentals and an influx of residents from

out of state. Additionally, affordable housing needs in the city are deep with 4,000 + on the waiting list. NHRF cannot tell you exactly what the retail will be at this time.

Q & C: Jenn Defillipp: Can you split the lot between R6 and B3 zones? I am concerned that B3 can be applied to 99 Winter St. instead of that property getting R7, and I fear they would maximize it.

R: There are many discussion that have been and continue to be had regarding zoning, but a split zone will not work for the construction of affordable housing; R6 does not provide the density needed for affordable housing. The city is likely intermingling zoning for both 99 Winter Street and the Mercy redevelopment. If we are granted our request, the 45-height limit may be drawn beyond just the boundaries of our development. Feel free to contact Caitlin Cameron with the City of Portland regarding this point. The overlay map governs the height in B3, not the zoning.

Q: Are you going to knock down the Morrison House?

R: NHRF is not going to knock down the Morrison House, it is a historic building and will be redeveloped into housing units.

Q: Can you make sure everyone is invited to the next meeting?

R: NHRF will make sure the invitations are circulated: *(note: 100 State Street was notified, but as the individual renters are not of public record, the HOA bears this responsibility)*

Q: Rose Marasco: is there an interest in percent for public art?

R: We are very interested in public art and there will be art incorporated into the development in some manner.

Conclusion:

Jonathan Culley and Erin Cooperrider provided email addresses and phone numbers to the entire group for any offline conversation desired by the attendees and expressed a willingness to have one-on-one conversations.

This group will be notified for future meetings. Also, the recording of this meeting will be available at newheightgroup.com/meetings. The meeting minutes and respondents list will be submitted to the city for public record.

Meeting Adjourned at 6:51 pm.

Recorded by,



Gregory Pomerleau
Director of Development
NewHeight Group, LLC
Greg@newheightgroup.com

MERCY SITE VISIONING

MAY 2020



NEIGHBORHOOD VIEW (EXISTING CONDITION)

MERCY SITE VISIONING
MAY 2020



NEIGHBORHOOD VIEW (PROPOSED CONDITION)

MERCY SITE VISIONING

MAY 2020

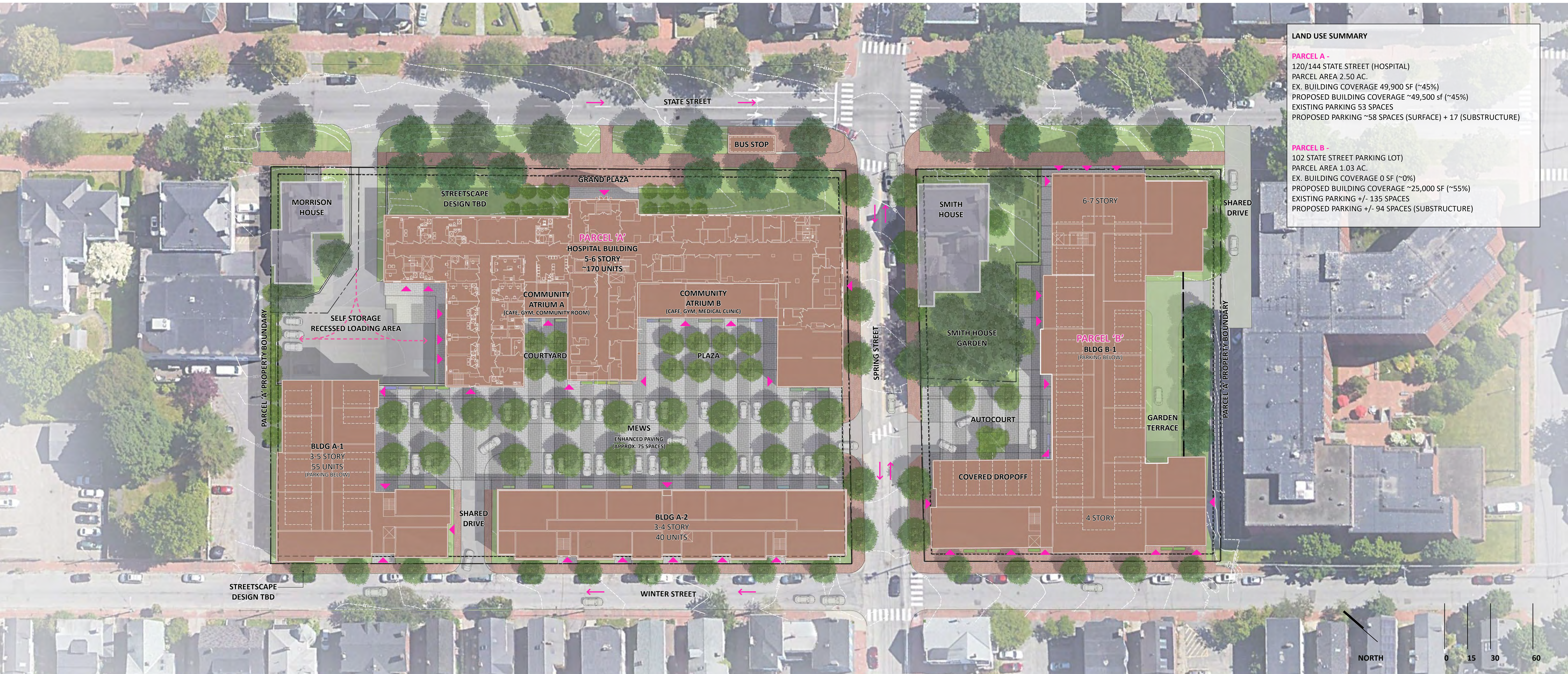
- 1. SENIOR HOUSING
- 2. SHARED VEHICLE ACCESS
- 3. LOBBY/STOREFRONT ENTRY
- 4. ENTRY PLAZA/OUTDOOR SEATING
- 5. COMMON/PASEO
- 6. AUTOCOURT
- 7. GARAGE ENTRY/CURB CUT
- 8. CORNER PLAZA W/STEPS AND SEATING
- 9. POTENTIAL ACTIVATED ROOF
- 10. BUS SHELTER/SEATING
- 11. ENHANCED/RE-DESIGNED STREETSCAPE
- 12. GRAND ENTRY PLAZA W/ SEATING, STEPS, AND PLACEMAKING ELEMENTS
- 13. URBAN SWINGS
- 14. SELF STORAGE ACCESS W/GATE
- 15. SUBSTRUCTURE PARKING ACCESS
- 16. ROOF GARDEN
- 17. SENIOR AFFORDABLE HOUSING
- 18. WINTER STREET
- 19. MEWS/SHARED STREET
- 20. COURTYARDS
- 21. COVERED BUILDING ENTRY AND STOOP
- 22. WINTER STREET ACCESS AND PEDESTRIAN CONNECTION
- 23. SPRING STREET ACCESS
- 24. PHARMACY/NON-RES. GROUND FLOOR USE
- 25. EXISTING NARROWED ACCESS
- 26. MORRISON HOUSE
- 27. SMITH HOUSE
- 28. FORMER MERCY HOSPITAL BUILDING
- 29. FORMAL FRONT ENTRY
- 30. SPRING STREET PEDESTRIAN CONNECTION



ENLARGED NEIGHBORHOOD VIEW (PROPOSED CONDITION)



MERCY SITE VISIONING
MAY 2020



CONCEPT PLAN



WINTER STREET (EXISTING CONDITION)

MERCY SITE VISIONING
MAY 2020



WINTER STREET (PROPOSED CONDITION)

To: Erin Cooperrider, New Height Redfern, LLC
Jonathan Cully, New Height Redfern, LLC

CC: Caitlin Cameron, City of Portland Urban Designer
Spencer Thibodeau, Portland City Council
Ian Jacob, President of West End Neighborhood Association

RE: Mercy Hospital Development and Text Amendment Public Comment

Dear Erin and Jonathon,

We are thrilled that the Mercy site is being redeveloped into housing. We believe that this project has the unique opportunity to transform Winter Street and make it one of the most desirable neighborhood streets in Portland.

We also applaud the developers in creating a mix of housing affordability, unit sizes and target users, to help address to increased housing need here in Portland.

We hope to share our vision of what the Winter Street development could be, but also some concerns, in the hopes that together we can create a truly wonderful neighborhood that we all want to be part of!

VISION for WINTER STREET

WE envision a development that weaves the Winter Street neighborhood back together.

WE envision an active-, safe-, human-scaled streetscape.

We envision residential and human-scaled design elements, that will replace the institutional elements of the hospital and surrounding parking lots.

WE envision a development that reflects the residential size and scale of the current homes, while ***complementing historic design elements*** that remain, and the development rhythm of the streetscape.

WE envision a quiet, tree-lined street, and ***other green and sustainable elements*** incorporated into the building design and landscape.

WE envision design elements that creates space for neighbors to greet neighbors in front of their homes, on sidewalks, and in the street.

WE envision neighbors of all ages and backgrounds coming together to create community.

CONCERNS for the Proposed Mercy Re-Development

WE have concerns that the B3 zone, the *most dense, urban, downtown zone*, and is *inappropriate for a residential neighborhood* in regard to both height and density.

WE have concerns surrounding the B3 zone height limits, which *far surpass the size and scale of the neighborhood*.

WE have concerns surrounding the B3 zone density, and the proposed additional 550+ units of housing will have a *huge impact on local infrastructure, roads, parking availability, storm water management, sewer overflow and schools*.

WE have concerns about the utilization of the curb cut on upper Winter Street, and the impact of increased traffic will

- *exacerbate the sink hole* that already exists on Winter Street and *create increased structural street problems*,
- *add an excessive number of drivers onto small, quiet, one-way neighborhood streets, and*
- *funnel increased traffic through the Bracket Street school zone* (an already heavy trafficked street) in front of Reiche elementary school, *creating increased safety concerns for children* in the neighborhood.

REQUESTS for the Proposed Mercy Re-Development

WE REQUEST:

The new development to be consistent with the current design and scale of the street scape, by maintaining R-6 zoning for 30 feet off of the Winter Street sidewalk, by maintaining the

- 45-foot height limit (as proposed),
- 5-foot front setback from the sidewalk, and
- 35-foot step back on the Winter Street side, of 10 feet off the sidewalk, and
- 20% open space, while incorporating raingardens and water catchment systems to ensure stormwater is managed on site through natural (green) systems.

Multiple successful affordable housing developments in the neighborhood have been designed within the R-6 zone, some covering a full city block such as this one. Local examples: Deering Place and Carton Street Apartments.

The residential buildings include community-building design features, including:

- **Front stoops and porches**. Every residential building on Winter Street includes a “community-building” feature – a place to pause to chat with neighbors - such as front steps, front stoop, or side stoop/porch. **The intersection of the development and the**

neighborhood will determine whether the residents will integrate, or isolate, from existing neighbors. Providing community connection spaces at the edge of the development, along Winter Street, (instead of only on the interior of the development) can help integrate this development into the community. Front stoops and porches provide outdoor spaces for residents and neighbors to interact, thereby creating increased feelings of connection, community, and safety. Local Example: Front Stoops and Porches were added to affordable housing developments to Deering Place and Carlton Street Apartments. Of note: Front stoops would be ideal for upper Winter Street (and replicate current housing design), while front porches would be ideal for the nursing home proposed on lower Winter Street to help integrate residents into the neighborhood and create community.

- **Front porch swings**, as proposed by Redfern development would make ideal additions to the stoops and porches along Winter Street. These will help to increase safety by providing “eyes on the street” and also offer opportunities for neighbors to connect and enjoy the neighborhood.

Streetscape elements include:

- **Street trees and street wells** along both sides of Winter Street from Danforth to Pine Street.
- **Human scaled street lights**, similar to those installed on Cumberland Avenue between High and Preble, to enhance the feeling and safety of the streetscape, and the
- **Elimination of the curb cut on upper Winter Street.** Exiting through the curb cut on upper winter street requires cars to zig-zag through multiple one-way streets and/or school zones. Cars leaving Winter Street (one way), must turn left onto Pine Street (One way) and can choose to turn right onto Brackett and then another immediate right onto Dow Street (one way) to get to Congress Street; or choose to go left onto Brackett Street, plunging them into the Reiche School zone. For a development of this size and density, cars should be funneled to thoroughfares such as State or Spring Street (which have immediate access to State and High Street).

In the end, we have hopes that this development will positively transform the Winter Street community. We want YOU to create a development project in which you would want to live.

We ask that you include human scaled design, active and green streetscape features and other design elements that help to weave our neighborhood and community together.

Thank you for considering these requests and we look forward to working together on this project!

Thank you for your consideration!



Amy Grommes Pualski and Mike Pulaski
68 Winter Street

Mercy Hospital Development and Text Amendment Public Comment

1 message

Chrystal Wing <cmwing56@yahoo.com>

Wed, Sep 2, 2020 at 1:20 PM

To: "erin@newheightgroup.com" <erin@newheightgroup.com>

Cc: "Ccameron@portlandmaine.gov" <ccameron@portlandmaine.gov>, "iancasperjacob@gmail.com" <iancasperjacob@gmail.com>, Spencer Thibodeau <sthibodeau@portlandmaine.gov>, Suzanne Hunt <shunt@doherty@zwi.net>

Dear Erin and Jonathon,

My partner and I own and live in the three-story apartment house at 36 Winter Street. We've read and endorse the points outlined within the Mercy Project letter sent to you by Amy and Mike Pulaski. We are deeply concerned about keeping Winter Street a livable neighborhood.

Thank you,
Chrystal Wing
Suzanne Hunt



Caitlin Cameron <ccameron@portlandmaine.gov>

148 State Street Mercy Hospital

Brent Adler <brentadler@gmail.com>

Mon, Sep 7, 2020 at 9:04 PM

To: Caitlin Cameron <ccameron@portlandmaine.gov>

Cc: livchase@yahoo.com

Hi Caitlin. My Name is Brent Adler. I own a property located at 82 Winter Street on the West End. I attended the public meeting for New Height Groups Zoning and text amendment for the Mercy Hospital site. I have some questions about this zone change.

The meeting did not provide what the text amendment was and also did not provide some of the reasoning behind this developers choice to change this from a R6 zone to the B3 Zone.

As the Citys Urban Designer how do you feel about this request for a zone change. When you look at the map and what they are proposing I cant help but feel like this zone is going to be an island in a sea of R6 zoning.

Part of the allowed development/architectural design for this zone along Winter Street is kinda crazy. They are going to be allowed to build a Flat facade continuous building with no restrictions on length along the entire length of Winter Street with a height of 45'. This is going to be miles from the R6 right across the street. I have some reservations about this.

Is this being sponsored by the planning department and does this developer have the support of you and the planning department for this zone change? I dont understand why they cant develop in the R6 zone. This really feels like a spot zone.

Can you please keep me informed of the next step for this zoning request and how likely it will be approved. Thanks
Brent

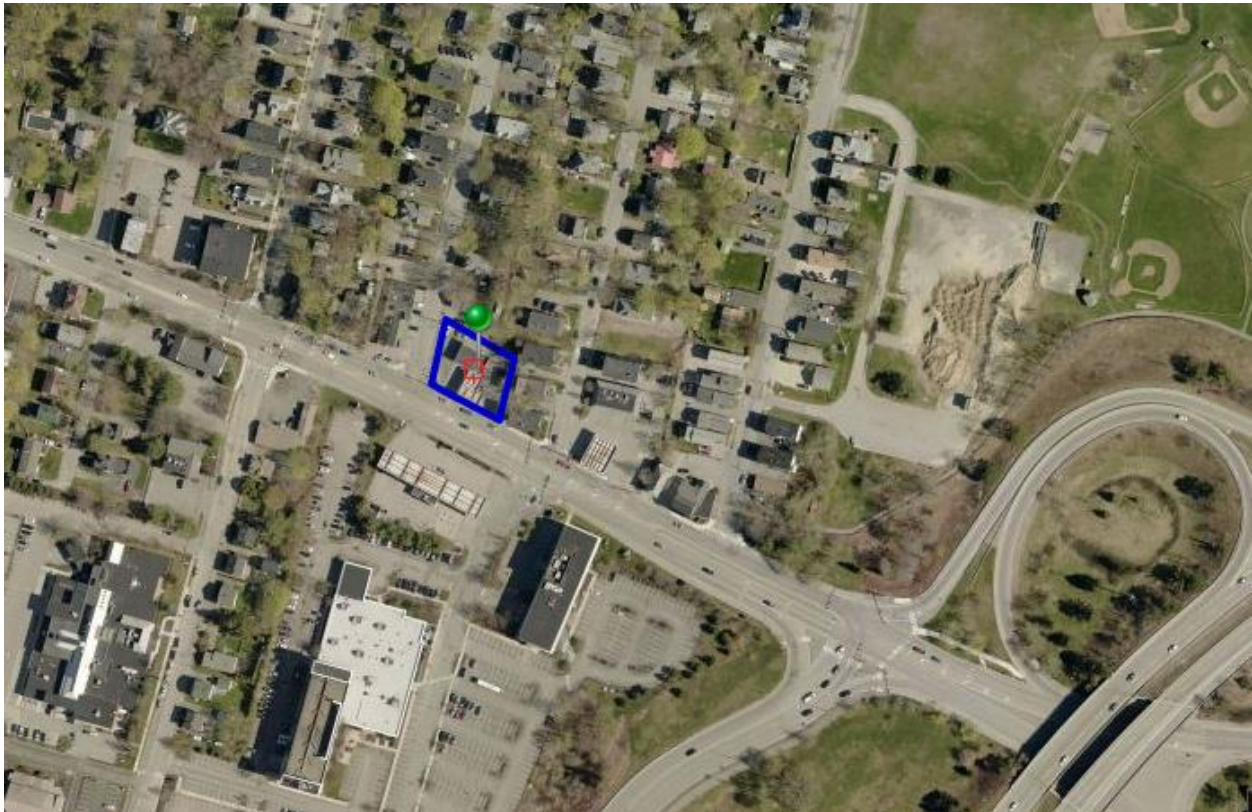
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Brent Adler
cell 207-518-7038
PO Box 15372
Portland, ME 04112

Memorandum Planning and Urban Development Department Planning Division



To: Chair Mazer & Members of the Planning Board
From: Andrew Tufts, Planner
Date: September 18, 2020
Re: 1217 Congress St Rezoning
Project ID: ZN-000931-2019 CBL: 186 D001
Meeting Date: September 22, 2020



The surrounding context of 1217 Congress Street, highlighted in blue

I. INTRODUCTION

Big Donut, LLC, seeks a zoning map amendment to facilitate the rezoning of the property at 1217 Congress Street, currently zoned B-1 Neighborhood Business, to B-2 Community Business. The subject property is located on the corner of Congress Street and Bolton Street and is 12,219 square feet in size. There are two existing structures at the site; these include a donut shop and a vacant gas station.

- Owner/Applicant: Big Donut, LLC
- Applicant Representatives: Amanda Melnick, Maine Cannabis Consultants and Donna Larson, Sebago Technics

II. PROPOSED MAP AMENDMENT

Current Zoning: B-1 Neighborhood Business

Proposed Zoning: B-2 Community Business

Current Use(s) at Site: Restaurant (active) and Gas Station (inactive)

Future Contemplated Use(s) at Site: Retail Marijuana, professional services use, or other uses consistent with B-2 zoning

Total Parcel Area: 12,219 square feet

The current B-1 zoning allows for small scale, neighborhood-oriented commercial development. The proposed rezoning is intended to facilitate future development of a higher intensity than current zoning allows; while the applicant has not committed to a future development scenario as of this writing, future uses could potentially include a retail marijuana use oriented toward serving the caregiver community, a veterinary clinic, a pharmacy, or a number of other permitted B-2 uses that are consistent with the applicant's business plans.

III. BACKGROUND



Use Context

The 1217 Congress Street site includes two parcels and is currently occupied by Tony's Donuts, a one-story commercial bakery, as well as an unoccupied former gas station facing Congress Street. The site is currently

entirely developed and impervious and has frontage on Bolton Street (approximately 100 feet) and Congress Street (approximately 120 feet). The portion of the lot potentially under consideration for future development was previously used as a gas station and is currently vacant.

Outer Congress Street in the vicinity of the subject property is a major arterial road, approximately 70 feet in width, with four travel lanes. Uses fronting along this segment of Congress Street include a mix of auto service stations, multifamily apartment buildings, a large commercial bank office, and auto-oriented neighborhood retail. To the north lies a low to medium density residential neighborhood within an R-5 zone, with single family homes interspersed with medium-density multifamily buildings up to three stories in height. The I-295 interchange lies approximately two blocks to the east, and a mix of hotels, banks, and medical offices lies opposite the subject property to the south, with the Portland Transportation Center beyond. To the immediate west lies a 10,000 square foot parcel on which a single-story Anania's convenience store is located. Further to the west, at the corner of Whitney Avenue and Congress Street, lies the former St. Patrick's school building, with outer Congress Street transitioning into a more residential character from that point onward to the west. Further to the west lies the Westgate Shopping Center.



Outer Congress Street corridor with subject property on right side of frame

Zoning Context



Proposed Map Amendment – Sebago Technics

The subject property lies at the intersection of several zones. The site is zoned B-1, as are the adjacent properties along Congress Street extending from Douglas Street to Bolton street. This section of B-1 is surrounded by the R-5 residential zone to the west, north, and east. The area directly across Congress Street, to the south, is zoned B-2. To the west lies a Resource Protection (RP) zone extending the length of Sewall Street and approximately two blocks of Congress Street. Also to the west lies a contract zone (C53) associated with the St. Patrick's School building that was mapped to facilitate the current multifamily residential use within that structure.

IV. CONCEPTUAL FUTURE DEVELOPMENT

While a development proposal was not included within the application package for this zoning map amendment, the applicant seeks a rezoning at the subject property to facilitate uses of a greater intensity than currently allowed under B-1. This could potentially include the conversion of the existing Tony's Donuts space into a retail marijuana use; redevelopment of the service station structure for future retail or professional services uses; or other potential B-2 uses compatible with the applicant's business plans. While the applicant has not committed to a specific development proposal, they have provided traffic data pursuant to a buildout of the site under a future drive-through restaurant use, with projections indicating a maximum of 98 trips within the peak hour.

V. ZONING ANALYSIS

Retail marijuana – one of the potential future uses outlined within the applicant’s proposal – is not permitted in the B-1 zone. In order to facilitate that use and to allow higher development potential at the subject property under other B-2 use categories, the applicant has sought this map amendment. The B-2 zone allows both a higher residential density (1 unit/435 SF) and a broad range of commercial uses. The B-2 zone also includes more intensive uses, such as auto- related and auto-oriented business uses and drive-throughs. In addition to Congress Street, B-2 is generally mapped along major corridors such as outer Forest Avenue, portions of Brighton Avenue, and other areas containing regional retail and commercial uses.

The B-1 zone is intended to “provide limited areas for the location of small-scale commercial establishments.... [which are] complimentary, quiet, and generally do not disturb the comfort and enjoyment of the adjoining neighborhood” (Section 14-161). It should be noted that the B-1 business zone explicitly encourages mixed-use buildings which allow for commercial development and high residential density, and that the B-2 encourages a greater variety of commercial uses and at a higher intensity than B-1. The B-2 zone is also intended to increase housing opportunities via the higher density allowance and to encourage mixed-use activities. Table 1 compares the purpose statements of the two zones as written in the ordinance.

Table 1: Purposes

	B-1 Neighborhood Business	B-2 Community Business
Purpose	The purpose of the B-1 neighborhood business zone is to provide limited areas for the location of small-scale commercial establishments intended to serve a local market. As a result, uses shall be complimentary, quiet and generally do not disturb the comfort and enjoyment of the adjoining neighborhood environment. Uses shall be designed for the pedestrian scale and will provide convenient access for nearby residents and workers to walk in to purchase goods and services. Buildings and uses shall be designed with attractive storefronts or similar features, with windows and doors convenient to a public sidewalk. Building additions are encouraged but not required to meet the maximum setbacks of 14-165(c)(3). This zone shall encourage mixed use buildings such as commercial first floor with residential uses above or combined retail/office uses in a multistory structure. The zone also provides the opportunity for mixed use and high residential density in on-peninsula locations. Suitable locations for this zone may include street intersections and arterial streets with existing or proposed traditional neighborhood retail and service uses.	The purpose of the B-2 community business zone is: 1. To provide appropriate locations for the development and operation of community centers offering a mixture of commercial uses, housing and services serving the adjoining neighborhoods and the larger community. 2. The variety, sites and intensity of the permitted commercial uses in the B-2 zone are intended to be greater than those permitted in the B-1 neighborhood business zone. 3. The B-2 zone will provide a broad range of goods and services and general businesses with a mixture of large and small buildings such as grocery stores, shops and services located in major shopping centers and along arterial streets. Such establishments should be readily accessible by automobile, by pedestrians and by bicycle. Development in the B-2 zone should relate to the surrounding neighborhoods by design, orientation, and circulation patterns. 4. The B-2 and B-2b will provide locations for moderate to high density housing in urban neighborhoods along arterials.

Permitted Uses

The change from B-1 to B-2 would allow a retail marijuana use (along other uses) at the subject property. The nearest commercial zone is B-2 zone located across Congress Street to the south. The B-2 zone does not require that residential uses be located on the upper stories within this zone, however, in any structure that has commercial uses in the first floor, multi-family dwellings are permitted above the first floor. As mentioned above, the uses allowed in the B-2 Community Business zone include, but are not limited to, residential, offices, personal services, retail establishments, restaurants, drinking establishments, miscellaneous repair services, theaters, hotels or motels, and drive-throughs.

The B-2 zone allows a wider range of uses than the B-1, including brewery/distillery uses and drinking establishments, but does so in a limited square footage capacity. B-2 also permits major and minor auto service stations existing as of 1999, car washes, drive-throughs associated with a permitted use adjacent to residential zones, and automobile dealerships, as well as a number of other uses which are listed prohibited uses in the B-1 zone. As the purpose statement indicates, the B-2 zone permits the a broader, more intensive range of uses than B-1; the latter limits development almost exclusively to residential neighborhood uses, with an exception for low-intensity, compatible nonresidential uses such as cemeteries, parks, bed and breakfasts, and lodging houses. Some slightly more intense uses, including schools, extended care facilities, places of assembly, and hospitals, are allowed under a conditional use permit. The B-1 allows residential density under the regulations of the nearest residential zone (in the case of 1217 Congress Street, the R-5 zone).

Table 2: Permitted and Conditional Uses – Shown with X if listed in Zone

			<u>B-1</u>	<u>B-2</u>
<u>Permitted</u>	<u>Residential</u>	Single-family and two-family dwellings	x ¹	x
		Multi-family dwellings	x	x ²
		Handicapped family units	x	x
		Single-family manufactured housing	x	
		Combined living/working spaces		x
		Lodging houses	x	x
	<u>Institutional</u>	Schools	x	x
		Clinics	x	x
		Places of assembly	x	x
		Long term, extended and intermediate care facilities		x

Table 2: Permitted and Conditional Uses – Shown with X if listed in Zone

			<u>B-1</u>	<u>B-2</u>
		Governmental buildings and uses/municipal uses	x	x
		College, university or trade schools		x
		Nursery schools, kindergartens	x	
		Day care facilities	x	x
	<u>Business</u>	General, business & professional offices	x	x
		Personal services	x	x
		Offices of building tradesmen	x	x
		Retail establishments	x	x
		Restaurants	x	x
		Drinking establishments		x
		Billiard parlors		x
		Mortuaries or funeral homes		x
		Miscellaneous repair services, excluding motor vehicle repair		x
		Communication studios or broadcast and receiving facilities		x
		Health clubs and gymnasiums		x
		Veterinary hospitals		x
		Theaters		x
		Hotels		x
		Dairies and bakeries		x
		Drive-throughs when accessory to a principal use		x
		Registered medical marijuana dispensaries		x
		Accessory uses	x	x

Table 2: Permitted and Conditional Uses – Shown with X if listed in Zone

			<u>B-1</u>	<u>B-2</u>
Conditional		Cemeteries	x	
		Parks	x	
		Home occupation	x	
		Special needs independent living units		
		Conversion into bed and breakfast	x	
		Hostels	x	x
		Wind energy systems	x	x
		Utility substations	x	x
		Bed and breakfasts	x	x
		Studios for artists and craftspeople	x	x
	Residential	Sheltered care group homes	x	
		Conversion into bed and breakfast (over 5 rooms)	x	
	Institutional	Schools	x	
		Long-term and extended care facilities	x	
		Intermediate care facility	x	
		Places of assembly	x	
		Hospital	x	
		College, university, trade schools	x	
	Business	Major and minor auto service stations existing as of 1999		x
		Car washes		x
		Drive-throughs associated with a permitted use adjacent to residential zones		x
		Automobile dealerships		x

Table 2: Permitted and Conditional Uses – Shown with X if listed in Zone

			<u>B-1</u>	<u>B-2</u>
		Utility substations		
		Professional offices		
		Chancellery		
		Nursery school and kindergartens		
		Off-street parking for passenger cars for permitted uses		
		Day care facilities		
		Temporary wind anemometer towers		x
		Hostels		
		Wind energy systems	x	x
		Printing and publishing establishments		x
		Wholesale distribution establishments		x
	Other	Research and developments and related production establishments		x

¹ Any residential use permitted in the residential zone abutting the lot is permitted. If there is no abutting residential zone, any residential use permitted in the nearest residential zone to the lot is permitted.

² If nearest residential zone is R-4, R-5, R-6, or R-7 or if first floor is used for commercial purposes.

Dimensional Requirements– B-1 and B-2

Space & Bulk Standards	B-1	B-2
Minimum Lot Size	School:20,000 sf Places of Assembly: 10,000 sf Other non-Res Uses: none Residential: none	None
Minimum Street Frontage	20'	20'
Front Yard Setback	10 ft, or the maximum front yard setback shall not exceed the average depth of nearest developed lots if that average depth is less than 10 ft	No more than 10 feet, except that the Planning Board or Planning Authority may approve a different amount for irregularly shaped lots or lots with frontage less than 40 feet provided this standard is met to the maximum extent practicable

Rear Yard Setback	Principal: non, except 10 ft if abutting a residential zone Accessory: none, except 5 ft if abutting a residential zone	10 ft except for accessory structures 5 ft
Min Side Yard	Principal: non, except 5 ft if abutting a residential zone Accessory: none, except 5 ft if abutting a residential zone	None except for accessory structures 5 ft
Max Side Yard on Side Street	10 ft except that this requirement applies to only one side street in cases where a lot has more than one side street	(not outlined in ordinance)
Min Side Yard on Side Street	(not outlined in ordinance)	None
Structure Stepbacks	Portions of a structure above 35 ft shall be no closer than 10 ft from the side property line and no closer than 15 feet from the rear property line when such property line abuts a residential zone	Portions of a structure above 35 feet shall be no closer than 5 feet from the side property line and no closer than 15 feet from the rear property line when such property line abuts a residential zone
Max Building Height	Off peninsula: 35 ft except where abutting R-6 where max height shall be the max height of R-6 On peninsula: 45 ft except 50 ft along congress street if commercial first floor and residential upper floors	45 feet except as provided for below: a. 50 feet if first floor is partially or wholly occupied by commercial use b. 65 feet in B-2 and B-2c zones on lots >5 acres provided that all setbacks, except for front yard setbacks and side yard on side street setbacks, increase by 1 foot for each feet of height over 45 feet c. 65 feet within 65 feet of Franklin Street
Max Floor Area	Total maximum first floor area for non-residential uses per structure: 10,000 sf Total maximum floor area per retail establishment: 5,000sf	(not outlined in ordinance)
Min Lot Area / Unit	(not outlined in ordinance)	a. Off-peninsula locations, as defined in section 14-47: 1500 sf, except as provided for in b b. On-peninsula locations (as per 14-47) and projects with active street frontages, as defined in section 14-188 below: 435 sf
Max impervious surface	90%	For residential uses: none For all other permitted uses: 80% in B-2 and B-2 c For all other permitted uses: 90% in B-2b

VI. LAND USE POLICY ANALYSIS

The applicant has submitted an analysis of the project's conformance with the Comprehensive Plan (refer to **Attachment B**). Staff have identified the following goals and policies which are relevant to the proposed map amendment and find the proposal in conformance with both the housing and economic development goals of the Comprehensive Plan, as well as the future land use vision. As stated, the purpose of the B-2 zone is:

- 1. To provide appropriate locations for the development and operation of community centers offering a mixture of commercial uses, housing and services serving the adjoining neighborhoods and the larger community.*
- 2. The variety, sites and intensity of the permitted commercial uses in the B-2 zone are intended to be greater than those permitted in the B-1 neighborhood business zone.*
- 3. The B-2 zone will provide a broad range of goods and services and general businesses with a mixture of large and small buildings such as grocery stores, shops and services located in major shopping centers and along arterial streets. Such establishments should be readily accessible by automobile, by pedestrians and by bicycle. Development in the B-2 zone should relate to the surrounding neighborhoods by design, orientation, and circulation patterns.*
- 4. The B-2 and B-2b will provide locations for moderate to high density housing in urban neighborhoods along arterials.*

The central vision of Portland's Plan 2030 is represented by the Venn diagram demonstrating the integral interrelation of the community's core belief that Portland is equitable, sustainable, connected, dynamic, authentic and secure. The vision conveys the message of the City's need to balance many competing needs to assure the advance of the vision as a unified concept. In this instance, that the City's goals for job growth and transforming Portland through orderly growth and development be balanced with needs for connectivity of the street grid, sustainability of infrastructure and the ability to maintain that infrastructure, and security in the sense of public safety. Applicable policy includes the following:



A Vibrant City

Promote an economic climate that increases job opportunities and overall economic well-being.

2. SUPPORT LOCAL BUSINESS RETENTION AND RECRUITMENT

- Pursue policies that create, nurture, and retain local businesses.
- Support job creation and business growth through public initiatives and private, institutional, and regional partnerships.
- Strengthen City programs and services that support business development.

5. TARGET AREAS FOR JOB GROWTH

- Ensure that new employment can be accommodated in priority growth areas across the City.

- Evaluate zoning and the condition of existing infrastructure in priority areas - downtown, in identified neighborhood nodes, and along transit corridors – to ensure that employment and housing growth can be supported.
- Expand possibilities for live/work spaces – residential living space with integrated creative work space.
- Modify ordinances and make strategic investments to better promote business development and job creation in priority areas.

VII. PUBLIC COMMENT/NEIGHBORHOOD MEETING

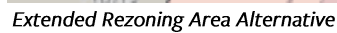
The Planning Division mailed 124 notices of this workshop, to property owners within 500 feet of the property. A legal advertisement for the meeting ran on September 11, and September 12, 2020. At the time of this writing, the Planning Department received no public comments for the proposed rezoning.

The applicant held a neighborhood meeting on February 13, 2020. Approximately 6 members of the public were in attendance. Project team attendees included:

- Nick Wilson, Care Giver
- Tyler Crespo, Care Giver
- Melissa Tonic, Minutes note taker
- Michelle Goddard, Tony's Donuts
- Amanda Melnick, Agent, Maine Cannabis Consultants
- Donna Larson, Agent, Sebago Technics
- Richard Fournier: Owner/Applicant, Big Donut, LLC

The meeting began at 6 pm. Donna Larson & Amanda Melnick provided an overview of the project, highlighting the proposed dimensional changes and allowable uses in B-1 and B-2. A variety of public comments were provided. Regarding site improvements, the applicant stated that there would be renovation of both internal and external spaces including the driveway and parking area. A traffic study was conducted showing that on-street parking would be minimally affected. There was some discussion around the possibility of the establishment converting from medical to adult use. The applicant's representative clarified that many regulations are still being finalized, and that the City has stated that if establishments want to change their license, they would have to go through a new application process. The president of the neighborhood association, Zack Barowitz, expressed he would like to see a multi-story building with residential housing units above retail storefronts. Comment was provided in favor of improvements on the site to help provide a better pedestrian experience. Mr. Barowitz expressed concern with pedestrian safety if the future establishment were to only provide access to the parking area via Congress Street rather than moving the access point to the back of the property.

VIII. CONSIDERATION OF EXTENDED REZONING AREA



Following the applicant's original submission, the owner of the neighboring parcel opposite the subject property on Bolton Street, 1227 Congress Street (Anania's) has voiced support of the proposed rezoning. In response to this support, staff recommend that this parcel also be included in rezoning, anchoring the street corner with a consistent approach.

- Provide initial feedback on map amendment request
- Obtain Planning Board feedback on the extended rezoning area
- Address any additional information requested by the Planning Board

Applicant Submission
A - COVER LETTER

B - COMPREHENSIVE PLAN
C - MAP CHECKLIST
D - TRAFFIC MEMO
E - PROPOSED MAP AMENDMENT
F - VICINITY MAP
G. Vicinity Map
G -NEIGHBORHOOD MEETING MINUTES
H - SIGN IN SHEET
I- NEIGHBORHOOD MEETING CERTIFICATION
J – NOTICES
K - RTI



November 21, 2019
19391

Christine Grimado
Portland Planning Department
389 Congress Street, 4th Floor
Portland, ME 04101

Zoning Map Change: 1217 Congress Street

Dear Ms. Grimado:

On behalf of Richard Fournier d/b/a Big Donut, LLC, Sebago Technics (STI) respectfully submits the following zoning map change request. The property located at 1217 Congress Street, City parcel number 186-D001, is currently located in the B1 district. The applicant would like to have the parcel re-zoned to the B-2 district to mirror the existing zone directly across Congress Street. The purpose of rezoning the property is to allow for the conversion of the existing structure on site into a retail space for the sale of medical marijuana.

Project Site

The subject site is a 0.2805-acre parcel that is the former location of a gas station. The parcel is located on the corner of Congress and Bolton Streets. There is a Mobil Gas Station directly across Congress Street to the south (B-2 district); Anania's sandwich shop across Bolton Street to the west (B-1 district); Tony's Donuts is the northern abutter (B-1 district); and the abutter to the east is a three-story residential building (B-1 district). This section of Congress Street is four lanes with a center turn lane. Bolton Street is a two-lane secondary road with on street parking.

The parcel is fully developed: the former gas station building is approximately 1288 square feet; the service island canopy remains on site; the pumps and tanks have been removed; the remaining parcel area is paved. The parcel has two curb cuts/access points on Congress Street and no curbing along Bolton Street.

The parcel and the abutting parcels to the west, north, and east are within the B-1 district. The parcels across Congress Street are in the B-2 district. There is an R-5 district to the north, east, and west of the parcel which abuts both the B-1 and B-2 districts in this area. The R-5 district is a residential zone that allows for medium-density residential development. The R-5 district abuts several different districts throughout the City including the B-5 district, Urban Commercial Mixed Use which is zoned to allow for denser, more clustered urban development.

B-1 and B-2 District Comparison

The B-1 Neighborhood Business district is described in the City Land Use Ordinance as follows:

The purpose of the B-1 neighborhood business zone is to provide limited areas for the location of small-scale commercial establishments intended to serve a local market. As a result, uses shall be complimentary, quiet and generally do not disturb the comfort and enjoyment of the adjoining neighborhood environment. Uses shall be designed for the pedestrian scale and will provide convenient access for nearby residents and workers to walk in to purchase goods

and services. Buildings and uses shall be designed with attractive storefronts or similar features, with windows and doors convenient to a public sidewalk. Building additions are encouraged but not required to meet the maximum setbacks of 14-165(c)(3). This zone shall encourage mixed use buildings such as commercial first floor with residential uses above or combined retail/office uses in a multistory structure. [...]

Suitable locations for this zone may include street intersections and arterial streets with existing or proposed traditional neighborhood retail and service uses.

The B-2 Community Business district is described in the City Land Use Ordinance as follows:
The purpose of the B-2 community business zone is:

- 1.To provide appropriate locations for the development and operation of community centers offering a mixture of commercial uses, housing and services serving the adjoining neighborhoods and the larger community.*
- 2.The variety, sites and intensity of the permitted commercial uses in the B-2 zone are intended to be greater than those permitted in the B-1 neighborhood business zone.*
- 3.The B-2 zone will provide a broad range of goods and services and general businesses with a mixture of large and small buildings such as grocery stores, shops and services located in major shopping centers and along arterial streets. Such establishments should be readily accessible by automobile, by pedestrians and by bicycle. Development in the B-2 zone should relate to the surrounding neighborhoods by design, orientation, and circulation patterns.*
- 4.The B-2 and B-2b will provide locations for moderate to high density housing in urban neighborhoods along arterials*

The bulk and space requirements for these two districts are similar. Please see the table below for a side by side comparison.

	B-1 (current zone)	B-2 (proposed zone)
Min Lot Size	School:20,000 sf Places of Assembly: 10,000 sf Other non-Res Uses: none Residential: none	none
Min street frontage	20 ft	20 ft
Min lot width	None	(not outlined in ordinance)
Min front yard	None	none
Max Front Yard	10 ft, or the maximum front yard setback shall not exceed the average depth of nearest developed lots if that average depth is less than 10 ft	No more than 10 feet, except that the Planning Board or Planning Authority may approve a different amount for irregularly shaped lots or lots with

	B-1 (current zone)	B-2 (proposed zone)
		frontage less than 40 feet provided this standard is met to the maximum extent practicable
Min rear yard	Principal: non, except 10 ft if abutting a residential zone Accessory: none, except 5 ft if abutting a residential zone	10 ft except for accessory structures 5 ft
Min side yard	Principal: non, except 5 ft if abutting a residential zone Accessory: none, except 5 ft if abutting a residential zone	None except for accessory structures 5 ft
Max side yard on side street	10 ft except that this requirement applies to only one side street in cases where a lot has more than one side street	(not outlined in ordinance)
Side yard on side street setback minimum	(not outlined in ordinance)	none
Structure stepbacks	Portions of a structure above 35 ft shall be no closer than 10 ft from the side property line and no closer than 15 feet from the rear property line when such property line abuts a residential zone	Portions of a structure above 35 feet shall be no closer than 5 feet from the side property line and no closer than 15 feet from the rear property line when such property line abuts a residential zone
Max structure height	Off peninsula: 35 ft except where abutting R-6 where max height shall be the max height of R-6 On peninsula: 45 ft except 50 ft along congress street if commercial first floor and residential upper floors	45 feet except as provided for below: a. 50 feet if first floor is partially or wholly occupied by commercial use b. 65 feet in B-2 and B-2c zones on lots >5 acres provided that all setbacks, except for front yard setbacks and side yard on side street setbacks, increase by 1 foot for each feet of height over 45 feet c. 65 feet within 65 feet of Franklin Street
Max floor area	Total maximum first floor area for non-residential uses per structure: 10,000 sf Total maximum floor area per retail establishment: 5,000sf	(not outlined in ordinance)

	B-1 (current zone)	B-2 (proposed zone)
Max impervious surface	90%	For residential uses: none For all other permitted uses: 80% in B-2 and B-2 c For all other permitted uses: 90% in B-2b
Minimum lot area per dwelling unit	(not outlined in ordinance)	a. Off-peninsula locations, as defined in section 14-47: 1500 sf, except as provided for in b b. On-peninsula locations (as per 14-47) and projects with active street frontages, as defined in section 14-188 below: 435 sf

Discussion

In order to attempt to quantify the potential impacts a zone change would have to the subject site and the surrounding parcels, STI reviewed those areas where the B-1 and B-2 districts might differ. Although the B-2 district is designed to offer a more robust variety of uses as compared to the B-1 district, B-1 does allow for similar uses, only slightly scaled down. Both districts allow for residential uses; combined living and working spaces; and commercial uses. The variety of commercial uses allowed within the B-2 is greater, including: Communication studios/broadcast and receiving facilities; drive through facilities associated with permitted/conditional uses; marijuana retail stores; and veterinary clinics. The B-2 district does allow for slightly taller buildings and does not directly cap the number of allowed trips to be generated by a business. Although, any proposed development that results in an increase of 100 trips or more is required by the City to complete a full traffic study.

The B-2 district allows for buildings that are 10 feet taller than those allowed within the B-1 district. The allowed building heights in both zones are reliant on parcel size and abutting zones. The parcel located at 1217 Congress is small and it is unlikely that full buildout of the site would be possible or practical. There is greater potential of the parcel being developed to full buildout should it remain zoned as B-1 given that the abutting parcel is owned by the same person, allowing for a larger potential development area. The parcel is small, which could curtail the extent of any proposed development. Re-zoning the parcel to B-2 would allow for greater variety and diversity of businesses to be utilized by the residents of the abutting R-5 zone while still being in keeping with the desired walkability and scale of the area.

STI reviewed the parcel for ‘worst case scenario’ traffic possibilities within the provisions of the B-1 district verse the B-2 district. As the B-1 zone caps developments at a 100-trip limit, this was used as the maximum allowed peak hour vehicular trips for the parcel in the existing zone. To determine possible traffic impacts should the parcel be re-zoned, STI calculated the possible number of trips should the parcel be developed as a drive through restaurant. It is estimated that redevelopment of the site would result in approximately 98 new vehicle trips to the immediate area. There is already considerable traffic along this section of Congress Street. When presented with a traditionally high-traffic-generating development, the number of possible traffic impacts resulting from a change from B-1 to B-2 district are

not significant. It should also be noted, that although there is no threshold trip amount within the B-2 zone, the City requires that an impact study be completed for any development expected to generate more than 100 trips to ensure the surrounding area will not be adversely impacted. A change in zone would not mean an automatic increase of allowed traffic at the site.

Conclusion

The applicant has been part of this neighborhood and the Portland community for 55 years. They own a thriving business and would like to increase the potential of their abutting property. Rezoning would allow for a greater diversity of uses of the parcel without dramatically changing the feel of the neighborhood. Re-development of the existing service station building for retail or professional services would help reinforce the walkability of the area by diversifying available services in the area, whether it be used for a neighborhood veterinarian, local pharmacy, or small marijuana caregiver store. We look forward to discussing this further at the next Planning Board meeting.

Sincerely,

Sebago Technics, Inc.

A handwritten signature in black ink, appearing to read "Rebecca Gabryszewski".

Rebecca Gabryszewski
Permitting Specialist/Project Coordinator

Consistency with Comprehensive Plan

The proposed zone change is consistent with the City of Portland Comprehensive Plan. The zone change will help reinforce an existing, long time business owner while fostering new business development and the entrepreneurial environment of the City. The proposed zone change will allow the parcel owner to lease the existing structure on the site (an old service station) thereby allowing for the reuse of an existing structure.

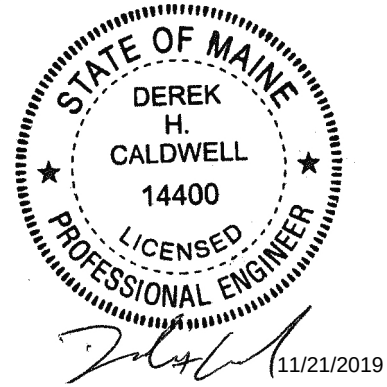
CITY OF PORTLAND
Planning & Urban Development Department

MAP AMENDMENT SUBMISSION CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left	
GENERAL APPLICATION DOCUMENTS	
☒	Project Description Cover Letter with detailed project description
☒	Consistency with Comprehensive Plan Analysis of the consistency of the zone change request with the goals, policies and land use plan of Portland's Comprehensive Plan.
☒	Completed Checklist – Map Amendment Application (this document)
☒	Right, Title and Interest Deeds, leases, or purchase and sales agreements
PLANS	
☒	Vicinity Map
☒	Proposed Map Amendment (please use the Portland zoning map as a reference)
☐	Site Plan (if applicable) Provide a site plan of the property showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries.

Memorandum

19391

To: Rebecca Gabryszewski
From: Derek Caldwell, P.E., PTOE
Date: November 21, 2019
Subject: Traffic Impact Statement
Zoning Map Change
1217 Congress Street, Portland



Per your request, we have completed an evaluation of the potential increase in traffic generation that may result as part of the requested zoning map to 1217 Congress Street in Portland.

Project Understanding

It is our understanding that the subject site is a 0.2805 acre-parcel that is the former location of a gas station. The parcel is bounded by Congress Street to the South, Bolton Street to the west, commercial property to the north, and residential property to the east. The former gas station building is approximately 1,288 square feet with a service canopy formerly containing 4 gas pumps. The parcel is currently in the B1 Zone.

The current zoning map change request is to modify the parcel from the B-1 district to B-2 district.

Existing Conditions

Section 14-162.a.2 of the City Land Use Ordinance, pertaining to permitted uses within the B-1 zone, states the following:

Business uses listed below are permitted, provided that such use which generates in excess of a ratio of 100 Peak hour vehicle trips per 2000 sq. ft. of space, and generates in excess of 100 peak hour vehicle trips is prohibited. As set forth in the City of Portland Technical Manual, section I, the city traffic engineer shall require a traffic study when it calculates the proposed use will generate in excess of a total of 50 peak hour vehicle trips.

Residential and institutional uses do not appear to be prohibited based upon a vehicle trip generation threshold, however due to the relatively small lot size it is not expected a development other than a business/commercial use on the parcel would approach this 100 trip limit. With this in mind, it is

assumed that the parcel as currently zoned could be permitted for a use which is projected to generate a maximum of 100 peak hour vehicular trips.

Directly abutting the subject property are two properties containing commercial uses. One being Tony's Donut Shop and the other Anania's Market. To get a sense of what traffic is presently generated by these uses, we have calculated the anticipated trip generation for the donut shop using rates published in the 10th Edition of the Institute of Transportation Engineers. Using Land Use Code – 936 – Coffee Donut Shop w/o Drive-Through, the maximum trip generation rate is 79.91 trips per 1,000 square feet. The existing shop is approximately 1,800 square feet. This equates to trip generation of;

$$79.91 \text{ trips/ksf} \times 1.8 \text{ ksf} = 144 \text{ Trips.}$$

This indicates that the current land use on one of the neighboring properties in the existing B-1 zone would have the potential to generate over 100 peak hour vehicle trips (calculated using published trip generation rates).

Traffic Generation

We have reviewed the permitted uses in the B-2 district, as compared to the B-1 district, to project what potential use would create the largest peak hour vehicle trip generation. Of the permitted uses in the B-2 District, it is our estimation that the restaurant with a drive-thru would generate the highest number of peak hour trips. A drive-thru is listed as a conditional use.

Of the possible restaurant uses, published trip generation calculation methods suggest a fast food restaurant with a drive-thru, specifically a Dunkin Donuts coffee shop, would project to have the highest trip generation.

MaineDOT provides an accepted method for calculating trip generation specific to Dunkin Donuts restaurants based upon the store size, the Annual Average Daily Traffic (AADT) of the adjacent roadway, and the AM Peak Hour traffic volume of the adjacent roadway. This is done because Dunkin Donuts have shown to generate more traffic as compared to published trip generation rates for general fast food restaurants. We have assumed the maximum store size for this site could be 2,000 square feet with a drive thru lane. The AADT of Congress Street in the vicinity of the site as published by MaineDOT Count Data is 27,934 vehicles. Traffic counts were also collected on October 3, 2019 to determine the peak hour traffic volumes on Congress Street. These counts show the AM Peak Hour volume to be 2,421 vehicles. For the trip generation analysis, this peak hour volume is adjusted to an average day using the MaineDOT 2017 Weekly Mean Group Factors. For the week of October 3 the adjustment factor is 0.87, resulting in an average AM Peak Hour volume being calculated as $(2,421 \times 0.87 = 2106)$. The following table outlines the AM Peak Hour trip generation for a drive-thru, using the published specific Dunkin Donuts rates, based on the variable of store size, AADT, and AM Peak Hour traffic of the adjacent street. The estimated trip generation is based upon the average of these three calculation methods.

AM Peak Hour Trip Generation			
Variable	Equation	X	Total Trips
Trip Gen by Store Size	$0.0536*(X)+142.75$	2000	250
Trip Gen by AADT	$0.0081*(X)+139.36$	27934	366
Trip Gen by AM Peak Hour	$0.1061*(X)+144.49$	2106	368
		Average	328

As shown above, a drive-thru at this location would be estimated to generate a total of 328 AM Peak Hour Trips. Additionally, the trip generation associated with this land use can be expected to be split between Primary Trips, Diverted Link Trips, and Pass-By Trips. Primary trips are considered new to the roadway network, while diverted link trips are new to the adjacent street but not to the surrounding network, and pass-by trips to be already existing on the adjacent street. The trip type composition of the land use is considered to be 15% Primary, 15% Diverted Link, and 70% Pass-By. The following table shows the projected trip composition.

Trip Composition		
Trip Type	%	Total
Primary	15	49
Diverted	15	49
Pass-BY	70	230
TOTAL	100	328

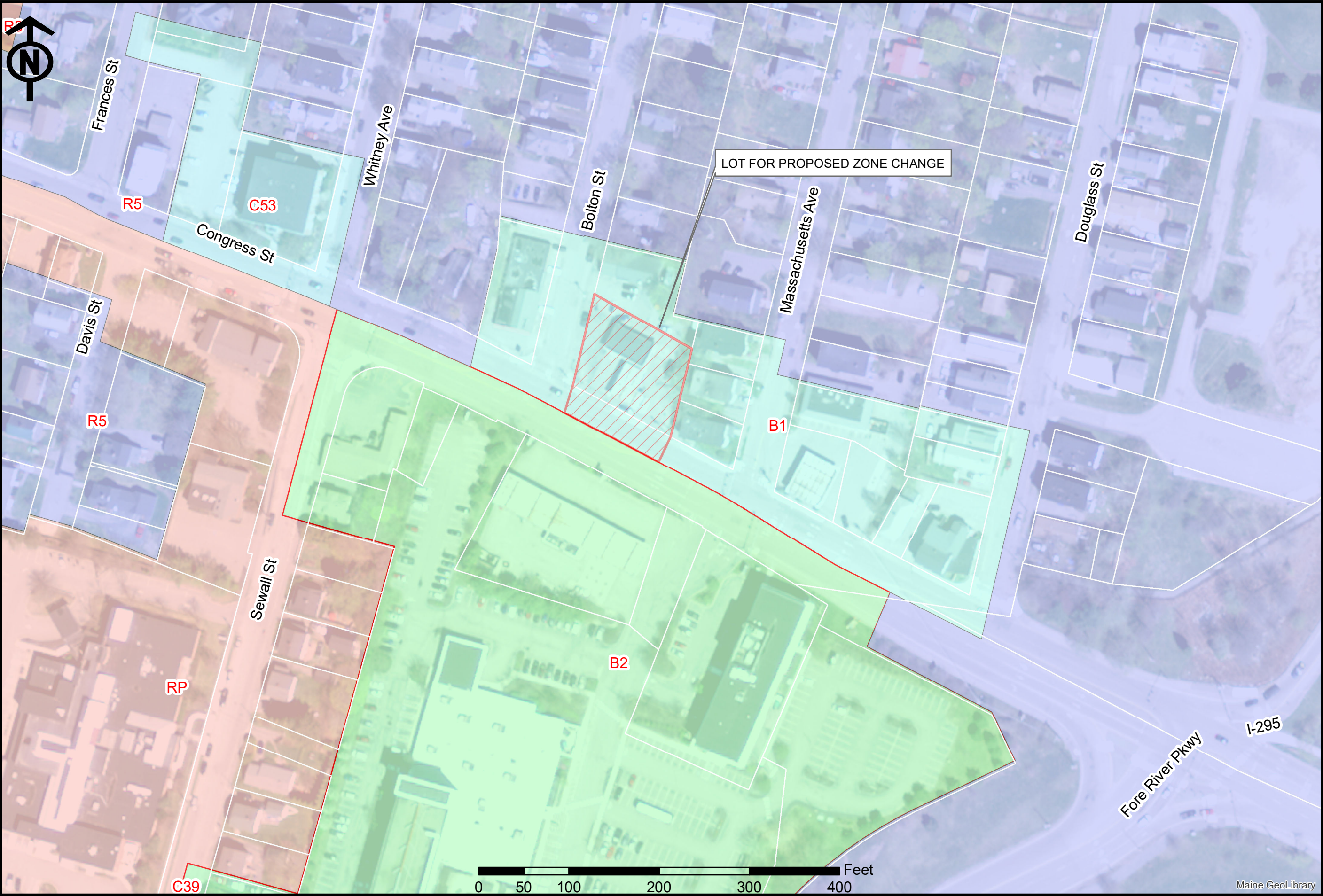
Conclusion

The subject parcel is currently zoned in the B-1 District, which prohibits uses which would generate in excess of 100 vehicle peak hour trips. However, based on published trip generation rates, the neighboring existing land use would actually be expected to exceed 100 peak hour trips and therefore exhibiting traffic characteristics of the B-2 zone.

If the zoning were changed to B-2, this would allow uses to be permitted which generate over 100 peak hour trips. Based on the uses that are permitted in the B-2 zone, we estimate a restaurant with drive thru service would result in the highest Peak Hour Trip Generation. Using published Trip Generation Calculation methods, assuming a building size of 2,000 square feet and the roadway existing traffic volumes, a fast food drive thru restaurant would be estimated to generate a total of 328 Peak Hour Trips. This trip generation would be split between primary, diverted link, and pass-by trips, with the majority being pass-by in nature. This means that while the total trip generation of this potential land use would be significant, there would be an estimated 98 new vehicle trips to the immediate area, approximately equal to the current 100 vehicle trip threshold allowed in the B-1 zone.

It should also be noted that any land use generating significant traffic would be required to complete a traffic impact study to demonstrate that a development would not adversely impact the surrounding roadway network. If a project is calculated to generate 100 or more peak hour vehicular trips, then a MaineDOT Traffic Movement Permit is required to be obtained. This process would require a full detailed capacity and safety analysis of the surrounding roadway network to determine the impacts of a given development and develop mitigation to offset any said impacts. If a use were to generate less than 100 trips, in any zoning district, the development would still be subject to perform a traffic impact study

as deemed necessary by the City. Essentially, this means that any land use allowed in either zoning scenario would have to evaluate thru means of a detailed Traffic Impact Study the effect the traffic generated by the development would have on the area.





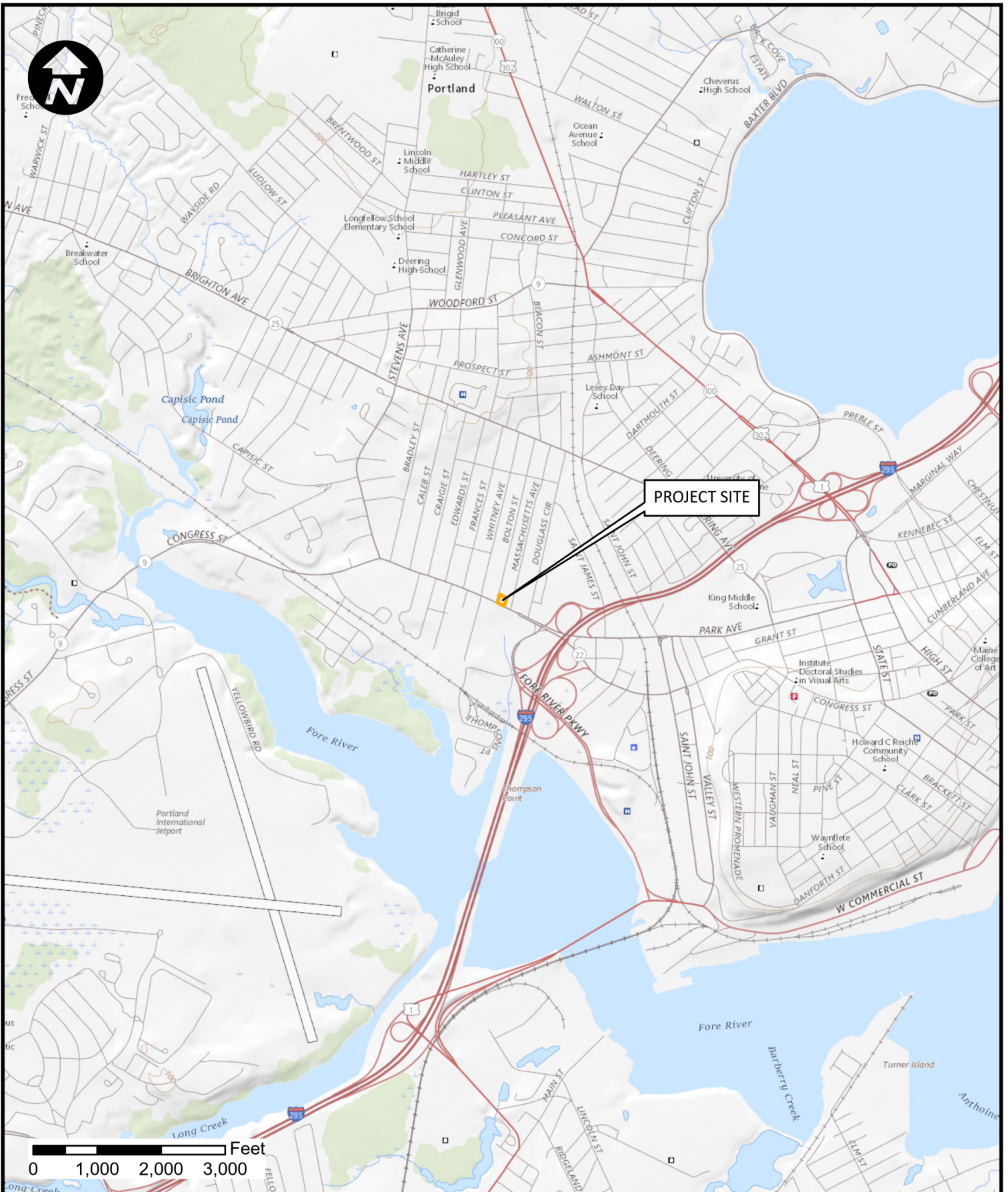
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

Proposed Zone Change
OF: 1217 Congress Street
Portland, ME
FOR: Maine Cannabis Consultants

DATE:	9/23/2019
SCALE:	1" = 100'
PROJ. NO:	19391

SHEET 1 OF 1

19391_ZoningExhibit.MXD



PROJECT SITE

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

**SITE LOCATION MAP
FOR: MAINE CANNABIS CONSULTANTS**

SCALE: 1:24,000

DATE: 11/15/2019

LOCATION: 1217 CONGRESS STREET
PORTLAND, ME

INFORMATION: USGS Quadrangle: Portland West

February 13, 2020

Purpose: Amend zoning ordinance at 1217 Congress St, Portland ME
Start Time: 6:05p
End Time: 6:35p
Location: Tony's Donuts
Attendance: See Attached

Donna Larson, Community Planner from Sebago Technics, introduced the purpose of the meeting to amend the zoning ordinance from a B1 to a B2 at 1217 Congress St. Portland ME. She also disclosed the meeting would be recorded, and in order to move forward with the proposed amendment, signatures and minutes must be submitted along with the proposal. The meeting should be seen as an opportunity for those involved in the project to discuss their plans and allow the community to voice their opinions, questions or concerns.

Amanda Melnik of Maine Cannabis Consultants, was introduced as a consultant to the prospective tenants and was on hand to clarify the current rules and regulations surrounding the cannabis industry.

Michelle Goddard, was introduced as the representative of the owner of Tony's Donuts and landlord of 1217 Congress. She expressed the property has been vacant for quite some time and was excited to finally have a potential tenant willing to lease and make improvements to the property. She feels that the potential business opportunity wouldn't be a bad fit and that the exposure would increase consumer traffic and show what the community has to offer.

Donna explained how each side of Congress St is zoned differently via conversation as well as a visual map. If the tenant had rented a property on the exact opposite side of the street, there would be no reason tonight's meeting. If the ordinance is amended, she explained what types of establishments would be allowed vs. what types of establishments would not be allowed. A chart showing the differences between Zones B-1 and B-2 was shown. See attached chart.

Amanda defined the difference between a dispensary and a caregiver storefront. While both establishments are part of the medical cannabis industry, the State of Maine issued only a set number of dispensary licenses which are typically owned by larger businesses. Caregiver storefront licenses were issued to give smaller grow operations the opportunity to have a shop for their patients. Regardless of the establishment, both require that an individual be at least 18 years old and hold a valid Maine ID and medical card issued by a certified practitioner.

Donna explained the processes of amending a zoning ordinance. First, a neighborhood meeting is held; property owners within 500 ft of the proposed project as notified of the meeting. Minutes and other required paperwork shall be submitted to the City Planning Board outlining said proposal. The City Planning Division will review the materials submitted on the neighborhood meeting and set a date for a public hearing with the Planning Board. The City

has suggested the public hearing could be within 45-60 days; however, no guarantee of a timeline has been given.

Amanda disclosed the ever-changing nature of the rules and regulations surrounding cannabis licensing. Nothing is set in stone and the proposed regulations of today may very well be different when finalized. It may be possible that the proposed tenants will not be able to obtain the license of their choice, however if the ordinance is amended, there will be more diversity as to what establishments can go in that space.

The public was then invited to ask questions or give comments on the proposed amendment.

Question—what improvements does the tenant intend to do?

Renovation of both internal and external spaces including driveway and parking.

Question-If reclassified are there parking allocations in line with city zoning? Concern for overflow of parking and residential safety

Donna + Michele--Yes, there will be signs designating parking spots. There are two egresses to allow for easy in and easy out on Congress St. Residential parking should be minimally affected—a Traffic study was conducted.

Question: Could the establishment convert from medical to adult use?

Amanda-Again, rules and regulations surrounding the cannabis industry are still being finalized. From what we know now, it will be the City of Portland's choice as to whether a medical establishment can apply for an adult-use license. The City has made it pretty clear that if the establishment wants to change their license, they would have to reapply for adult use. Their application would be reviewed in the order received and no preferential treatment will be given.

ZACK BAROWITZ-resident from community and president of the neighborhood association:

He expressed he would like to see a multi-story building with residential housing units above retail storefronts. The neighborhood in neither in favor or against the proposed zoning amendment, but they hope that the improvements on the site will provide a better pedestrian experience. Mr. Barowitz expressed concern with safety of street experience if the establishment only used front egresses for traffic rather than have parking in the back of the property. Regardless of what goes into the space, he hopes for an increased pedestrian experience.

Keith Canning – Mortgage holder of the former paint Pot store across the street.

Mr. Canning explained he was intending to open an adult use marijuana retail store. He reiterated the regulations are not set and it's premature to set timelines because of uncertainty of the final regulations.

Question: What are the alternatives of use if the cannabis store does not happen?

Regardless of the whether the cannabis storefront comes into fruition, the zoning amendment will open up more opportunities for potential tenants. The property is not currently for sale.

What's the ideal timetable if the zoning is amended?

When the City of Portland finalizes the amendment and application regulations, the tenant will have to await review of said applications. Once approved by the city, the anticipated build out will happen pretty quickly. Again, nothing is finalized so it's hard to say.

No other questions or comments were given.

Donna stated that paperwork from this meeting would be submitted to the city and a public hearing with the Planning Board is hoped for in a 45-60-day timeline.

She thanked everyone for attending. The meeting was adjourned at 6:35 PM.

Commercial Uses	B-1	B-2
Professional Business General Offices	X	X
Personal Services	X	X
Artist Studio	X	X
Restaurants	X	X
Municipal Offices	X	X
Lodging houses	X	X
Utility Substation	X	X
Day Care Facilities	X	X
Bed and Breakfasts	X	X
Business Services	X	
Retail w/o Drive-through, 6AM-11PM	X	
Beverage Dealer	X	
Religious Institutions	X	
Schools: Nursery – Secondary	X	
Clinics < 3,000 sf	X	
Hostels	X	
Neighborhood Center	X	
Trades Office	X	
Retail- No Time Restriction		X
Drinking Establishments		X
Pharmacy: Drive-through allowed as conditional use		X
Banking Facility: Drive-through allowed as conditional use		X
Billiard Parlor		X
Funeral Home		X
Repair Shop (excluding auto)		X
Communication and Broadcast Facility		X
Health-club Gymnasium		X
Veterinary Hospital and Clinics (no outdoor kennel)		X
Theater Performance Hall		X
Hotel Motel Inn		X
Bakery Brewery Distillery Commercial kitchen		X
Marijuana Retail Registered Dispensary Small Scale Caregiver		X
Long-term Care Facility		X
Place of Assembly		X
School: K-12		X
College University Trade School		X
Clinic		X

Neighborhood Meeting Sign-In Sheet

February 13, 2020, 6PM

Tony's Donuts, 9 Bolton St., Portland, ME

Proposed Zone Map amendment for 1217 Congress St. B-1 District to B-2 District

Applicant and Consultant Team in Attendance

Name	E-mail
1. Nick Wilson	Nick@gasstationportland.com
2. Tyler Crespo	ElmCitymgmt@gmail.com
3. Melissa Tancil	melissa@potandpankitchen.com
4. Michelle Goddard	zeppchic@gmail.com
5. Amanda Melnick	maricannabisconsultants@gmail.com
6. Donna Larson	dlarson@sebagotechnics.com
7. Richard Vasey	

Members of the Public in Attendance

NAME	Address	E-mail
KEITH KENNINGS		kcennings@me.com
DANA MURSE	Whitney Ave	mdemur13@gmail.com
David Deroe	Bolton St.	clavidderoe@gmail.com
Jeanne Shrum	Westbrook St	jeanne.shrum@gmail.com
Mark Deroe	Bolton St.	mderoe@gmail.com
Zack Barowitz	22 Huntress St	zbarowitz2@gmail.com

Neighborhood Meeting Certification

I, Richard Fournier, dba Big Donut LLC, hereby certify that a neighborhood meeting was held on February 13, 2020 at Tony's Donuts, 9 Bolton St. Portland, ME at 6PM for the proposed Zone Map change for 1217 Congress St., Portland, ME.

I, Donna Larson, AICP, Community Planner at Sebago Technics Inc. certify that on January 28, 2020, invitations were mailed to the following: 30 DL.

1. All addresses on the mailing list provided by the Planning Division which includes property owners within 500 feet of the proposed development.
2. Residents on the "interested parties" list.

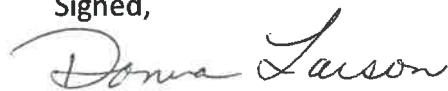
Signed,



Richard Fournier

February 13, 2020

Signed,



Donna Larson, AICP

February 13, 2020

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes

January 30, 2020

Dear Neighbor,

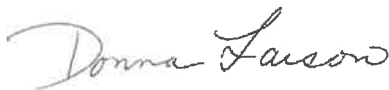
Please join us for a neighborhood meeting to discuss a proposed map amendment at 1217 Congress St. (former gas station). On behalf of the owner, Richard Fournier dba Big Donut LLC, we are requesting that this parcel be changed from a B-1 District to a B-2 District. The primary reason for the rezoning request is to allow for the conversion of the existing structure (gas station) on the site into a retail space for the sale of medical marijuana. While the potential sale of medical marijuana is the impetus for the request, the owner of the property is interested in the broader range of commercial uses that are allowed in the B-2 District.

Meeting location: **Tony's Donut Shop, 9 Bolton St., Portland, ME 04102**
Meeting date: **Thursday, February 13, 2020**
Meeting time: **6PM**

The owner of Maine Cannabis Consultants will be available to answer questions about the plans for this store as well as any general questions about the cannabis industry in Maine. In advance of the meeting, questions regarding the operation of this potential medical marijuana store can be directed to Maine Cannabis Consultants (207) 370-2231.

The City of Portland requires that property owners within 500 feet of a proposed zone change and residents on an "interested parties list", be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board when they review the project.

Sincerely,



Donna Larson, AICP
Community Planner

Note: Under Section 14-32(C) and 14-524(a)d of the City Code of Ordinances, an applicant for a zone change is required to hold a neighborhood meeting within 30 days of submitting a preliminary application. Should you wish to offer additional comments on this proposed amendment, you may contact the Planning Division at 874-8721 or send written correspondence to the Planning and Urban Development Department, Planning Division, 4th Floor, 389 Congress St., Portland, ME 04101 or by email to bab@portlandmaine.gov.

Att. K

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [Online Services](#) [Calendar](#) [Jobs](#) [Volunteer](#)

This page contains a detailed description of the Parcel ID you selected.

[New Search!](#)
Current Owner Information:Best viewed at
800x600, with
Internet Explorer

CBL 186 D001001
Land Use Type RETAIL & PERSONAL SERVICE
Verify legal use with
Inspections Division
Property Location 1217 CONGRESS ST
Owner Information BIG DONUT LLC
 9 BOLTON ST
 PORTLAND ME 04102
Book and Page 29971/290
Legal Description 186-D-1
 CONGRESS ST 1213-1221
 BOLTON ST 1-7
 12218 SF
Rental Registration No
Acres 0

Current Assessed Valuation:

TAX ACCT NO.	20020	OWNER OF RECORD AS OF APRIL
LAND VALUE	\$263,800.00	2019
BUILDING VALUE	\$110,700.00	BIG DONUT LLC
NET TAXABLE - REAL ESTATE	\$374,500.00	9 BOLTON ST PORTLAND ME 04102
TAX AMOUNT	\$8,729.60	

Any information concerning tax payments should be directed to the
 Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1
Year Built 1964
Style/Structure Type
Units 1
Building 1 - D & M AUTO
Num/Name REPAIR
Square Feet 1288

[View Sketch](#)[View Map](#)[View
Picture](#)**Exterior/Interior Information:**

Building 1
Levels 01/01
Size 1288
Height 14
Walls BRK/CONC BLK
Heating HOT AIR
A/C NONE

Other Features:

	Building 1
Structure	CANOPY - ONLY
Size	1768X1
	Building 1
Structure	OVERHEAD DOOR - WD/MT
Size	10X12
	Building 1
Size	1X1768
	Building 1
Size	1X1288

Outbuildings/Yard Improvements:

	Building 1
Year Built	1972
Structure	PAVING CONC AVG
Size	42X52
Units	1
Grade	C
Condition	3
	Building 1
Year Built	1970
Structure	ASPHALT PARKING
Size	1X8000
Units	1
Grade	C
Condition	2
	Building 1
Year Built	1972
Structure	LIGHT - MERCURY VAPOR, POLE
Size	1X1
Units	2
Grade	C
Condition	3

Sales Information:

Sale Date	Type	Price	Book/Page
9/27/2012	LAND + BUILDING	\$319,000.00	29971/290
2/1/1985	LAND + BUILDING	\$122,000.00	6969/247

[New Search!](#)

COMMERCIAL LEASE (NET LEASE)

1. PARTIES (fill in)

Big Donut, LLC, with a mailing address of 9 Bolton Street, Portland, ME 04102, ("LANDLORD"), hereby leases to Forest City Organics LLC d/b/a, The Gas Station, with a mailing address of PO BOX 926, Westbrook, ME 04098, ("TENANT"), and TENANT hereby leases from LANDLORD the following described premises.

2. LEASED PREMISES (fill in and include, if applicable, suite number, floor number, and square feet)

The leased premises are deemed to contain 1288 square feet. The leased premises are located at 1217 Congress Street, Portland, ME 04102 together with the right to use, in common, with others entitled thereto, the hallways, stairways, and elevators, necessary for access to said leased premises, and lavatories nearest thereto. During the term of this Lease and for payment of additional monthly rent to LANDLORD in the amount of (\$ N/A) per parking space, which additional rent shall be due each month along with payment of base rent, TENANT also shall have the right, in common with LANDLORD and others, to use up to () [NONE IF LEFT BLANK] undesignated parking spaces in the parking lot located at Tony's Donut's. The leased premises are accepted in "as is" condition except if specifically set forth to the contrary in this Lease. TENANT acknowledges that: a) LANDLORD has made no representations and TENANT is not relying on any representations about the leased premises, their suitability for any particular use and/or the physical condition thereof; and b) that TENANT has conducted its own due diligence inquiries with respect to the leased premises and is satisfied with the results thereof.

3. TERM (fill in)

The term of this Lease shall be for Five years, unless sooner terminated as herein provided, commencing on February 15, 2019 (the "Commencement Date") and ending on February 15, 2024. LANDLORD shall deliver possession of the leased premises to TENANT on or before February 15, 2019 which is prior to the Commencement Date; provided, however, that all of TENANT'S obligations under this Lease shall commence upon delivery of possession, except for those obligations that expressly commence on the Commencement Date.

4. RENT (fill in)

Commencing on the Commencement Date, TENANT shall pay to LANDLORD the following base rent:

Lease Year	Annual Base Rent	Monthly Rent
1	\$ 32,400.00	\$ 2,700.00
2	\$ 33,048.00	\$ 2,754.00
3	\$ 33,709.00	\$ 2,809.00
4	\$ 34,383.00	\$ 2,865.00
5	\$ 35,070.00	\$ 2,922.00

payable in advance in equal monthly installments on the first day of each month during the term of this Lease without deduction or setoff, said rent to be prorated for portions of a calendar month at the beginning or end of said term, all payments to be made to LANDLORD or to such agent and at such place as LANDLORD shall from time to time in writing designate, the following being now so designated Rick Fournier, 9 Bolton Street, Portland, Maine 04102.

If TENANT does not pay base rent, supplemental and additional rents, or other fees and charges when due pursuant to the term of this Lease, then LANDLORD, in its sole discretion, may charge, in addition to any other remedies it may have, a late charge for each month or part thereof that TENANT fails to pay the amount due after the due date. The late charge shall be equal to four percent (4%) of the amount due LANDLORD each month in addition to the rent then due.

5. RENEWAL
OPTION (fill in
or delete)

So long as TENANT is not in default of this Lease at the time of exercise of TENANT'S renewal option, TENANT shall have the option to renew this Lease for 1 terms of Five years. In order to exercise TENANT'S option, TENANT shall notify LANDLORD in writing of its intention to exercise its option on or before Six (6) months prior to the end of the then current term, said renewal to be upon the same terms and conditions set forth in this Lease except for base rent which shall be as follows:

Lease Year(s)	Annual Base Rent	Monthly Rent
N/A	\$ N/A	\$ N/A
	\$	\$
	\$	\$
	\$	\$
	\$	\$

In the event that TENANT fails to notify LANDLORD as required under this Article, the option shall be deemed not to have been exercised.

6. SECURITY
DEPOSIT (fill in)

Upon the execution of this Lease, TENANT shall pay to LANDLORD the amount of Two Thousand, Seven Hundred Dollars (\$ 2,700.00), which shall be held as a security for TENANT'S performance as herein provided and refunded to TENANT without interest at the end of this Lease, subject to TENANT'S satisfactory compliance with the conditions hereof. TENANT shall immediately replenish the Security Deposit at any time it is applied or used by LANDLORD.

7. RENT
ADJUSTMENT

Commencing on the Commencement Date, TENANT will pay to LANDLORD as additional rent hereunder, in accordance with subparagraph B of this Article, One Hundred percent (100.000 %) of all real estate taxes on the land and buildings of which the leased premises are a part in each year of the term of this Lease or any extension or renewal thereof and proportionately for any part of a fiscal year in which this Lease commences or ends. If LANDLORD obtains an abatement of any such excess real estate tax, a proportionate share of such abatement, less the reasonable fees and costs incurred in obtaining the same, if any, shall be refunded to TENANT.

A. TAXES
(fill in)

B. OPERATING
COSTS
(fill in)

Commencing on the Commencement Date, TENANT shall pay to LANDLORD as additional rent hereunder in accordance with subparagraph B of this Article, One Hundred percent (100.000 %) of all operating expenses. Operating expenses are defined for the purposes of this agreement as operating expenses per annum of the building and its appurtenances and all exterior areas, yards, plazas, sidewalks, landscaping, parking areas, and the like then (i.e. as of said last day of the calendar year concerned) located outside of the building but related thereto and the parcels of land on which they are located (said building appurtenances, exterior areas, and land hereinafter referred to in total as the "building"). Operating expenses include, but are not limited to: (i) all costs of furnishing electricity, heat, air-conditioning, water and sewer and other utility services and facilities to the building; (ii) all costs of any insurance carried by LANDLORD related to the building; (iii) all costs for common area cleaning and janitorial services; (iv) all costs of maintaining the building including the operation and repair of heating and air conditioning equipment and any other common building equipment, non-capital roof repairs and all other repairs, improvements and replacements required by law or necessary to keep the building in a well maintained condition; (v) all costs of snow and ice removal, landscaping and grounds care; (vi) all other costs of the management of the building, including, without limitation property management fees; and (vii) all other reasonable costs relating directly to the ownership, operation, maintenance and management of the building by LANDLORD. TENANT's share of operating expenses shall be prorated should this Lease be in effect with respect to only a portion of any calendar year.

During each year of the term of this Lease, TENANT shall make monthly estimated payments to LANDLORD, as additional rent for TENANT'S share of real estate taxes and operating expenses for the then current year. Said estimated monthly payments shall be made along with base rent payments and shall be equal to one twelfth (1/12) of TENANT'S annualized share of LANDLORD'S real estate taxes and operating expenses for the current year. Within one hundred and twenty (120) days after the end of each calendar year, LANDLORD shall deliver to TENANT a statement showing the amount of such real estate taxes and operating expenses also showing TENANT'S share of the same. In the event that TENANT does not object to such statement in writing within ninety (90) days of receipt of same, such statement shall be deemed accurate. Upon written request by TENANT to LANDLORD made within said ninety (90) day period, LANDLORD shall provide to TENANT reasonable supporting documentation for any item of expense on such statement objected to by TENANT. TENANT shall, within thirty (30) days after delivery of the annual reconciliation statement, pay TENANT'S share to LANDLORD, as additional rent, less any estimated payments. If the estimated payments exceed TENANT'S share, then the excess shall be applied to the next year's monthly payments for estimated increases.

8. UTILITIES

TENANT shall pay, as they become due, all bills for electricity and other utilities (whether they are used for furnishing heat or other purposes) that are furnished to the leased premises and presently separately metered, all bills for fuel furnished to a separate tank servicing the leased premises exclusively, and all charges for telephone and other communication systems used at and supplied to the leased premises. LANDLORD agrees to furnish water for ordinary drinking, cleaning, lavatory and toilet facilities and reasonable heat and air conditioning, if installed as part of the structure of the building (except to the extent that the same are furnished through separately metered utilities or separate fuel tanks as set forth above) so as to maintain the leased premises and common areas of the building at comfortable levels during normal business hours on regular business days of the heating and air condition seasons of each year, to furnish elevator service, if installed as a part of the structure of the building, and to light passageways and stairways during business hours, and to furnish such common area cleaning service as is customary in similar building in said city or town, all subject to interruption due to any accident, to the making of repairs, alterations or improvements, to labor difficulties, to trouble in obtaining fuel, electricity, service, or supplies from the sources from which they are usually obtained for said building, or to any cause beyond LANDLORD'S control.

LANDLORD shall have no obligation to provide utilities or equipment other than the utilities and equipment within the leased premises as of the commencement date of this Lease. In the event TENANT requires additional utilities or equipment, the installation and maintenance thereof shall be TENANT'S sole obligation, provided that such installation shall be subject to the written consent of LANDLORD.

9. USE OF LEASED PREMISES

(fill in)

TENANT shall use the leased premises only for the purpose of Canabis dispensary

Neither LANDLORD nor LANDLORD'S BROKER have made any representations to TENANT regarding the uses of the leased premises allowed under applicable law or other restrictions of record, and TENANT acknowledges and agrees that TENANT assumes all responsibility and risk for investigating the same.

10. COMPLIANCE WITH LAWS

TENANT agrees to conform to the following provisions during the entire term of this Lease: (i) TENANT shall not injure or deface the leased premises or building; (ii) No auction sale, inflammable fluids, chemicals, nuisance, objectionable noise or odor shall be permitted on the leased premises; (iii) TENANT shall not permit the use of the leased premises for any purpose other than set forth herein or any use thereof which is improper, offensive, contrary to law or ordinance, or liable to invalidate or increase the premiums for any insurance on the building or its contents or liable to render necessary any alterations or additions to the building; and (iv) TENANT shall not obstruct in any manner any portion of the building not hereby demised or the sidewalks or approaches to said building or any inside or outside windows or doors. TENANT shall observe and comply with all codes, ordinances, laws, regulations and other governmental or quasi-governmental orders or inspections affecting TENANT, the leased premises and/or TENANT'S use and all reasonable rules and security regulations now or hereafter made by LANDLORD for the care and use of the leased premises, the building, its facilities and approaches. TENANT agrees to keep the leased premises equipped with all safety appliances and make all accessibility alterations, improvements or installations to the building, and/or accommodations in TENANT'S use thereof required by law or any public authority as a result of TENANT'S use or occupancy of the premises or TENANT'S alterations or additions thereto, which alterations, improvements and installations shall be subject to LANDLORD'S consent as provided in this Lease.

11. MAINTENANCE

A. TENANT'S OBLIGATIONS

TENANT acknowledges by entry thereupon that the leased premises are in good and satisfactory order, repair and condition, and covenants during said term and further time as TENANT holds any part of said premises to keep the leased premises (including without limitation windows, doors and all systems serving exclusively the leased premises) in as good order, repair and condition as the same are in at the commencement of said term, or may be put in thereafter, damage by fire or unavoidable casualty and reasonable use and wear only excepted. Notwithstanding anything to the contrary herein, if TENANT has leased ground floor space, TENANT covenants to keep all plate glass windows in good repair and condition and to carry adequate insurance to provide for the replacement of any such plate glass which is damaged or destroyed.

B. LANDLORD'S OBLIGATIONS

LANDLORD agrees to maintain and repair the roof, exterior walls and structure of the building of which the leased premises are a part, building systems not exclusively serving the leased premises and the common areas, in the same condition as they are at the commencement of the term or as it may be put in during the term of this Lease, reasonable wear and tear, damage by fire and other casualty only excepted, unless such maintenance or repair is made necessary by fault or neglect of TENANT or the employees, contractors, agents or invitees of TENANT, in which case such maintenance or repair shall be at the expense of TENANT and TENANT shall pay all costs therefor.

12. ALTERATIONS- ADDITIONS

TENANT shall not make any alterations or additions, or permit the making of any holes in any part of said building (except for nail holes for hanging art), or paint or place any signs, drapes, curtains, shades, awnings, acrials or flagpoles or the like, or permit anyone except TENANT to use any part of the leased premises for desk space or for mailing privileges without on each occasion obtaining prior written consent of LANDLORD. TENANT may install signs of the following dimensions in the following locations, which signs shall be installed at TENANT'S sole expense, in compliance with all applicable laws and ordinances, and in compliance with LANDLORD'S sign standards attached hereto: Any and all structural alterations are subject to Landlords approval.

[NONE IF LEFT BLANK]. TENANT shall not suffer or permit any lien of any nature or description to be placed against the building, the leased premises or any portion thereof, and in the case of any such lien attaching to immediately pay and remove the same; this provision shall not be interpreted as meaning that TENANT has any authority or power to permit any lien of any nature or description to attach or to be placed upon LANDLORD'S title or interest in the building, the leased premises, or any portion thereof.

13. ASSIGNMENT-SUBLEASING
(revise if applicable)
- TENANT shall not by operation of law or otherwise, assign, mortgage or encumber this Lease, or sublet or permit the leased premises or any part thereof to be used by others, without LANDLORD'S prior express written consent in each instance [which consent shall not be unreasonably withheld] (cross out if not applicable). In any case where LANDLORD shall consent to such assignment or subletting, TENANT named herein and any guarantor of this Lease shall remain fully liable for the obligations of TENANT hereunder, including, without limitation, the obligation to pay the rent and other amounts provided under this Lease. For purposes of this Lease, the sale of controlling interest in the stock of a corporate TENANT, sale of the controlling membership interest in an LLC or similar entity, or the change of a general partner of a partnership TENANT shall constitute an assignment of this Lease.
14. SUBORDINATION AND QUIET ENJOYMENT
- This Lease automatically shall be subject and subordinate to any and all mortgages, deeds of trust and other instruments in the nature of a mortgage, that is now or at any time hereafter a lien or liens on the property of which the leased premises are a part and TENANT shall, within ten (10) days after they are requested, promptly execute and deliver such written instruments as shall be necessary to show the subordination of this Lease to said mortgages, deeds of trust or other such instruments in the nature of a mortgage. Provided TENANT performs all of its obligations under this Lease, TENANT shall be entitled to the quiet enjoyment of the leased premises; provided TENANT covenants that it holds the leased premises subject to all easements, covenants and other matters of record, and agrees to abide by same to the extent the same affect the leased premises. TENANT agrees to sign within ten (10) days after they are requested, such estoppel certificates as are requested by LANDLORD or LANDLORD's lender.
15. LANDLORD'S ACCESS
- LANDLORD or agents of LANDLORD may, at all reasonable times during the term of this Lease, enter the leased premises (i) to examine the leased premises and, if LANDLORD shall so elect, to make any repairs or additions LANDLORD may deem necessary and, at TENANT'S expense, to remove any alterations, additions, signs, drapes, curtains, shades, awnings, aerials or flagpoles, or the like, not consented to in writing, (ii) to show the leased premises to prospective purchasers and mortgagees, and (iii) to show the leased premises to prospective tenants during the Six (6) months preceding the expiration of this Lease. LANDLORD reserves the right at any time within Six and 00/100 (6) months before the expiration of this Lease to affix to any suitable part of the leased premises a notice for leasing the leased premises and to keep the signage affixed without hindrance or molestation. LANDLORD also reserves the right at any time to affix to any suitable part of the leased premises a notice for selling the leased premises or property of which the leased premises are a part and to keep the signage affixed without hindrance or molestation.
16. INDEMNIFICATION AND LIABILITY
- TENANT will defend and, except to the extent caused solely by the negligence or willful conduct of LANDLORD, will indemnify LANDLORD and its employees, agents and management company, and save them harmless from any and all injury, loss, claim, damage, liability and expense (including reasonable attorney's fees) in connection with the loss of life, personal injury or damage to property or business, arising from, related to, or in connection with the occupancy or use by TENANT of the leased premises or any part of LANDLORD'S property or the building, or occasioned wholly or in part by any act or omission of TENANT, its contractors, subcontractors, subtenants, licensees or concessionaires, or its or their respective agents, servants or employees while on or about the leased premises. TENANT shall also pay LANDLORD'S expenses, including reasonable attorney's fees, incurred by LANDLORD in successfully enforcing any obligation, covenant or agreement of this Lease or resulting from TENANT's breach of any provisions of this Lease (including without limitation any attorneys' fees incurred to monitor or intervene in any bankruptcy proceeding involving TENANT), or any document, settlement or other agreements related to this Lease. TENANT agrees not to assert immunity under workers' compensation laws as a defense to the enforcement by LANDLORD of the foregoing indemnity. The provisions of this Article shall survive the termination or earlier expiration of the term of this Lease. Without limitation of any other provision herein, neither LANDLORD, its employees, agents nor management company shall be liable for, and TENANT hereby releases them from all claims for, any injuries to any person or damages to property or business sustained by TENANT or any person claiming through TENANT due to the building or any part thereof (including the premises), or any appurtenances thereof, being in need of repair or due to the happening of any accident in or about the building or the leased premises or due to any act or negligence of TENANT or of any employee or visitor of TENANT. Without limitation, this provision shall apply to injuries and damage caused by nature, rain, snow, ice, wind, frost, water, steam, gas or odors in any form or by the bursting or leaking of windows, doors, walls, ceilings, floors, pipes, gutters, or other fixtures; and to damage caused to fixtures, furniture, equipment and the like situated at the leased premises, whether owned by TENANT or others.
17. TENANT'S LIABILITY INSURANCE
(fill in)
- TENANT shall (i) insure TENANT and LANDLORD, as an additional named insured, with commercial general liability coverage, on an occurrence basis and in such amounts and with such Maine admitted companies and against such risks as LANDLORD shall reasonably require and approve, but in amounts not less than One Million Dollars (\$ 1,000,000.00) combined single limit with deductibles of not more than \$5,000 per occurrence, and (ii) insure LANDLORD and TENANT, as their interests appear, against loss of the contents and improvements of the leased premises under standard Maine all risk perils form, or its equivalent, in such amounts and with such Maine admitted companies as LANDLORD shall reasonably require and approve, with waiver of subrogation if such waiver can be obtained without charge. TENANT shall deposit with LANDLORD certificates for such insurance at or prior to the commencement of the term, and thereafter within thirty (30) days prior to the expiration of any such policies, and TENANT promptly shall deliver to LANDLORD complete copies of TENANT'S insurance policies upon request from LANDLORD. All of the foregoing insurance policies shall provide that such policies shall not be canceled without at least thirty (30) days prior written notice to each insured named therein. TENANT shall list LANDLORD as an additional named insured or loss payee, as the case may be, in all policies required by this Article.

18. FIRE CASUALTY-EMINENT DOMAIN

Should a substantial portion of the leased premises, or of the property of which they are a part, be damaged by fire or other casualty, or be taken by eminent domain, LANDLORD may elect to terminate this Lease. When such fire, casualty, or taking renders the leased premises unfit for use and occupation and LANDLORD does not so elect to terminate this Lease, a just and proportionate abatement of rent shall be made until the leased premises, or in the case of a partial taking what may remain thereof, shall have been put in proper condition for use and occupation. LANDLORD reserves and excepts all rights to damages to the leased premises and building and the leasehold hereby created, accrued or subsequently accruing by reason of anything lawfully done in pursuance of any public, or other, authority; and by way of confirmation, TENANT grants to LANDLORD all TENANT'S rights to such damages and covenants to execute and deliver such further instruments of assignment thereof as LANDLORD may from time to time request. LANDLORD shall give TENANT notice of its decision to terminate this Lease or restore the premises within ninety (90) days after any occurrence giving rise to LANDLORD'S right to so terminate or restore. Notwithstanding anything to the contrary contained herein, LANDLORD'S obligation to put the leased premises or the building in proper condition for use and occupation shall be limited to the amount of the proceeds from any insurance policy or policies or of damages which accrue by reason of any taking by a public or other authority, which are available to LANDLORD for such use.

19. DEFAULT AND BANKRUPTCY

In the event that:

- (a) TENANT shall default in the payment of any installment of rent or other sum herein specified when due which default is not corrected within seven (7) days after written notice thereof; or
- (b) TENANT shall default in the observance or performance of any other of the TENANT'S covenants, agreements, or obligations hereunder and such default shall not be corrected within ten (10) days after written notice thereof; or
- (c) The leasehold hereby created shall be taken on execution, or by other process of law; or
- (d) Any assignment shall be made of TENANT'S property for the benefit of creditors, or a receiver, guardian, conservator trustee in bankruptcy or similar officer shall be appointed by a court of competent jurisdiction to take charge of all or any part of TENANT'S property, or a petition is filed by TENANT under any bankruptcy, insolvency or other debtor relief law,

then and in any of said cases (notwithstanding any license of any former breach of covenant or waiver of the benefit hereof or consent in a former instance), LANDLORD shall be entitled to all remedies available to LANDLORD at law and equity including without limitation, the remedy of forcible entry and detainer, and LANDLORD lawfully may, immediately or at any time thereafter, and without demand or notice, mail a notice of termination to TENANT, or, if permitted by law, enter into and upon the leased premises or any part thereof in the name of the whole and repossess the same as of its former estate, and expel TENANT and those claiming through or under it and remove it or their effects without being deemed guilty of any manner of trespass, and without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of covenant, and upon such mailing or entry as aforesaid, this Lease shall terminate; and TENANT covenants and agrees, notwithstanding any entry or re-entry by LANDLORD, whether by summary proceedings, termination, or otherwise, that TENANT shall, as of the date of such termination, immediately be liable for and pay to LANDLORD the entire unpaid rental and all other balances due under this Lease for the remainder of the term. In addition, TENANT agrees to pay to LANDLORD, as damages for any above described breach, all costs of reletting the leased premises including real estate commissions and costs of renovating the premises to suit any new tenant, and TENANT agrees to reimburse LANDLORD for all attorneys' and paralegals' fees incurred by LANDLORD in connection with a TENANT default, including without limitation such fees incurred in connection with a bankruptcy proceeding.

20. NOTICE

Any notice from LANDLORD to TENANT relating to the leased premises or to the occupancy thereof, shall be deemed duly served, if left at the leased premises addressed to TENANT, or upon mailing to the leased premises, certified mail, return receipt requested, postage prepaid, addressed to TENANT. Such notice shall be deemed served on the date of hand delivery to the leased premises or on the date postmarked, and any time period in this Lease running from the date of notice shall commence on the date of delivery or postmark. Any notice from TENANT to LANDLORD relating to the leased premises or to the occupancy thereof, shall be deemed duly served, if mailed to LANDLORD by registered or certified mail, return receipt requested, postage prepaid, addressed to LANDLORD at LANDLORD'S address set forth in Article 1, or at such other address as LANDLORD may from time to time advise in writing.

21. SURRENDER

TENANT shall at the expiration or other termination of this Lease peaceably yield up the leased premises and all additions, alterations, fixtures (including those installed by TENANT), and improvements thereto in good order, repair and condition, damage by fire, unavoidable casualty, and reasonable wear and tear only excepted, first moving all goods and effects not attached to the leased premises, repairing all damage caused by such removal, and leaving the leased premises clean and tenantable. If LANDLORD in writing permits TENANT to leave any such goods and chattels at the leased premises, and TENANT does so, TENANT shall have no further claims and rights in such goods and chattels as against LANDLORD or those claiming by, through or under LANDLORD, and TENANT shall be deemed to have conveyed such items to LANDLORD unless LANDLORD elects to reject acceptance of the same.

22. **HAZARDOUS MATERIALS** TENANT covenants and agrees that, with respect to any hazardous, toxic or special wastes, materials or substances including asbestos, waste oil and petroleum products (the "Hazardous Materials") which TENANT, its agents or employees, may use, handle, store or generate in the conduct of its business at the leased premises TENANT will: (i) comply with all applicable laws, ordinances and regulations which relate to the treatment, storage, transportation and handling of the Hazardous Materials; (ii) that TENANT will in no event permit or cause any disposal of Hazardous Materials in, on or about the leased premises and in particular will not deposit any Hazardous Materials in, on or about the floor or in any drainage system or in the trash containers which are customarily used for the disposal of solid waste; (iii) that TENANT will with advance notice and at all reasonable times permit LANDLORD or its agents or employees to enter the leased premises to inspect the same for compliance with the terms of this paragraph and will further provide upon five (5) days notice from LANDLORD copies of all records which TENANT may be obligated by federal, state and/or local law to obtain and keep; (iv) that upon termination of this Lease, TENANT will at its expense, remove all Hazardous Materials, which came to exist on, in, or under the leased premises during the term of this Lease or any extensions thereof, from the leased premises and comply with applicable local, state and federal laws as the same may be amended from time to time; and (v) TENANT further agrees to deliver the leased premises to LANDLORD at the termination of this Lease free of all Hazardous Materials which came to exist on, in, or under the leased premises during the term of this Lease or any extensions thereof. The terms used in this paragraph shall include, without limitation, all substances, materials, etc., designated by such terms under any laws, ordinances or regulations, whether federal, state or local.
23. **LIMITATION OF LIABILITY** TENANT agrees to look solely to LANDLORD'S interest in the building for recovery of any judgment from LANDLORD or any of LANDLORD's partners, managers, or owners, it being agreed that LANDLORD and any other such party is not personally liable for any such judgment. The provision contained in the foregoing sentence shall not limit any right that TENANT might otherwise have to obtain an injunctive relief against LANDLORD or LANDLORD'S successors in interest, or any other action not involving the personal liability of LANDLORD and any other such party. Under no circumstances shall LANDLORD ever be liable for lost profits, indirect or consequential damages.
24. **LANDLORD DEFAULT** LANDLORD shall in no event be in default in the performance of any of its obligations hereunder unless and until LANDLORD shall have failed to perform such obligations within thirty (30) days or such additional time as is reasonably required to correct any such default after notice by TENANT to LANDLORD properly specifying wherein LANDLORD has failed to perform any such obligation. Further, if the holder of the mortgage on the building of which the leased premises are a part notifies TENANT that such holder has taken over LANDLORD'S rights under this Lease, TENANT shall not assert any right to deduct the cost of repairs or any monetary claim against lender or holder from rent thereafter due and accruing, but shall look solely to LANDLORD for satisfaction of such claim.
25. **WAIVER OF RIGHTS** No consent or waiver, express or implied, by either party to or of any breach of any covenant, condition or duty of the other, shall be construed as a consent or waiver to or of any other breach of the same or other covenant, condition or duty.
26. **SUCCESSORS AND ASSIGNS** The covenants and agreements of LANDLORD and TENANT shall run with the land and be binding upon and inure to the benefit of them and their respective heirs, executors, administrators, successors and assigns, but no covenant or agreement of LANDLORD, express or implied, shall be binding upon any person except for defaults occurring during such person's period of ownership nor binding individually upon any fiduciary, any shareholder or any beneficiary under any trust.
27. **HOLDOVER** If TENANT fails to vacate the leased premises at the termination of this Lease, then the terms of this Lease shall be applicable during said holdover period, except for base rent, which shall be increased to two (2) times the then-current base rent for the period just preceding such termination; but this provision shall not be interpreted as consent or permission by LANDLORD for TENANT to holdover at the termination of this Lease and the terms of this holdover provision shall not preclude LANDLORD from recovering any other damages which it incurs as a result of TENANT'S failure to vacate the leased premises at the termination of this Lease.
28. **JURY TRIAL WAIVER** NOTWITHSTANDING ANYTHING IN THIS LEASE TO THE CONTRARY, TENANT AND LANDLORD, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS, HEREBY KNOWINGLY, WILLINGLY, AND VOLUNTARILY WAIVE ANY AND ALL RIGHTS TENANT AND/OR LANDLORD MAY HAVE TO A TRIAL BY JURY IN ANY FORCIBLE ENTRY AND DETAINER ("FED") ACTION OR PROCEEDING BROUGHT BY LANDLORD OR LANDLORD'S SUCCESSORS AND/OR ASSIGNS BASED UPON OR RELATED TO THE PROVISIONS OF THIS LEASE. LANDLORD AND TENANT HEREBY AGREE THAT ANY SUCH FED ACTION OR PROCEEDING SHALL BE HEARD BEFORE A SINGLE JUDGE OF THE APPROPRIATE DISTRICT COURT OR A SINGLE JUDGE OF THE APPROPRIATE SUPERIOR COURT, OR A FEDERAL DISTRICT COURT JUDGE SITTING IN THE DISTRICT OF MAINE.

29. MISCELLANEOUS

If TENANT is more than one person or party, TENANT'S obligations shall be joint and several. Unless repugnant to the context, "LANDLORD" and "TENANT" mean the person or persons, natural or corporate, named above as LANDLORD and TENANT respectively, and their respective heirs, executors, administrators, successors and assigns. LANDLORD and TENANT agree that this Lease shall not be recordable but each party hereto agrees, on request of the other, to execute a Memorandum of Lease in recordable form and mutually satisfactory to the parties. If any provision of this Lease or its application to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Lease and the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law. The submission of this Lease or a summary of some or all of its provisions for examination by TENANT does not constitute a reservation of or option for the premises or an offer to lease said premises, and this document shall become effective and binding only upon the execution and delivery hereof by both LANDLORD and TENANT. Employees or agents of LANDLORD have no authority to make or agree to make a lease or any other agreement or undertaking in connection herewith. All negotiations, considerations, representations and understandings between LANDLORD and TENANT are incorporated herein and no prior agreements or understandings, written or oral, shall be effective for any purpose. No provision of this Lease may be modified or altered except by agreement in writing between LANDLORD and TENANT, and no act or omission of any employee or agent of LANDLORD shall alter, change, or modify any of the provisions hereof. Time is of the essence of this agreement. This Lease shall be governed exclusively by the provisions hereof and by the laws of the State of Maine. The headings herein contained are for convenience only, and shall not be considered a part of this Lease.

30. BROKERAGE
(fill in)

TENANT warrants and represents to LANDLORD that it has not dealt with any broker, finder or similar person concerning the leasing of the leased premises other than Derek Miller, The Boulos Company ("TENANT'S BROKER"). TENANT agrees to pay TENANT'S BROKER any commission due upon execution of this Lease, and in the event of any brokerage claims against LANDLORD by TENANT'S BROKER, TENANT agrees to defend the same and indemnify LANDLORD against any such claim. LANDLORD warrants and represents to TENANT that it has not dealt with any broker, finder or similar person concerning the leasing of the leased premises other than Jed Rathband, Keller Williams Realty ("LANDLORD'S BROKER"). LANDLORD agrees to pay LANDLORD'S BROKER any commission due upon execution of this Lease, and in the event of any brokerage claims against TENANT by LANDLORD'S BROKER, LANDLORD agrees to defend the same and indemnify TENANT against any such claim.

N/A

agrees to pay
a commission

upon execution of this Lease. The person entitled to a commission under the foregoing sentence is an intended third-party beneficiary of the foregoing sentence and may enforce the commission payment obligation.

31. OTHER
PROVISIONS
(fill in or delete)

It is also understood and agreed that:

1. Landlord will not pay commission to either Broker until Tenant begins paying rent on July 1st, 2019
2. Tenant and Landlord will negotiate lease rate for years 6-10.
3. Should the City of Portland ever prohibit Tenant from doing business at the site or take away their licenses to operate, Tenant will have the right to terminate the lease with 90 days notice and will reimburse landlord all unamortized brokerage fees associated with the lease.
4. LLC Guaranty - TENANT shall not be responsible to pay the entire remaining lease term of payments noted under Section 4: Rent. TENANT shall be responsible to continue paying rent for 12 (twelve) months after communication about his intention to terminate the lease agreement with LANDLORD.
5. Landlord to replace all currently broken glass windows at the outset of the lease, at no cost to Tenant.

DISCLAIMER: THIS IS A LEGAL DOCUMENT. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY. February 15 day of January, 2019. NW

TENANT:

LANDLORD:

Forest City Organics LLC d/b/a, The Gas Station

Legal Name of Tenant

Signature

NAME/TITLE

Witness to Tenant

Big Donut, LLC

Legal Name of Landlord

Signature

NAME/TITLE

Witness to Landlord

SHORT FORM QUITCLAIM DEED
WITH COVENANT

POWER TEST REALTY COMPANY LIMITED PARTNERSHIP, a New York Limited Partnership, having a place of business at 125 Jericho Turnpike, Ste 203, Jericho, NY 11753, for consideration paid, grants to **BIG DONUT, LLC**, a Maine Limited Liability Company with an address of 9 Bolton Street, Portland, ME 04102, with Quitclaim Covenant, the premises located in the City of Portland, County of Cumberland and State of Maine, as described on **Exhibit A** (the "Premises") attached hereto and made a part hereof.

Meaning and intending to convey the same premises as conveyed in a deed from Texaco Refining and Marketing, Inc., dated February 1, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6969, Page 247.

Grantee is purchasing the Premises in its "AS IS WHERE IS" condition and shall assume all responsibility and liability with respect to the condition of the Premises and shall comply with all environmental laws, rules and regulations. Grantee shall be responsible for and shall defend, indemnify and hold Grantor and its parent and affiliated companies and their successors and assigns harmless from and against all claims, actions, losses, demands, judgments, damages or liabilities (including, without limitation, reasonable attorneys' fees, costs and disbursements), injuries, fines, payments, administrative orders, consent agreements, penalties, cost and expenses of any kind whatsoever brought with respect to any and all environmental conditions and contamination on, under or related to the Premises, other than the environmental conditions set forth in a certain Corrective Action Plan dated July, 2011, attached hereto and made a part hereof as **Exhibit B**, and from Grantee's failure to comply with or to remediate the Premises in accordance with all applicable laws, rules and regulations, including, without limitation, with respect to the use of underground storage tanks on the Premises and for any contamination related to or emanating from such underground storage tanks or their associated piping, lines and motor fuel dispensing systems, and their compliance with applicable laws. Grantee acknowledges that the Premises has been used as a retail gasoline service station including the storage, sale, transfer and distribution of fuels and other petroleum products containing hydrocarbons and that there may be hazardous substances in connection therewith on and under the Premises. The foregoing obligations and indemnity of the Grantee shall be deemed a covenant running with the land and shall be binding on the Grantee, its successors and assigns, and any subsequent purchasers or owners of the Premises.

Grantee agrees that the Premises shall not be used, in whole or in part, (i) as an automobile service station, petroleum station, gasoline station or for the purpose of conducting or carrying on the business of selling, offering for sale, storage, handling, distributing or dealing in petroleum, gasoline, motor vehicle fuel, diesel fuel, kerosene, benzol, naphtha, greases, lubricating oils, or any fuel used for internal combustion engines, or lubricants in any form, or other petroleum or petroleum-related products customarily associated with service stations (provided however that may sell, store, and use motor vehicle fuel and lubricants in limited amounts which are customary in connection with the operation of automobile repair facilities of similar size), or (ii) for a period of thirty (30) years following the date hereof, for residences of

any type, places of worship, bed and breakfast facilities, rooming houses, hospitals, nursing homes or similar geriatric facilities, child care, playground or recreational area, schools (or any similar use which is intended to house, educate or provide care for children, the elderly or the infirm), agricultural uses, or the construction or installation of any water wells for drinking or food processing. These covenants and use restrictions shall bind the Grantee, its successors and assigns, future owners of the Premises and the Premises itself, and shall be deemed covenants running with the land and each portion thereof.

IN WITNESS whereof, the said **POWER TEST REALTY COMPANY LIMITED PARTNERSHIP** has caused this instrument to be executed by Joshua Dicker, its Sr. Vice Pres., thereunto duly authorized, this 20 day of September, 2012.

POWER TEST REALTY COMPANY
LIMITED PARTNERSHIP
By: Getty Properties Corp., its general partner

Paula D330
Witness

By: [Signature]
Name: Joshua Dicker
Title: Sr. Vice President

SEAL

STATE OF NEW YORK
County of Nassau, ss.

September 20, 2012

Then personally appeared the above-named Joshua Dicker, in his/her capacity as Sr. Vice President of POWER TEST REALTY COMPANY LIMITED PARTNERSHIP, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Christine Fitter
Notary Public

Printed Name

CHRISTINE FITTER
Notary Public, State of New York
No. 4948579
Qualified in Suffolk County
Certified in Nassau County
Commission Expires March 20, 2015

EXHIBIT A

ALL THAT certain plot, piece or parcel of land, situate, lying and being in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Southeasterly line of Bolton Street and the Northeasterly line of Congress Street;

RUNNING THENCE North $31^{\circ} 27' 00''$ East along the said Southeasterly line of Bolton Street 104.00 feet to the Northwesterly corner of lands now or formerly of Antonio C. Forunier;

THENCE South $44^{\circ} 17' 15''$ East along said lands of Antonio C. Forunier 122.59 feet to a point;

THENCE South $31^{\circ} 09' 00''$ West 104.00 feet to the said Northeasterly line of Congress Street;

THENCE the following two (2) courses and distances along the Northeasterly line of Congress Street,

- (1) North $44^{\circ} 06' 00''$ West 96.30 feet and
- (2) North $45^{\circ} 15' 00''$ West 26.82 feet to the point or place of BEGINNING.

Tyree

26 Town Forest Road, Webster, MA 01570 · Fax: 508-640-03700 · Phone: 508-640-0300

CORRECTIVE ACTION PLAN

**Getty Service Station No. 28032
1217 Congress Street
Portland, ME 04101
MEDEP Facility No. 3974
MEDEP Spill No P-326-2007**

July 2011

Prepared for:

**Getty Petroleum Marketing, Inc.
1500 Hempstead Turnpike
East Meadow, NY 11554**

Prepared by:

**Tyree
26 Town Forest Road
Webster, MA 01570**

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FIGURES

Figure 1:	Site Location Map
Figure 2:	Site Plan
Figure 3:	Soil Sample Location Map - 05/07/2007 to 05/11/2007
Figure 4:	Soil Sample Location Map – 07/30/2007 to 08/03/2007
Figure 5:	Proposed Soil Boring/Monitoring Well Locations

TABLES

Table 1:	Summary of PID Screening Results – May 2007
Table 2:	Summary of PID Screening Results – July-August 2007
Table 3:	Summary of Laboratory Analytical Results – Soil

APPENDICES

Appendix A:	MEDEP Decision Tree
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1.0 INTRODUCTION

On behalf of Getty Petroleum Marketing, Inc. (GPMI), Tyree is submitting this Corrective Action Plan (CAP), for Getty Station No. 28032, located at 1217 Congress Street, Portland, Maine (the "Property"). For the purposes of this document, the term "Site" shall be used to refer to any and all locations, including the Property, where oil and or hazardous materials (OHM) have come to be located as a result of a release. This CAP is being submitted to the Maine Department of Environmental Protection (MEDEP) for Spill No P-326-2007. A Site Location Map is included as **Figure 1** and a Site Plan is included as **Figure 2**.

MEDEP Spill No P-326-2007 was issued on May 14, 2007, after impacted soil was observed during the removal of the underground storage tank (UST) system. The purpose of this CAP is to provide the MEDEP with a detailed description of additional investigations planned for the Site to eventually achieve a closure endpoint with the MEDEP.

A copy of the MEDEP's decision tree is included as **Appendix A**. As indicated in **Appendix A**, the clean-up goal for soils at the Site consists of the MEDEP Intermediate Cleanup goals.

2.0 INVESTIGATIVE AND REMEDIAL MEASURES UNDERTAKEN

Remedial actions conducted at the Site to date have included the removal of the UST system, including the USTs, associated product lines and dispensers. Soil samples were collected from the Site during the initial UST removal (May 2007). Soil samples were field screened using a photoionization detector (PID) and select soil samples were submitted for laboratory analysis for gasoline range organics (GRO) and volatile organic compounds (VOCs). Refer to **Figure 3** for the locations of the soil samples collected during May 2007.

PID screening results of soil samples collected in May 2007 are summarized in **Table 1**, and laboratory analytical results of soil samples collected during May 2007 are summarized in **Table 3**. As indicated in **Table 1**, PID screening results of select soil samples were in excess of 500 parts per million by volume (ppmv). As indicated in **Table 3**, reported concentrations of GRO from select soil samples were above the applicable Maine Intermediate Clean up Goals and the MEDEP Remedial Action Guidelines for soil leaching to groundwater.

Getty Station No. 28032
1217 Congress Street, Portland, ME
Maine Facility ID No. 3974

Following the removal of the USTs, Tyree personnel returned to the Site in July 2007 to over-excavate the areas of identified impacted soil at the Site. From July 30 through August 3, 2007, a total of 1,039.59 tons of soil were excavated from the former tank field, and transported off Site to ESMI of Loudon, New Hampshire for treatment by thermal desorption. Refer to **Figure 4** for the extent of the second soil excavation. Note that the extent of the excavation was limited by the Site building, the abutting properties to the east, Congress Street to the south, and the canopy. In addition, during this time period, a total of, 4,792 gallons of recovered groundwater from the excavation were treated on Site and discharged to the municipal sewer system.

Soil samples were collected from the Site during the July through August 2007 soil excavation and field screened using a PID. Select soil samples were submitted for laboratory analysis for GRO and VOCs.

PID screening results of soil samples collected from July through August 2007 are summarized in **Table 2**, and laboratory analytical results of soil samples collected in July through August 2007 are summarized in **Table 3**. Refer to **Figure 4** for the locations of soil samples collected at the Site from July through August 2007.

As indicated in **Table 2**, PID screening results of numerous soil samples (collected from depths ranging from six to ten feet) were above 500 ppmv. As indicated in **Table 3**, laboratory analytical results of soil samples collected from the excavation bottom, east, west and south sidewalls (collected from depths ranging from six to ten feet) reported concentrations of analytes above the MEDEP Intermediate Cleanup goals and the MEDEP Remedial Action Guidelines for soil leaching to groundwater.

On October 22, 2007, Tyree submitted an *Underground Storage Tank Closure and Site Assessment Report Evidence of Discharge or Leak Encountered* to the MEDEP. This report summarized the UST system removal and soil excavation activities in detail.

On February 14, 2008, Tyree submitted an *Addendum Letter to UST Closure and Assessment Report* to the MEDEP. This report addressed some comments made by Mr. Stephen Brezinski of the MEDEP regarding the October 22, 2007 report, and clarified that no soils were removed from the pump island area during the July through August 2007 soil excavation. Therefore, shallow impacted soils identified at soil sample locations Pump Island #1 and Pump Island #2 are likely still in place.

3.0 PROPOSED ENVIRONMENTAL ASSESSMENT PLAN

Based on the results of soil data collected to date, the vertical and horizontal extent of impacted soil has not yet been delineated at the Site. In addition, no groundwater analytical data has been collected from the Site, although laboratory analytical results of a groundwater sample collected from the influent of the recovered groundwater during dewatering activities prior to discharge indicated the presence of GRO and gasoline-related VOCs. Tyree recommends completing the delineation of impacted soil and groundwater at the Site prior to beginning any remedial actions.

3.1 Additional Soil Assessment

Based on PID screening and laboratory analytical results of soil samples, the vertical and/or horizontal extent of impacted soil have not been delineated at the following locations:

- The east, southwest and south sidewalls of the July-August 2007 soil excavation;
- Shallow soils in the vicinity of soil samples "PI1 and PI2";;
- The southeast corner of the excavation completed on August 3, 2007, in the vicinity of the "Bottom 3, RR, SS" soil samples;
- The southeast portion of the excavation, in the vicinity of the "BB, JJ, KK, WSW3, SSW2 and ESW" soil samples;
- The central portion of the excavation, in the vicinity of the "Bottom 1, FF, O, P, R, S, T1, T2 and T4" soil samples.

Tyree proposes the following scope of work for the soil delineation:

- Prior to beginning the work, obtain access agreements to the abutting properties located to the east, as well as to Congress Street. Based on a review of aerial photos using Google™ Earth software, the abutting properties to the east appear to be residential properties;
- A maximum of thirteen soil borings will be advanced using Geoprobe™ direct-push methodology. The soil borings will be advanced adjacent to areas of identified impacted soil. Refer to **Figure 5** for the approximate locations of these soil borings. The exact number and locations of soil borings may need to be modified based upon Site conditions, including but not limited to, access to proposed locations and the presence of subsurface utilities;

- The soil borings will be advanced from the ground surface to refusal, or an anticipated maximum depth of fifteen feet. The soil borings will be advanced a minimum of five feet below the observed water table in order to account for seasonal groundwater fluctuations and the potential for vertical “smearing” of contamination in soil;
- Soil samples will be collected from the borings and screened for the presence of total volatile organic vapors (TVOVs) using a PID. Soil samples will be screened in accordance with MEDEP Standard Operating Procedure (SOP) TS004, “Compendium of Field Testing of Soil Samples for Gasoline and Fuel Oil”;
- Approximately one to two soil samples per boring will be submitted for laboratory analysis for volatile petroleum hydrocarbons (VPH) with target analytes following the Massachusetts Department of Environmental Protection (MassDEP) methodology as adopted by the MEDEP. Soil samples shall be selected for analysis based upon PID readings, visual and olfactory evidence; and,
- One composite soil sample shall be submitted for laboratory analysis for pre-disposal characterization parameters. The specific analytical parameters will depend upon whether the Site has a Virgin Petroleum Spill letter from the MEDEP.

3.2 Additional Groundwater Assessment

As previously stated, laboratory analytical results of a groundwater sample collected from the influent of the recovered groundwater prior to discharge indicated the presence of GRO and gasoline-related VOCs. To date, the horizontal extent of impacted groundwater has not been delineated.

Tyree proposes the following scope of work for the groundwater delineation:

- A maximum of six groundwater monitoring wells will be installed at the Site. The monitoring wells will be installed using hollow-stem auger (HSA) drilling methodology. A minimum of two wells will be installed within the former excavation, and a minimum of two wells will be installed on the abutting residential properties to the east. Refer to **Figure 5** for the approximate locations of these wells. The exact number and locations of monitoring wells may need to

be modified based upon Site conditions, including but not limited to, access to proposed locations and the presence of subsurface utilities;;

- All monitoring wells will be installed to a minimum depth of ten feet below grade, or five feet into the observed groundwater table. Continuous soil samples will be collected and field screened with a PID in accordance with MEDEP SOP TS004, "Compendium of Field Testing of Soil Samples for Gasoline and Fuel Oil
- At least one soil sample will be collected from each monitoring well and submitted for laboratory analysis of VPH with target analytes following the MassDEP methodology as adopted by the MEDEP. Soil samples shall be selected for analysis based upon PID readings, visual and olfactory evidence;
- All wells will be constructed of two-inch diameter Schedule 40 PVC well screen and riser, and will be constructed so that the well screen spans the observed groundwater table;
- Groundwater wells will be developed by purging them of a minimum of five well volumes of water using dedicated, disposable polyethylene bailers;
- Prior to sampling, the depth to water in each well shall be gauged. Each well shall be gauged with an oil-water interface probe capable of measuring non-aqueous phase liquid (NAPL) thickness to 0.01 feet; and,
- One groundwater sample will be collected from each well and submitted for laboratory analysis for VPH with target analytes by MassDEP methodology as adopted by the MEDEP. Groundwater samples will be collected using dedicated, disposable polyethylene bailers.

4.0 SCHEDULE AND REPORTING

It is anticipated that the additional assessment activities will be completed at the Site during the fall of 2011. Please note that this proposed schedule will be dependent upon obtaining access agreements from the abutting property owners.

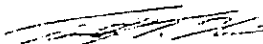
Once the analytical results from the soil and groundwater sampling have been received Tyree shall evaluate the data and determine if additional assessment is needed, or if a remedial action can be selected. Tyree shall prepare a report for the MEDEP summarizing the results of the additional assessment activities, including sample

locations and analytical results, as well as the selected remedial action or recommendations for additional assessment.

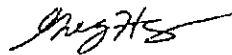
5.0 DISCLAIMER

This Corrective Action Plan has been prepared for the use of GPML and its designated agents. Reasonable due diligence was exercised by the staff of Tyree in the investigation and preparation of this report. The conclusions provided by Tyree are based solely on information presented in this report. Future investigative measures may result in a modification of the conclusions stated above. This investigation and report have been conducted in accordance with generally accepted practices. No other warranty, expressed or implied, is made.

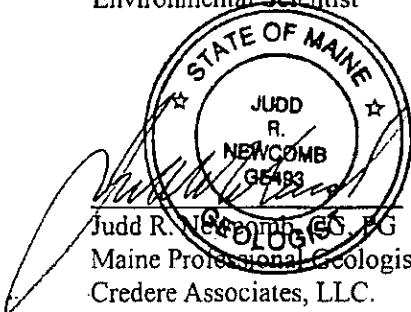
Tyree



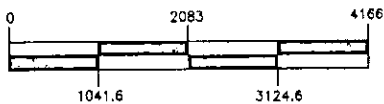
Timothy F. Nevins
Environmental Scientist



Gregory Hans
Environmental Scientist


Judd R. Newcomb, ES, PG
Maine Professional Geologist
Credere Associates, LLC.

Getty Station No. 28032
1217 Congress Street, Portland, ME
Maine Facility ID No. 3974



SCALE IN FEET

TYREE
26 TOWN FOREST ROAD
WEBSTER, MA 01570

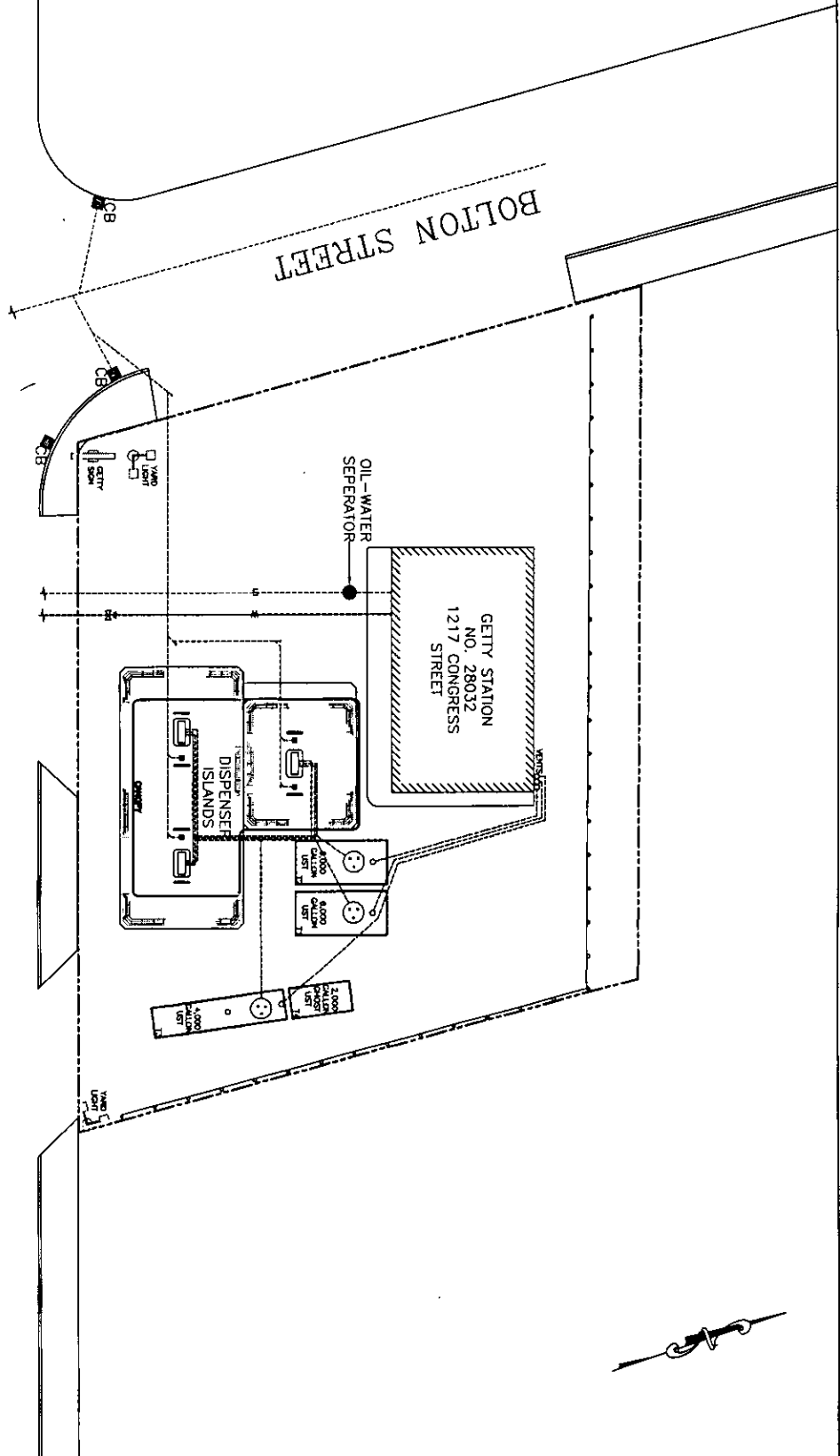
TEL. (508) 640-0300 FAX. (508) 640-0370

ADAPTED FROM THE U.S.G.S. 7.5 AND 15 MINUTE SERIES
PORTLAND, ME QUADRANGLE

FORMER GETTY STATION #28032

1217 CONGRESS STREET
PORTLAND, ME

FIGURE 1: SITE LOCATION MAP



LEGEND

- MH : MANHOLE
- CB : CATCH BASIN
- ⊕ : WATER VALVE
- : WATER LINE
- - - : SEWER LINE
- - - : APPROXIMATE PROPERTY LINE



SITE PLAN



Tyree

SCALE: 1"=30'

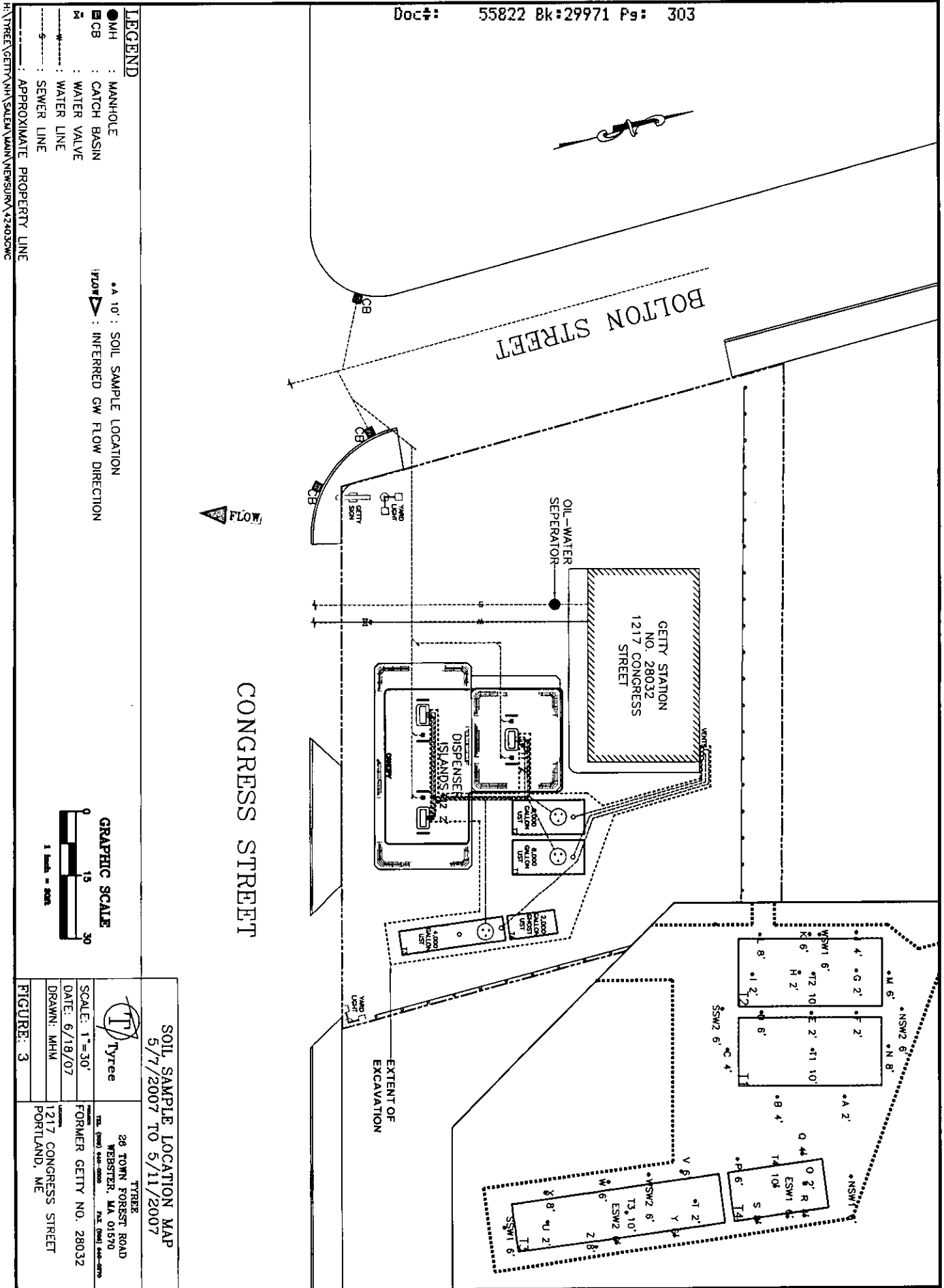
DATE: 2/14/2011

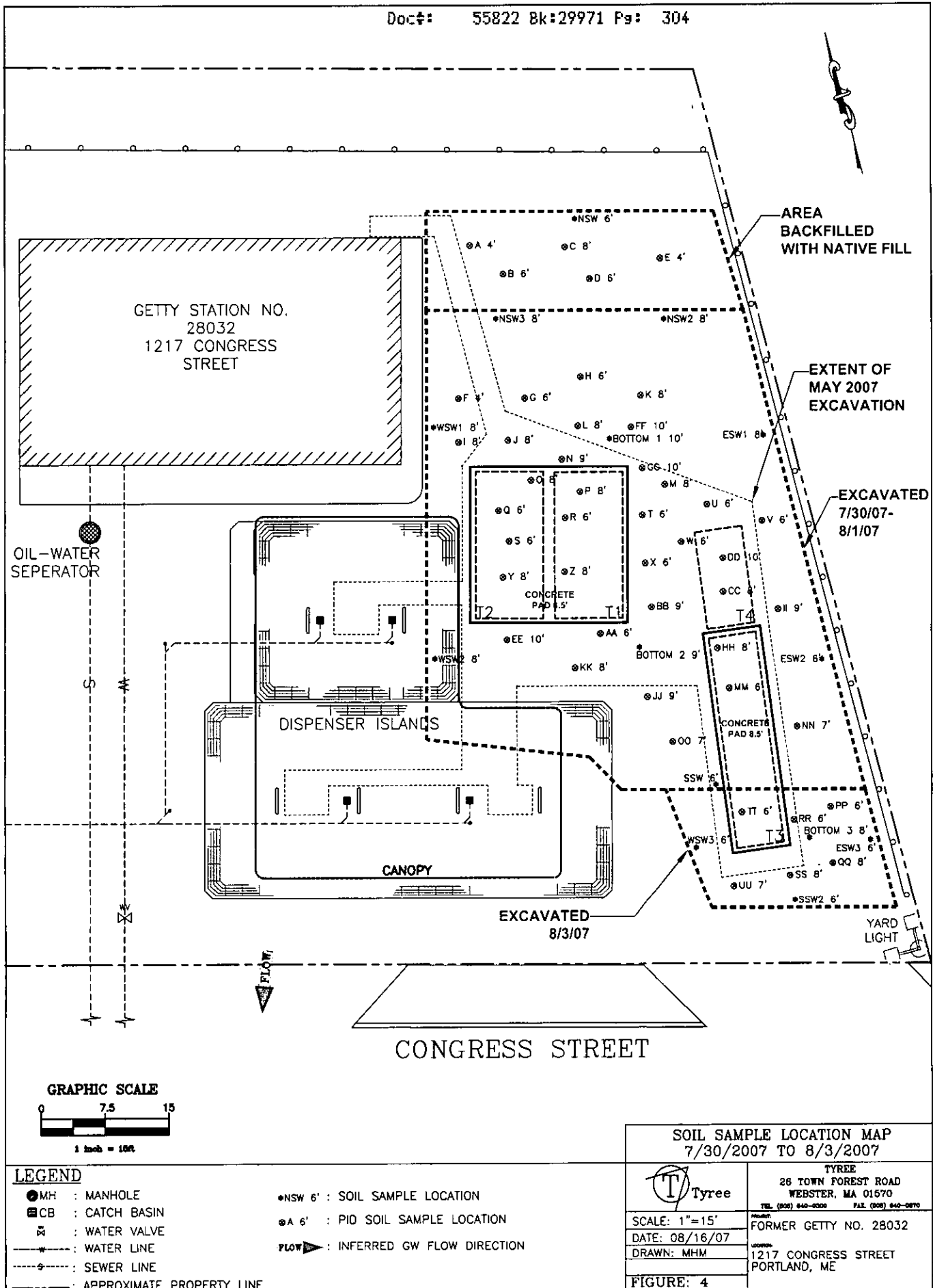
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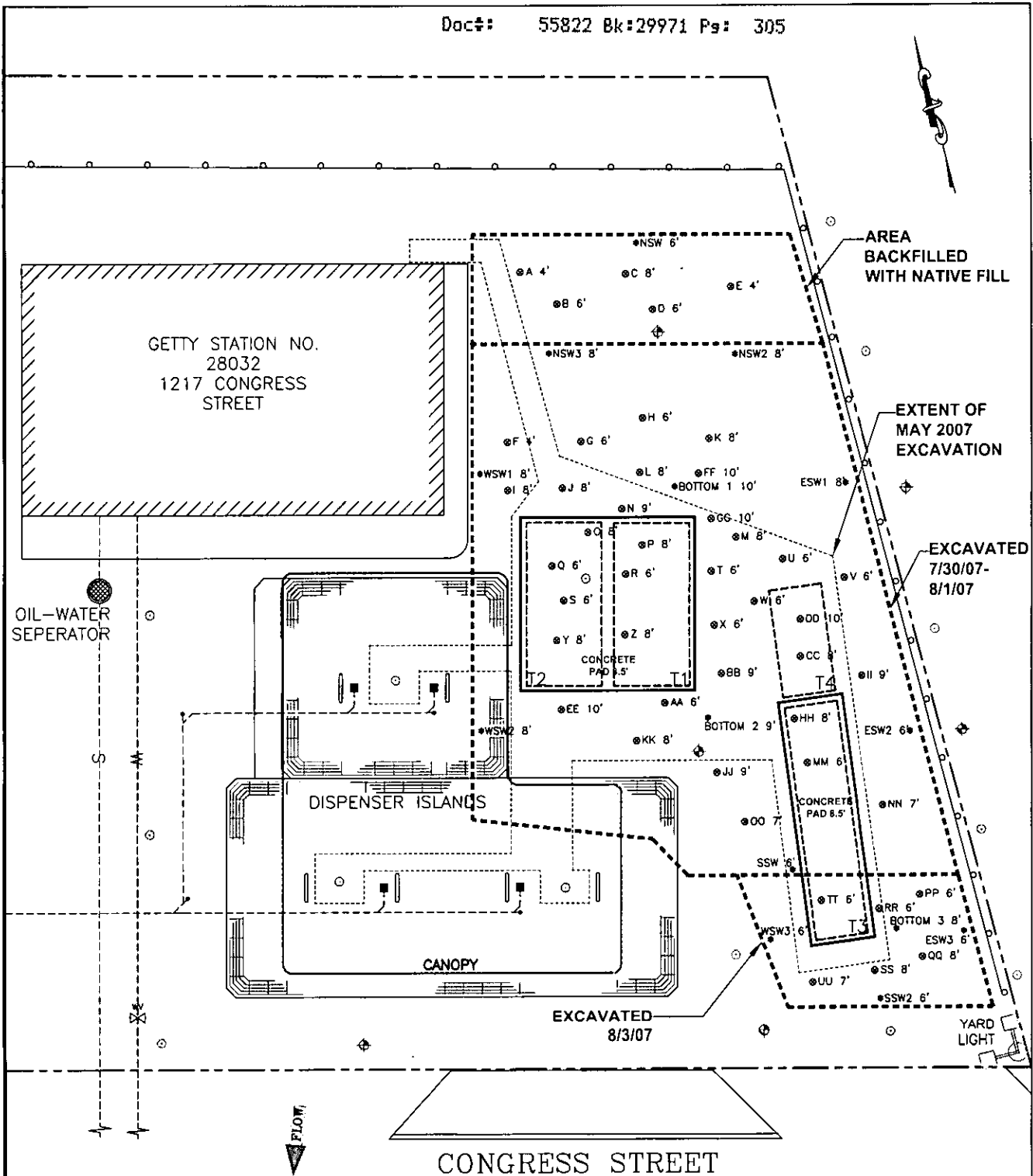
FIGURE: 2

28 TOWN FOREST ROAD
WEBSTER, MA 01570
TEL: (508) 846-8800 FAX: (508) 846-8779

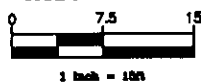
FORMER GETTY NO. 28032
1217 CONGRESS STREET
PORTLAND, ME



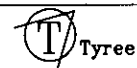




GRAPHIC SCALE

**LEGEND**

- | | |
|---------------------------------|---------------------------------------|
| ● MH : MANHOLE | ⊕ : PROPOSED MONITORING WELL LOCATION |
| ■ CB : CATCH BASIN | ○ : PROPOSED SOIL BORING LOCATION |
| ⊕ : WATER VALVE | ● NSW 6' : SOIL SAMPLE LOCATION |
| ---W--- : WATER LINE | ● A 6' : PID SOIL SAMPLE LOCATION |
| ---S--- : SEWER LINE | ▶ FLOW : INFERRED GW FLOW DIRECTION |
| --- : APPROXIMATE PROPERTY LINE | |

**PROPOSED SOIL BORING/
MONITORING WELL LOCATION MAP**

TYREE

28 TOWN FOREST ROAD
WEBSTER, MA 01570

TEL: (508) 644-0800 FAX: (508) 644-0870

SCALE: 1"=15'

DATE: 2/15/2011

DRAWN: BTC

FIGURE: 5

FORMER GETTY NO. 28032

1217 CONGRESS STREET

PORTLAND, ME

Table 1
Summary of PID Screening Results - May 2007
Getty Station #28032
1217 Congress Street
Portland, ME

Sample ID	Date	Depth	Field PID Reading (ppmv)
A	5/8 - 5/9/07	2'	39.04
B	5/8 - 5/9/07	4'	576
C	5/8 - 5/9/07	4'	1,152
D	5/8 - 5/9/07	6'	211.2
E	5/8 - 5/9/07	2'	70.4
F	5/8 - 5/9/07	2'	32.64
G	5/8 - 5/9/07	2'	179.2
H	5/8 - 5/9/07	2'	147.2
I	5/8 - 5/9/07	2'	39.68
J	5/8 - 5/9/07	4'	576
K	5/8 - 5/9/07	6'	768
L	5/8 - 5/9/07	8'	960
M	5/8 - 5/9/07	6'	1,152
N	5/8 - 5/9/07	8'	768
O	5/8 - 5/9/07	2'	102.4
P	5/8 - 5/9/07	6'	576
Q	5/8 - 5/9/07	4'	704
R	5/8 - 5/9/07	4'	211.4
S	5/8 - 5/9/07	8'	1,408
T	5/8 - 5/9/07	2'	5.76
U	5/8 - 5/9/07	2'	33.92
V	5/8 - 5/9/07	6'	281.6
W	5/8 - 5/9/07	6'	896
X	5/8 - 5/9/07	8'	275.2
Y	5/8 - 5/9/07	6'	352
Z	5/8 - 5/9/07	8'	576
SSW 1	5/8 - 5/9/07	6'	384
ESW 2	5/8 - 5/9/07	6'	243.2
WSW 2	5/8 - 5/9/07	6'	896
T3	5/8 - 5/9/07	10'	7.04
ESW 1	5/8 - 5/9/07	6'	249.6
T 4	5/8 - 5/9/07	10'	275.2
NSW 1	5/8 - 5/9/07	6'	153.6
NSW 2	5/8 - 5/9/07	6'	595.2
T 1	5/8 - 5/9/07	10'	70.4
T 2	5/8 - 5/9/07	10'	320
WSW 1	5/8 - 5/9/07	6'	147.2

Notes:

PID: photoionization detector (Flnu PI-101)

ppmv: parts per million per unit volume

Field PID Reading column adjusted to reflect 3.2 multiplication factor

Table 2
Summary of PID Screening Results - July to August 2007
Getty Station #28032
1217 Congress Street
Portland, ME

Sample ID	Date	Depth	Field PID Reading (ppmv)
A	7/30/07-7/31/07	4'	ND
B	7/30/07-7/31/07	6'	ND
C	7/30/07-7/31/07	8'	ND
D	7/30/07-7/31/07	6'	ND
E	7/30/07-7/31/07	4'	ND
F	7/30/07-7/31/07	4'	219
G	7/30/07-7/31/07	6'	199
H	7/30/07-7/31/07	6'	55
I	7/30/07-7/31/07	8'	767
J	7/30/07-7/31/07	8'	618
K	7/30/07-7/31/07	8'	138
L	7/30/07-7/31/07	8'	718
M	7/30/07-7/31/07	8'	ND
N	7/30/07-7/31/07	9'	2,383
O	7/30/07-7/31/07	8'	2,141
P	7/30/07-7/31/07	8'	627
Q	7/30/07-7/31/07	6'	767
R	7/30/07-7/31/07	6'	827
S	7/30/07-7/31/07	6'	732
T	7/30/07-7/31/07	6'	496
U	7/30/07-7/31/07	6'	323
V	7/30/07-7/31/07	6'	673
W	7/30/07-7/31/07	6'	718
X	7/30/07-7/31/07	6'	266
Y	7/30/07-7/31/07	8'	19
Z	7/30/07-7/31/07	8'	451
AA	7/30/07-7/31/07	9'	494
BB	7/30/07-7/31/07	9'	2,401
CC	7/30/07-7/31/07	8'	3,001
DD	7/30/07-7/31/07	10'	240
EE	7/30/07-7/31/07	10'	281
FF	7/30/07-7/31/07	10'	3,493
GG	7/30/07-7/31/07	10'	6,402
NSW2	7/30/07-7/31/07	8'	ND
NSW3	7/30/07-7/31/07	8'	ND
WSW1	7/30/07-7/31/07	8'	ND
WSW2	7/30/07-7/31/07	8'	ND
HH	8/1/2007	8'	7,165
II	8/1/2007	9'	2,105
JJ	8/1/2007	9'	1,042
KK	8/1/2007	8'	926
LL	8/1/2007	8'	684
MM	8/1/2007	6'	784
NN	8/1/2007	7'	233
OO	8/1/2007	7'	193
ESW2	8/1/2007	6'	176
SSW 1	8/1/2007	6'	791
BOTTOM 2	8/1/2007	9'	39
PP	8/3/2007	6'	727
QQ	8/3/2007	8'	3,057
RR	8/3/2007	6'	1,631
SS	8/3/2007	8'	651
TT	8/3/2007	6'	158
UU	8/3/2007	6'	323
ESW3	8/3/2007	6'	178
SSW2	8/3/2007	6'	178
WSW3	8/3/2007	6'	153
BOTTOM 3	8/3/2007	8'	19.4

Notes:

PID: photoionization detector (Thermo Environmental OVM 580B)

ppmv: parts per million per unit volume

BG: below grade ND: not detected

Field PID Reading column adjusted to reflect the 3.2 multiplication factor

JUL-06-2007 16:51

MAINE DEP SMRC

2078226303

P.06

Investigator: STEPHEN G. BREZINSKI

Date: 5/14/2007 12:00:00AM

Site Name, Address: GETTY 28032, 1217 CONGRESS & BOLTON ST Town: PORTLAND, ME

Please circle your response:	If "Yes" Go To	If "No" Go To	
1. Is a public water supply well located within 2000 feet of the leak or discharge site, or is the site located within wellhead protection recharge zone of a public water supply well?	12	2	N
2. Is the leak or discharge site located in or over a sand and gravel deposit?	2A	3	N
2A. Is the entire area, within a 2000 foot radius of the leak or discharge site, a non-attainment zone?	2B	12	
2B. Is there potential for vapor problems within buildings or for a confined space fire or explosion hazard?	13	11A	
3. Was the release directly into bedrock or is the bedrock groundwater system contaminated?	9	4	N
4. Was the release directly into a glacial till deposit?	9	5	N
5. Was the release into a silt or clay deposit?	6	N/A	Y
6. Is there at least 10 feet of silt and/or clay between the contaminated zone and underlying more permeable surficial deposits (such as glacial till or sand and gravel) or bedrock?	7	9	Y
7. Are the area's gradients approximately horizontal (topographic gradient flat or groundwater gradient <1%)?	8	9	Y
8. Does the seasonal low of the water table fall below the top of the underlying aquifer (sand and gravel deposit or bedrock)? If unknown the answer is yes	9	10	N
9. Is the area within 2000 feet downgradient or 1000 feet upgradient served by a public water supply? (If there are any private wells within this area, answer "No".)	10	12	
10. Is there any potential for vapor problems within buildings or for a confined space explosion hazard?	13	11	Y
11. Is the entire area, within a 2000 foot radius of the leak or discharge site, a non-attainment zone?	11A	13	
11A. Is the site now or in the past been in a predominantly industrial land use?	14A	14B	

Check clean-up goal decided upon:

12. **Stringent (ST) Clean-up Goals** Ground water clean-up action levels: Dissolved phase ground water contamination action levels are 200 ppb for GRO; 50 ppb DRO; 2 ppb for benzene; and 25 ppb for MTBE. Cleanup Goals: Remove all free product. Remove or remediate contaminated soil containing greater than 10 mg/kg diesel range organics, or 5 mg/kg gasoline range organics as determined by DEP-approved laboratory methods. Remediate groundwater containing greater than 50 ug/l gasoline or diesel range organics, 35 ug/l MTBE, and 5 ug/l benzene measured by DEP approved laboratory methods.

X 13. **Intermediate (IN) Clean-up Goals** Remove all free product. Remove or remediate contaminated soil containing greater than 10 mg/kg diesel range organics or 5 mg/kg gasoline range organics as determined by DEP-approved laboratory methods.

14A. **Baseline-1 (BL1) Goals** Remove all free product. Remove or remediate soil "saturated" with gasoline, kerosene, or fuel oil.

14B. **Baseline-2 (BL2) Goals** Remove all free product. Remove or remediate contaminated soil to: 500-1,000 ppm gasoline range organics and 200-400 ppm diesel range organics, each as measured by the DEP field headspace analysis or its Department approved equivalent field method.

Other (Specify):

Complete justification below.

Note: Where there is significant uncertainty regarding the identity of the product, the lower gasoline or diesel organics' standards shall apply and, in the stringent category, groundwater shall be analyzed for MTBE and benzene.

JUSTIFICATION OF ALTERNATE CLEAN-UP GOAL:

NOTE: This form must be included in the case's Spill Report if completed by Division of Response Services staff. Other Bureau staff must include this documentation in the project file.

Received
Recorded Register of Deeds
Sep 27, 2012 02:03:56P
Cumberland County
Pamela E. Lovley

SSTS Generated

Memorandum
Planning and Urban Development Department
Planning Division



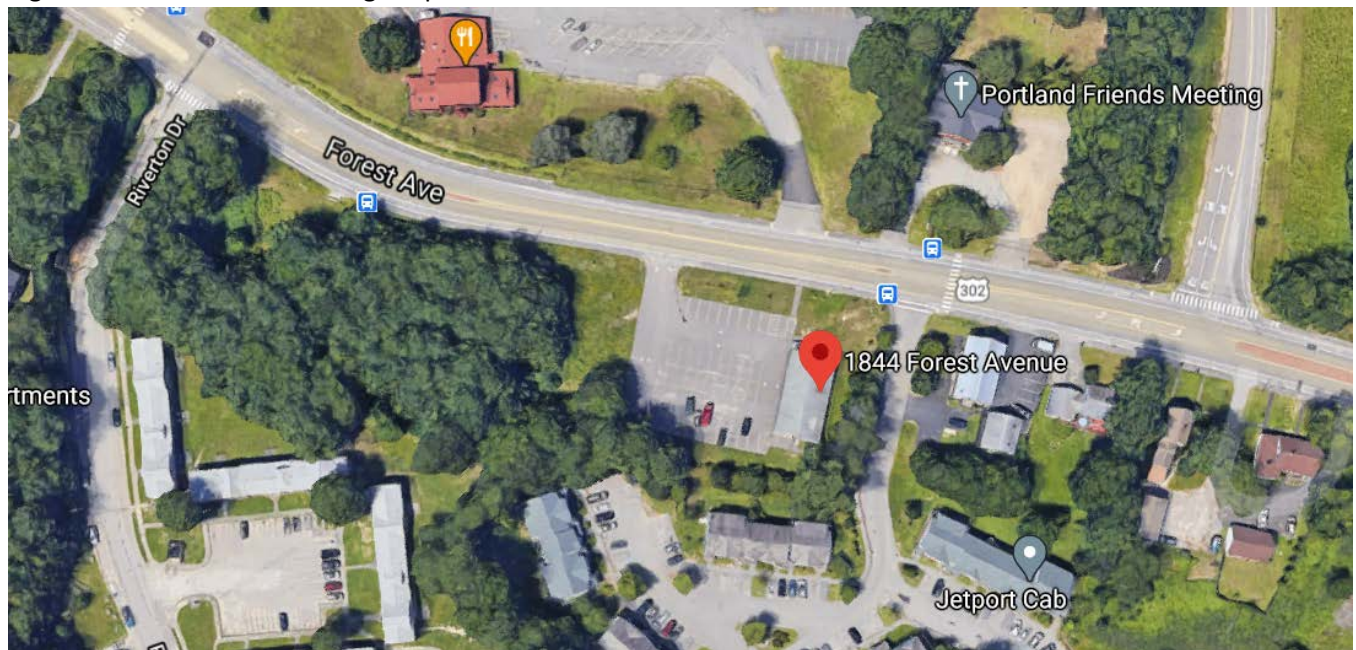
To: Brandon Mazer, Chair and Members of the Portland Planning Board
 From: Shukria Wiar, Planner
 Date: September 18, 2020
 Re: Gabriel Zappia
 Project #: PL-000975-2020 CBL: 327 Boo4
 Meeting Date: September 22, 2020

I. INTRODUCTION

Gabriel Zappia is requesting a workshop for a Level III Site Plan and Subdivision application at 1844 Forest Avenue. The applicant is proposing seventeen (17) residential apartments with the intent to lease the units. They are proposing to convert the existing dance and karate studio to a residential use. The proposed reconfiguration of the units will occur wholly within the existing structure, with minimal proposed changes to the building exterior. The parcel is located in the B-2 Community Business Zone.

The Planning Board will review the application for compliance with the site plan standards, subdivision standards, and the B-2 Design Principles & Standards.

Figure 1 – Aerial of the Existing Proposed Site



Applicant: Gabriel Zappia
Consultants: Eric Dube, PE, Casco Bay Engineering

II. REQUIRED REVIEWS

Waiver Requests	Applicable Standards
Request: Waiver of Parking study	Technical Manual, <i>Section 1.14</i> , requiring that ...

<i>Review</i>	Applicable Standards
Site Plan	Section 14-526
Subdivision	Section 14-497
Inclusionary Zoning (IZ)	Section 14-474, Section 14-487
<i>Other Potential Reviews</i>	
B-2 Design Principles & Standards	Appendix 2 of the Design Manual

III. PROJECT DATA

Existing Zoning	B-2 Community Business Zone
Existing Use	Dance Studio
Proposed Use	Residential Apartments
- Bedroom Mix	Six Efficiencies
Parcel Size	32, 108 SF

	Existing	Proposed	Net Change
Building Footprint	2,600 SF	2,600 SF	No change
Building Floor Area	5,200 SF	7,800 SF	2,600 SF
Impervious Surface Area	20,102 SF	20,503 SF	401 sf
Parking Spaces	40	38	-2
Bicycle Parking Spaces	14	14	0

IV. EXISTING CONDITIONS

The subject property is located in the B-2 Community Business zone. The proposed project site is located at 1844 Forest Avenue. The existing 7,800 square foot, two level building is currently occupied by a dance studio and was originally built in 1917. Forty (40) existing parking spaces are located adjacent to the building, with access to the site provided via a 16' emergency vehicle access easement for Wellesley Estate. The access easement is clear at all times and no parking is allowed on it.

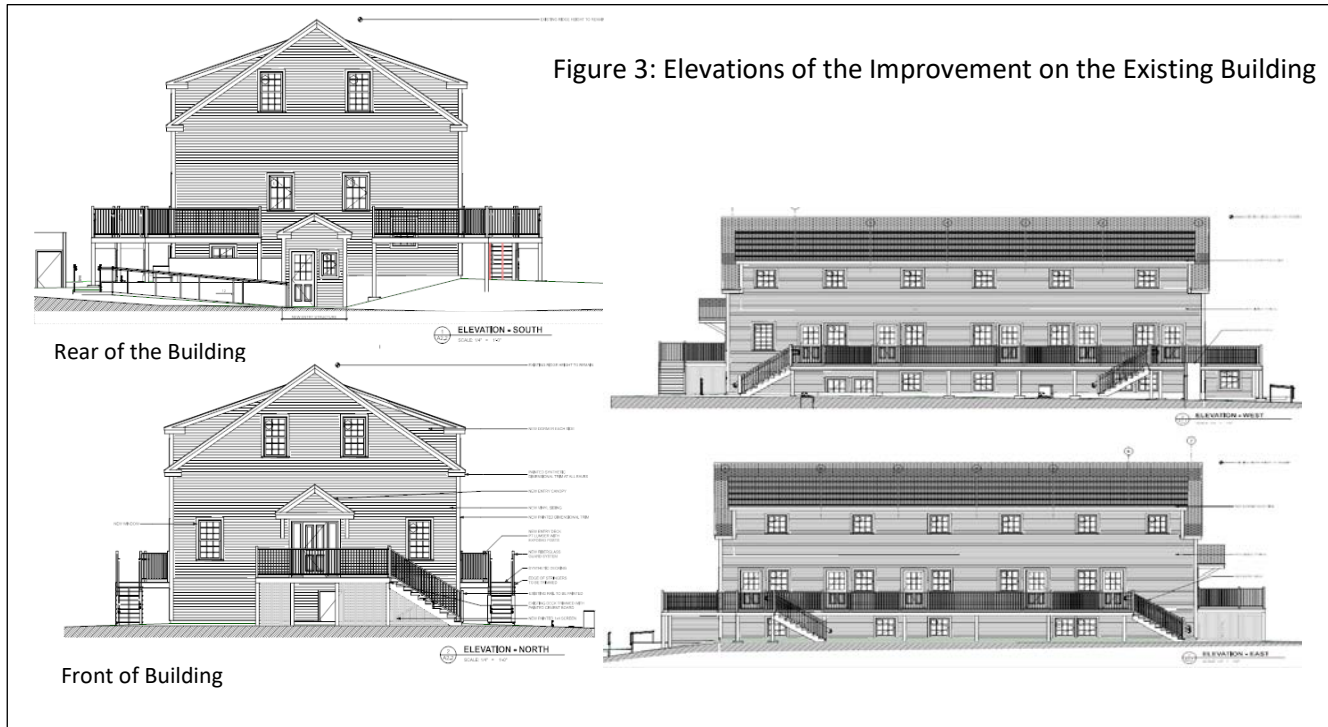
Figure 2: The Existing Site



The site will provide compact off-peninsula living for renters proximate to local businesses, institutions, employers, and public transportation along the Forest Avenue corridor.

V. PROJECT DESCRIPTION

The applicant proposes to convert the building into seventeen (17) residential apartments. The building will be internally redesigned to provide dwelling units within the existing floor plates, and no changes to the site are contemplated with the exception of minor landscaping improvements and parking space assignment. Small decks will be added to the exterior of the building to provide access for the apartments. The proposed residential units' range in size from 285 to 675 square feet in area. The residential units will consist of eleven (11) one-bedroom units on the second floor and six efficiency units on the first floor for a total of 17 units. A common central corridor will lead to unit entries on the first floor, whereas the second floor will have entrances off the proposed deck. The second-floor units are to be configured as townhouse style apartments, with two levels of living area.



As mentioned before, there will be limited exterior modifications to the building, except for the proposed decks.

VI. PUBLIC COMMENT AND NEIGHBORHOOD MEETING

A legal ad for the Board workshop was posted on the City's web page and appeared in the *Portland Press Herald* on September 11th and 12th, 2020. Notices were also sent to thirty-two (32) property owners within 500 feet of the site and to the interested citizen list.

The applicant has not held the required neighborhood meeting, which will need to be done prior to the public hearing. As of the writing of this report no written public comment has been received.

VII. RIGHT, TITLE AND INTEREST AND FINANCIAL/TECHNICAL CAPACITY

The owner of the property at 1844 Forest Avenue is Gabriel Zappia. The applicant has provided a copy of warranty deed, which demonstrates their right, title and interest in the property. The estimated cost of the development has not been disclosed yet. The applicant has submitted statements from Morgan Stanley, dated November 2019, as evidence that the applicant has sufficient funds ([Attachment F](#)) and as demonstration of their financial and technical capacity to complete the proposed development.

VIII. ZONING ANALYSIS

A. DIMENSIONAL AND USE REQUIREMENTS

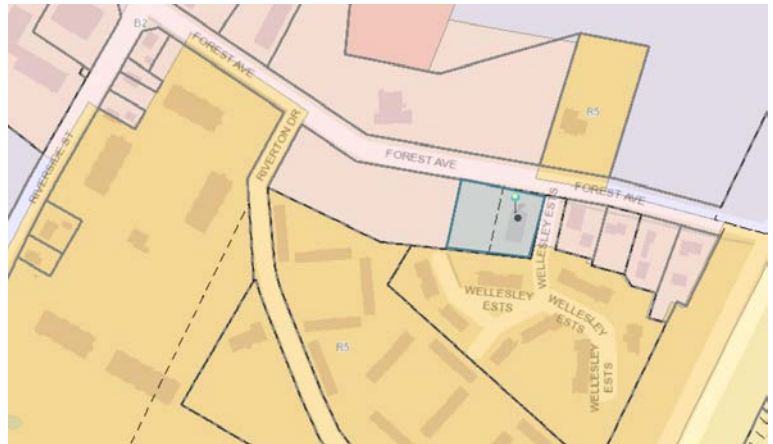
The proposed seventeen (17) residential units are a permitted use in the B-2 zone, which allows multi-family dwellings. Staff has reviewed the development for zoning requirements and have found that all of the dimensional requirements are being met for this zone.

	Required	Proposed
Lot Size	None	32, 108 SF
Area Per Dwelling Unit	1,500 SF (21 units are allowed)	1,889 SF (17 Units)
Minimum Street Frontage	20'	200'
Front Yard Minimum	None	-
Front Yard Maximum	10'	18.07'
Rear Yard	10'	11.16"
Side Yard	none	-
Side Yard ON Side Street	None	-
Maximum Lot Coverage	None	-
Maximum Height	65'	32'
Off-Street Parking	1 space/unit (17 spaces required)	34 spaces

B. CONDITIONAL USE – INCLUSIONARY ZONING

As required by the City's Inclusionary Zoning Ordinance, residential developments with ten (10) or more units are required to provide a minimum of ten percent (10%) of the dwelling units as Workforce Housing units, and the units themselves must contain a minimum of ten percent (10%) of the total bedroom count for the entire development. The City's Housing Program Manager, Victoria Volent, has reviewed the application and offers the following comments (Attachment 7):

Figure 4: Zoning of Proposed Site and Surrounding Area



1844 Forest Avenue proposes to construct 17 units of rental housing. The project would include six studio, and eleven one-bedroom units. This project triggers Inclusionary Zoning as it would create ten or more new dwelling units through new construction. Based on the aforementioned information, the developer would comply with Division 30, section 148-487 by either:

- 1) providing 2 one-bedroom workforce units; or*
- 2) providing 1 one-bedroom unit and paying a fraction fee-in-lieu of \$76,150.20 (.7 x 108,786); or*
- 3) providing a fee-in-lieu of \$184,936.20 (1.7 x \$108,786). As of this writing, the applicant has not yet indicated how they will meet the requirement*

IX. DEVELOPMENT REVIEW

A. SITE PLAN SUBMISSION REQUIREMENTS (Section 14-527) and SUBDIVISION PLAT AND RECORDING PLAT REQUIREMENTS (Section 14-496)

The applicant has submitted recording plats for the two phases of the development. The final review of the plat details is pending and any changes required before filing will be coordinated between staff and the applicant.

B. SUBDIVISION (Section 14-497)

The proposed development has been reviewed by staff for conformance with the relevant review standards of Portland's Subdivision Ordinance and applicable regulations. Staff comments are listed below.

1. Will Not Result in Undue Water and Air Pollution (Section 14-497 (a) 1), and Will Not Result in Undue Soil Erosion (Section 14-497 (a) 4)
Lauren Swett, P.E. of Woodard and Curran Engineering has reviewed the erosion and sediment control plan and states that the applicant has provided plans, notes, and details addressing erosion and sediment control requirements as well as inspection and maintenance requirements.
2. Sufficient Water Available (Section 14-497 (a) 2 and 3)
The project will be served by the existing water service located in Forest Avenue. Confirmation of ability to serve sewer from Portland Water District has been forwarded to the Planning Authority.
3. Will Not Cause Unreasonable Traffic Congestion (Section 14-497 (a) 5)
The site will be accessed by an existing curb cut on Forest Avenue. The proposed project is not anticipated to cause unreasonable traffic congestion. Mike Tremblay, P.E., Senior Engineer at the Department of Public Works, reviewed the proposal's details including the access, parking, and vehicle circulation, below are his comments (Attachment 1):
 - No one way circulation on site is recommended, it needs to be a two way.
 - Granite curb shall be installed on Forest Avenue where the curb is currently bituminous, per the attached detail.
 - The CM plan needs to use the newest Construction Management Plan template (<https://www.portlandmaine.gov/DocumentCenter/View/18030/General-Construction-Management-Template>). Specifically, they should touch on their dewatering plan. The CM plan itself should address how it plans to manage work in the ROW, specifically the curb installation. This may require a temporary sidewalk closure. They will need to provide an ADA-compliant pedestrian route around this closure.
4. Will Provide for Adequate Sanitary Sewer and Stormwater Disposal (Section 14-497 (a) 6), and Will Not Cause an Unreasonable Burden on Municipal Solid Waste and Sewage (Section 14-497 (a) 7)
There is an existing sewer lateral in Forest Avenue that will be serve the new project. Ms. Swett has reviewed the plans and finds the plans acceptable. Confirmation of ability to serve sewer from the Department of Public Works should be forwarded to the Planning Authority upon receipt.

The applicant is providing a dumpster on site. It is proposed to be enclosed by a chain link fence. Technical Manual standards requires that it not be visible, therefor the applicant needs to switch from chain link fence to stockade fence.
5. Comprehensive Plan (Section 14-497 (a) 9)
Staff have identified the following goals and policies which are relevant to the proposed housing development and finds the proposal in conformance with the Comprehensive Plan.

The central vision of Portland's Plan 2030 is represented by the Venn diagram demonstrating the integral interrelation of the community's core belief that Portland is equitable, sustainable, connected, dynamic, authentic and secure. The vision conveys the message of the City's need to balance many competing needs to assure the advance of the vision as a unified concept. In this instance, that the City's goals for job growth and transforming Portland through orderly growth and development be balanced with needs for connectivity of the street grid, sustainability of infrastructure and the ability to maintain that infrastructure, and security in the sense of public safety.



In addition, the Housing Policy section of Plan 2030 includes specific, applicable housing goals and strategies, included below.

Housing: A Livable City

State Goals: To encourage and promote affordable decent, housing opportunities for all Maine citizens

Local Goals:

- Increase, preserve, and modify the overall supply of housing City-wide to meet the needs, preferences and financial capabilities of all Portland households.
- Encourage additional contextually-appropriate housing density in and proximate to neighborhood centers, concentrations of services, and transit nodes and corridors as a means of supporting complete neighborhoods.
- Pursue policies to enable people who work in Portland to have the option to live in Portland.
- Encourage quality, sustainable design in new housing development.

From Future Strategies:

9. Adopt Affordable Housing

- Pursue new opportunities for increased energy efficiency, increased densities, mixed incomes, and greater connectivity to surrounding neighborhoods.

6. Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat (Section 14-497 (a) 8)

The proposal site is not within an historic district. It is in an urban neighborhood surrounded by a variety of residential building types. The proposed building does not impact the natural beauty of the area or adversely affect any significant wildlife habitat, rare or irreplaceable natural areas, or any public access to the shoreline. The staff finds the proposal in conformance with this standard.

C. SITE PLAN STANDARDS (Section 14-526)

The proposed development has been reviewed by staff for conformance with the relevant review standards of Portland's site plan ordinance and applicable regulations. Staff comments are listed below.

a) Transportation Standards

1. Consistency with City Master Plans

See Subdivision, Paragraph IX (B) (3), above.

2. Parking

Division 20 of the land use ordinance requires one parking space/unit for residential development located in the B-2 zones; *Section 14=332(a)3a* states “3. For residential development in the B-2, B-2b, B2c zones: a. One (1) parking space per dwelling unit.”. The applicant is proposing thirty-eight parking spaces on site, including four handicap spaces.

The proposed decks are exposed and there is no protective barrier between them and the parking lot. The applicant will need to state what the treatment under the decks will be.

Mr. Tremblay has reviewed the parking on site and his comments are stated in Subdivision, Paragraph IX (B) (3), above.

3. Bicycle Parking

The development proposes fourteen bicycles spaces on site. The required spaces are seven.

b) Environmental Quality Standards

1. Preservation of Significant Natural Features

There are no known significant natural features on the site.

2. Landscaping and Landscape Preservation

Under the standards of the subdivision ordinance, all subdivisions are required to provide one (1) street tree per lot or unit in or near the right-of-way. The subject application is for seventeen (17) units and must therefore contribute seventeen (17) street trees. If the street trees cannot be located on site, the developer will need to contribute a fee of \$400 per tree required into a street tree fund for use by the City Arborist in the installation and maintenance of urban street trees in the vicinity of the site. **As of this writing, the applicant has not indicated how they intend to meet this section.**

3. Water Quality, Storm Water Management and Erosion Control

Under Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards.

Existing drainage flows and catchments systems appear to be functioning effectively. No improvement to the existing infrastructure is being proposed. Lauren Swett, P.E. with Woodard and Curran Engineering, has reviewed the drainage plan and stormwater report, and states:

The site work proposed for 1844 Forest is very minor, with just the installation of a small walkway, and some associated grading. They are providing adequate erosion and sedimentation control, and they don't meet any other stormwater thresholds. I have no other comments on that work...they should just clearly show their impact area.

c) Public Infrastructure and Community Safety Standards

1. Consistency with City Master Plans

See Subdivision, Paragraph IX (B) (5), above.

2. Public Safety and Fire Prevention (CPTED and Fire)

The Crime Prevention through Environmental Design (CPTED) standards in the site plan ordinance address the principles of natural surveillance, access control and territorial reinforcement so that the design of developments enhance the security of public and private spaces and reduce the potential for crime.

Jason Grant, Life Safety CEO/ Plan Reviewer, reviewed the plans on behalf of the Fire Department and has no comments.

3. Availability and Adequate Capacity of Public Utilities

The project will be served by the Portland Water District, City Department of Public Works, and underground power/cable/communications. The applicant shall submit an ability to serve letter from the Department of Public Works to the Planning Authority upon receipt.

d) Site Design Standards

1. Snow and Ice Loading

Snow storage areas are shown on the site plan. Proposed snow storage areas will be on the green spaces around the surface parking lot.

2. View Corridors

This site is not within a Protected View Corridor as per the “View Corridor Protection Plan” approved by the Portland City Council in 2001.

3. Historic Resources

The site is not in a historic district or within 100 feet of a historic district; therefore, the project does not have to be reviewed by Historic Preservation.

4. Exterior Lighting

The site plan that shows all the proposed lighting fixtures and a photometric plan has been submitted. The catalog cuts of the proposed lighting fixtures will need to be submitted and reviewed by staff and meets standards.

5. Noise and Vibration

All heating, ventilation and air conditioning equipment (HVAC), air handling units (AHU), emergency generators, and similar equipment will have to be shown on the plans and meet state and federal emissions requirements. This mechanical equipment should be located to the interior of the site, away from abutting residential properties and be screened from view from any public street and from adjacent sites by structure walls, evergreen landscaping, fencing, masonry wall or a combination thereof.

6. Signage and Wayfinding

No signage or wayfinding is required.

7. Zoning Related Design Standards

The project at 1844 Forest Avenue was reviewed according to the *City of Portland Design Manual*/standards by Caitlin Cameron, Urban Designer, and Shukria, Planner, against *the B-2 Commercial Business Zones Standards* (Section (d) of the Design Manual) and *Multiple-Family Standards*. The building meets these standards, except for *Standard (1) g. Building Materials*, to which Ms. Cameron states that “Clapboard wood is appropriate (fiber cement is preferred over

vinyl), for the decks/railings, a finished wood or metal would be appropriate (railings must be painted/stained). Please refer Attachment 6 for a complete design analysis.

X. NEXT STEPS

- Board feedback on the proposed revisions
- Address any additional information requested by the Planning Board
- Schedule a public hearing

XI. ATTACHMENTS

A. PLANNING BOARD MEMO ATTACHMENT

1. DPW Engineer Review 04.03.2020
2. Civic Engineer Review 09.16.2020
3. City Arborist Review 06.26.2020
4. Traffic Engineer Review 03.23.2020
5. Fire Department Review 05.20.2020
6. Urban Designer Comments – 06.03.2020
7. Housing Planner IZ Comments 09.17.2020

B. APPLICANT SUBMITTAL

- A. Level III Application
- B. Site Plan Checklist
- C. Project Narrative
- D. Zoning Analysis Table
- E. Forest Deed
- F. Financial Statement
- G. Ability to Serve
- H. Narrative Buffer Responses
- I. Architectural Code
- J. Architectural Narrative
- K. City Response 06.03.2020
- L. City Response 08.21.2020

C. PLANS

- Plan 1 Site Cover Sheet
- Plan 2 Boundary Survey
- Plan 3 Exist Site Plan
- Plan 4 Site Plan Revised 2020-04-10
- Plan 5 Photometric Plan
- Plan 6 Erosion Control
- Plan 7 Site Details
- Plan 8 Demo Plans
- Plan 9 Details
- Plan 10 Arch Title Sheet
- Plan 11 Arch General Notes
- Plan 12 Architectural
- Plan 13 East-West Elevations

Plan 14	North East Elevations
Plan 15	North-South Elevations
Plan 16	South West Elevations
Plan 17	Floor Plans
Plan 18	Int Elevations
Plan 19	Life Safety Plan
Plan 20	Lof Floor Plan
Plan 21	Roof Plan
Plan 22	Wall Types
Plan 23	Door Schedule
Plan 24	Sections



Shukria Wiar <shukriaw@portlandmaine.gov>

1844 Forest Avenue

4 messages

Shukria Wiar <shukriaw@portlandmaine.gov>
To: Michael Tremblay <mtremblay@portlandmaine.gov>

Thu, Sep 17, 2020 at 9:51 PM

Hi Mike,

Just checking if you have your comments for 1844 Forest Avenue. I would like to include them in memo.

Thanks.

--

Shukria Wiar, Planner
Planning & Urban Development Department
389 Congress Street 4th Floor
Portland, ME 04101
Phone 207.756.8083
Fax 207.756.8258
<http://www.portlandmaine.gov/planning>

Mike Tremblay <mtremblay@portlandmaine.gov>
To: Shukria Wiar <shukriaw@portlandmaine.gov>

Fri, Sep 18, 2020 at 8:24 AM

Shukria,

Nothing on the site plan. The CM plan needs to use the newest Construction Management Plan template (<https://www.portlandmaine.gov/DocumentCenter/View/18030/General-Construction-Management-Template>). Specifically, they should touch on their dewatering plan.

The CM plan itself should address how it plans to manage work in the ROW, specifically the curb installation. This may require a temporary sidewalk closure. They will need to provide an ADA-compliant pedestrian route around this closure.

Thanks,
Mike

Mike Tremblay, P.E.
Senior Engineer
Engineering Division
Department of Public Works
City of Portland, ME
mtremblay@portlandmaine.gov
P. 207.874.8881 F. 207.874.8852



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Shukria Wiar <shukriaw@portlandmaine.gov>
To: Mike Tremblay <mtremblay@portlandmaine.gov>

Fri, Sep 18, 2020 at 10:57 AM

Wasn't there a comment about the one-way and the typical for installation of the granite curbing?

[Quoted text hidden]

Mike Tremblay <mtremblay@portlandmaine.gov>
To: Shukria Wiar <shukriaw@portlandmaine.gov>

Fri, Sep 18, 2020 at 12:08 PM

yes, sorry - no need for any one-way circulation. Granite curb shall be installed on Forest Avenue where the curb is currently bituminous, per the attached detail.

Mike Tremblay, P.E.
Senior Engineer
Engineering Division
Department of Public Works
City of Portland, ME
mtremblay@portlandmaine.gov
P. 207.874.8881 F. 207.874.8852



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 **Figure_I_12A_VericalGraniteCurb-FullDepthStreetConstruct.pdf**
51K



Shukria Wiar <shukriaw@portlandmaine.gov>

1844 Forest Ave

Lauren Swett <lswett@woodardcurran.com>
To: Shukria Wiar <shukriaw@portlandmaine.gov>

Wed, Sep 16, 2020 at 9:17 AM

Hi Shukria,

Just sending this along again – very minor comments, they should just clearly show their impact area. I don't see updated plans in the folder.

Thanks,
Lauren

From: Lauren Swett
Sent: Thursday, July 16, 2020 7:33 AM
To: Shukria Wiar <shukriaw@portlandmaine.gov>
Cc: Mike Tremblay <mtremblay@portlandmaine.gov>
Subject: 1844 Forest Ave

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1844 Forest Avenue Review

Jeff Tarling <jst@portlandmaine.gov>

Fri, Jun 26, 2020 at 3:56 PM

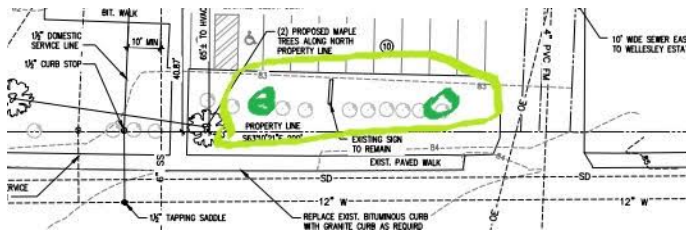
To: Shukria Wiar <shukriaw@portlandmaine.gov>

Hi Shukria -

In review of the proposed project at 1844 Forest Avenue we would recommend an additional (2) street trees along Forest Avenue, and a restoration of the earlier shrub planting landscape along Forest Avenue. This planting was also part of a prior Site Plan approval years ago.

Thanks

Jeff



Jeff Tarling
City Arborist - City of Portland Maine
Parks, Recreation & Facilities Department
Forestry & Horticulture
212 Canco Road - Suite A
Portland, ME. 04103
(207) 808-5400
jst@portlandmaine.gov



Shukria Wiar <shukriaw@portlandmaine.gov>

1844 Forest Avenue - Traffic Review Comments

1 message

Tom Errico <thomas.errico@tylin.com>

Fri, Mar 20, 2020 at 8:28 AM

To: Shukria Wiar <shukriaw@portlandmaine.gov>

Cc: Michael Tremblay <mtremblay@portlandmaine.gov>, Jeremiah Bartlett <JBartlett@portlandmaine.gov>, Bruce Hyman <bhyman@portlandmaine.gov>

Hi Shukria – I have reviewed the project application and the proposed land use change is not expected to have a significant impact on area traffic mobility and safety. I have no comments.

Please contact me if you have any questions.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director
TYLIN INTERNATIONAL
12 Northbrook Drive
Falmouth, ME 04105
+1.207.781.4721 main
+1.207.347.4354 direct
+1.207.400.0719 mobile
thomas.errico@tylin.com
Visit us online at www.tylin.com
Twitter | Facebook | LinkedIn | Instagram



Shukria Wiar <shukriaw@portlandmaine.gov>

1844 Forest Ave and more....

Jason Grant <jgrant@portlandmaine.gov>

Wed, Aug 12, 2020 at 9:21 AM

To: Shukria Wiar <shukriaw@portlandmaine.gov>

Shukria,

Sorry Jeanie never got back to me before she went on vacation. I was able to go over 1844 Forest this morning with Michele for the ADA access. She does not believe the top level will need ADA access as long as the lower level is accessible the 20% of the project's cost goes towards ADA improvements.

Jason Grant

NFPA Certified Fire Inspector 2 and Fire Plans Examiner

Life Safety CEO / Plan Reviewer

Permitting and Inspections Department

City of Portland

[389 Congress Street Rm 315](#)[Portland, Maine 04101](#)

Phone:(207) 756-8187

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Planning and Urban Development Department Planning Division



Subject: B-2 Design Review – 1844 Forest Avenue
Written by: Caitlin Cameron, Urban Designer
Date of Review: Wednesday, June 3 2020

The project at 1844 Forest Avenue were reviewed according to the *City of Portland Design Manual* standards by Caitlin Cameron, Urban Designer, and Shukria, Planner, against the *B2 Commercial Business Zones Standards* (Section (d) of the Design Manual) and *Multiple-Family Standards*.

Design Review Comments:

The proposal keeps the existing building placement and form with minor revisions to the exterior for entries, porches, materials.

(d) B-2 Commercial Business Zones

Standard (1) a. Urban Street Wall - Not applicable (B-2 excluded) – existing building placement will remain, setback from the street wall.

Standard (1) b. Mixed Uses – Not applicable (B-1b only)

Standard (1) c. Building Entrances – Not applicable (B-2 excluded) Existing building entrances oriented towards the street though building is set back from sidewalk – continues to meet the standard.

Standard (1) d. Windows – Existing windows oriented towards street but not at pedestrian level, though building is set back from sidewalk – continues to meet the standard.

Standard (1) e. Façade Character – Existing character mostly unaltered. Residential use is less active; entrance and some windows face the street with stoop. Street-facing façade - additional articulation with canopy for the door was added to better emphasize the entrance and provide visual interest.

Standard (1) f. Building Design – Existing building character is simple material selection and placement (clapboard) which relates the limited surrounding residential context. The pitched roof, window proportions, divided lights relate a more residential character.

Standard (1) g. Building Materials – Clapboard would be appropriate (fiber cement is preferred over vinyl), for the decks/railings, a finished wood or metal would be appropriate (**railings must be painted/stained**).

Standard (1) h. Building Scale – Not applicable – existing building with no modification to scale. Three stories appropriate for the wide Forest Avenue commercial corridor.

Standard (1) i. Landscaping and Buffers – Screening with landscape provided between surface parking and abutting properties.

(i) Two-Family . . . Multiple-Family . . . :

Standard (1) . Exterior Design – As an existing building, there are limited changes/comments. The pitched roof and proportions of the building are compatible with the context buildings and will relate to neighboring residential architecture. The material selection is unclear – clapboard would be appropriate in this case. The street-facing façade now uses a canopy to provide some visual interest/articulation.

Standard (2). Relationship to Street – The project is within an existing building set back from the street but with some entries oriented to the public realm.

Standard (3). Open Space – Open space is provided through entrance decks. There is limited open space on the site.

Standard (4). Light and Air – Adequate light and air provided.

Standard (5). Parking – Parking area appropriately placed to rear of lot/building. Screening with landscape provided between surface parking and adjacent residential properties.

Standard (6). Not applicable



Shukria Wiar <shukriaw@portlandmaine.gov>

1844 Forest Avenue - PL-000975-2020

Victoria Volent <vvolent@portlandmaine.gov>

Thu, Sep 17, 2020 at 1:00 PM

To: Shukria Wiar <shukriaw@portlandmaine.gov>

Hi Shukria,

1844 Forest Avenue proposes to construct 17 units of rental housing. The project would include six studio, and eleven one-bedroom units.

This project triggers Inclusionary Zoning as it would create ten or more new dwelling units through new construction.

Based on the aforementioned information, the developer would comply with Division 30, section 148-487 by either:

- 1) providing 2 one-bedroom workforce units; or
- 2) providing 1 one-bedroom unit and paying a fraction fee-in-lieu of \$76,150.20 (.7 x 108,786); or
- 3) providing a fee-in-lieu of \$184,936.20 (1.7 x \$108,786)

Thank you,

Victoria

Victoria Volent
Housing Program Manager
Housing and Community Development
Phone: 207-482-5028
Fax: 207-874-8949
www.portlandmaine.gov

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Level III – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level III: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

Level III: Site Plan Development includes:

- New structures with a total floor area of 10,000 sq. ft. or more except in Industrial Zones.
- New structures with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- New temporary or permanent parking area(s) or paving of existing unpaved parking areas for more than 75 vehicles.
- Building addition(s) with a total floor area of 10,000 sq. ft. or more (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- A change in the use of a total floor area of 20,000 sq. ft. or more in any existing building (cumulatively within a 3 year period).
- Multiple family development (3 or more dwelling units) or the addition of any additional dwelling unit if subject to subdivision review.
- Any new major or minor auto business in the B-2 or B-5 Zone, or the construction of any new major or minor auto business greater than 10,000 sq. ft. of building area in any other permitted zone.
- Correctional prerelease facilities.
- Park improvements: New structures greater than 10,000 sq. ft. and/or facilities encompassing 20,000 sq. ft. or more (excludes rehabilitation or replacement of existing facilities); new nighttime outdoor lighting of sports, athletic or recreation facilities not previously illuminated.
- Land disturbance of 3 acres or more (includes stripping, grading, grubbing, filling or excavation).

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

Planning Division

Fourth Floor, City Hall
389 Congress Street
p.m. (207) 874-8719

planning@portlandmaine.gov

Office Hours

Monday thru Friday
8:00 a.m. – 4:30

PROJECT NAME:

1844 Forest Avenue Apartments

PROPOSED DEVELOPMENT ADDRESS:

1844 Forest Avenue, Portland, ME 04103

PROJECT DESCRIPTION:

Use change from a dance club to a multi-family apartment building

CHART/BLOCK/LOT: 327/B/005**PRELIMINARY PLAN** _____(date)**FINAL PLAN** _____(date)**CONTACT INFORMATION:**

Applicant – must be owner, Lessee or Buyer Name: Gabriel Zappia Business Name, if applicable: Address: 135 Clinton St City/State : Portland, ME Zip Code: 04103	Applicant Contact Information Work #: Home #: Cell #: (207) 370-0743 Fax#: e-mail: gabriel.zappia@gmail.com
Owner – (if different from Applicant) Name: Address: City/State : Zip Code:	Owner Contact Information Work #: Home #: Cell #: Fax#: e-mail:
Agent/ Representative Name: Eric Dube, P.E. (Casco Bay Engineering) Address: 424 Fore Street City/State : Portland, ME Zip Code: 04101	Agent/Representative Contact information Work #: (207) 840-2800 Home #: Cell #: (207) 712-7022 Fax#: e-mail: ericd@cascobayengineering.com
Billing Information Name: Gabriel Zappia Address: 135 Clinton St City/State : Portland, ME Zip Code: 04103	Billing Contact Information Work #: Home #: Cell #: (207) 370-0743 Fax#: e-mail: gabriel.zappia@gmail.com

APPLICATION FEES:

Level III Development (check applicable reviews) ☒ Less than 50,000 sq. ft. (\$750.00) ☐ 50,000 - 100,000 sq. ft. (\$1,000) ☐ 100,000 – 200,000 sq. ft. (\$2,000) ☐ 200,000 – 300,000 sq. ft. (\$3,000) ☐ over 300,00 sq. ft. (\$5,000) ☐ Parking lots over 11 spaces (\$1,000) ☐ After-the-fact Review (\$1,000.00 plus applicable application fee) Plan Amendments (check applicable reviews) ☐ Planning Staff Review (\$250) ☐ Planning Board Review (\$500) The City invoices separately for the following: • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$50.00 hour) • Legal Review (\$75.00 hour) Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.	Other Reviews (check applicable reviews) ☐ Traffic Movement (\$1,500) ☐ Stormwater Quality (\$250) ☐ Subdivisions (\$500 + \$25/lot) ☐ # of Lots x \$25/lot = ☐ Site Location (\$3,500, except for residential projects which shall be \$200/lot) ☐ # of Lots x \$200/lot = ☐ Other ☐ Change of Use ☐ Flood Plain ☐ Shoreland ☐ Design Review ☐ Housing Replacement ☐ Historic Preservation
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INSTRUCTIONS FOR ELECTRONIC SUBMISSION:

Please refer to the application checklist (attached) for a detailed list of submission requirements.

1. Fill out the application completely and e-mail the **application only** to planning@portlandmaine.gov (Please be sure to designate a person who will be responsible for uploading documents and drawings.) This step will generate the project ID number for your project.
2. An invoice for the application fee will be e-mail to you. Payments can be made on-line at [Pay Your Invoice](#) , by mail or in person at City Hall, 4th Floor. Please reference the Application Number when submitting your payment which is located in the upper left hand corner of the invoice.
3. The designated person responsible for uploading documents and drawings will receive an email from eplan@portlandmaine.gov with an invitation into the project. At this time, you will upload all corresponding documents and plans into the project. For first time users you will receive a temporary password which you must change on entry. Make note of your username and password for any future projects.

Reminder: Before the project can move forward, the application fee shall be paid in full and all required documents and drawings shall be uploaded into e-plan correctly.

4. Follow the link below (Applying Online Instructions) for step by step instructions on how to do the following:
 Tab 1 - Setting up the appropriate compatibility settings for your PC and getting started in e-plan.
 Tab 2 - Preparing your drawings, documents and photos for uploading using the correct naming conventions
 Tab 3 - Preparing and uploading revised drawings and documents

[Applying Online Instructions](#)

5. When ready, upload your files and documents into the following folders:
 "Application Submittal – Drawings"
 "Application Submittal – Documents"

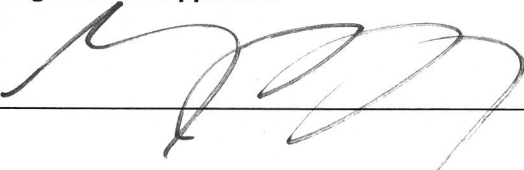
6. Once a preliminary check has been made of the submittal documents and drawings, staff will move them to permanent folders labeled Drawings and Documents. As the process evolves you will be able to log in and see markups, comments and upload revisions as requested into these folders.

APPLICANT SIGNATURE:

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.

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 a Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: 5-4-17 4-4-17
---	--

PROJECT DATA

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

Total Area of Site	32,108 sq. ft.
Proposed Total Disturbed Area of the Site	9,220 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 (Total Existing)	20,102 sq. ft.
Impervious Area (Total Proposed)	20,503 sq. ft.
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	2,600 sq. ft.
Building Footprint (Total Proposed)	2,600 sq. ft.
Building Floor Area (Total Existing)	5,200 sq. ft.
Building Floor Area (Total Proposed)	7,800 sq. ft.
Zoning	
Existing	B-2
Proposed, if applicable	
Land Use	
Existing	Dance Hall
Proposed	Apartments
Residential, If applicable	
# of Residential Units (Total Existing)	0
# of Residential Units (Total Proposed)	17
# of Lots (Total Proposed)	1
# of Affordable Housing Units (Total Proposed)	17
Proposed Bedroom Mix	
# of Efficiency Units (Total Proposed)	6
# of One-Bedroom Units (Total Proposed)	11
# of Two-Bedroom Units (Total Proposed)	0
# of Three-Bedroom Units (Total Proposed)	0
Parking Spaces	
# of Parking Spaces (Total Existing)	40
# of Parking Spaces (Total Proposed)	34
# of Handicapped Spaces (Total Proposed)	4
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	14
# of Bicycle Spaces (Total Proposed)	14
Estimated Cost of Project	

PRELIMINARY PLAN (Optional) - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST
X		1	Completed Application form
X		1	Application fees
X		1	Written description of project
X		1	Evidence of right, title and interest
N/A		1	Evidence of state and/or federal approvals, if applicable
X		1	Written assessment of proposed project's compliance with applicable zoning requirements
X		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
X		1	Written requests for waivers from site plan or technical standards, if applicable.
X		1	Evidence of financial and technical capacity
N/A		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST
X		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)
X			Proposed grading and contours;
X			Existing structures with distances from property line;
X			Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;
X			Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);
X			Preliminary infrastructure improvements;
X			Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;
NA			Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);
NA			Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);
X			Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed;
X			Exterior building elevations.

FINAL PLAN - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
X		1	* Completed Application form
X		1	* Application fees
X		1	* Written description of project
X		1	* Evidence of right, title and interest
NA		1	* Evidence of state and/or federal permits
X		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
X		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
X		1	* Evidence of financial and technical capacity
X		1	Construction Management Plan
NA		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
NA		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
NA		1	Stormwater management plan and stormwater calculations
X		1	Written summary of project's consistency with related city master plans
X		1	Evidence of utility capacity to serve
X		1	Written summary of solid waste generation and proposed management of solid waste
ARCH		1	A code summary referencing NFPA 1 and all Fire Department technical standards
NA		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
X		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	Final Site Plans including the following:
X			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
X			Existing and proposed structures on parcels abutting site;
X			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
X			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
X			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
NA			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
NA			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
X			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
X			Location of all snow storage areas and/or a snow removal plan;
NA			A traffic control plan as detailed in Section 1 of the Technical Manual;
NA			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
NA			Location and proposed alteration to any watercourse;
NA			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
NA			Proposed buffers and preservation measures for wetlands;
NA			Existing soil conditions and location of test pits and test borings;
X			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
X			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
X			Grading plan;
NA			Ground water protection measures;
X			Existing and proposed sewer mains and connections;

- Continued on next page -

ARCH		Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
X		Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;
NA		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
X		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
X		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
NA		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
NA		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
X		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
X		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
X		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.



**PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST**



A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant
- 2.
3. Name address, telephone number of architect
4. Proposed uses of any structures [NFPA and IBC classification]
- 5.
6. Square footage of all structures [total and per story]
7. Elevation of all structures
8. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
9. Hydrant locations
10. Water main[s] size and location
11. Access to all structures [min. 2 sides]
12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Bradley Roland, P.E.
Water Resources Division

Date: 11/21/19

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 1844 FOREST AVENUE

Chart Block Lot Number: 327/B/005

Proposed Use: MULTI-UNIT APARTMENTS

Previous Use: DANCE CLUB

Existing Sanitary Flows: _____ GPD

Existing Process Flows: _____ GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

SEWAGE LATERAL TO DISCHARGE TO SEWER MAIN
LOCATED AT FOREST AVENUE

Site Category	Commercial (see part 4 below)	☐
	Industrial (complete part 5 below)	☐
	Governmental	☐
	Residential	☐
	Other (specify)	☐

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: HELEN DONALDSON Phone: 207-874-8723

Owner/Developer Name: GABRIEL ZAPPALÀ

Owner/Developer Address: 135 CLINTON ST, PORTLAND, ME 04103

Phone: 207-774-5282 Fax: _____ E-mail: gabriel.zappala@gmail.com

Engineering Consultant Name: ERIK DUBE (CASCO BAY ENGINEERING)

Engineering Consultant Address: 424 FORE STREET, PORTLAND, ME 04103

Phone: 207-712-7022 Fax: N/A E-mail: erikd@cascoBayengineering.com

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 2,040 GPD

Peaking Factor/ Peak Times: 6:00 - 8:00 AM

Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify) CH. 241: STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: _____

Size of External Grease Interceptor: _____

Retention Time: _____

Peaking Factor/ Peak Times: _____

Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time.

Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet.

5. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ GPD

Do you currently hold Federal or State discharge permits? _____

Yes _____ No _____

Is the process wastewater termed categorical under CFR 40? _____

Yes _____ No _____

OSHA Standard Industrial Code (SIC): _____

(<http://www.osha.gov/oshstats/sicser.html>)

Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps.

Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided, or attached, as a separate sheet.

CALCULATION FOR (3)

↳ PER Section 4(E)(2), design flow = 120 gal/unit for (1) BEDROOM UNITS

17 (1) BED UNITS .

120 gal

(1) BED UNIT



2,040 gal/day



A Guide to Holding Neighborhood Meetings Portland, Maine

Planning and Urban Development Department
Planning Division and Planning Board

In order to improve communication between applicants and neighbors, the City of Portland requires applicants who are proposing certain types of development review projects, to hold a neighborhood meeting.

Developments requiring a neighborhood meeting

- Proposed map amendments, contract zones and zoning text amendments that would result in major development;
- Subdivisions of five or more units or lots;
- Master Development Plans; and
- Level III site plan proposals as defined in Section 14-523.

(The Land Use Code, including Article II (Planning Board) and Article V (Site Plan – which contains the neighborhood meeting requirements), are available on the City's web site at www.portlandmaine.gov/citycode/chapter014.pdf)

Timing of meeting

- **Subdivisions of 5 or more units or lots, zone changes, contract zones, zoning text amendments and Level III site plans:**
 - Preliminary Site Plan - The meeting should be held within 30 calendar days of filing the application.
 - Final Site Plan – If only a final plan is submitted, the meeting should be held within 21 calendar days of filing the application and no less than 7 calendar days before the public hearing.
- **Master Plan Development:**
 - The meeting should be held within 30 calendar days of filing the application.
 - The meeting should be held on a date no less than 7 calendar days before a public workshop or public hearing.
 - The meeting shall not be combined with any required neighborhood meeting for the Level III applications.

Location of meeting

- The meeting should be held in the evening, during the week, at a convenient location within the Portland neighborhood surrounding the proposed site. Community meeting spaces at libraries, schools or other places of assembly are recommended. Neighborhood schools are usually available for evening meetings.
- Meetings should not be held on the same day as scheduled Planning Board or City Council meetings. The City Council generally meets on the 1st and 3rd Monday of each month and the Planning Board generally meets on the 2nd and 4th Tuesday of each month; however additional meetings may be scheduled. An updated schedule may be found on the City's website: www.portlandmaine.gov

Invitation List

- Property owners within 500 feet of the proposed development (1000 feet for proposed industrial subdivisions and industrial zone changes)
- Interested citizens and neighborhood groups.

The Planning Division provides the mailing labels. We require at least 48 hours notice to generate the mailing labels and a charge of \$1.00 per sheet will be payable upon receipt of the labels. An electronic version (excel or word format) of the labels can also be e-mailed upon request.

A digital copy of the notice must be provided to the Planning Office (jmy@portlandmaine.gov and ldobson@portlandmaine.gov) and the assigned planner, which will then be forwarded to those on the interested citizen list who receive e-mail notices.

When to Send Invitations

- Invitations must be sent **no less than 10 days (to include weekends)** prior to the neighborhood meeting.
- Notices may be sent by regular mail and do not need to be sent by certified mail.

Notice Description

A recommended invitation format is included in this packet of material.

Attendance Sheet and Meeting Minutes

- Sign-in sheet must be circulated for those in attendance.
- Applicant shall take accurate minutes of the meeting.
- The sign-in sheet and minutes shall be submitted to the Planning Division.

A public hearing will not be scheduled until the meeting minutes and sign-up sheet are submitted to the Planning Division.

A Certification form is included with this packet to be completed and signed by the applicant.

Please call the Planning Division at 874-8721 or 874-8719 if you have any questions.

Attachments

1. Neighborhood Meeting Invitation Format
2. Neighborhood Meeting Certification

EXAMPLE: Neighborhood Meeting Invitation Format

**Applicant/Consultant
Letterhead**

(Date)

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for a (development proposal) located at (location/number and street address).

Meeting Location: _____

Meeting Date: _____

Meeting Time: _____

(The City code requires that property owners within 500 feet (1000 feet for proposed industrial subdivisions and industrial zone changes) of the proposed development and residents on an “interested parties list”, be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.)

If you have any questions, please call (telephone number of applicant or consultant).

Sincerely,

(Applicant)

Note:

Under Section 14-32(C) and 14-524(a)d of the City Code of Ordinances, an applicant for a Level III development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting within 30 days of submitting a preliminary application or 21 days of submitting a final site plan application, if a preliminary plans was not submitted. The neighborhood meeting must be held at least seven days prior to the Planning Board public hearing on the proposal. Should you wish to offer additional comments on this proposed development, you may contact the Planning Division at 874-8721 or send written correspondence to the Planning and Urban Development Department, Planning Division 4th Floor, 389 Congress Street Portland, ME 04101 or by email: to bab@portlandmaine.gov

EXAMPLE: Neighborhood Meeting Certification

I, (applicant/consultant) hereby certify that a neighborhood meeting was held on (date) at (location) at (time).

I also certify that on (date at least ten (10) days prior to the neighborhood meeting), invitations were mailed to the following:

1. All addresses on the mailing list provided by the Planning Division which includes property owners within 500 feet of the proposed development or within 1000 feet of a proposed industrial subdivision or industrial zone change.
2. Residents on the "interested parties" list.
3. A digital copy of the notice was also provided to the Planning Division (jmy@portlandmaine.gov and the assigned planner to be forwarded to those on the interested citizen list who receive e-mail notices.

Signed,

_____ (date)

Attached to this certification are:

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes

CITY OF PORTLAND
Planning & Urban Development Department

Att. B

LEVEL II and LEVEL III SITE PLAN GENERAL DOCUMENT AND DRAWINGS CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left ** PLEASE FILL OUT AND UPLOAD SEPARATELY THE ZONING TABLE AND WAIVER TABLE AS NOTED BELOW **		
GENERAL APPLICATION DOCUMENTS		
Yes	NA	Project Description Cover Letter with detailed project description
☒	☐	
Yes	NA	Completed Checklist – Level II and Level III Site Plan (this document)
☒	☐	
Yes	NA	Right, Title and Interest Deeds, leases, or purchase and sales agreements
☒	☐	
Yes	NA	Evidence of State or Federal Approvals Permits or letters of non-jurisdiction, if applicable
☐	☒	
Yes	NA	Zoning Assessment Table listing required and proposed uses and dimensional standards Zoning Assessment Table
☒	☐	
Yes	NA	Existing and/or Proposed Easements or Covenants, applicable. Evidence of existing easements and any proposed easements
☒	☐	
Yes	NA	Waiver Requests Written request for waiver describing request and reason Waiver Table
☒	☐	
Yes	NA	Financial Capability Letter or evidence from a financial institution or third party verifying financial capacity to undertake project
☒	☐	
Yes	NA	Technical Capability Evidence of technical capability of applicant and consultants – resumes and/or examples of past projects
☒	☐	

**LEVEL II AND LEVEL III SITE PLAN
STANDARDS AND SUBMISSION CHECKLIST**
Provide assessment of compliance with standards and include
supplemental documentation, as applicable
Please Submit each document as a separate PDF file

TRANSPORTATION

Yes ☐	NA ☒	Transportation Analysis- Traffic Impact (14-526 (a) 1) - Provisions for pedestrian, bicycle, vehicle, and loading circulation and incremental volume of traffic impacts - Traffic Impact Study (Technical Manual, Section 1) if applicable
Yes ☒	NA ☐	Access and Circulation (14-526 (a) 2 a) - Access and internal circulation, addressing ADA access - Access and egress impacts on traffic flows - Description and use of drive-up features, if applicable
Yes ☐	NA ☒	Loading and Servicing (14-526 (a) 2 b) - Loading and servicing needs, route and travel way geometrics for deliveries - Turning templates for delivery vehicles, if applicable
Yes ☐	NA ☒	Sidewalks (14-526 (a) 2 c) - Sidewalks and condition along street frontages and internal walkways - Engineered details for ADA ramps and public sidewalk details meeting sidewalk materials policy and ADA ramp construction details as applicable (Technical Manual, Section 1)
Yes ☐	NA ☒	Public Transit (14-526 (a) 3), if applicable - Existing available transit services - Proposed site plan design details, such as easement, pad base, and shelter
Yes ☒	NA ☐	Off-Street Parking: Vehicle & Motorcycle/Scooter) (14-526 (a) 4 a and c) - Expected parking demand, proposed parking supply, ADA parking, and applicable Zoning Requirements - Address Technical Manual standards (Section 1) for curb cut separation and parking lot layout and locate on site plan
Yes ☒	NA ☐	Bicycle Parking (14-526 (a) 4 b) - Address bicycle parking requirements and identify locations on-site - Construction details for bike racks (Technical Manual, Section 1)
Yes ☒	NA ☐	Snow Storage (14-526 (a) 4 d) Management plan for snow removal and locate snow storage areas on plan
Yes ☐	NA ☒	Traffic Demand Management (TDM) (14-526 (a) 5), if applicable Develop TDM with Trip Reduction Targets and Strategies

ENVIRONMENTAL AND LANDSCAPE FEATURES		
Yes ☐	NA ☒	Preservation of Significant Natural Features (14-526 (b) 1), if applicable - Trees, plants, habitats listed on State or Federal list of endangered or threatened - High and moderate value waterfowl and wading habitat - Aquifers on Casco Bay Islands - Waterbodies (including wetlands, watercourses, significant vernal pools and floodplains) - Proposed preservation areas and protection measures - Documentation from environmental consultants, determinations from applicable state agencies
Yes ☐	NA ☒	Landscaping and Landscape Preservation (14-526 (b) 2 a) - Preservation of trees and preservation within required zoning setbacks (Technical Manual, Section 4) - Protection measures of existing vegetation during construction - Protection measures within Shoreland Zone, if applicable
Yes ☒	NA ☐	Site Landscaping (14-526 (b) 2 b) - Screening and buffering of service areas and between non-residential and residential uses - Planting plans with plant schedule and sizes (Technical Manual, Section 4)
Yes ☐	NA ☒	Parking Lot Landscaping (14-526 (b) 2 b ii), if applicable Landscaped islands within parking areas (Technical Manual, Section 4)
Yes ☐	NA ☒	Street Trees (14-526 (b) 2 b iii) - Existing Heritage or Feature Trees on site and measures to preserve - Identify street trees on the plan meeting the site plan and Technical Manual standards (Section 4) or identify alternative measures, if applicable
ENVIRONMENTAL AND STORMWATER		
Yes ☐	NA ☒	Water Quality, Stormwater Management and Erosion Control (14-526 (b)3 a) - Stormwater report in compliance with Section 5 of Technical Manual and DEP Chapter 500 stormwater for basic, general and flooding standards, as applicable - Erosion control plan and measures - Evidence of compliance with Urban Impaired Stream Standards pursuant to DEP Chapter 500 stormwater, as applicable - Subsurface sanitary sewage disposal and groundwater protection

PUBLIC INFRASTRUCTURE AND SAFETY		
Yes ☒	NA ☐	Consistency with City Master Plans (14-526 (c) 1) - Identify consistency with master plans - Proposed easements, rights and improvements to connect or continue off-premises public infrastructure, as applicable
Yes ☒	NA ☐	Public Safety and Fire Prevention (14-526 (c)) - Address Crime Prevention through Environmental Design (CPTED) (Technical Manual, Section 3) - Emergency vehicle access - Address consistency with public safety standards (Technical Manual, Section 3) - Submit a code summary referring NFPA 1 and all Fire Department standards (Technical Manual, Section 3) – Fire Checklist
Yes ☒	NA ☐	Availability and Adequacy of Public Utilities (14-526 (c) 3) (Technical Manual, Sections 2 & 9) - Electrical services, including providing underground services - Identify existing and proposed connections for public utilities and required public utility upgrades - Sewer line connections are required, if there is a main within 200 feet - Proposed solid waste management facilities on-site and management for the site - Written evidence of the ability to serve from utility companies, as applicable
SITE DESIGN		
Yes ☐	NA ☒	Massing, Ventilations and Wind Impact (14-526 (d) 1) - Wind and ventilation impacts on adjoining structures and/or adjacent public spaces. Wind study, if applicable - Bulk, location or height impacts on adjoining structures - Identify and locate HVAC equipment and venting away from public spaces and residential properties - Identify screening and manufacturing specifications for noise, if applicable
Yes ☐	NA ☒	Shadows (14-526 (d) 2), if applicable Shadow analysis of impacts on publicly accessible open space (Technical Manual, Section 11)
Yes ☒	NA ☐	Snow and Ice Loading (14-526 (d) 3) Building design to prevent snow and ice from loading or falling onto adjacent properties or public ways
Yes ☐	NA ☒	View Corridors (14-526 (d) 4), if applicable Protection of designated view corridors (Portland Design Manual, Appen. 1)

Yes ☐	NA ☒	Historic Resources (14-526 (d) 5), if applicable • Identify developments within Historic Districts or affecting Designated Landmarks • Certificate of Appropriateness or other evidence • Identify Developments within 100 feet of Historic Districts or affecting Designated Landmarks. Advisory HP review may be required • Address preservation and documentation of Archaeological Resources
Yes ☒	NA ☐	Exterior Lighting (14-526 (d) 6) • Cut sheets of on-site light fixtures and any architectural or specialty lights (Technical Manual, Section 12) • Engineered details for any lights proposed in street right-of-way (Technical Manual, Section 10)
Yes ☐	NA ☒	Noise and Vibration (14-526 (d) 7) • Evidence of noise levels for equipment, such as equipment specifications, to demonstrate consistency with zoning requirements
Yes ☐	NA ☒	Signage and Wayfinding (14-526 (d) 8), if applicable • Signage plan showing the location, dimensions, height and setback of all existing and proposed signs. Signs in Historic Districts are reviewed by Historic Preservation staff • Proposed commercial and directional signage on site
Yes ☒	NA ☐	Zone Related Design Standards (14-526 (d) 5) • Address Historic Preservation Design Review, if applicable • Address any applicable design review standards by zone • Address submission requirements from Design Manual, page 1, addressing neighborhood context • Description of exterior materials, color, finish, and samples
Construction Management Plan		
Yes ☒	NA ☐	Construction Management Plan • Construction Management Document and Plan

**LEVEL II AND LEVEL III SITE PLAN
DRAWINGS CHECKLIST**

Please upload the following DRAWINGS with the listed details into e-Plan as separate pdfs

RECENT BOUNDARY SURVEY (stamped by Maine Licensed Surveyor)

- ☒ Must be in compliance with Technical Manual, Section 13

SITE PLAN(s) (stamped by Maine Licensed Engineer) including:

Existing Conditions

- ☒ Approximate location of structures on abutting property
- ☒ Topography
- ☐ Locate water courses
- ☐ Delineate wetlands
- ☒ Zone lines

Proposed Site Plan

- ☒ Ground floor area, and grade elevations for all buildings

Access, Circulation, and Parking

- ☒ Streets and intersections adjacent to site, any proposed geometric modifications
- ☒ Location, dimensions and materials of all existing and proposed driveways, vehicle, bicycle, & pedestrian access ways with corresponding curb lines
- ☒ Engineered specifications/ cross-sections for proposed driveways, sidewalks & paved areas
- ☒ Location and dimensions of proposed loading areas
- ☐ Existing and proposed transit infrastructure with dimensions/ engineering specifications
- ☒ Location of vehicle and bicycle parking with dimensions and engineering specifications

Site Considerations

- ☒ Identify snow storage areas
- ☐ Location of fire hydrants
- ☒ Location of solid waste management facilities

UTILITY PLAN including:

- ☒ Existing utilities on site and within public streets
- ☒ Location, sizing and directional flows of all existing and proposed utilities
- ☒ Location and dimensions of off-premises public or publicly accessible infrastructure adjacent to site
- ☒ Electric utility infrastructure

GRADING AND DRAINAGE PLAN including:

- ☒ Existing grades and drainage
- ☒ Proposed grades
- ☐ Proposed stormwater management meeting Technical Manual (Section 5), standards
- ☐ Location and proposed alteration of a water course
- ☐ Preservation or alteration of wetlands

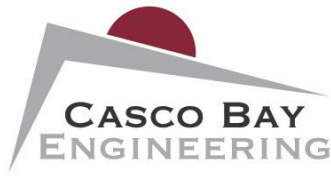
EROSION CONTROL

- ☒ Must be in compliance with Technical Manual, Section 5

LANDSCAPE PLAN including:

- ☒ Existing vegetation to be preserved and preservation measures
- ☒ Proposed landscaping and buffers
- ☐ Planting schedule

RECORDING PLAT, if applicable
☐ If Subdivision, must be in compliance with requirements of Section 14-496 (b)
ARCHITECTURAL PLANS AND RENDERINGS including:
☒ Exterior building elevations, color renderings, illustrations of all sides
☒ Location and dimensions of all existing and proposed HVAC and mechanical equipment, all proposed screening
☐ Provide context drawings, if applicable (Design Manual, page 1)
☒ Floor plans



SECTION 1:

December 20, 2019

City of Portland
Planning Department
389 Congress Street
Portland, ME 04101

RE: 1844 Forest Ave – Use Change
Project Narrative

Dear Planning:

We are providing this project narrative for our Level III Site Plan submission. This project proposes the use change of an existing dance club to a multi-family apartment building. The building will be internally redesigned to provide housing for 17 units. Small decks will be added to the exterior of the building to provide access for the apartments.

The existing building was originally developed in 1917.

Parking

The existing site currently features (40) parking spaces. One of the proposed decks will extend into the existing travel way, meaning that (2) spaces will need to be removed in order to maintain a permittable aisle width. Additionally, a third will be removed to make room for a proposed dumpster pad. A fourth spot will be removed in order to install (2) additional handicap parking spaces, while two additional spaces will be removed to provide adequate space for a ramp.

The lot, in its proposed state, will have (34) parking spaces. City ordinances currently required one parking spot per apartment unit in the B2 zone, meaning that a grand total of 17 spaces are required. There will be no addition or removal of pavement in the parking lot. The pavement providing access to the building will be partially removed and replaced with a ramp, resulting in a net increase of 401 square feet of impervious pavement.

Drainage

Changes to the site itself are minimal, as the only additions to the existing building will be additions of small decks along the perimeter of the building. Because of this, there will be no noteworthy increase in impervious cover, and thus will not require any additional drainage treatment.

Additionally, changes to the existing grading will have a minimal effect on the existing flow paths.

Utilities

The existing 1" domestic service lines are to be retired and replaced with (1) 1½" domestic line as shown on Sheet C101. The 6" fire service line is to be re-used. Portland Water District first approved this design for a 2" domestic service on April 5th, 2018 and Adam Sellick of the Portland Water District approved of the 1 ½" re-sizing on December 20th, 2019.

Lighting

The existing building features eight building mounted exterior lights, one each on the south and north faces and three each on the east and west faces. There will be no additional lights added to the building.

Landscaping

Existing landscaping for the site features an existing buffer of trees and bushes along the front, rear, and easternmost side property line. The westernmost property line features landscaped grass, as plantings cannot be placed here on account of the 16' wide emergency vehicle access easement. The parking area begins roughly 15' off of the front property line and runs 120' before stopping approximately 25' away from the rear property line. On the westernmost side, a fence separates the landscaped buffer from the site, leaving a roughly 25' patch of landscaped grass before reaching the existing building.

Trees will be added to the north and east property lines as shown on Sheet C101.

Solid Waste Generation

This project proposed the installation of a new 4-yard dumpster to collect the additional solid waste in the project's completed state.

Waivers

Casco Bay Engineering is requesting a waiver for the traffic study, as it is our professional opinion that this project will not have an adverse effect on the existing traffic pattern.

Master Plan Conformity

The site, as proposed, meets all relevant policy guides of the City of Portland Master Plan, including but not limited to the sections on environment and housing.

Planning Board Approval

Please see the attached site plan application which includes the following:

- Mail notification of site plan application to all abutters.
- Soil erosion and sedimentation plan
- Stormwater Management Plan
- Existing and Proposed site plans showing property line, setbacks, building additions, parking, grading, utilities, drainage, wetlands, lighting, landscaping and any other exterior features.
- Parking space allocation based on City requirements.

We look forward to working with you through the planning board approval phase. Please contact me if you have any questions or need additional information.

Sincerely,

Eric Dube, P.E.
Casco Bay Engineering

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

ZONING ANALYSIS Relevant Zone(s) B-2

All Projects:

	Required	Proposed
Lot Size	N/A	32,108 SF
Area Per Dwelling Unit	1,500 SF	1,889 SF
Minimum Street Frontage	20'	200'
Front Yard Minimum	N/A	
Front Yard Maximum	10'	18.07'*
Rear Yard	10'	11.16'
Yard Right	N/A	
Yard Left	N/A	
Side Street Setback	N/A	
Step Back	N/A	
Maximum Lot Coverage	N/A	
Minimum Lot Coverage	N/A	
Maximum Height	45'	32'
Open Space	N/A	
Maximum Impervious Area	N/A	
Pavement Setback	N/A	
Floor Area Ratio	0.65	0.24
Off Street Parking Spaces	17	34
Loading Bays	N/A	
Other 1		
Other 2		
Other 3		

Planned Residential Unit Developments (PRUD) Requirements

	Required	Proposed
Minimum Lot Size	N/A	
Minimum Lot Area per Dwelling		
Maximum # Units per Building		
Maximum Building Length		
Maximum Accessory Building Length		
Minimum Setbacks		
Minimum Building Separation		
Minimum Open Space		

Affordable Housing Density Bonuses (if applicable)

	Bonus Increase or Decrease	Maximum Allowable With Bonus	Proposed
Density	N/A		
Height			
Setback Reduction			
Recreation Space			
Maximum Accessory Building Length			
Minimum Setbacks			
Minimum Building Separation			
Minimum Open Space			
Explanatory Text 1 (optional):			
Explanatory Text 2 (optional):			
Explanatory Text 3 (optional):			

Section 3:**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that **GABRIEL J. ZAPPIA** a/k/a **GABRIEL ZAPPIA** of Cape Elizabeth, County of Cumberland and State of Maine, for valuable consideration paid, GRANTS to **FOREST 1844, LLC**, a Maine Limited Liability Company whose mailing address is 18 Cottage Lane, Cape Elizabeth, Maine, 04107, with WARRANTY COVENANTS, the premises situated on or about 1844 Forest Avenue in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:

A certain lot or parcel of land with the buildings and improvements thereon situated in Portland, County of Cumberland, and State of Maine and being bounded and described as follows:

First Parcel: Beginning at a point on the Southwesterly side of the road leading from Pride's Bridge to Morrill's Corner (now called Forest Avenue) at a post on said side of said road at corner of land formerly of one Bailey; thence running southwesterly adjoining land now or formerly of one Bailey one hundred fifty-five and five-tenths (155.5) feet, more or less, to a granite monument and angle in said Bailey line; thence Northwesterly adjoining said Bailey land one hundred (100) feet to a pipe driven in the ground; thence Northeasterly parallel with the first course above described one hundred sixty-one and five-tenths (161.5) feet, more or less, to a pipe driven in the southwesterly side of said road; thence Southeasterly by said road one hundred (100) feet to the post and point of beginning.

Second Parcel: Beginning at a point on the southwesterly side of Forest Avenue leading from Pride's Bridge to Morrill's Corner at an iron pipe driven in the ground at the northerly corner of land conveyed by Arthur S. Jones to the Presumpscot Grange No. 15, P. of H. by deed dated October 19, 1921 and recorded in Cumberland County Registry' of Deeds. Book 1088, Page 163; thence from said point of beginning running southwesterly adjoining land now or formerly of Presumpscot Grange No. 15, P. of H. one hundred sixty-one and five tenths (161.5) feet, more or less, to the westerly corner of said land now or formerly of Presumpscot Grange No. 15, P. of H. and a pipe driven in the ground at land now or formerly of one Bailey; thence northwesterly adjoining said land now or formerly of one Bailey one hundred (100) feet to a point; thence northeasterly parallel to

said land now or formerly of Presumpscot Grange No. 15, P. of H. one hundred sixty-one and five tenths (161.5) feet, more or less, to Forest Avenue; thence southeasterly by said Forest Avenue one hundred (100) feet to the point of beginning.

Excepting and reserving from the above described parcel of land a lot of land described in deed from Presumpscot Grange No. 15 P. of H. to Wellesley Estates Limited Partnership by deed dated March 21, 2003 recorded Book 19078, Page 059 Cumberland County Registry of Deeds.

Also excepting a utility easement granted to Central Maine Power Company recorded Book 3216, Page 379 Cumberland County Registry of Deeds.

Third Parcel: Being all and the same premises conveyed to Gabriel J. Zappia by warranty deed from Wellesley Estates Limited Partnership dated 04/04/2013 and recorded at the Cumberland County Registry of Deeds in Book 30532, Page 150, the description contained therein being incorporated by reference.

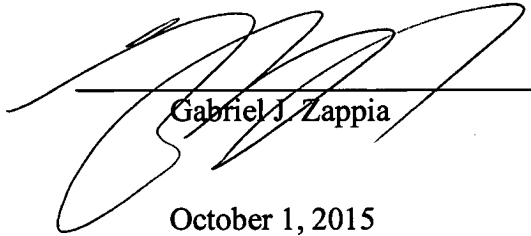
Subject to that easement described in a deed from Gabriel J. Zappia to Wellesley Estates Limited Partnership dated 06/27/2014 and recorded at the Cumberland County Registry of Deeds in Book 31598, Page 243.

IN WITNESS WHEREOF, the said Gabriel J. Zappia a/k/a Gabriel Zappia has signed and sealed this instrument on October 1, 2015.



Witness

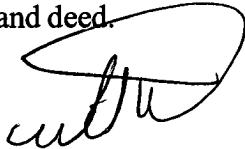
State of Maine
Cumberland, SS.



Gabriel J. Zappia
October 1, 2015

Then personally appeared the above-named Gabriel J. Zappia a/k/a Gabriel Zappia and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public

Received
Recorded Register of Deeds
Oct 06, 2015 11:44:56A
Cumberland County
Nancy A. Lane

Print Name: William B. Denley

Attorney

CLIENT STATEMENT | For the Period November 1-30, 2019

STATEMENT FOR:
GABRIEL J ZAPPIA

TOTAL VALUE OF YOUR ACCOUNT (as of 11/30/19)
Includes Accrued Interest

\$1,241,596.56

Morgan Stanley Smith Barney LLC. Member SIPC.

#BWNJGWM

GABRIEL J ZAPPIA
135 CLINTON STREET
PORTLAND ME 04103-3226

Your Financial Advisor Team
The Blakeman/Mavor Group

Your Financial Advisors
Eric Blakeman
Vice President
Eric.R.Blakeman@morganstanley.com
207 771-0863

Brian Mavor
Senior Vice President
Brian.P.Mavor@morganstanley.com
207 771-0826

Your Branch
100 MIDDLE ST 3RD FL
PORTLAND, ME 04101
Telephone: 207-771-0800; Alt. Phone: 800-326-5763; Fax: 207-771-0870

Client Service Center (24 Hours a Day; 7 Days a Week): 800-869-3326

Access Your Account Online: www.morganstanley.com/online

Standard Disclosures

The following Disclosures are applicable to the enclosed statement(s). Expanded Disclosures are attached to your most recent June and December statement (or your first Statement if you have not received a statement for those months). The Expanded Disclosures are also available by selecting Account Documents when you log on to www.morganstanley.com/online or, call 800-869-3326.

Questions?

Questions regarding your account may be directed to us by using the contact information on the statement cover page, or the Client Service Center at (800) 869-3326.

Errors and Inquiries

Be sure to review your statement promptly, and immediately address any concerns regarding entries that you do not understand or believe were made in error by contacting the Branch Manager of the office where you maintain your account. Oral communications regarding any inaccuracy or discrepancy in this statement should be re-confirmed in writing to further protect your rights, including rights under the Securities Investor Protection Act (SIPA). Your statement will be deemed correct unless we receive a written inquiry of a suspected error. See your account documentation for special rules regarding your rights and responsibilities with respect to erroneous electronic fund transfers, including a description of the transfers covered. For concerns or complaints, contact our Client Relations Department at (866) 227-2256.

Senior Investor Helpline

In order to provide Morgan Stanley's senior investor clients a convenient way to communicate with us, we offer a Senior Investor Helpline. Senior investors or those acting on their behalf may call (800) 280-4534, Monday-Friday 9am-7pm Eastern Time.

Availability of Free Credit Balances and Financial Statements

Under the customer protection rules of the SEC [17 CFR §240.15c3-3], we may use funds comprising free credit balances carried for customer accounts here, provided that these funds are payable to customers on demand (i.e., are free of a lien or right of set-off in our favor or on behalf of some third party to whom you have given control). A financial statement of this organization is available for your personal inspection at its offices, or a copy will be mailed to you upon your written request.

Listed Options

Information with respect to commissions and other charges related to the execution of options transactions has been included in confirmations of such transactions previously furnished to you and such information will be made available to you promptly at your request. Promptly advise us of any material change in your investment objectives or financial situation.

Important Information if you are a Margin Customer (not available for certain retirement accounts)

If you have margin privileges, you may borrow money from us in exchange for pledging assets in your accounts as collateral for any outstanding margin loan. The amount you may borrow is based on the value of the eligible securities in your margin accounts. If a security has eligible shares, the number of shares pledged as collateral will be indicated below the position.

Margin Interest Charges

We calculate interest charges on margin loans as follows: (1) multiply the applicable margin interest rate by the daily close of business net settled debit balance, and (2) divide by 360 (days). Margin interest accrues daily throughout the month and is added to your debit balance at month-end. The month-end interest charge is the sum of the daily accrued interest calculations for the month. We add the accrued interest to your debit balance and start a new calculation each time the applicable interest rate changes and at the close of every statement month. For interest rate information, log into your Morgan Stanley account at morganstanley.com/online. Select your account with a Margin agreement and click Interest Rates for more information.

Information regarding Special Memorandum Account

If you have a Margin Account, this is a combined statement of your Margin Account and Special Memorandum Account maintained for you under Section 220.5 of Regulation T issued by the Board of Governors of the Federal Reserve System. The permanent record of the Special Memorandum Account as required by Regulation T is available for your inspection at your request.

Important Information About Auction Rate Securities

For certain Auction Rate Securities there is no or limited liquidity. Therefore, the price(s) for these Auction Rate Securities are indicated by N/A (not available). There can be no assurance that a successful auction will occur or that a secondary market exists or will develop for a particular security.

Structured Investments Risks and Considerations

Structured Investments (Structured Products) are complex products and may be subject to special risks. Investors should consider the concentration risk of owning the related security and their total exposure to any underlying asset. Structured Investments, which may appear in various statement product categories and are identified on the Position Description Details line as "Asset Class: Struct Inv," may not perform in a manner consistent with the statement product category where they appear and therefore may not satisfy portfolio asset allocation needs for that category. For information on the risks and conflicts of interest related to Structured Investments generally, log in to Morgan Stanley Online and go to

www.morganstanley.com/structuredproductsrisksandconflicts.

Security Measures

This statement features several embedded security elements to safeguard its authenticity. One is a unique blue security rectangle, printed in heat-sensitive ink on the back of every page. When exposed to warmth, the color will disappear, and then reappear.

SIPC Protection

We are a member of Securities Investor Protection Corporation (SIPC), which protects securities of its customers up to \$500,000 (including \$250,000 for claims for cash). An explanatory brochure is available upon request or at www.sipc.org. Losses due to market fluctuation are not protected by SIPC and assets not held with us may not be covered by SIPC protection. To obtain information about SIPC, including an explanatory SIPC brochure, contact SIPC at 1-202-371-8300 or visit www.sipc.org.

Transaction Dates and Conditions

Upon written request, we will furnish the date and time of a transaction and the name of the other party to a transaction. We and/or our affiliates may accept benefits that constitute payment for order flow. Details regarding these benefits and the source and amount of any other remuneration received or to be received by us in connection with any transaction will be furnished upon written request.

Equity Research Ratings Definitions and Global Investment Manager Analysis Status

Some equity securities may have research ratings from Morgan Stanley & Co. LLC or Morningstar, Inc. Research ratings are the research providers' opinions and not representations or guarantees of performance. For more information about each research provider's rating system, see the Research Ratings on your most recent June or December statement (or your first statement if you have not received a statement for those months), go to www.morganstanley.com/online or refer to the research provider's research report. Research reports contain more complete information concerning the analyst's views and you should read the entire research report and not infer its contents from the rating alone. If your account contains an advisory component or is an advisory account, a GIMA status will apply.

Credit Ratings from Moody's Investors Service and Standard & Poor's

The credit rating from Moody's Investors Service and Standard & Poor's may be shown for certain securities. All credit ratings represent the opinions of the provider and are not representations or guarantees of performance. Please contact us if you need further information or assistance in interpreting these credit ratings.

Revised 10/2017

Account Summary

Active Assets Account
606-035348-067

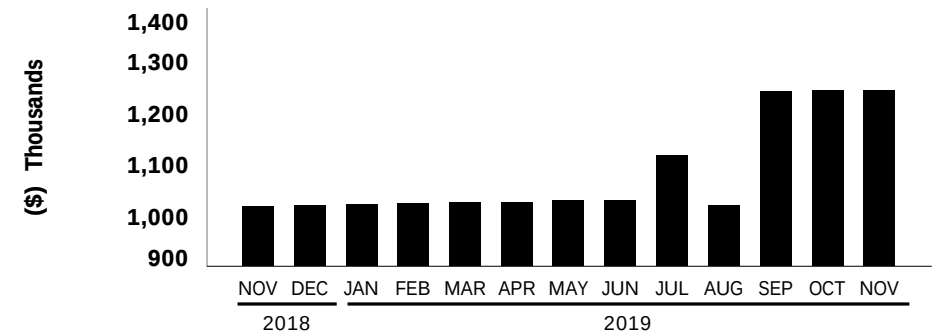
GABRIEL J ZAPPIA

CHANGE IN VALUE OF YOUR ACCOUNTS (includes accrued interest)

	This Period (11/1/19-11/30/19)	This Year (1/1/19-11/30/19)
TOTAL BEGINNING VALUE	\$1,240,565.18	\$1,017,367.76
Credits	—	304,668.00
Debits	—	(100,000.00)
Security Transfers	—	—
Net Credits/Debits/Transfers	—	\$204,668.00
Change in Value	1,031.38	19,560.80
TOTAL ENDING VALUE	\$1,241,596.56	\$1,241,596.56

MARKET VALUE OVER TIME

The below chart displays the most recent thirteen months of Market Value.

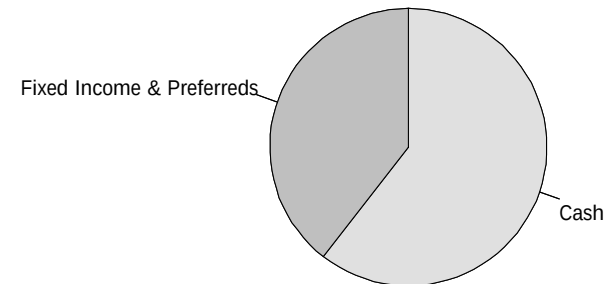


This chart does not reflect corrections to Market Value made subsequent to the dates depicted. It may exclude transactions in Annuities or positions where we are not the custodian, which could delay the reporting of Market Value.

ASSET ALLOCATION (includes accrued interest)

	Market Value	Percentage
Cash	\$751,329.98	60.51
Fixed Income & Preferreds	490,266.58	39.49
TOTAL VALUE	\$1,241,596.56	100.00%

FDIC rules apply and Bank Deposits are eligible for FDIC insurance but are not covered by SIPC. Cash and securities (including MMFs) are eligible for SIPC coverage. See Expanded Disclosures. Values may include assets externally held, which are provided to you as a courtesy, and may not be covered by SIPC. For additional information, refer to the corresponding section of this statement.



This asset allocation represents holdings on a trade date basis, and projected settled Cash/BDP and MMF balances. These classifications do not constitute a recommendation and may differ from the classification of instruments for regulatory or tax purposes.

Account Summary

Active Assets Account
606-035348-067

GABRIEL J ZAPPIA

BALANCE SHEET (^ includes accrued interest)

	Last Period (as of 10/31/19)	This Period (as of 11/30/19)
Cash, BDP, MMFs	\$30,792.80	\$751,329.98
Certificates of Deposit ^	1,209,772.38	490,266.58
Total Assets	\$1,240,565.18	\$1,241,596.56
Total Liabilities (outstanding balance)	—	—
TOTAL VALUE	\$1,240,565.18	\$1,241,596.56

INCOME AND DISTRIBUTION SUMMARY

	This Period (11/1/19-11/30/19)	This Year (1/1/19-11/30/19)
Other Dividends	—	\$13,672.48
Interest	5,537.18	5,621.74
Income And Distributions	\$5,537.18	\$19,294.22
Tax-Exempt Income	—	—
TOTAL INCOME AND DISTRIBUTIONS	\$5,537.18	\$19,294.22

Taxable and tax exempt income classifications are based on the characteristics of the underlying securities and not the taxable status of the account.

CASH FLOW

	This Period (11/1/19-11/30/19)	This Year (1/1/19-11/30/19)
OPENING CASH, BDP, MMFs	\$30,792.80	\$8,247.09
Purchases	(490,000.00)	(1,787,000.00)
Dividend Reinvestments	—	(13,607.93)
Sales and Redemptions	1,205,000.00	2,319,728.60
Income and Distributions	5,537.18	19,294.22
Total Investment Related Activity	\$720,537.18	\$538,414.89
Electronic Transfers-Credits	—	304,668.00
Electronic Transfers-Debits	—	(100,000.00)
Total Cash Related Activity	—	\$204,668.00
Total Card/Check Activity	—	—
CLOSING CASH, BDP, MMFs	\$751,329.98	\$751,329.98

GAIN/(LOSS) SUMMARY

	Realized This Period (11/1/19-11/30/19)	Realized This Year (1/1/19-11/30/19)	Unrealized Inception to Date (as of 11/30/19)
Short-Term Gain	—	—	\$12.25
Short-Term (Loss)	—	—	(9.80)
Total Short-Term	—	—	\$2.45

The Gain/(Loss) Summary, which may change due to basis adjustments, is provided for informational purposes and should not be used for tax preparation. Refer to Gain/(Loss) in the Expanded Disclosures.

Account Detail

Active Assets Account
606-035348-067

GABRIEL J ZAPPIA

	Percentage of Holdings	Face Value	Orig Total Cost Adj Total Cost	Market Value	Unrealized Gain/(Loss)	Est Ann Income Accrued Interest	Current Yield %
CERTIFICATES OF DEPOSIT		490,000.000	\$490,000.00 \$490,000.00	\$490,002.45	\$2.45 ST	\$1,186.00 \$264.13	0.24%
TOTAL CERTIFICATES OF DEPOSIT (includes accrued interest)	39.49%			\$490,266.58			

	Percentage of Holdings	Total Cost	Market Value	Unrealized Gain/(Loss)	Est Ann Income Accrued Interest	Current Yield %
TOTAL VALUE		\$490,000.00	\$1,241,332.43	\$2.45 ST	\$1,561.66 \$264.13	0.13%
TOTAL VALUE (includes accrued interest)	100.00%		\$1,241,596.56			

Unrealized Gain/(Loss) totals only reflect positions that have both cost basis and market value information available. Cash, MMF, Deposits and positions stating 'Please Provide' or 'Pending Corporate Actions' are not included.

ALLOCATION OF ASSETS (^ includes accrued interest)

	Cash	Equities	Fixed Income & Preferred Securities	Alternatives	Structured Investments	Other
Cash, BDP, MMFs	\$751,329.98	—	—	—	—	—
Certificates of Deposit ^	—	—	\$490,266.58	—	—	—
TOTAL ALLOCATION OF ASSETS ^	\$751,329.98	—	\$490,266.58	—	—	—

ACTIVITY

CASH FLOW ACTIVITY BY DATE

Activity Date	Settlement Date	Activity Type	Description	Comments	Quantity	Price	Credits/(Debits)
11/6		Interest Income	BANK INDIA NEW YO NEW YORK CI	1.950% DUE2019-11-06 [06279KYC4]			\$1,164.92
11/6	11/6	Redemption	BANK INDIA NEW YO NEW YORK CI	1.950% DUE2019-11-06 [06279KYC4] REDEMPTION OF MATURED BOND	245,000.000	100.0000	245,000.00
11/13		Interest Income	BEAL BK USA LAS V LAS VEGAS NVCD	1.950% DUE2019-11-13 [07370YE65]			1,191.10
11/13	11/13	Redemption	BEAL BK USA LAS V LAS VEGAS NVCD	1.950% DUE2019-11-13 [07370YE65] REDEMPTION OF MATURED BOND	245,000.000	100.0000	245,000.00
11/13	11/15	Bought	FIRST REP BK SAN FRANCISCO CA CD 1.450% DUE2019-12-13 [33616CFY1]	ACTED AS PRINCIPAL	245,000.000	100.0000	(245,000.00)

Account Detail

Active Assets Account
606-035348-067

GABRIEL J ZAPPIA

CASH FLOW ACTIVITY BY DATE (CONTINUED)

Activity Date	Settlement Date	Activity Type	Description	Comments	Quantity	Price	Credits/(Debits)
11/13	11/19	Bought	BANK INDIA NEW YO NEW YORK CI 1.600% DUE2020-02-12 [06279KZM1]	ACTED AS PRINCIPAL	245,000.000	100.0000	(245,000.00)
11/14		Interest Income	santander WILMINGTON DE CD	1.950% DUE2019-11-14 [80280JSM4]			1,204.19
11/14	11/14	Redemption	santander WILMINGTON DE CD	1.950% DUE2019-11-14 [80280JSM4] REDEMPTION OF MATURED BOND	245,000.000	100.0000	245,000.00
11/15		Interest Income	BANK OF CHINA NEW NEW YORK NY CD	1.950% DUE2019-11-15 [06428FLM7]			1,217.28
11/15	11/15	Redemption	BANK OF CHINA NEW NEW YORK NY CD	1.950% DUE2019-11-15 [06428FLM7] REDEMPTION OF MATURED BOND	245,000.000	100.0000	245,000.00
11/25		Interest Income	VALLEY NATL BK CD PASSAIC NJ CD	1.950% DUE2019-11-25 [919853ER8]			733.25
11/25	11/25	Redemption	VALLEY NATL BK CD PASSAIC NJ CD	1.950% DUE2019-11-25 [919853ER8] REDEMPTION OF MATURED BOND	225,000.000	100.0000	225,000.00
11/29		Interest Income	MORGAN STANLEY PRIVATE BANK NA	(Period 11/01-11/30)			17.70
11/29		Interest Income	MORGAN STANLEY BANK N.A.	(Period 11/01-11/30)			8.74
NET CREDITS/(DEBITS)							\$720,537.18

Purchase and Sale transactions above may have received an average price execution. Details regarding the actual prices are available upon request.

MONEY MARKET FUND (MMF) AND BANK DEPOSIT PROGRAM ACTIVITY

Activity Date	Activity Type	Description	Credits/(Debits)
11/6	Automatic Investment	BANK DEPOSIT PROGRAM	\$246,164.92
11/13	Automatic Investment	BANK DEPOSIT PROGRAM	246,191.10
11/14	Automatic Investment	BANK DEPOSIT PROGRAM	246,204.19
11/15	Automatic Investment	BANK DEPOSIT PROGRAM	1,217.28
11/19	Automatic Redemption	BANK DEPOSIT PROGRAM	(245,000.00)
11/25	Automatic Investment	BANK DEPOSIT PROGRAM	225,733.25
11/29	Automatic Investment	BANK DEPOSIT PROGRAM	17.70
11/29	Automatic Investment	BANK DEPOSIT PROGRAM	8.74
NET ACTIVITY FOR PERIOD			\$720,537.18

REALIZED GAIN/(LOSS) DETAIL

SHORT-TERM GAIN/(LOSS)

Security Description	Date Acquired	Date Sold	Quantity	Sales Proceeds	Orig / Adj Total Cost	Realized Gain/(Loss)	Comments
BANK INDIA NEW YO 1950 19NV06	08/05/19	11/06/19	245,000.000	\$245,000.00	\$245,000.00	\$0.00	
BANK OF CHINA NEW 1950 19NV15	08/05/19	11/15/19	245,000.000	245,000.00	245,000.00	0.00	
BEAL BK USA LAS V 1950 19NV13	08/05/19	11/13/19	245,000.000	245,000.00	245,000.00	0.00	
VALLEY NATL BK CD 1950 19NV25	09/19/19	11/25/19	225,000.000	225,000.00	225,000.00	0.00	

Account Detail

Active Assets Account
606-035348-067

GABRIEL J ZAPPIA

SHORT-TERM GAIN/(LOSS) (CONTINUED)

Security Description	Date Acquired	Date Sold	Quantity	Sales Proceeds	Orig / Adj Total Cost	Realized Gain/(Loss)	Comments
santander 1950 19NV14	08/05/19	11/14/19	245,000.000	245,000.00	245,000.00	0.00	
Short-Term This Period				\$1,205,000.00	\$1,205,000.00	\$0.00	
Short-Term Year to Date				\$1,205,000.00	\$1,205,000.00	\$0.00	
Net Realized Gain/(Loss) This Period				\$1,205,000.00	\$1,205,000.00	\$0.00	
Net Realized Gain/(Loss) Year to Date				\$1,205,000.00	\$1,205,000.00	\$0.00	

Treasury regulations require that we report on Form 1099-B a) adjusted cost basis on the sale of covered securities acquired on or after 1/1/11 (or the applicable date for the type of security), b) the gain or loss as either long-term or short-term, and c) basis adjustments on covered securities due to wash sales, certain corporate actions and transfers by gift or inheritance. This section may not reflect all the basis adjustments required when filing your tax return. Refer to the Expanded Disclosures.

MESSAGES

Senior Investor Helpline

For any inquiries or potential concerns, senior investors or someone acting on their behalf may contact our Firm by calling (800) 280-4534.

Contact Us

Customer Assistance Center: 1-800-860-8821

Telephone Banking Services: 1-800-887-7874

CamdenNational.com

Page: **1 of 2**
Statement Date: **11/18/19**
Primary Account: **15655822**



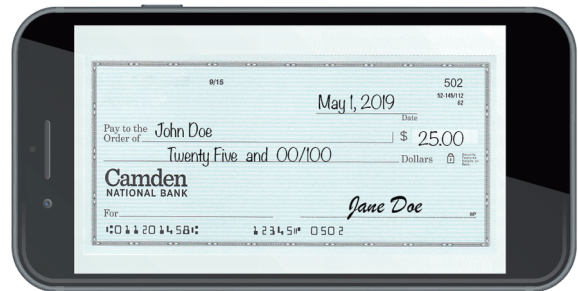
Gabriel J Zappia
135 Clinton St
Portland, ME 04103-3226

Summary of Accounts

Account Number	Type of Account	Current Balance
15655822	Promise Premier MoneyMarket	\$185,035.13
15864499	Simple Promise Checking	\$90.72

Picture it.

Your money.
In your account.
In a snap.



Mobile Deposit makes it **easy** to deposit checks **quickly**.

Go to "Deposit Check" in our mobile app to give it a try!

Promise Premier MoneyMarket

Account: 15655822

Account Title: Gabriel J Zappia

Promise Premier MoneyMarket		Acct. Enclosures	0
Account Number	15655822	Statement Dates	10/18/19 thru 11/18/19
Balance Last Statement	\$145,280.58	Days in the statement period	32
1 Deposits/Credits	\$47,000.00	Average Ledger Bal.	\$160,857.76
3 Checks/Debits	\$7,351.25	Average Collected Bal.	\$160,857.76
Service Charge	\$0.00	Interest Earned	\$105.80
Interest Paid	\$105.80	Annual Percentage Yield Earned	0.75%
Balance This Statement	\$185,035.13	2019 Interest Paid	\$1,241.84

Transaction Activity

Date	Description	Withdrawal(-)	Deposit(+)	Balance
10/18	Funds Transfer via Online	5,521.25-		139,759.33
11/01	Monthly overhead	800.00-		138,959.33
11/04	Funds Transfer via Online		47,000.00	185,959.33
11/04	Funds Transfer via Online	1,030.00-		184,929.33
11/18	Interest Paid		105.80	185,035.13

Interest Rate Summary

Date	Interest Rate
10/17	0.750000%

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS:

Contact us as soon as you can if you think your statement or receipt is wrong, or if you need more information about a transfer on the statement or receipt.

Call us at: (800) 860-8821

Or

Write to: Camden National Bank
ATTN: Deposit and Payment Services
245 Commercial Street
Rockport, ME 04856

We must hear from you no later than 60 days after we send you the first statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.



Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

April 5, 2018

Gabriel Zappia
135 Clinton Street
Portland, ME 04103

Re: 1844 Forest Avenue, PO
Ability to Serve with PWD Water

Dear Mr. Zappia:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on February 15, 2018. Based on the information provided per plans dated March 19, 2018, we can confirm that the District will be able to serve the proposed project as further described in this letter. **Please note that this letter constitutes approval of the water system as currently designed. Any changes affecting the approved water system will require further review and approval by PWD.**

Conditions of Service

The following conditions of service apply:

- A new 2-inch domestic water service may be installed from the 12" ductile iron water main in Forest Avenue. The service should enter through the properties frontage on Forest Avenue at least 10-feet from any side property lines.
- The existing 6-inch fire service at this site may be used by the proposed development as long as the project team determines that it will provide adequate flow and pressure for the intended use. The five (5) existing 1-inch diameter domestic services will no longer be used as a result of the development and must be retired per PWD standards. This includes shutting the corporation valve and cutting the pipe at the water main and removing the box and rod at streetline.

Prior to construction, the owner or contractor will need to make an appointment to complete a service application form and pay all necessary fees. The appointment shall be requested through MEANS@pwd.org or by calling 207-774-5961 ext. 3199. Please allow (3) business days to process the service application paperwork. PWD will guide the applicant through the new development process during the appointment.

Existing Site Service

According to District records, the project site does currently have existing water service. Five (5) 1-inch diameter copper domestic service lines and one (1) 6-inch diameter ductile iron fire service provides service to the site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of these services.



Water System Characteristics

According to District records, there is an 12-inch diameter ductile iron water main in Forest Avenue and a public fire hydrant located approximately 200 feet from the site. Recent flow data is not available in this area. The most recent static pressure reading was 74 psi.

Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. It is your responsibility to contact the City of Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project.

Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact MEANS to request a hydrant flow test and we will work with you to get more complete data.

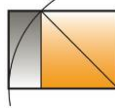
Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District



Robert A. Bartels, P.E.
Senior Project Engineer



Whipple | Callender Architects

Description of proposed apartments at 1844 Forest Avenue- Revised 4.17.20

Located on Forest Avenue between Riverside Street and Riverside Industrial Parkway, the existing structure at 1844 Forest Avenue will be renovated as apartments. The existing building is a gabled form with evenly spaced windows to light the existing Assembly space. The lower level is currently a windowless space. The parking space is existing and will remain.

We are providing access to the lower level at two locations and the new ADA compliant entry is located at the south end of the building. The "townhouse" apartments at the upper level are all accessed from the exterior decks and there is no common space.

We propose adding dormers at the upper townhouse floor for improved light, ventilation and space. The prominent end gables will remain and the new dormers are inset from the gable face. Windows will be aligned to preserve a sense of the even arrangement of the existing windows. The windows are casement style to allow maximum ventilation, light and better thermal performance. The windows and doors will have integral trim designed to work with 4" vinyl siding. We envision white trim with a neutral siding color.

The roof-line will be detailed with a trimmed, substantial eave. The roof will be architectural asphalt shingles. Access to the townhouse apartments will be from a new common egress deck. The deck will be framed with PT lumber and the deck itself finished with synthetic decking and dimensional wood trim framed guards.

The Forest Ave. face will remain similar to the existing. We will install a new entry door to the front apartment and remove the existing lift which is no longer needed due to ground floor accessibility improvements.

We are retaining the general form of this building and improving its appearance with new exterior finishes, windows and access. The density of this project fits well with its location on a major Portland arterial.

Response to Planning Review Comments added 4.17.20

(d)B-2 Commercial Business Zones

Standard (1) e. Façade Character- Existing character mostly unaltered. Residential use is less active; entrance and some windows face the street with a stoop. **Street facing façade lacking in visual interest- can additional windows or articulation such as a canopy for the door be added to meet this standard ?**

Please refer to the revised exterior elevations. The color scheme is a white trim and gray body. At the street façade we will create visual interest with a combination of elements-

- a. The entry to apartment #1 will be detailed with a canopy as shown in the drawings, 4' deep and 8' wide. The canopy will be supported by brackets. We will maintain the existing synthetic deck.
- b. The edge of the deck will be trimmed with painted dimensional cement board trim.
- c. The existing railing system will remain and be painted.
- d. A window to match will be installed at the ground floor of apartment #1 to balance the opposite window.
- e. Painted skirt trim will be installed screening the underside of the deck as shown.

Standard (1) f. Building Design- Existing building character is simple material selection and placement (clapboard), which relates to the limited surrounding residential context. The pitched roof, window proportions, divided lights relate a more residential character.

Standard (1) g. Building Materials- **What material is proposed for the siding and deck/ railing.- label these on the elevation with more specificity.** Clapboard would be appropriate (fiber cement), for the deck/ railings a finished wood or metal would be appropriate.

Siding/ Trims- We propose installing vinyl siding where we remove the existing vinyl. The trim at the corners, doors and the eave will be painted synthetic dimensional trim. The new vinyl window trim will be integral 1 x 4.

Side decks- The side decks will be framed with PT lumber and the posts underneath will be exposed. The edge of the deck and the stair stringers will be trimmed. The deck will be a synthetic material and the rail system will be a fiberglass guard system of relatively simple character.

Standard (1) i. Landscaping and buffers- **Screening must be provided between surface parking and abutting properties.**

There currently exists an existing vegetative buffer along the southern (rear) and western (plan right) property lines. New vegetation will be added to the existing vegetation along the northern and eastern property line. Please see Sheet C101, "Proposed Site Plan", for further information on the proposed plantings.

Additionally, a proposed 4-yard dumpster with a 6'-0" high cedar fence enclosure will be added at the southwestern edge of the existing parking lot. The dumpster will not lead to an increase in impervious area or have any effect on the existing 16'-0" wide emergency vehicle access easement adjacent to the westernmost property line.

(i) Two Family/ Multifamily

Standard (1). Exterior Design- As an existing building, there are limited changes/ comments. The pitched roof and proportions of the building are compatible with the context buildings and will relate to the neighboring residential character. The material selection is unclear, clapboards would be appropriate in this case. **The street facing façade lacks "positive visual interest"- addition of articulation element (entry canopy or similar) and/ or increasing the windows are suggested solutions to address this standard.**

Please refer to the revised exterior elevations. At the street façade we will create visual interest with a combination of elements-

- a. The entry to apartment #1 will be detailed with a canopy as shown in the drawings, 4' deep and 8' wide.
- b. The edge of the deck will be trimmed with painted dimensional cement board trim.
- c. The existing railing system will remain and be painted.
- d. A window to match will be installed at the ground floor of apartment #1 to balance the opposite window.
- e. Painted skirt trim will be installed screening the underside of the deck as shown.

Standard (5). Parking- Parking area appropriately placed to the rear of the lot/ building.

Existing buffering already exists along the southern property line. This project does not propose the removal of any existing buffering.



WHIPPLE-CALLENDER ARCHITECTS

1.9.20 – 1844 FOREST AVENUE CODE REVIEW SUMMARY- INCLUDES REFERENCE TO PORTLAND ZONING REGS., FIRE DEPARTMENT INFORMATION, IBC 2015, IECC 2009, NFPA 101 2009

Portland Zoning- 2009- Relevant sections:

14-250 Dimensional Req.:

B-2 Neighborhood Business zone- permitted uses, Apartment/ Multifamily (17 units).

No minimum lot size

Setback requirements

Street frontage 20' min. We are in excess of 20'

Front setback- Average neighboring depth

Side setback- NONE REQUIRED

Rear yard- 10' abutting residential zone

Max. permitted imperv. surface – 90%

Max. permitted bldg. height is 35'

Parking- 35 total spaces

Site Area- 32,000 s.f. (1500 s.f. per residence) = 21 to 22 allowable apartments and we are proposing 17.

IEBC- 2015- Relevant sections:

CHAPTER 4- CLASSIFICATION OF WORK

505.1 Scope. Level 3 alterations apply where the work area exceeds 50% of the building area. WE MEET THIS DEFINITION

505.2 Application. Level 3 alterations shall comply with the provisions of Chapter 7 & 8 for Level 1 & 2 alterations, respectively, as well as the provisions of Chapter 9. WE WILL COMPLY WITH SECTIONS 7 AND 8 AS WELL AS PROVISIONS OF CHAPTER 9.

CHAPTER 7- ALTERATIONS LEVEL 1

Section 701- General

601.2 Conformance. An existing building or portion thereof shall not be altered such that the building becomes less safe than its existing condition. WE WILL BE IMPROVING SAFETY WITH AN IMPROVED FIRE ALARM SYSTEM, AND INSTALLATION OF RATED CONSTRUCTION.

Section 702- Building Elements and Materials see Chapter 8

Section 703- Fire Protection-

703.1 General- Alterations shall be done in a manner that maintains the level of fire protection provided. WE ARE IMPROVING THE EXISTING LEVEL OF FIRE PROTECTION.



WHIPPLE-CALLENDER ARCHITECTS

Section 704-Means of Egress-

704.1 General- Alterations shall be done in a manner that maintains the level of egress provided. WE ARE MAINTAINING THE EXISTING LEVEL OF EGRESS.

Section 705 Accessibility- SEE IBC CHAPTER 11

705.1 General- A facility that is altered shall comply with the applicable provisions in Sections 705.1.1 through 705.1.14, and Chapter 11 of the IBC unless it is technically infeasible.

A facility that is constructed or altered to be accessible shall be maintained accessible during occupancy. NA- UNOCCUPIED DURING CONSTRUCTION.

Exceptions:

1. The altered element or space is not required to be on an accessible route unless required by 705.2.
2. Accessible means of egress required by Chapter 10 of the IBC are not required to be provided in existing facilities.
3. Type B dwelling units required by Section 1107 of the IBC are not required to be provided in existing facilities undergoing less than Level 3 alteration.
4. The alteration to Type A individually owned dwelling units within an R-2 occupancy shall meet the provisions for Type B dwelling units.

Section 706 Structural- WE PLAN ON IMPROVING THE EXISTING STRUCTURAL ELEMENTS.

Section 707 Energy Conservation- NEW CONSTRUCTION IS NOT INVOLVED SO WE DO NOT HAVE TO MEET ENERGY REQUIREMENTS. EXISTING WALLS ARE INSULATED AND WE PLAN ON IMPROVING THE CRAWLSPACE AND ATTIC INSULATION APPLICATIONS TO MEET CODE

CHAPTER 8- ALTERATIONS LEVEL 2

Section 801- General.

801.3 Compliance. All new construction elements, components, systems, and spaces shall comply with the requirements of the IBC- EXCEPTIONS FOR WINDOWS, ELECTRICAL SYSTEMS, DEAD END CORRIDOR AND MIN. CEILING HEIGHT NOT USED.

Section 802 Special use and occupancy- WE WILL BE ADA COMPLIANT

Section 803 Building elements and materials- WE HAVE NO UNPROTECTED VERTICAL OPENINGS.

803.2.3 Supplemental stairway enclosure requirements- NO EGRESS STAIRS ARE PLANNED FOR THE PROJECT. WE HAVE A GROUND FLOOR CORRIDOR AND THE UPPER UNITS ALL EGRESS DIRECTLY TO GRADE.

Section 804- Fire protection- THE EXISTING 13 R SPRINKLER SYSTEM TO REMAIN COVERS THE ENTIRE BUILDING AND IS MONITORED/ SUPERVISED

804.4 Fire alarm and detection. An approved Fire Alarm system shall be installed in accordance with sections 804.4.1 thru 804.4.3. WE WILL INSTALL A PERMITTED FIRE ALARM SYSTEM

804.4.1.2 Group I-1. A fire alarm system shall be installed in use group I-1 occupancies as required by the International Fire Code for existing I-1 occupancies. WE ARE INSTALLING A NEW ALARM SYSTEM

Section 805 Means of egress- THE EXISTING BUILDING HAS A ONE HOUR RATED CORRIDOR DISCHARGING DIRECTLY TO THE OUTSIDE & THE UPPER UNITS DISCHARGE DIRECTLY TO GRADE. DOORS, DOOR SWINGS, CLOSERS, EMERGENCY LIGHTING AND EXIT SIGNS WILL BE CODE COMPLIANT.



WHIPPLE-CALLENDER ARCHITECTS

Section 806 Accessibility- A building, facility, or element that is altered shall comply with this section and Section 705- WE WILL BE ADA COMPLIANT

Section 807 Structural- WE PLAN ON IMPROVING THE EXISTING STRUCTURAL ELEMENTS.

Section 808 Electrical- ELECTRICAL WILL BE NEW.

808.1 New installation. All newly installed electrical equipment and wiring related to work done in any work area shall comply with the requirements of NFPA 70. WE WILL COMPLY IN WORK AREAS

Section 809 Mechanical-

809.2 Altered existing systems. In mechanically ventilated spaces, existing mechanical ventilation systems that are altered, reconfigured or extended shall provide not less than 5 cfm / min. per minute of outside air and not less than 15 cfm of ventilation air per person , or not less than the amount of ventilation air determined by the IAQP procedure or ASHRAE 62. WE WILL COMPLY

Section 810 Plumbing-

810.1 Minimum fixtures. Where the occupancy load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the IPC based on the increased occupant load. WE WILL COMPLY AS APARTMENTS.

Section 811 Energy Conservation- NEW CONSTRUCTION IS NOT INVOLVED. SO WE DO NOT HAVE TO MEET ENERGY REQUIREMENTS. EXISTING WALLS ARE INSULATED AND WE PLAN ON IMPROVING THE CRAWLSPACE AND ATTIC INSULATION APPLICATIONS

IBC- 2015- Relevant sections:

The building use is defined as R-2 Apartments.

Per table 504.4 the Type V Protected - R/A structure (with associated B space at grade) can have 3 stories while remaining un-sprinkled. WE ARE SPRINKLED, WILL PROTECT AND DRAFTSTOP THE WOOD FRAME, AND DO NOT EXCEED THE STORY LIMITS

Per table 506.2 the Type V Protected - R/A structure (with associated B space at grade) can have 12,000 S.F. PER FLOOR. WE COMPLY AT 2,627 S.F. PER FLOOR.

Table 508.4- NO MIXED USE- NO OCCUPANCY SEPARATIONS.

Table 601 - The new structure is sprinkled, Type V-B protected. Protected elements include framing, all bearing walls, floor construction and roof construction.

Section 709 - The walls are fire partitions and the floors horizontal assemblies.

709.3 Fire resistance rating- Fire partitions shall be rated one hour. WE COMPLY

709.4 Continuity- Fire assemblies shall be rated one hour. WE COMPLY

709.4 Fire-blocking- All walls separating dwelling units and stairs shall be fire-blocked at the top of the demising partition typical. WE COMPLY

712.4 Continuity (horizontal)- Assemblies between apartments, storage and ground floor commercial shall be rated one hour. WE COMPLY.



WHIPPLE-CALLENDER ARCHITECTS

713 Penetrations at Walls and Assemblies- Seal to maintain rating of Fire Partition and Assemblies.
WE WILL COMPLY

Chapter 10 Means of Egress-

1006.2.1 Egress based upon occupant load and common path of travel egress travel distance. Two exists or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1 (R2- 10 OCCUPANTS PER SPACE). WE WILL HAVE LESS THAN 10 OCCUPANTS PER SPACE USING 200 GROSS S.F. PER OCCUPANT.

1006.3.2 Single Exits. Single exit or access to a single exit shall be permitted from any story or occupied roof where one of the following conditions exists: #2. Rooms, areas and spaces complying with 1006.2.1 with exits that discharge directly to the exterior at the level of exit discharge are permitted to have one exit or access to a single exit. WE WILL COMPLY WITH REQUIREMENTS.

Table 1006.3.2 (1) INDICATES THAT SINGLE EXIT R-2 OCCUPANCIES ARE ALLOWED UP TO THREE STORIES, 4 DWELLING UNITS PER FLOOR AND 125 COMMON PATH OF TRAVEL. WE COMPLY WITH 2 MEANS OF EGRESS AT THE GROUND FLOOR.

Chapter 11 Accessibility-

1103.1 Where required-Sites, buildings, structures, facilities, elements and spaces, temporary or permanent shall be accessible to individuals with disabilities. WE WILL COMPLY WITH REQUIREMENTS

1104.1 Site arrival points. At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public street or sidewalks to the accessible building entrance served. WE WILL PROVIDE AN ACCESSIBLE, DESIGNATED PARKING SPACE/ PASSENGER LOADING AREA (COMPLIANT WITH SECTION 1106) ADJACENT TO OUR ADA COMPLIANT ENTRANCE (COMPLIANT WITH SECTION 1105).

Table 1006.1- Accessible Parking Spaces. AS REQUIRED WHERE PARKING SPACES ARE BETWEEN 1 AND 25, WE WILL PROVIDE AT LEAST ONE ACCESSIBLE PARKING SPACE.

1107.2 Design. Dwelling units and sleeping units that are required to be Accessible units, Type A and Type B units shall comply with the applicable portions of Chapter 10 of ICC A117.1. Units required to be type A units are permitted to be designed and constructed as Accessible units. Units required to be Type B units are permitted to be designed and constructed as Accessible units or Type A units. WE WILL COMPLY WITH REQUIREMENTS AS MODIFIED BY 1107.4 AND 1107.5.

1107.3 Accessible Spaces. Rooms and spaces available to the general public or available to use by residents and serving Accessible units, Type A units or Type B units shall be accessible. Accessible spaces shall include toilet and bathing rooms, kitchen, living and dining reas and any exterior spaces including patios, terraces and balconies. Exception: # 1. Stories and mezzanines exempted by Section 1107.4. SEE 1107.4.

1107.4 Accessible route. At least one accessible route shall connect accessible building or facility entrances with the primary entrance of each Accessible unit, Type A unit or Type B unit within the building or facility and with those exterior and interior spaces and facilities that serve the units. Exception #3 – In Group R-2 facilities with Type A units complying with Section 1107.6.2.3.1, an accessible rout is not required to connect stories or mezzanines where Type A units, All common areas serving Type A units and all public areas are on an accessible route. WE HAVE A TYPE A UNIT AT GRADE WITH ACCESSIBLE COMMON AREA AND DO NOT HAVE AN ACCESSIBLE ROUTE CONNECTING STORIES.

Table 1107.6.1.1- Accessible Dwelling Units and Sleeping Units. AS REQUIRED WHERE THE UNIT COUNT IS BETWEEN 1 AND 25, WE WILL PROVIDE ONE ACCESSIBLE UNIT WITH A TRANSFER TYPE SHOWER.



WHIPPLE-CALLENDER ARCHITECTS

1107.7 General Exceptions. Where specifically permitted by Section 1107.5 or 1107.6, the required number of Type A or Type B units is permitted to be reduced in accordance with Sections 1107.7.1.1 and 1107.7.1.5 .

1107.7.1 Structures without elevator service. Where no elevator service is provided in a structure, only the dwelling units and sleeping units that are located on stories indicated in Sections 1107.7.1.1 and 1107.7.1.2 are required to be Type A and Type B units respectively. The number of Type A units shall be determined in accordance with Section 1107.6.2.2.1. PER REFERENCED SECTIONS, WE HAVE A TYPE A GROUND FLOOR UNIT AND NO TYPE A OR TYPE B UNITS ON THE UPPER STORIES.

Chapter 12 Interior Environment-

1203.1- General. Buildings shall be provided with natural ventilation in accordance with 1203.4 or mechanical ventilation in accordance with the International Mechanical code. WE WILL COMPLY WITH REQUIREMENTS BY PROVIDING BATHROOM VENTILATION AND OPERABLE EXTERIOR WINDOWS MEETING 4% OF THE AREA VENTILATED.

1204- Temperature Control- Equipment and systems. Interior spaces intended for human occupancy shall be provided with active or passive space heating systems capable of maintain a temperature not less than 68 degrees F at a point 3' above the finished floor. WE WILL PROVIDE A HEATED HYDRONIC SYSTEM, GAS FIRED TO PROVIDE HEAT ONLY

1205.1- Lighting- General. Every space intended for human habitation shall be provided with natural light by means of exterior glazed openings in accordance with 1205.2 or shall be provided with artificial light in accordance with section 1205.3. Exterior glazed openings shall open directly onto a public way or onto a yard or court in accordance with section 1206.

1205.2 Natural Light. The minimum glazed area shall be not less than 8% of the floor area of the room being served. WE MEET THIS REQUIREMENT WITH RIGHT SIZED OPERABLE WINDOWS.

1207.2 Sound Transmission- Scope. Airborne Sound. Walls, partitions, and floor ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have an STC rating of not less than 50, or not less than 45 if field tested, for air borne noise when tested in accordance with ASTM E90. WE WILL COMPLY WITH STC REQUIREMENTS

1208.1 Minimum Room Widths. Habitable spaces, other than a kitchen, shall not be less than less than 7' in any plan dimension. Kitchens shall have a clear passageway of not less than 3' between counter fronts and appliances or counter fronts and walls . WE WILL COMPLY WITH SPACE REQUIREMENTS

1208.2 Minimum Ceiling Heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7'-6". Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7'., other than a kitchen, shall not be less than less than 7' in any plan dimension. Kitchens shall have a clear passageway of not less than 3' between counter fronts and appliances or counter fronts and walls. WE WILL COMPLY WITH SPACE REQUIREMENTS.

1208.3 Room Area. Every dwelling unit shall have no fewer than one room that shall have not less than 120 s.f. of net floor area. Other habitable rooms shall have a net floor area of not less than 70 s.f. . Kitchens are not required to be of a minimum floor area. WE WILL COMPLY WITH AREA REQUIREMENTS



WHIPPLE-CALLENDER ARCHITECTS

1208.4 Efficiency Dwelling Units. An efficiency dwelling unit shall conform to the requirements of of the code except as modified herein:

1. The unit shall have a living room of not less than 220 s.f. of floor area. An additional 100 s.f. of floor area shall be provided for each occupant of such unit in excess of two . WE WILL COMPLY WITH SPACE REQUIREMENT
2. The unit shall be provided with a separate closet . WE WILL COMPLY WITH CLOSET REQUIREMENT
3. The unit shall be provided with a kitchen sink, cooking appliance, and refrigeration facilities, each having a working space of not less than 30" in front. light and ventilation conforming to this code shall be provided. WE WILL COMPLY WITH KITCHEN REQUIREMENTS
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower. WE WILL COMPLY WITH BATHROOM REQUIREMENT

Chapter 13 Energy Efficiency-

1301.1- Scope. Buildings shall be designed and constructed in accordance with the IECC 2009 Energy Code. WE WILL COMPLY WITH REQUIREMENTS OF IECC 2009.

Fire Department checklist- please refer to plan for travel distance, smoke detectors, CO2 detectors, alarm panel

KNOX BOX SHALL BE PROVIDED

1. Owner- **Gabriel Zappia**
2. Architect- **Whipple Callender Architects, PO Box 1276 Portland, Maine 04101 (775-2696)**
3. Proposed use- **R-2 Apartments**
4. Square footage of structure- **gross s.f. per floor**
5. Elevation of all structures **8' floor to floor**
6. Proposed fire protection of all structures- **fully sprinkled- 13 R**
7. Hydrant Locations- **Forest Ave.**
8. Water main sizes and locations- **Forest Ave- not known**
9. Access to any Fire Department Connections-**Connection will be provided at parking side**
10. Access to all structures (2 sides Min.)- **Clear access to 3 sides**
11. A code summary shall be included referencing NFPA and all fire department technical standards- **Attached**

NFPA 101-2009 – Chapter 30: New Apartment Buildings (In this case, three stories, seventeen total apartments). FULLY SPRINKLED.

30.1 General Requirements

30.1.1.1 The requirements of this chapter shall apply to new apartment occupancies.

30.2 Means of Egress Requirements

30.2.1.1 Means of escape from a dwelling unit to the outside of the building shall be in accordance with Chapter 7 and this chapter. WE COMPLY WITH CHAPTER 7- REFER TO STAIR & WINDOW DETAILS

30.2.1.2 Means of escape within a dwelling unit shall comply with the provisions of Section 24.2 for one and two family dwellings. WE MEET EGRESS REQUIREMENT WITH TRAVEL DISTANCE, DIRECT EXTERIOR EGRESS AND SECONDARY WINDOW AS MEANS OF EGRESS.

30.2.2.3.1 Stairs complying with 7.2.2 shall be permitted. NA. NO COMMON STAIRS, STAIRS WITHIN THE UNIT SHALL MEET IRC STAIR STANDARDS FOR ONE AND TWO FAMILY.



WHIPPLE-CALLENDER ARCHITECTS

30.2.4 Number of Exits NA

30.2.4.3 A single exit shall be permitted in buildings where the total number of stories does not exceed four, provided all the following conditions are met:

1. The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5
2. The exit stairway does not serve more than $\frac{1}{2}$ of a story below the level of exit discharge.
3. The travel distance from the entrance door to any dwelling unit to an exit does not exceed 35 feet.
4. The exit stairway is completely enclosed or separated from the rest of the building by barriers having a minimum 1 hour fire resistance rating.
5. All openings between the exit stairway enclosure and the rest of the building are protected by self closing doors having a minimum 1 hr. fire resistance rating.
6. All corridors serving as access to the exits have a min. $\frac{1}{2}$ hr. fire resistance rating.
7. Horizontal and vertical separation having a min. $\frac{1}{2}$ hr. fire resistance rating is provided between dwelling units. WE MEET THE ABOVE CONDITIONS 1 THRU 7.

7.3 Capacity of Means of Egress

7.3.4.1 In existing buildings, the width of exit access shall be permitted to be not less than 36" EXIT ACCESS WILL TYPICALLY BE 36".

30.2.9 Emergency lights shall be provided in buildings 4 or more stories in height or with more than 12 dwelling units, unless each unit has a direct exit to the outside of the building at grade level- WE WILL PROVIDE EMERGENCY LIGHTS

30.2 Means of Egress Components

30.2.2.1.2 In buildings protected throughout with an approved, supervised automatic sprinkler system in accordance with 30.3.5 , exit enclosures shall have a minimum 1 hr. fir resistance rating and doors shall have a minimum 1 hr. fir resistance rating . WE WILL PROVIDE SEPARATIONS & DOORS AS REQUIRED

30.2.2.2 Doors

30.2.2.2.1 No door in any means of egress shall be locked against egress when the building is occupied. EGRESS DOORS WILL ALWAYS BE OPERABLE FROM INSIDE THE APARTMENT & GROUND FLOOR VESTIBULE.

30.2.2.3 Stairs

30.2.2.3.1 Stairs complying with 7.2.2 shall be permitted. WE WILL COMPLY WITH THE REQUIREMENTS OF 7.2.2 – NA. NO COMMON STAIRS, STAIRS WITHIN THE UNIT SHALL MET IRC STAIR STANDARDS FOR ONE AND TWO FAMILY.

30.2.5 Arrangement of Means of Egress

30.2.5.1 Access to all required means of egress shall be in accordance with Section 7.5

30.2.5.3.2 No common path of travel shall exceed 50' in buildings protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5. Travel within a dwelling unit shall not be included when calculating common path of travel. OK- NO COMMON PATH



WHIPPLE-CALLENDER ARCHITECTS

30.2.6.2 Travel distance, from areas other than those within a living units, to the exit, shall not exceed 125 feet in buildings protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5. GROUND FLOOR ONLY HAS A COMPLIANT TRAVEL DISTANCE

30.2.6.4 Travel distance within a dwelling unit to a corridor door shall not exceed 250 feet in buildings protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5. OUR MAXIMUM TRAVEL DISTANCE WITHIN AN APARTMENT IS APPROXIMATELY 20'.

30.2.9 Emergency lights shall be provided in buildings 4 or more stories in height or with more than 12 dwelling units, unless each unit has a direct exit to the outside of the building at grade level- WE WILL PROVIDE EMERGENCY LIGHTS.

30.3.2.1.1 Boiler rooms, Laundry and storage areas require 1 hr. rated separation. - WE WILL PROVIDE 1 HR. SEPARATION AT BOILER ROOM, LAUNDRY AND STORAGE AREAS.

30.3.3.2 Interior wall and ceiling finish- WE WILL APPLY CLASS A INTERIOR PAINTS AND FINISHES TYPICALLY.

30.3.4.1 Detection, Alarm and Communication Systems

30.3.4.1.1 Emergency lights shall be provided in buildings 4 or more stories in height or with more than 11 dwelling units shall be provided with a fire alarm system in accordance with Section 9.6 WE WILL PROVIDE EMERGENCY LIGHTING.

30.3.4.2 Initiation

30.3.4.2.2 Initiation of the required fire alarm system by manual means shall not be required in buildings 4 or fewer stories in height, containing not more than 16 dwelling units and protected throughout by an approved, supervised sprinkler system installed in accordance with 30.4.2.2. THE ALARM SYSTEM SHALL HAVE MANUAL PULL STATIONS

30.3.4.3 Notification

30.3.4.2.1 Occupant Notification shall be provided automatically in accordance with Section 9.6.2 and the following shall also apply:

1. Visible signals shall be installed in units for the visually impaired. HORNS AND STROBES WILL BE INSTALLED AT BEDROOMS AND LIVING AREAS TYPICALLY
2. Positive alarm system in accordance with 9.6.3.4 shall be permitted.

30.3.4.3.4 Annunciation and annunciation zoning shall not be required in buildings 4 or fewer stories in height containing not more than 16 units and protected throughout by an approved, supervised automatic alarm system in accordance with 30.3.5. AN ANNUNCIATOR PANEL WILL BE INSTALLED

30.3.4.3.5 Fire Department notification shall be accomplished in accordance with 9.6.4. WE WILL PROVIDE NOTIFICATION PER OPTIONS LISTED IN 9.6.4

31.3.4.4.2 Automatic smoke detection shall be installed as follows:

1. Smoke detectors shall be installed in all common areas and work spaces outside the living unit such as exit stairs, egress corridors, lobbies, storage rooms, equipment rooms, and other tenantless spaces in environments that are suitable for proper smoke detector operation.
 2. Heat detectors shall be located within each room of the living unit.
- WE PLAN ON INSTALLING HARD WIRED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED.



WHIPPLE-CALLENDER ARCHITECTS

30.3.4.5 Smoke Alarms

30.3.4.5.2 Smoke alarms shall be required outside every bedroom per 9.6.2.10 and 31.3.5.4 . SMOKE DETECTORS WILL BE LOCATED OUTSIDE BEDROOMS AND ALL LEVELS INCLUDING THE BASEMENT

30.3.2.1.1 Hazardous Area Protection

Boiler and fuel fired heating rooms serving more than a single dwelling unit. 1 hour or sprinklers. THE BOILER ROOM & MECHANICAL SPACES WILL BE PROTECTED WITH 1 HR. RATED WALLS AND CEILING AND SPRINKLER COVERAGE.

-FAIR HOUSING ISSUES- INCLUDE GABES TEXT

Statement of Special Inspections IBC 2015; RENOVATION WITH LIMITED CONCRETE, STRUCTURAL AND EXCAVATION WORK PROPOSED- N.A.

Section 17 Special Inspections and Tests:

Table 1705.3 Required Special Inspections and Tests of Concrete Construction-

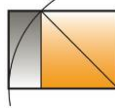
No welded rebar- test of welded rebar NA
Inspect anchor bolts
Verify concrete mix
Perform slump and prepare conc. test samples
Verify curing process
Inspect formwork

Table 1705.6 Required Special Inspections and Tests of Soils-

Verify fill lifts
Verify subgrade materials
Verify proper depth and bearing materials
Perform classification and testing of compacted fill
Prior to fill, inspect subgrade and verify site has been prepared properly

Table 1705.7 Required Special Inspections and Tests of Driven Foundation Elements-

NA-No driven elements



Whipple | Callender Architects

Description of proposed apartments at 1844 Forest Avenue-

Located on Forest Avenue between Riverside Street and Riverside Industrial Parkway, the existing structure at 1844 Forest Avenue will be renovated as apartments. The existing building is a gabled form with evenly spaced windows to light the existing Assembly space. The lower level is currently a windowless space. The parking space is existing and will remain.

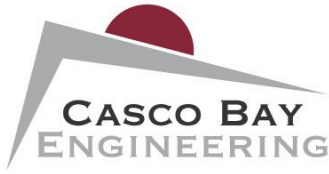
We are providing access to the lower level at two locations and the new ADA compliant entry is located at the south end of the building. The "townhouse" apartments at the upper level are all accessed from the exterior decks and there is no common space.

We propose adding dormers at the upper townhouse floor for improved light, ventilation and space. The prominent end gables will remain and the new dormers are inset from the gable face. Windows will be aligned to preserve a sense of the even arrangement of the existing windows. The windows are casement style to allow maximum ventilation, light and better thermal performance. The windows and doors will have integral trim designed to work with 4" vinyl siding. We envision white trim with a neutral siding color.

The roof-line will be detailed with a trimmed, substantial eave. The roof will be architectural asphalt shingles. Access to the townhouse apartments will be from a new common egress deck. The deck will be framed with PT lumber and the deck itself finished with synthetic decking and dimensional wood trim framed guards.

The Forest Ave. face will remain similar to the existing. We will install a new entry door to the front apartment and remove the existing lift which is no longer needed due to ground floor accessibility improvements.

We are retaining the general form of this building and improving its appearance with new exterior finishes, windows and access. The density of this project fits well with its location on a major Portland arterial.



August 21, 2020
City of Portland
389 Congress Street
Portland, ME 04101

RE: 1844 Forest Avenue – Proposed Use Change
Response to City Comments

Dear Planning:

Casco Bay Engineering is submitting this revised application for the proposed use change from the existing dance hall to an apartment building. Please see the attached responses to comments from the City.

City Arborist – Received August 7th

- *In review of the proposed project at 1844 Forest Avenue we would recommend an additional (2) street trees along Forest Avenue, and a restoration of the earlier shrub planting landscape along Forest Avenue*

Sheet C101, “Proposed Site Plan”, has been updated to reflect the requested changes.

Lauren Swett, P.E. – Technical Manager – Received August 7th

- *The plan should more clearly show the extent of the repair work in the ROW, and [the plan] should provide details for this work in accordance with the City’s standard details*

Sheet C101 has been updated to show the approximate location of the repair work. Exact locations will have to be verified in field. Additionally, a granite curb detail has been added to Sheet C200, “Site Details”, which also contains sections for the proposed sidewalk and pavement.

Caitlin Camron

- *I took a look and the project meets the standards with the exception that I have a note for railings to be painted/stained and should not be left untreated.*

Exterior deck railings will be painted, stained as pressure treated as outlined on Sheet A2.2, “Elevations South and West”.

Jeff Tarling

- *The 1844 Forest Avenue site has seen a few Site Plans at the current building locations and recommends returning to the original tree and landscape planting plan. It appears that one or two of the trees planted a few years ago are either missing or in decline, the Red Maple trees should be replaced and mulched to help keep them viable and healthy. The same can be said for the few existing shrub plantings, they should be restored to original conditions and missing plants replaced. The shrub group should also be mulched in a group to reduce competition from the turf grasses in the esplanade. Keeping the trees and landscape plantings in good order is important especially in the establishment period of 3 years.*

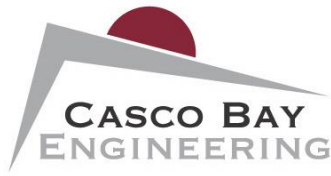
The proposed site plan has been updated to incorporate all landscaping suggestions from the City. Additionally, we have added a Tree and Shrub Installation Detail to Sheet C200.

Thank you for taking the time to review this project. Please contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Dube', with a horizontal line underneath.

Eric Dube, P.E.
Casco Bay Engineering



June 3, 2020
City of Portland
389 Congress Street
Portland, ME 04101

RE: 1844 Forest Avenue – Proposed Use Change
Response to City Comments

Dear Planning:

Casco Bay Engineering is submitting this revised application for the proposed use change from the existing dance hall to an apartment building. Please see the attached responses to comments from the City dated April 6th, 2020.

1. *Submit catalogue of proposed fixtures - there is lighting trespass at the Wellesley Estate. The trespass standard at property lines is 0.1 fc*

Proposed fixture information is given on the uploaded "Proposed Lighting Site Plan" sheet.

2. *The dumpster needs to be enclosed. How is the dumpster being managed?*

The dumpster will be enclosed by a 6'-0" high cedar stockade fence. Troiano Waste Services will provide the dumpster and provide a weekly pickup service.

3. *How is the project meeting the Fair Housing Act?*

Since there is no elevator, the ground floor of the building at 1844 Forest Avenue will be required to address the Fair Housing Act. The upper story "townhouse" apartments will not. The features of the ground floor that address the Fair Housing Act are:

- a. An ADA compliant apartment meeting the requirement of 1 provided per 25 total units will be provided at Unit #16. This apartment will be fully compliant at the bathroom, kitchen, and accessible routes.
- b. The route from parking to the apartment doors will meet requirements of "accessible route", including lever hardware.
- c. All remaining ground floor units will have the following features to be considered adaptable:
 - a. Accessible locations for switches, outlets, controls, and thermostats. Not including appliance controls, outlets for specific appliances and circuit breakers.
 - b. Reinforced bathroom walls for grab bar locations at toilet and shower.
 - c. Design usable galley kitchens and Specification "A" type bathrooms. Note clearances, parallel approach, clear floor spaces, knee space, laundry, offset basin, etc.
 - d. Accessible doors and hardware.
 - e. Additional consideration of details like toilet seat height, faucet control, shower control location.

Thank you for taking the time to review this project. Please contact me if you have any questions or need additional information.

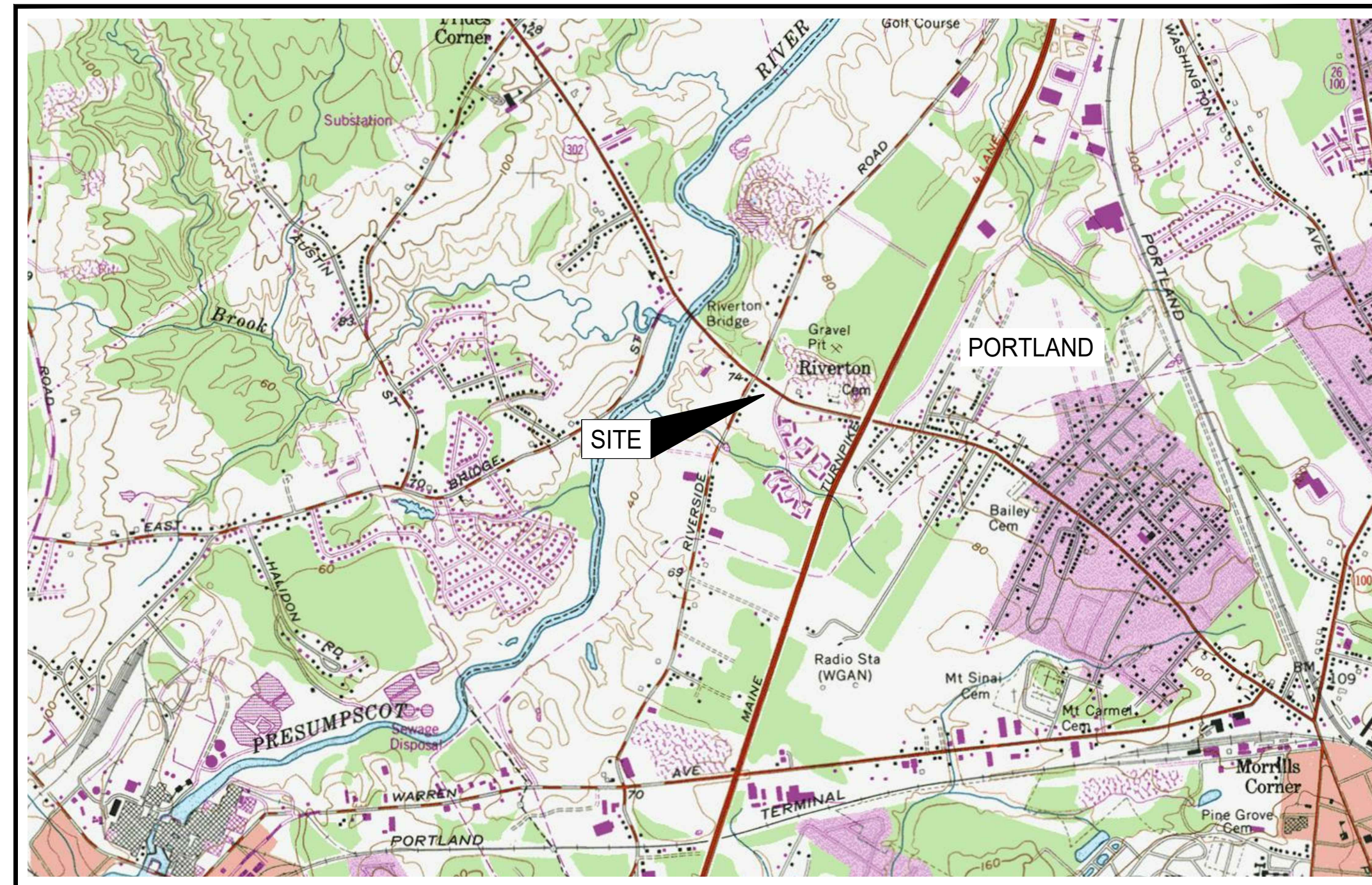
Sincerely,

Eric Dube, P.E.
Casco Bay Engineering

GENERAL NOTES

- 1) BOUNDARY INFO. TAKEN FROM "EXISTING CONDITIONS PLAN, 1844 FOREST AVENUE, PORTLAND, MAINE", PREPARED BY NORTHEAST CIVIL SOLUTIONS DATED OCTOBER 23, 2017.
- 2) THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR AFTER THE START OF THE PROJECT. ALL MATERIALS AND EQUIPMENT TO BE USED SHALL BE IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
- 3) THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF MATERIALS OR EQUIPMENT SHALL BE TO THE LATEST EDITION, UNLESS OTHERWISE SPECIFIED. FOR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
- 4) ALL CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY SHALL COMPLY WITH TOWN PUBLIC WORKS STANDARDS. ALL CONSTRUCTION SHALL BE IN A STATE RIGHT OF WAY SHALL COMPLY WITH MAINE D.O.T. STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
- 5) THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE TOWN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- 6) PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE (1-800-225-4977) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO IDENTIFY AND MARK ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
- 7) THE PROJECT DRAWINGS ARE GENERALLY INFORMATIVE AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY DATA. THE CONTRACTOR SHALL NOT RELY ON THIS INFORMATION. THE CONTRACTOR IS TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING UTILITIES AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, WHEN CONSTRUCTION IS TO BE PLACED IN PLACEMENT OF CONSTRUCTION. PROVIDE APPROPRIATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD THE CONTRACTOR DISCOVER ANY UTILITIES OR OTHER OBSTRUCTIONS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- 8) OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCHOACHING ON THIS REQUIREMENT.
- 9) IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
- 10) THE CONTRACTOR SHALL REQUIRE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING AREA. BUILDING AND DRIVENWAYS SHOWN ARE EXACT. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS OF CURBS, OUTSIDE FACE OF WALLS, OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
- 11) ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO CONSTRUCTION.
- 12) THE CONTRACTOR SHALL RESTORE ALL UTILITIES, CURBS, PIPE, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPES ARE DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY CITY CODE ENFORCEMENT OFFICIALS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 13) ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
- 14) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE ALL FIELD LAYOUT INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT INFORMATION.
- 15) THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEES PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
- 16) THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- 17) A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, TOWN OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.
- 18) PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS. EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/ FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.

C100	EXISTING SITE AND DEMOLITION PLAN
C101	PROPOSED SITE PLAN
C102	CONSTRUCTION MANAGEMENT PLAN
C200	SITE DETAILS
C300	EROSION CONTROL DETAILS



LOCUS MAP
NOT TO SCALE

GABRIEL ZAPPIA
135 CLINTON ST
PORTLAND, ME 04103

CASCO BAY ENGINEERING
424 FORE ST
PORTLAND, ME 04101

ZONE:	B-2
MINIMUM LOT SIZE:	22,500 SQ. FT.
ACTUAL LOT SIZE:	32,108 SQ. FT.
MAX. % IMPERVIOUS:	NONE
MINIMUM PARKING:	16
PROPOSED PARKING:	34

FRONT: NONE
SIDE: NONE
REAR: 10 FT

MIN. STREET FRONTAGE: 20 FT.
ACTUAL FRONTAGE: 200 FT.



**CASCO BAY
ENGINEERING**

424 Fore Street
Portland, ME 04101
Phone 207.842.2800
Fax 207.842.2828
www.cascobayengineering.com

CLIENT:

GABRIEL ZAPPÀ

135 CLINTON ST
PORTLAND, ME 04103

1844 FOREST AVENUE
PORTLAND, MAINE

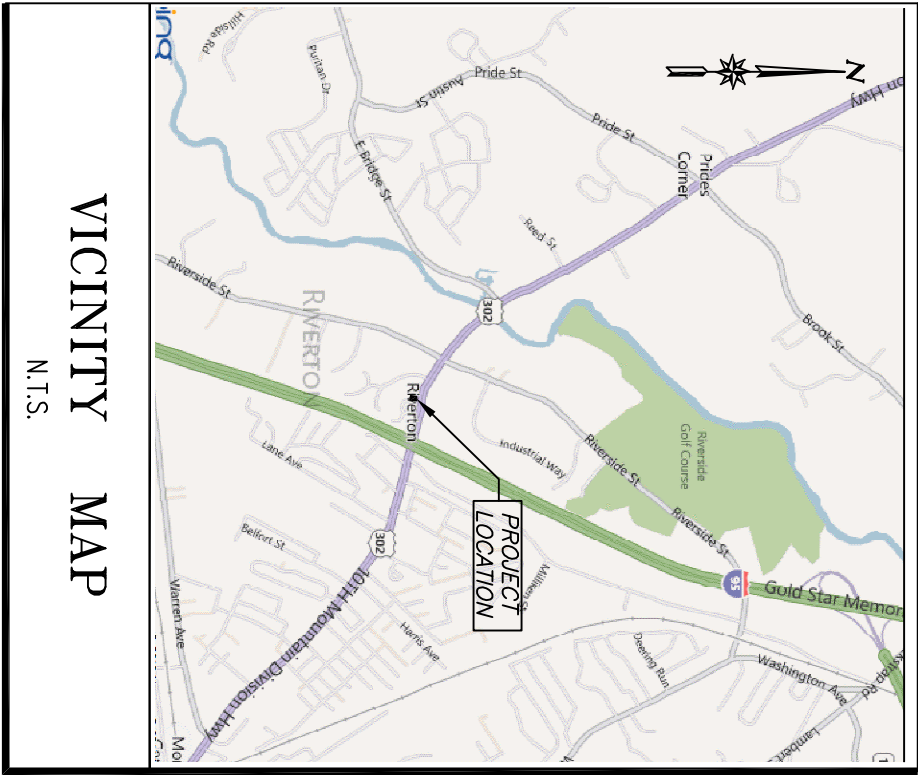
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SHEET TITLE:

COVER SHEET

DESIGNED:	ED
DRAWN:	DL
DATE:	11-21-19
PROJECT NUMBER:	17-053

C0

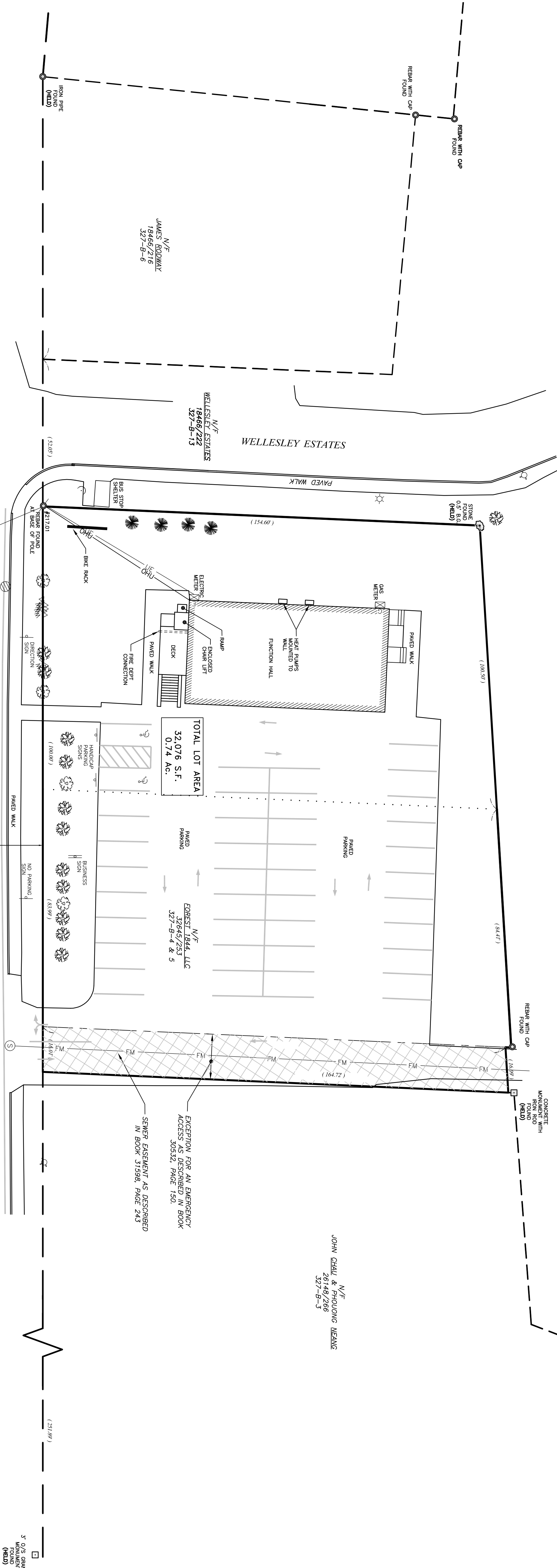


VICINITY MAP
N.T.S.



N/F
WELLESLEY ESTATES
327-B-13

N/F
JOHN CHILL & PHOOLING BEANS
327-B-5



THE PROFESSIONAL SEAL AND SIGNATURE OF THIS SURVEYOR IS SOLELY THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. NO BOUNDARY SURVEY OR RESEARCH WAS CONDUCTED IN CONJUNCTION WITH THIS PROJECT.

LEGEND

- FOUND IRON (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- NOW OR FORMERLY OWNED BY
- DEED BOOK AND PAGE
- TAX MAP-BLOCK-LOT
- PARENTHESIS DENOTE RECORD DEED DATA

NOTES

- RECORD OWNER OF THE PARCEL, SURVEYED IS FOREST 1844, LLC AS DESCRIBED IN A DEED FROM GABRIEL J. ZAPPA, DATED FEBRUARY 10, 2012, LAST REVISED JUNE 10, 2014, NOS FILE NO. 33113.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 3271, BLOCK B, PARCELS 4 & 5.
- THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAGNETIC NORTH, 1968.
- REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - a. BOUNDARY SURVEY, 1844 FOREST AVENUE, PORTLAND, MAINE, BY NORTHEAST CIVIL ENGINEERS, DATED FEBRUARY 10, 2012, LAST REVISED JUNE 10, 2014, NOS FILE NO. 33113.
 - b. THE WIDTH OF FOREST AVENUE IS 66' BASED ON PLAN REFERENCED IN NOTE 1a.
 - c. THE DEDICATION OF THE RIGHT-OF-WAY LIMITS IS BASED ON MONUMENTATION FOUND.
 - d. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - a. SEWER EASEMENT FROM GABRIEL ZAPPA TO WELLESLEY ESTATES LIMITED PARTNERSHIP, DATED JUNE 27, 2014, RECORDED IN BOOK 31598, PAGE 243.
 - b. EASEMENT FOR EMERGENCY ACCESS RESERVED BY WELLESLEY ESTATES LIMITED PARTNERSHIP AS DESCRIBED IN A DEED FROM WELLESLEY ESTATES LIMITED PARTNERSHIP TO GABRIEL ZAPPA, DATED APRIL 4, 2013, RECORDED IN BOOK 30532, PAGE 150.
 - e. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (689) 466-7267 PRIOR TO ANY EXCAVATION WORK.
- THE PURPOSE / INTENT OF THIS PLAN IS TO SHOW IMPROVEMENTS ON THE SITE AS OF OCTOBER 19, 2017, NO BOUNDARY SURVEY OR RESEARCH WAS PERFORMED IN CONJUNCTION WITH THIS PROJECT.

Revision	By	Date	Change
PROJECT:	33113	DRAWING NAME:	33113-EC.dwg
ISSUED:	OCTOBER 23, 2017	SCALE:	1"=20' FB # 449
FIELD:	BY: JAP/098	FIELD DATE:	10/19/2017
CHECKED BY:	TM		

EXISTING CONDITIONS PLAN
1844 FOREST AVENUE, PORTLAND, MAINE
Client: FOREST 1844, LLC
1844 FOREST AVENUE, PORTLAND, MAINE
Prepared For: FOREST 1844, LLC
1844 FOREST AVENUE, PORTLAND, MAINE

NCS
NORTHEAST CIVIL SOLUTIONS

SURVEYING • ENGINEERING • LAND PLANNING
INCORPORATED

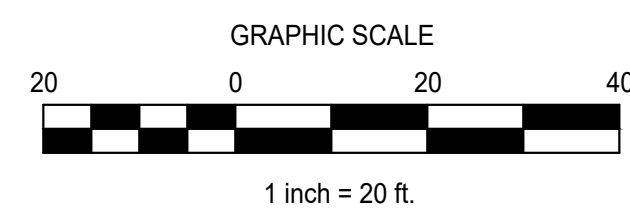
381 PAVINE ROAD, SCARBOROUGH, MAINE 04074

MA 207.883.1000
TEL 207.883.1001
FAX 207.883.1001
WWW.NORTHEASTCIVILSOLUTIONS.COM

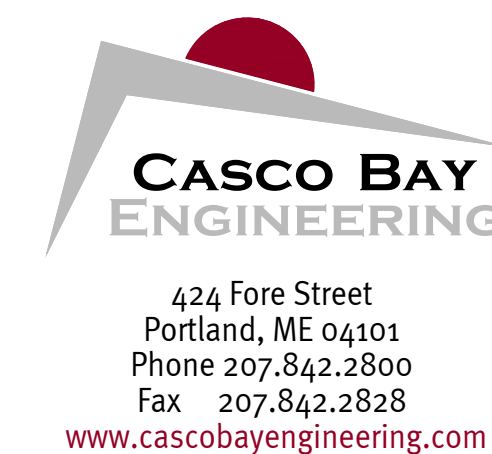
STAMP AND SIGNATURE

TRISTE F. WOODWARD
MAINE PROFESSIONAL LAND SURVEYOR No. 2080

DATE: 10/23/2017



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	GRANITE MONUMENT - 3" OFFSET	
	IRON PIN FOUND/SET	
	IRON ROD FOUND	
	CAPED IRON ROD FOUND	
	DRILL HOLE FOUND	
	GRANITE MONUMENT FOUND	
---	STREET LINE	---
---	LOT SETBACKS	---
---	PROPERTY LINE	---
---	ABUTTOR LINE	---
---	"NO CUT" BUFFER	
	WETLANDS	
---	EDGE OF ROAD/TRAVELLED WAY	---
	SOIL TEST PIT	
---	CONTOUR	
327'x60' x 327.6'	SPOT GRADE	327'x60' x 327.6'
	GAS SHUT-OFF	
	UTILITY POLE	
	OVERHEAD ELECTRICAL	
	UNDERGROUND ELECTRICAL	
	ELECTRICAL TRANSFORMER	
	FIRE HYDRANT	
8"-W 8"-W	WATER LINE	8"-W 8"-W
	WATER GATE	
12" S-	SEWER LINE	12" S-
	SEWER MANHOLE	
	DRAINAGE MANHOLE	
	CATCH BASIN	
UD/SD-	UNDERDRAIN/STORMDRAIN	UD/SD-
UD-	UNDERDRAIN	UD-
	SILT FENCE	
	TEMP. STONE CHECK DAM	
	GRADING AND FLOW DIRECTION	
	HAY BALES	
	EROSION CONTROL BLANKET	
---	STORMWATER BOUNDARY	---
	STORMWATER FLOW (T ₆)	
	FACE OF LEDGE OUTCROP	
	BIRCH	
	MAPLE	
	TREE LINE	
	SITE LIGHTING	
	STONE WALL	



CLIENT:

GABRIEL ZAPPIA

135 CLINTON ST
PORTLAND, ME 04103

1844 FOREST AVENUE
PORTLAND, MAINE

PROPOSED APARTMENTS

[illegible]

SHEET TITLE:

EXISTING SITE
AND DEMOLITION
PLAN

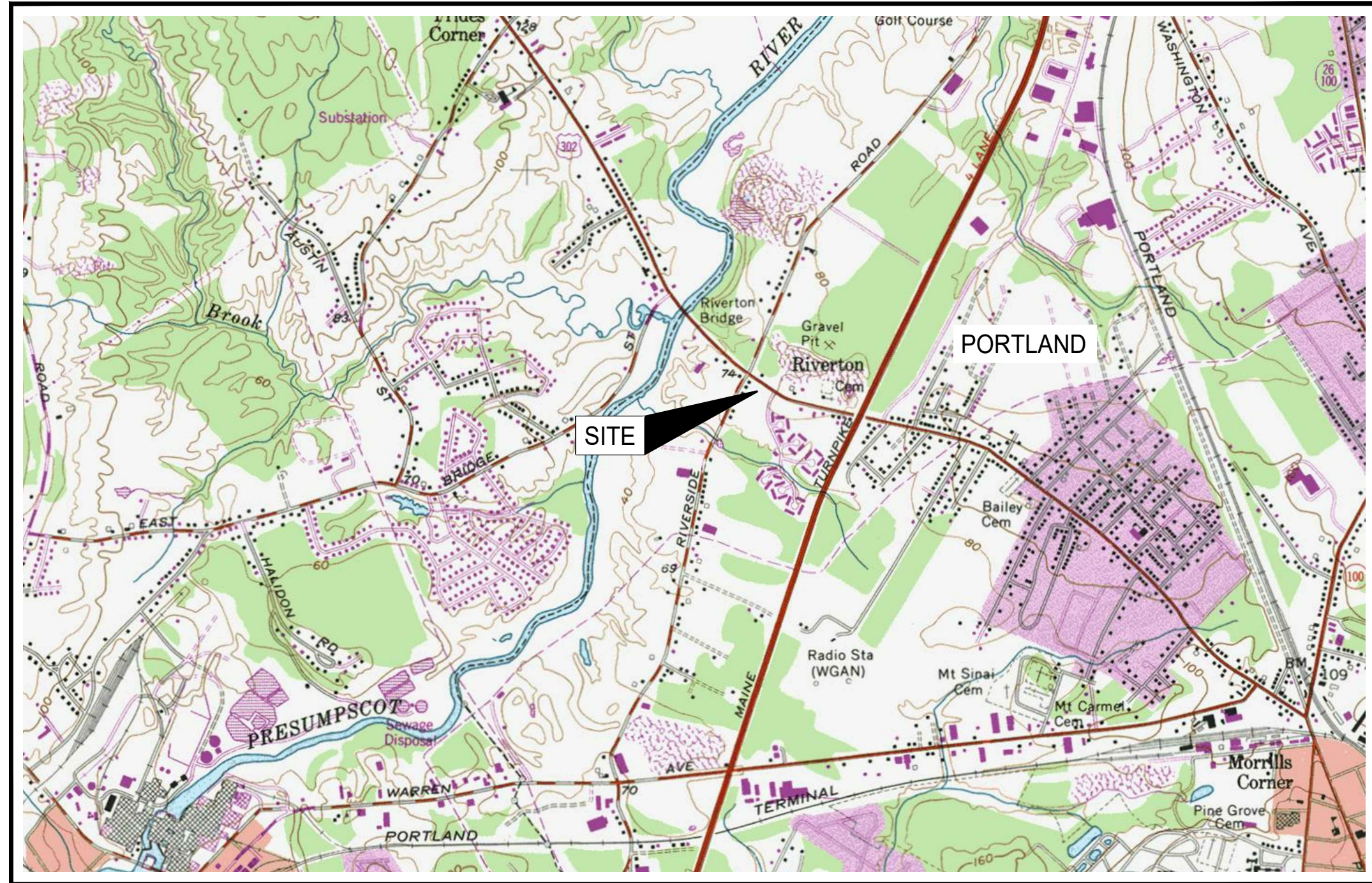
DESIGNED:	ED
DRAWN:	DL
DATE:	11-21-19
PROJECT NUMBER:	17-053

C100

GENERAL NOTES

- BOUNDARY INFO. TAKEN FROM "EXISTING CONDITIONS PLAN, 1844 FOREST AVENUE, PORTLAND, MAINE", PREPARED BY NORTHEAST CIVIL SOLUTIONS DATED OCTOBER 23, 2017
- 2) THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED MATERIALS, LABOR, AND EQUIPMENT, IN A SUFFICIENT QUANTITY OF BAY SHALL BE MAINTAINED APPURTENANT TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
- 3) THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
- 4) ALL CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY SHALL COMPLY WITH TOWN PUBLIC WORKS STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
- 5) THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE TOWN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FEES, INCLUDING FEES OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- 6) PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO NOTIFY ALL UTILITIES (1-800-225-4277) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
- 7) THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IF IT IS NOT KNOWN WHERE A UTILITY IS LOCATED, THE CONTRACTOR IS SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING ALL UTILITIES AND LOCATING ALL UTILITIES. INCLUDING SERVICES FOR WHICH SERVICES ARE TO BE LEFT IN PLACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UTILITIES BE LOCATED OR EXPOSED DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- 8) OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOSTS, ETC. WITHIN "TEN FEET" OF ANY EXISTING OR PROPOSED STRUCTURE. THE CONTRACTOR MUST OPERATE CRANES AND THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR "PROPER SAFEGUARDS" BEFORE ENCRANCHING ON THIS REQUIREMENT.
- 9) IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
- 10) THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF THE BUILDING. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ALL SITE DIMENSIONS ARE REFERENCED TO PROPERTY LINES, THE FACE OF CURBS, OUTSIDE FACE OF WALLS, OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
- 11) ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCIES PRIOR TO CONSTRUCTION.
- 12) THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY CITY CODE ORDINANCE OFFICIALS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 13) ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
- 14) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.
- 15) THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEES PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBstantial COMPLETION OF THE PROJECT.
- 16) THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO BE SUBMITTED AT THE END OF CONSTRUCTION.
- 17) A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, TOWN OFFICIALS AND ALL OTHER AGENCIES SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.
- 18) PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE EROSION CONTROL MEASURES. SHOULD THE ADDITIONAL EROSION CONTROL MEASURES BE REQUIRED, THE CONTRACTOR SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.

C100	EXISTING SITE AND DEMOLITION PLAN
C101	PROPOSED SITE PLAN
C102	CONSTRUCTION MANAGEMENT PLAN
C200	SITE DETAILS
C300	EROSION CONTROL DETAILS



LOCUS MAP

NOT TO SCALE

GABRIEL ZAPPIA
135 CLINTON ST
PORTLAND, ME 04103

CASCO BAY ENGINEERING
424 FORE ST
PORTLAND, ME 04101

ZONE:	B-2
MINIMUM LOT SIZE:	22,500 SQ. FT.
ACTUAL LOT SIZE:	32,108 SQ. FT.
MAX. % IMPERVIOUS:	NONE
MINIMUM PARKING:	17
PROPOSED PARKING:	34

FRONT: NONE
SIDE: NONE
REAR: 10 FT

MIN. STREET FRONTAGE: 20 FT.
ACTUAL FRONTAGE: 200 FT.



CASCO BAY
ENGINEERING

424 Fore Street
Portland, ME 04101
Phone 207.842.2800
Fax 207.842.2828
www.cascobayengineering.com

CLIENT:

GABRIEL ZAPPIA

135 CLINTON ST
PORTLAND, ME 04103

PORTLAND, MAINE

1844 FOREST AVENUE

PROPOSED APARTMENTS

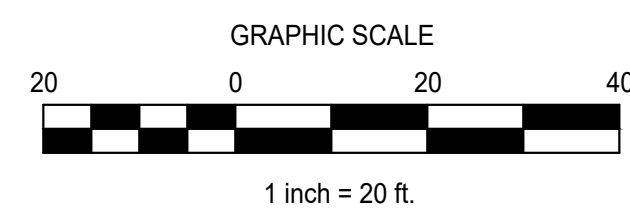
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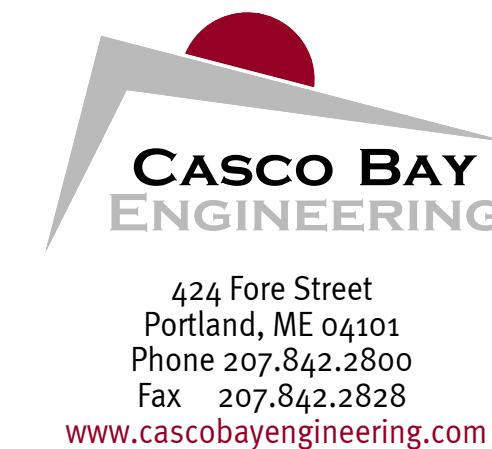
COVER SHEET

DESIGNED:	ED
DRAWN:	DL
DATE:	11-21-19
PROJECT NUMBER:	17-053

CO



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	GRANITE MONUMENT - 3" OFFSET	
	IRON PIN FOUND/SET	
	IRON ROD FOUND	
	CAPED IRON ROD FOUND	
	DRILL HOLE FOUND	
	GRANITE MONUMENT FOUND	
---	STREET LINE	---
---	LOT SETBACKS	---
---	PROPERTY LINE	---
---	ABUTTOR LINE	---
---	"NO CUT" BUFFER	
	WETLANDS	
---	EDGE OF ROAD/TRAVELLED WAY	---
	SOIL TEST PIT	
---	CONTOUR	
327'x60' x 327.6'	SPOT GRADE	327'x60' x 327.6'
	GAS SHUT-OFF	
	UTILITY POLE	
	OVERHEAD ELECTRICAL	
	UNDERGROUND ELECTRICAL	
	ELECTRICAL TRANSFORMER	
	FIRE HYDRANT	
8"-W 8"-W	WATER LINE	8"-W 8"-W
	WATER GATE	
12" S-	SEWER LINE	12" S-
	SEWER MANHOLE	
	DRAINAGE MANHOLE	
	CATCH BASIN	
UD/SD-	UNDERDRAIN/STORMDRAIN	UD/SD-
UD-	UNDERDRAIN	UD-
	SILT FENCE	Sf
→	TEMP. STONE CHECK DAM	→
→	GRAZING AND FLOW DIRECTION	→
→	HAY BALES	
---	EROSION CONTROL BLANKET	
→	STORMWATER BOUNDARY	→
→	STORMWATER FLOW (T ₆)	→
	FACE OF LEDGE OUTCROP	
	BIRCH	
	MAPLE	
	TREE LINE	
	SITE LIGHTING	
	STONE WALL	



CLIENT:

GABRIEL ZAPPÀ

135 CLINTON ST
PORTLAND, ME 04103

1844 FOREST AVENUE
PORTLAND, MAINE

PROPOSED APARTMENTS

[illegible]

SHEET TITLE:

EXISTING SITE
AND DEMOLITION
PLAN

DESIGNED:	ED
DRAWN:	DL
DATE:	11-21-19
PROJECT NUMBER:	17-053

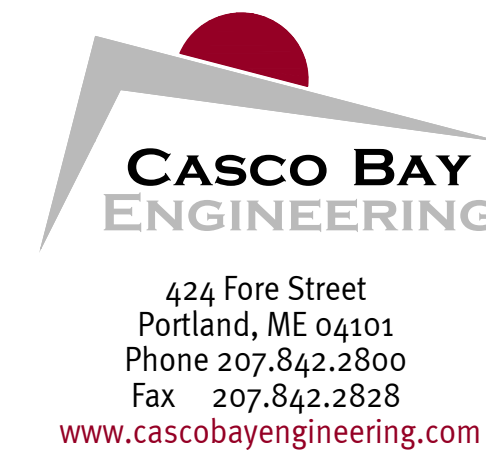
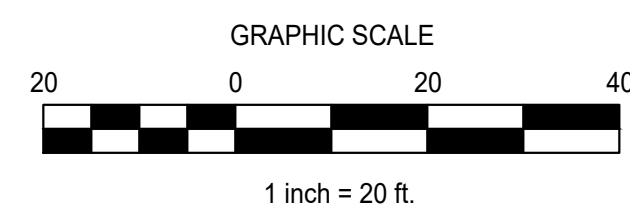
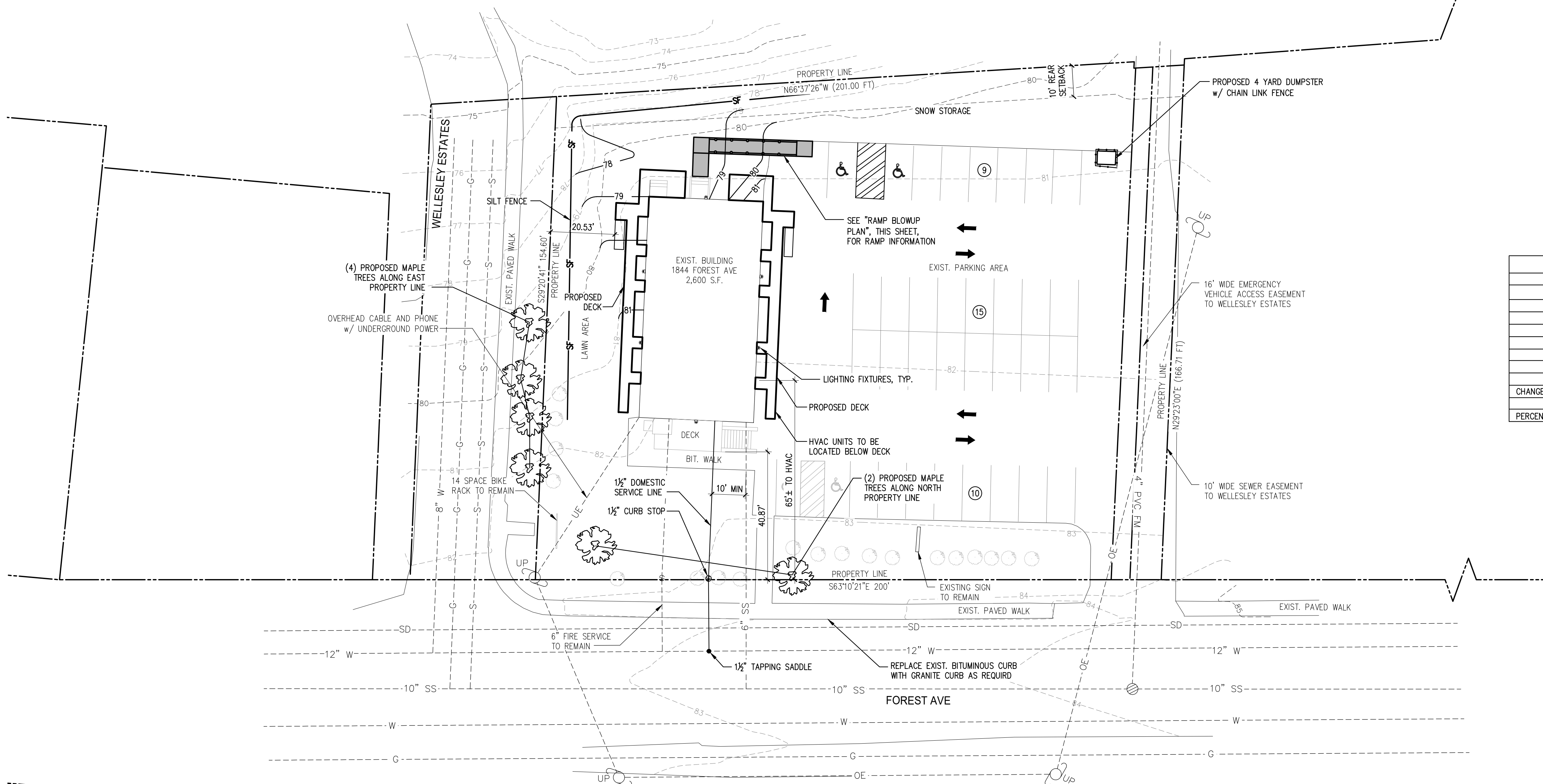
C100



SCALE: 1:10

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	GRANITE MONUMENT - 3" OFFSET	
	IRON PIN FOUND/SET	
	IRON ROD FOUND	
	CAPED IRON ROD FOUND	
	DRILL HOLE FOUND	
	GRANITE MONUMENT FOUND	
---	STREET LINE	---
---	LOT SETBACKS	---
---	PROPERTY LINE	---
---	ABUTTOR LINE	---
---	"NO CUT" BUFFER	
	WETLANDS	
---	EDGE OF ROAD/TRAVELLED WAY	---
	SOIL TEST PIT	
---	CONTOUR	---
---	SPOT GRADE	---
327x60 x 327.6		327x60 x 327.6
	GAS SHUT-OFF	
	UTILITY POLE	
---	OVERHEAD ELECTRICAL	---
---	UNDERGROUND ELECTRICAL	---
---	ELECTRICAL TRANSFORMER	---
	FIRE HYDRANT	
8"-W 8" W	WATER LINE	8"-W 8" W
	WATER GATE	
12" S	SEWER LINE	12" S
	SEWER MANHOLE	
	DRAINAGE MANHOLE	
	CATCH BASIN	
UD/SO	UNDERDRAIN/STORMDRAIN	UD/SO
UD	UNDERDRAIN	UD
SF	SILT FENCE	SF
	TEMP. STONE CHECK DAM	
---	GRAVING AND FLOW DIRECTION	---
---	HAY BALES	
---	EROSION CONTROL BLANKET	
---	STORMWATER BOUNDARY	---
---	STORMWATER FLOW (Tc)	---
	FACE OF LEDGE OUTCROP	
	BIRCH	
	MAPLE	
	TREE LINE	
	SITE LIGHTING	
	STONE WALL	

IMPERVIOUS AREA TABLE		
TYPE OF COVER	EXISTING IMP. AREA (SF)	PROPOSED IMP. AREA (S
BUILDING/DECK	2,960	3,866
PAVEMENT	17,142	16,637
TOTAL	20,102	20,503
CHANGE FROM EXISTING (+/-)		401
PERCENT CHANGE (+/-)		+1.25%



CLIENT:

GABRIEL ZAPPIA

135 CLINTON ST
PORTLAND, ME 04103

PORTLAND, MAINE

1844 FOREST AVENUE

PROPOSED APARTMENTS

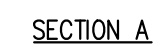
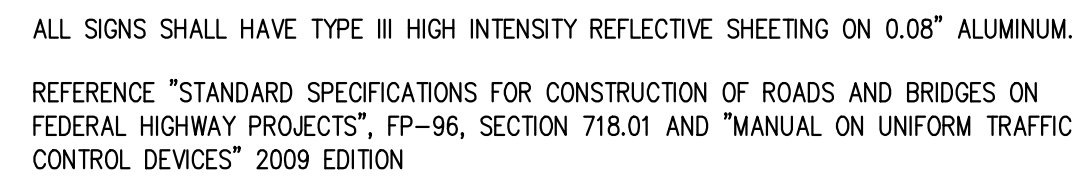
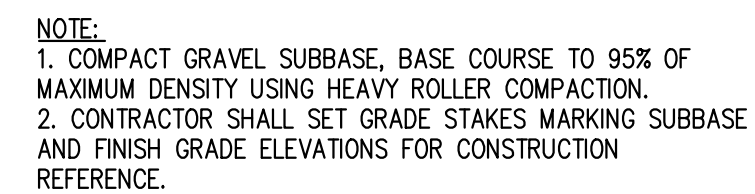
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SHEET TITLE:

PROPOSED SITE PLAN

DESIGNED:	ED
DRAWN:	DL
DATE:	11-21-19
PROJECT NUMBER:	17-053

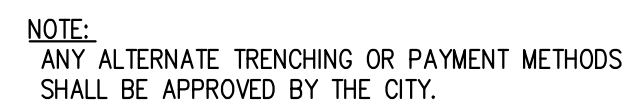
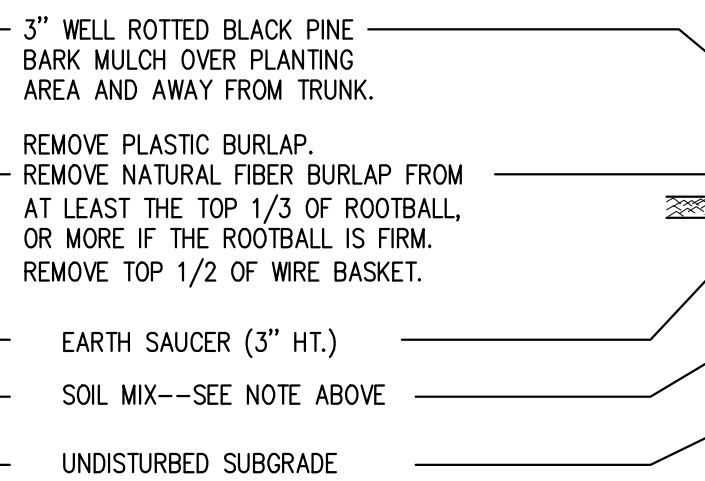
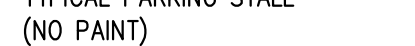
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NTS

NTS

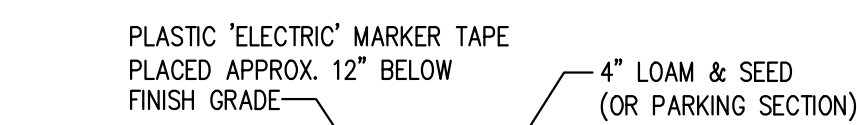
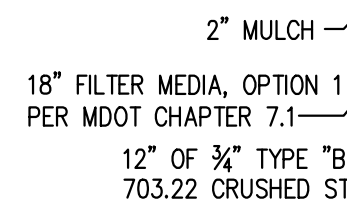
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NTS

PRELIMINARY
NOT FOR CONSTRUCTION

McDONNELL BROTHERS CUSTOM HOMES
391 ROOSEVELT TRAIL
WINDHAM, ME

PROPOSED BUILDING

[illegible]

SHEET TITLE:

SITE DETAILS

DESIGNED:	DL
DRAWN:	DL
DATE:	02-28-20
PROJECT NUMBER:	19-230

C200

1. THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR DEALING WITH SOIL EROSION AND SEDIMENTATION DURING AND AFTER PROJECT CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARD AND SPECIFICATIONS FOR EROSION PREVENTION AS CONTAINED IN THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE MAINE DEP, LATEST EDITION.

1. EROSION/SEDIMENT CONTROL DEVICES
THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1. SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.
2. HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.
3. RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.
4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.
5. STRAW AND HAY MULCH: USED TO COVER DENUDDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. ALL OTHER SLOPES MUST BE COVERED WITH JUTE MESH OVER MULCH, OR CURLEX II OR EXCELSIOR MAY BE USED IN PLACE OF JUTE MESH AND MULCH OVER LOAM AND SEED.
6. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.
2. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES
PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:
 - 2.1 SILTATION FENCE ALONG THE DOWNGRADE SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.
 - 2.2 HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.
 - 2.3 PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
 - A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
 - B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
 - C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
 - D. SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.
 - 2.4 ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING OR DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 15 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SEED WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.
 - 2.5 IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.
 - 2.6 TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
 3. PERMANENT EROSION CONTROL MEASURES
THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:
 - 3.1 ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
 - 3.2 SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 15 DAYS, SEE ITEM NO. 4.
2. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THAN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
 - A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
 - B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
 - C. INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE.STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.
4. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 30 DAYS SHALL BE EITHER:
 - A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
 - B. SEED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.
5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)
6. ALL CULVERTS WILL BE PROTECTED WITH STONE RIPRAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

1. A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

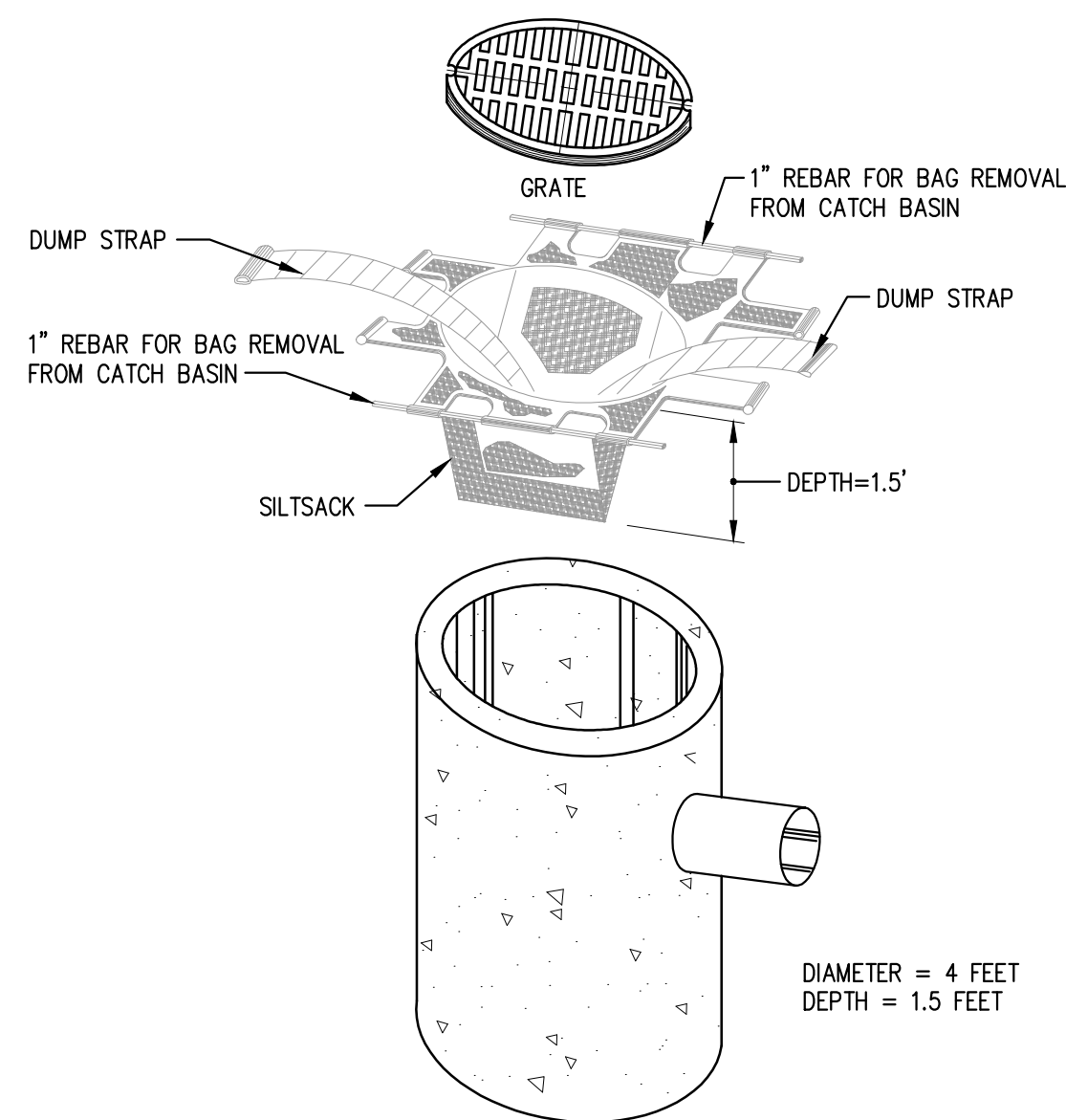
<u>LAWNS</u>	<u>SWALES</u>
KENTUCKY BLUEGRASS 0.46 LBS/1000 SF.	RED TOP 0.05 LBS/1000 SF.
CREeping RED FESCUE 0.46 LBS/1000 SF.	TALL FESCUE 0.46 LBS/1000 SF.
PERENNIAL RYE GRASS 0.11 LB/1000 SF.	

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IT HAS BEEN SEED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
4. A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
 - I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
 - II. BLANKETED BY TACKED PHOTODEGRADABLE/BIOODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
- III. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
- B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.
4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
 - A. ONLY UNFROZEN LOAM SHALL BE USED.
 - B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
 - C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
 - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
 - F. ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIOODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO.

MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS, SILT FENCE, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE FENCE BALE BARRIERS.
2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RIBBLE. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.
3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEED AS NEEDED. EXPOSED AREAS WILL BE RESEED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

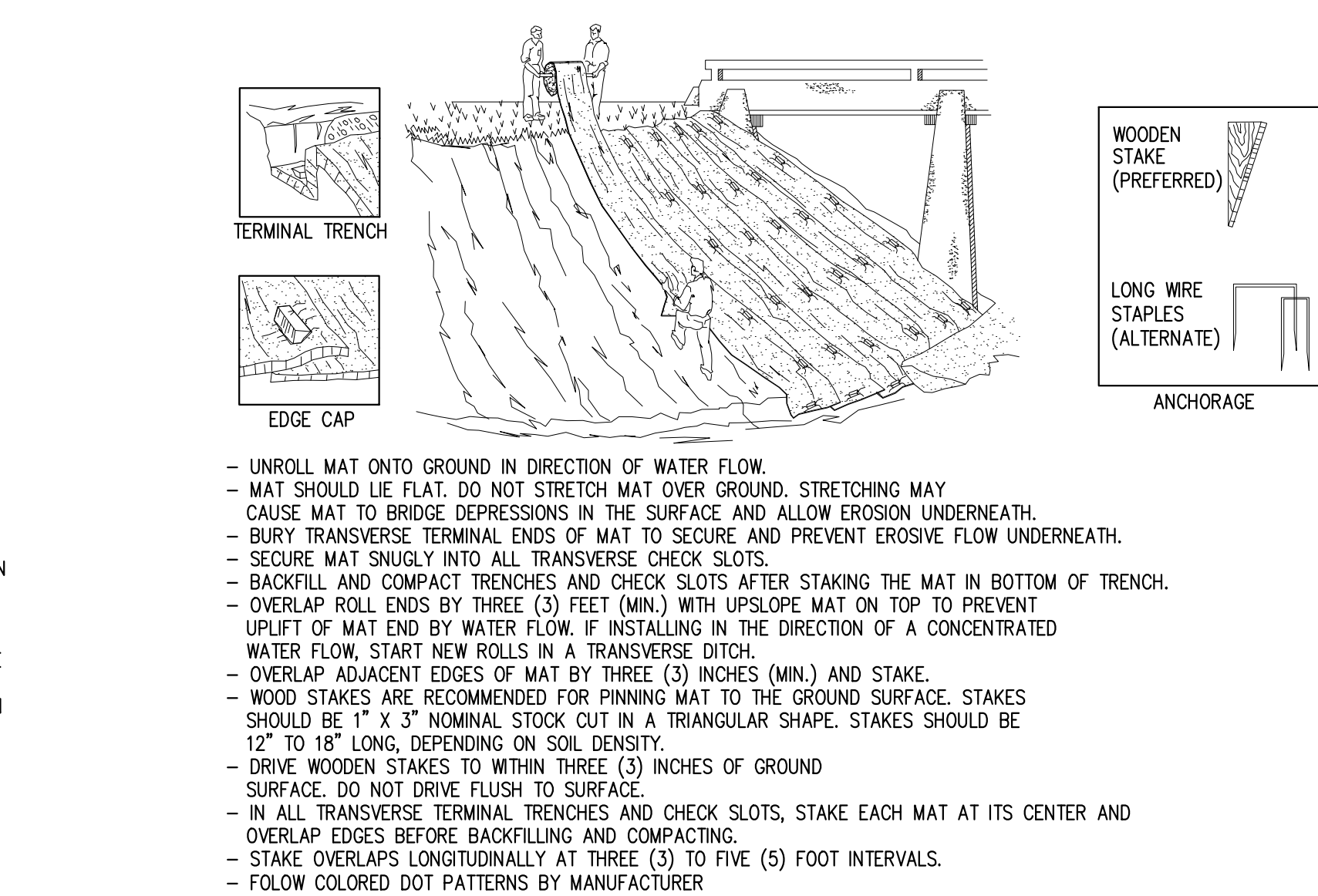
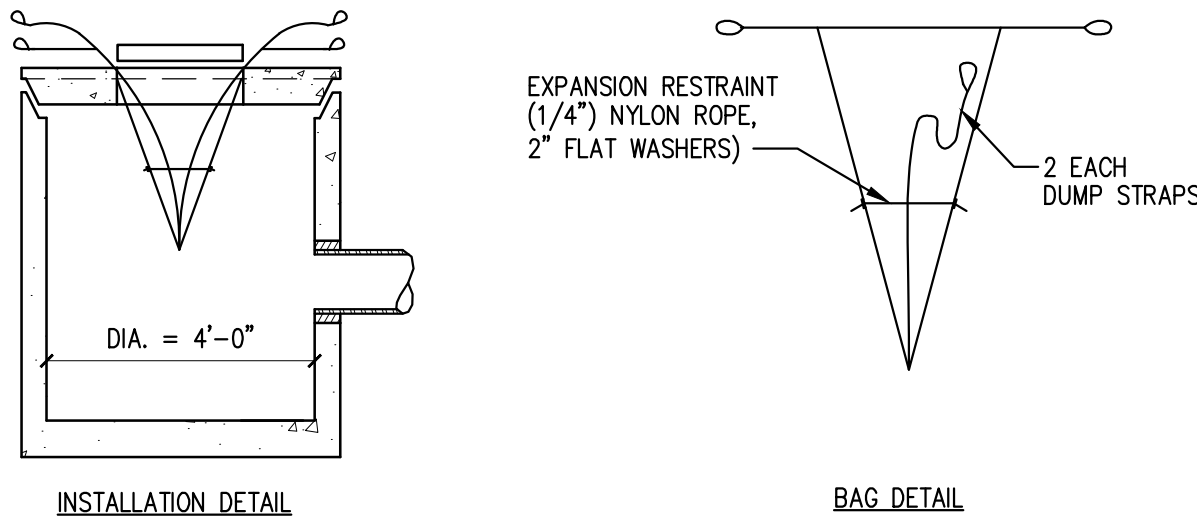


1. REMOVE THE CATCH BASIN GRATE AND PLACE THE SACK INTO THE OPENING. HOLD OUT APPROXIMATELY SIX (6) INCHES OF THE SACK BEYOND THE BASIN FRAME TO ALLOW ACCESS TO THE "SILTSACK" LIFTING STRAPS. REPLACING THE GRATE BACK INSIDE OF ITS FRAME WILL HOLD THE SACK IN PLACE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING THIS SEDIMENT CONTROL DEVICE. THE SACK IS CONSIDERED FULL AND READY TO EMPTY WHEN THE THE "RESTRAINT CORD" IS NO LONGER VISIBLE.
3. THE "SILTSACK" IS REMOVED BY PLACING TWO (2) PIECES IF 1 INCH DIAMETER REBAR THROUGH THE LIFTING LOOPS LOCATED ON EACH SIDE OF THE SACK AND LIFTING WITH AN APPROPRIATE PIECE OF CONSTRUCTION EQUIPMENT. THE LIFTING STRAPS ARE CONNECTED TO THE BOTTOM OF THE SACK AND THE LIFTING ACTION WILL CAUSE THE SACK TO TURN INSIDE OUT, AND EMPTYING THE CONTENTS. THE SACK SHOULD THEN BE CLEANED, RINSED AND RETURNED TO ITS ORIGINAL SHAPE AND PLACED BACK IN THE BASIN.
4. THE "SILTSACK" IS REUSABLE, THEREFORE, ONCE THE CONSTRUCTION CYCLE IS COMPLETE, REMOVE THE SACK FROM THE BASIN, CLEAN AND STORE OUT OF DIRECT SUNLIGHT UNTIL ITS NEXT USE.
5. THE "SILTSACK" SEDIMENT CONTROL DEVICE IS MANUFACTURED BY: ACF ENVIRONMENTAL

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS LEFT UNSTABILIZED THAN THE AREA LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 SF., (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SOODED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF WINTER FREEZING TEMPERATURES THE SLOPES SHALL BE GRADDED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA IS BEING LOAMED, FINAL GRADING WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED OR FIRMED AND PROTECTED WITH MULCH OR TEMPORARILY PROTECTED WITH THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OR WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT FENCE OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGEWAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCLOSIOR OR CURLEX.
8. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGEWAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
9. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.
10. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

1. WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAIN FALLS, SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (85% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THAT ALL TEMPORARY EROSION CONTROL MEASURES ARE IN PLACE. FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLANS. COMPLIANCE INSPECTIONS SHALL BE LIMITED TO ONCE A WEEK OR AS NECESSARY AND BE REPORTABLE TO THE OWNER, TOWN AND DEP.
2. SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER TO THE CITY.

1. LONG-TERM PROVISION FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR DESIGNEE. SUCH RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO THOSE DETAILED AS FOLLOWS:
 - A. PARKING LOT SHALL BE MECHANICALLY SWEEPED TWICE PER YEAR. THE FIRST SHALL TAKE PLACE IN THE MID WINTER (JANUARY/THAW) TO REMOVE ACCUMULATED SANDS FROM WINTER SANDING TO THIS POINT. THE SECOND SWEEPING SHALL TAKE PLACE AFTER WINTER SANDING OPERATIONS TERMINATE BUT PRIOR TO MAY 1.
 - B. INSPECTION OF STORMWATER OUTLET STRUCTURE SHOULD BE CONDUCTED TWICE PER YEAR. ACCESS TO THE STRUCTURE IS THROUGH THE TOP. THE OIL/WATER SEPARATOR UNIT SHALL BE PUSHED DOWN AND THE SEDIMENT AND TRASH SHALL BE REMOVED AT THE TIME OF THE INSPECTION. THE REMOVAL OF ALL SEDIMENT AND TRASH WILL HELP MINIMIZE VOLUME LOSS.
2. THE OWNER SHALL FILE A YEARLY MAINTENANCE REPORT TO THE CITY DOCUMENTING THE REQUIRED MAINTENANCE FOR THE STORMWATER SYSTEM.



STAPLE OUTSIDE EDGE ON 2" CENTERS

4" OVERLAP OF NETTING WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED. STAPLE ON 18" CENTERS

CONSTRUCTION NOTES:

- BURY THE TOP OF THE NETTING IN A TRENCH 6" OR MORE DEEP
- TAM TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES; 12" SPACING, 4" DOWN FROM THE TRENCH
- OVERLAP- BURY UPPER END OF LOWER STRIP AS IN "A" & "B". OVERLAP END OF TOP STRIP 4" AND STAPLE
- CHECK SLOT- FOLD OF NETTING BURIED IN SLOTTED TRENCH AND TAMPED; DOUBLE ROW OF STAPLES AT 12" SPACING. USE CHECK SLOTS AT 15" SPACING IN DITCHES OR STEEP SLOPES.

EROSION CONTROL BLANKET

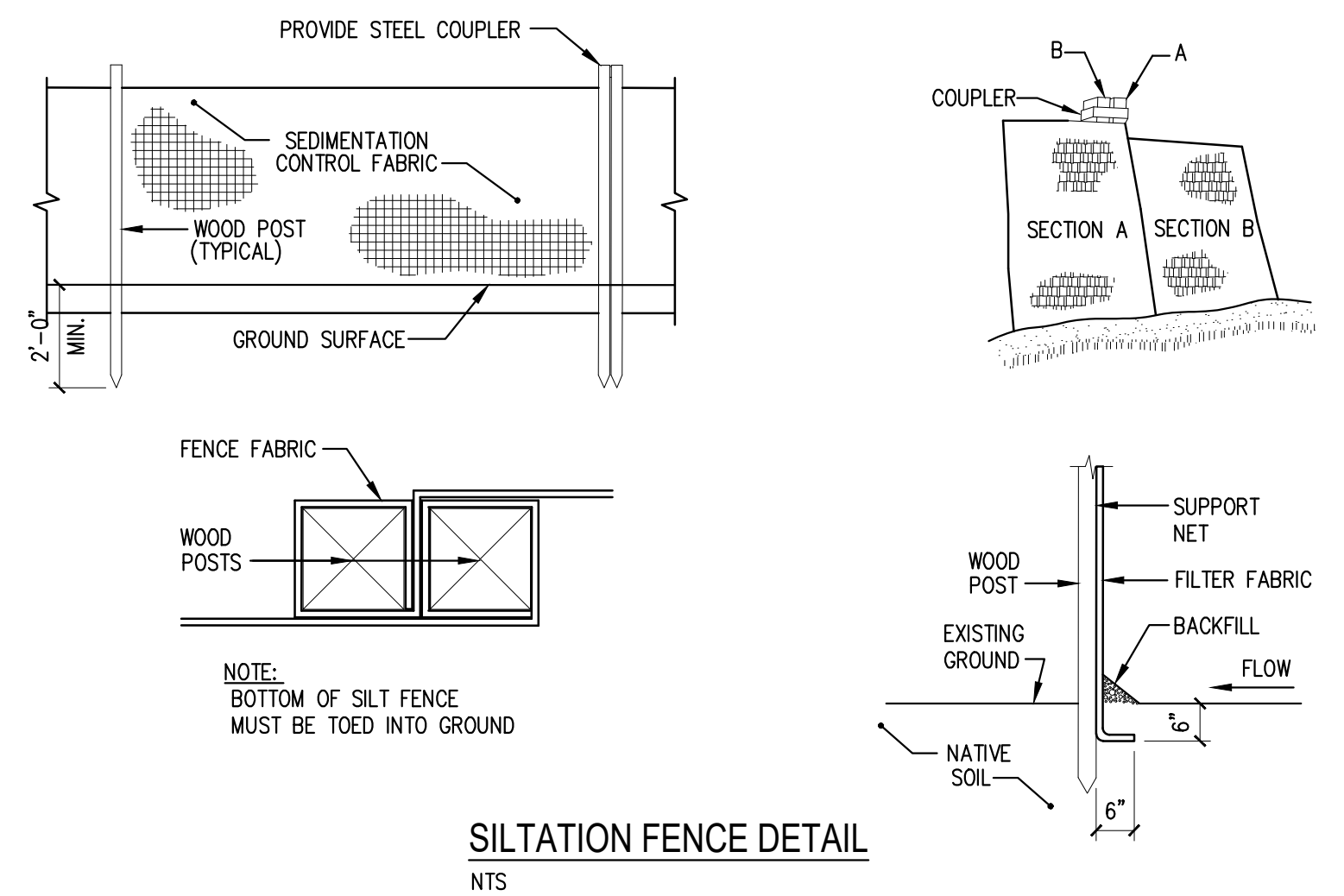
REQUINED IN ALL DITCHES > 20"

TYPICAL STAPLES
NO. 11 GAUGE WIRE

1 1/2"

10"

NOTE: GRADING PLAN GOVERNS IN ALL LOCATIONS



3'-0"

GROUND UP STUMP MIX FROM SITE

1'-0"

FLOW

MAY BE USED IN LIEU OF SILT FENCE

1. EXCAVATE A 6"X6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2' OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPLISHED BY AN INTERCEPTION DITCH.
5. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

NTS



CLIENT:
N.L. ADAMS AND
ASSOCIATES
490 HARRISON ROAD
NAPLES, ME 04055

PRELIMINARY
NOT FOR CONSTRUCTION

MCDONNELL BROTHERS CUSTOM HOMES
391 ROOSEVELT TRAIL
WINDHAM, ME

PROPOSED BUILDING

[illegible]

SHEET TITLE

EROSION CONTROL DETAILS

DESIGNED:	DL
DRAWN:	DL
DATE:	02-28-20
PROJECT NUMBER:	19-230

C300



NORTH

101	CONTOUR	101
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424 Fore Street
Portland, ME 04101
Phone 207.842.2800
Fax 207.842.2828

GABRIEL ZAPPIA
135 CLINTON ST
PORTLAND, ME 04103

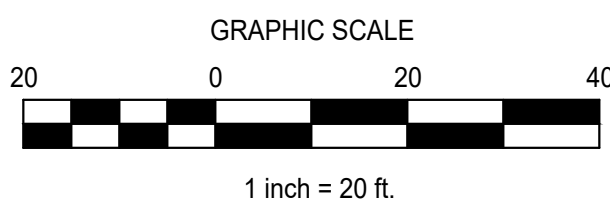
1844 FOREST AVENUE

REVISIONS

PROPOSED LIGHTING SITE PLAN

DESIGNED:	ED
DRAWN:	DL
DATE:	2-8-18
CADD FILE:	17-053-C100.DWG
PROJECT NUMBER:	17-053

C101



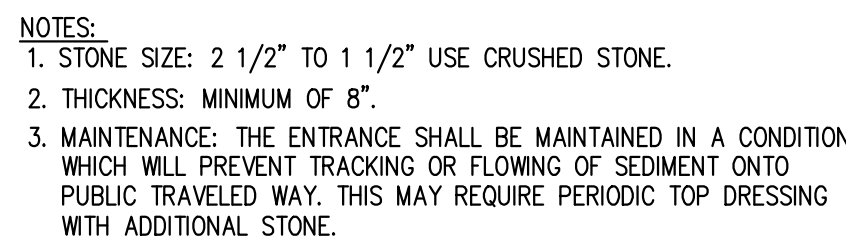
1. THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR DEALING WITH SOIL EROSION AND SEDIMENTATION DURING AND AFTER PROJECT CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARD AND SPECIFICATIONS FOR EROSION PREVENTION AS CONTAINED IN THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE MAINE DEP, LATEST EDITION.

1. EROSION/SEDIMENT CONTROL DEVICES
THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.
- 1.1 SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.
- 1.2 HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.
- 1.3 RIPRAP: PROVIDE RIPRAP TO TRAP SEDIMENT WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.
- 1.4 LOAM, SEED, AND MULCH: ALL DISTURBED AREAS WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.
- 1.5 STRAW AND HAY MULCH: USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. ALL OTHER SLOPES MUST BE COVERED WITH JUTE MESH OVER MULCH, OR CURLEX IT OR EXCelsior MAY BE USED IN PLACE OF JUTE MESH AND MULCH OVER LOAM AND SEED.
- 1.6 MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 15% FOR STRAW MULCH, TO OVER WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8% VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCelsior OR CURLEX.
2. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES
PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

- 2.1 SILTATION FENCE ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.
- 2.2 HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.
- 2.3 PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
 - A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
 - B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
 - C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
 - D. SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.
- 2.4 ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 15 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOO WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.
- 2.5 IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.
- 2.6 TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
3. PERMANENT EROSION CONTROL MEASURES
 - 2.1 FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:
 - A. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAYING, RIPRAP, ETC.) WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
 - 3.2 SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 15 DAYS, SEE ITEM NO. 4.
2. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CURBS AND SIDES, RIP RAP AREAS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR EAST POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
 - A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
 - B. SEEDDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
3. INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE.
STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.
4. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 30 DAYS SHALL BE EITHER:
 - A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
 - B. SEEDDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.
5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)
6. ALL CURBVERTS WILL BE PROTECTED WITH STOCKPILE RIPRAP (050 = 6") UNLESS OTHERWISE SPECIFIED AT INLETS AND OUTLETS.



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THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

1. A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

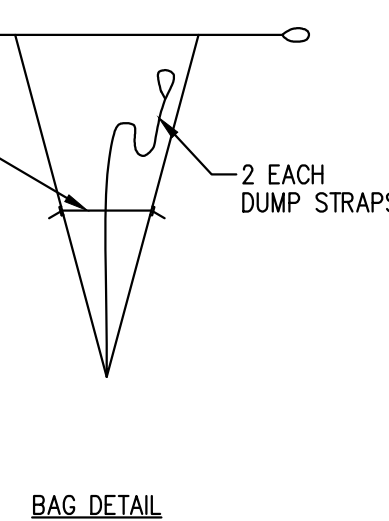
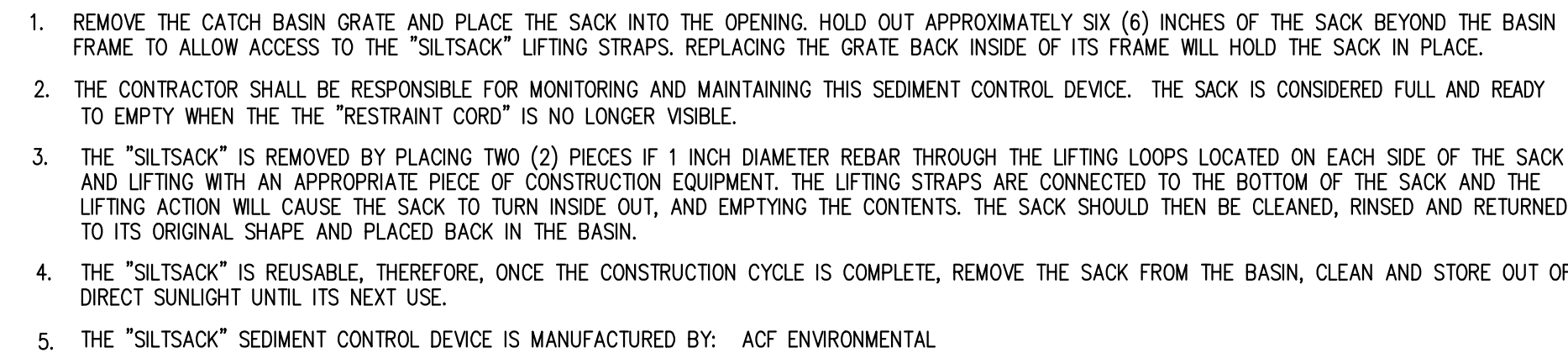
<u>LAWNS</u>	<u>SWALES</u>
KENTUCKY BLUEGRASS 0.46 LBS/1000 SF.	RED TOP 0.05 LBS/1000 SF.
CREeping RED FESCUE 0.46 LBS/1000 SF.	TALL FESCUE 0.46 LBS/1000 SF.
PERENNIAL RYE GRASS 0.11 LB/1000 SF.	

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IT HAS BEEN SEEDING. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
 - A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
 - I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
 - II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
 - B. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
 - III. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER IN WATER SPRAYED OVER A SEEDBED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.
4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
 - A. ONLY UNFROZEN LOAM SHALL BE USED.
 - B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
 - C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
 - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
 - F. ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO.

MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

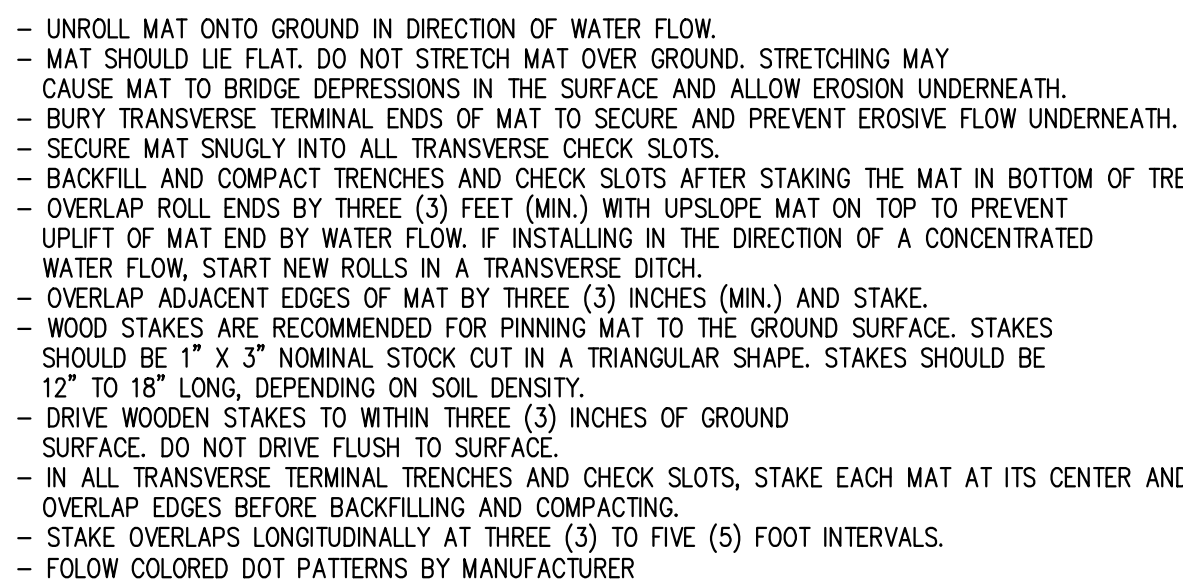
1. HAY BALE BARRIERS, SILT FENCE, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CHECK DAMS SHALL BE REMOVED AND THE SLOPE REPAIRED.
2. VISUALLY INSPECT SEDIMENT TRAPPED ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.
3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEED AS NEEDED. EXPOSED AREAS WILL BE RESEED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.



1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 SF. (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SOODED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAN OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY MULCHED BEFORE FURTHER EXCAVATION. MULCHING SHALL BE REQUIRED FOR THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER, UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT FENCE OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS ABOVE 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.
8. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
9. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF TEMPERATURES OF 40 DEGREES OR WARMER, PERMANENT SEEDING IS EFFECTIVE.
10. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

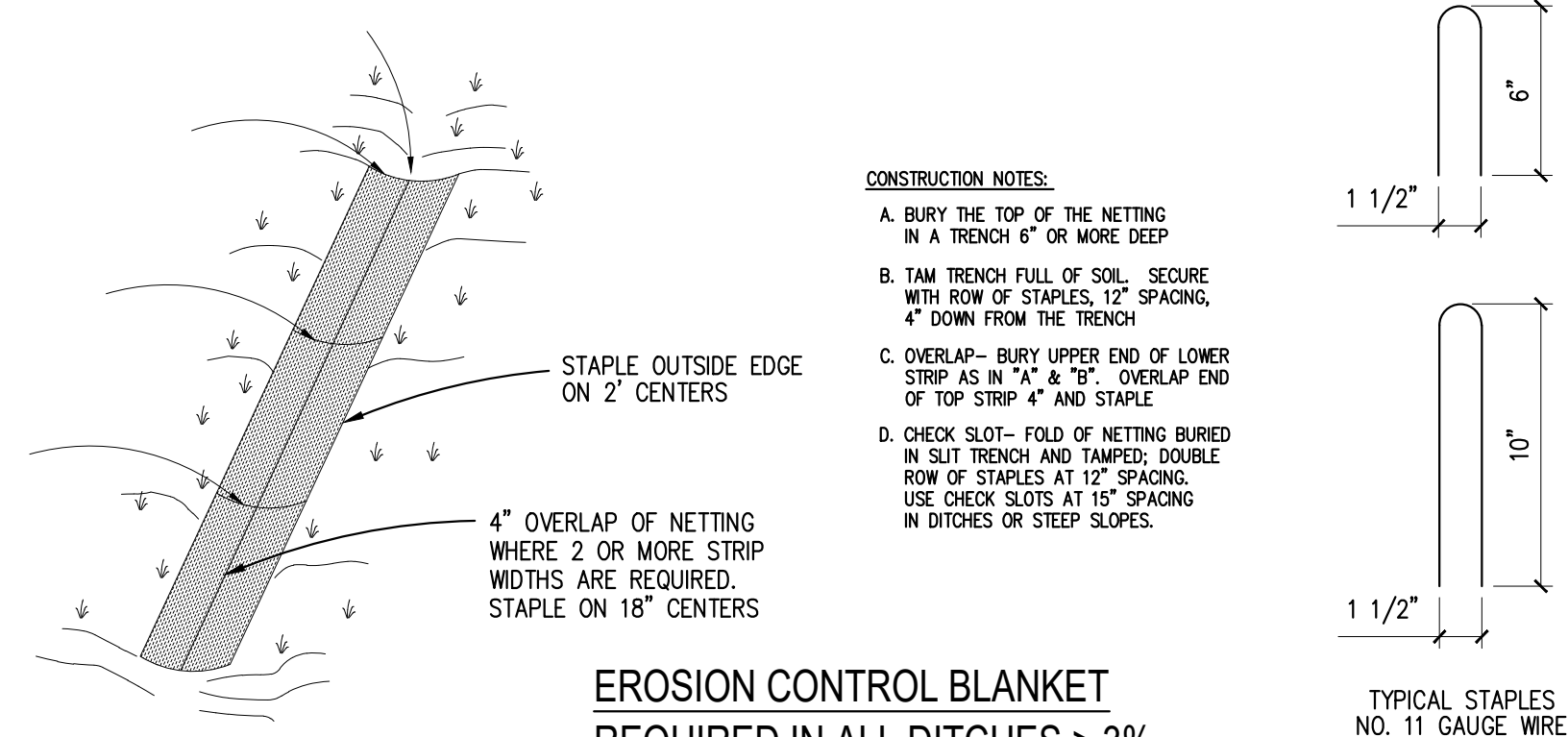
1. WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAIN FALLS, SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (65% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THAT ALL EROSION CONTROL DEVICES ARE PROPERLY INSTALLED. DURING INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE STORMWATER AND EROSION CONTROL PLANS. INSPECTIONS SHALL BE CONDUCTED ONCE A WEEK OR AS NECESSARY AND BE REPORTABLE TO THE OWNER, TOWN AND DEP.
2. SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER TO THE CITY.

1. LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR DESIGNEE. SUCH RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO THOSE SET FORTH AS FOLLOWS:
 - A. PARKING LOT SHALL BE MECHANICALLY SWEEPED TWICE PER YEAR. THE FIRST SHALL TAKE PLACE IN THE MID WINTER (JANUARY THAW) TO REMOVE ACCUMULATED SANDS FROM WINTER SANDING TO THIS POINT. THE SECOND SWEEPING SHALL TAKE PLACE AFTER WINTER SANDING OPERATIONS TERMINATE BUT PRIOR TO MAY 1.
 - B. INSPECTION OF STORMWATER OUTLET STRUCTURE SHOULD BE CONDUCTED TWICE PER YEAR. ACCORDING TO THE CATCH THE TOP, THE OIL-WATER SEPARATOR UNIT SHALL BE PUMPED DOWN AND THE SEDIMENT AND TRASH SHALL BE REMOVED AT THE TIME OF THE INSPECTION. THE REMOVAL OF ALL SEDIMENT AND TRASH WILL HELP MINIMIZE VOLUME LOSS.
2. THE OWNER SHALL FILE A YEARLY MAINTENANCE REPORT TO THE CITY DOCUMENTING THE REQUIRED MAINTENANCE FOR THE STORMWATER SYSTEM.



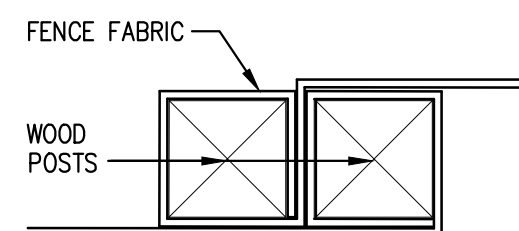
REQUIRED ON ALL SLOPES > 8% (WINTER CONSTRUCTION)
REQUIRED ON ALL SLOPES > 15% (SUMMER CONSTRUCTION)

NTS



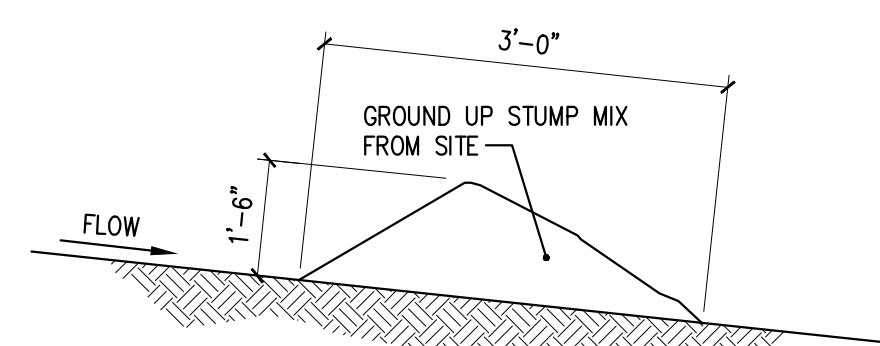
REQUIRED IN ALL DITCHES > 3%

NOTE: GRADING PLAN GOVERNS IN ALL LOCATIONS



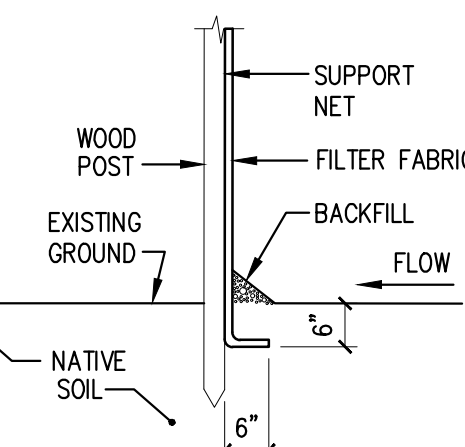
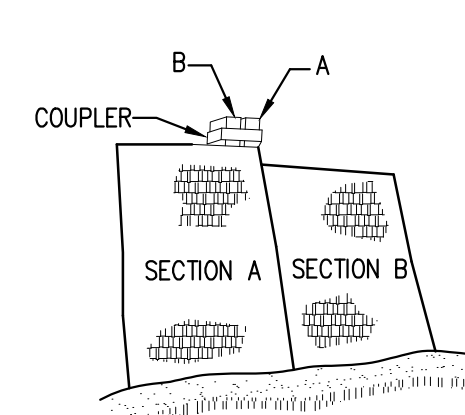
NOTE:
BOTTOM OF SILT FENCE
MUST BE TOED INTO GROUND

NT:



MAY BE USED IN LIEU OF SILT FENCE

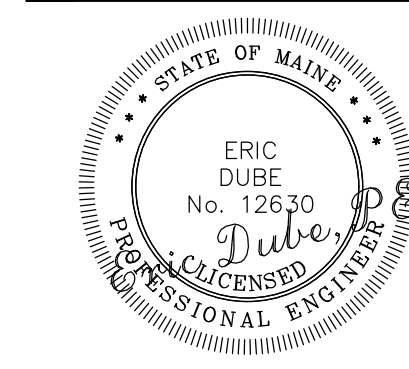
N.T.S.



1. EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTIONS AS SHOWN ABOVE.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPLISHED BY AN INTERCEPTION DITCH.
5. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.



GABRIEL ZAPPIA
135 CLINTON ST
PORTLAND, ME 04103



PORTLAND, MAINE

1844 FOREST AVENUE

PROPOSED APARTMENTS

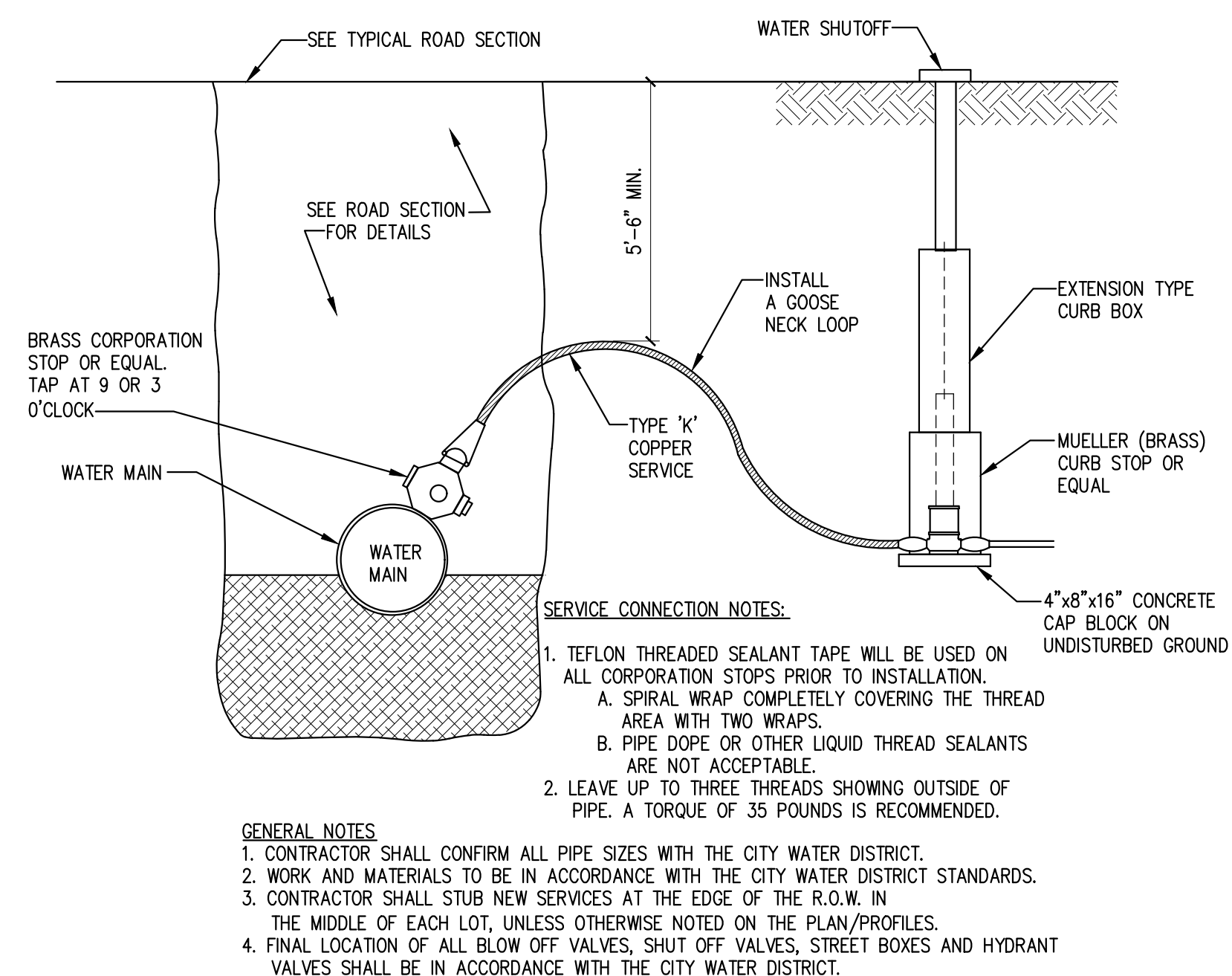
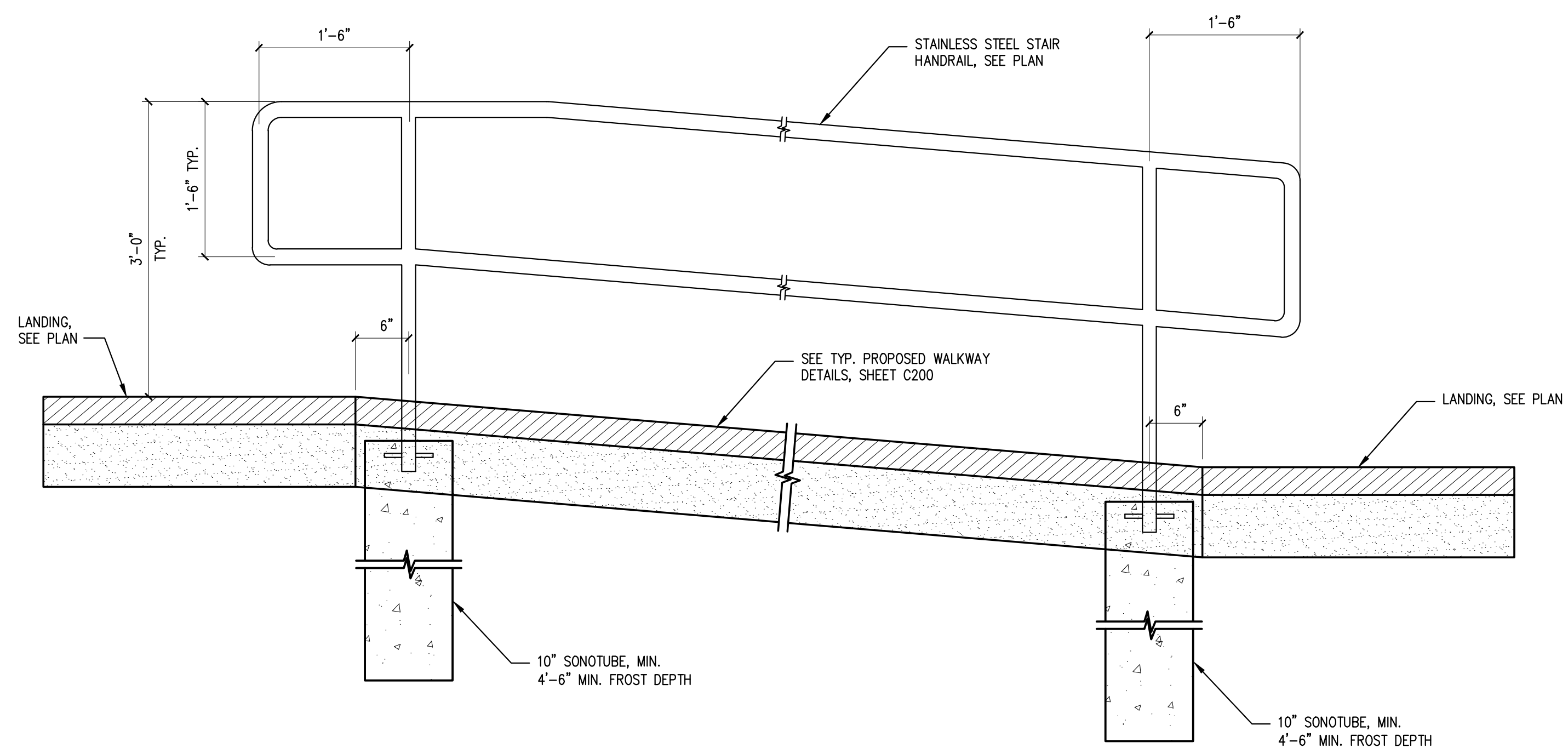
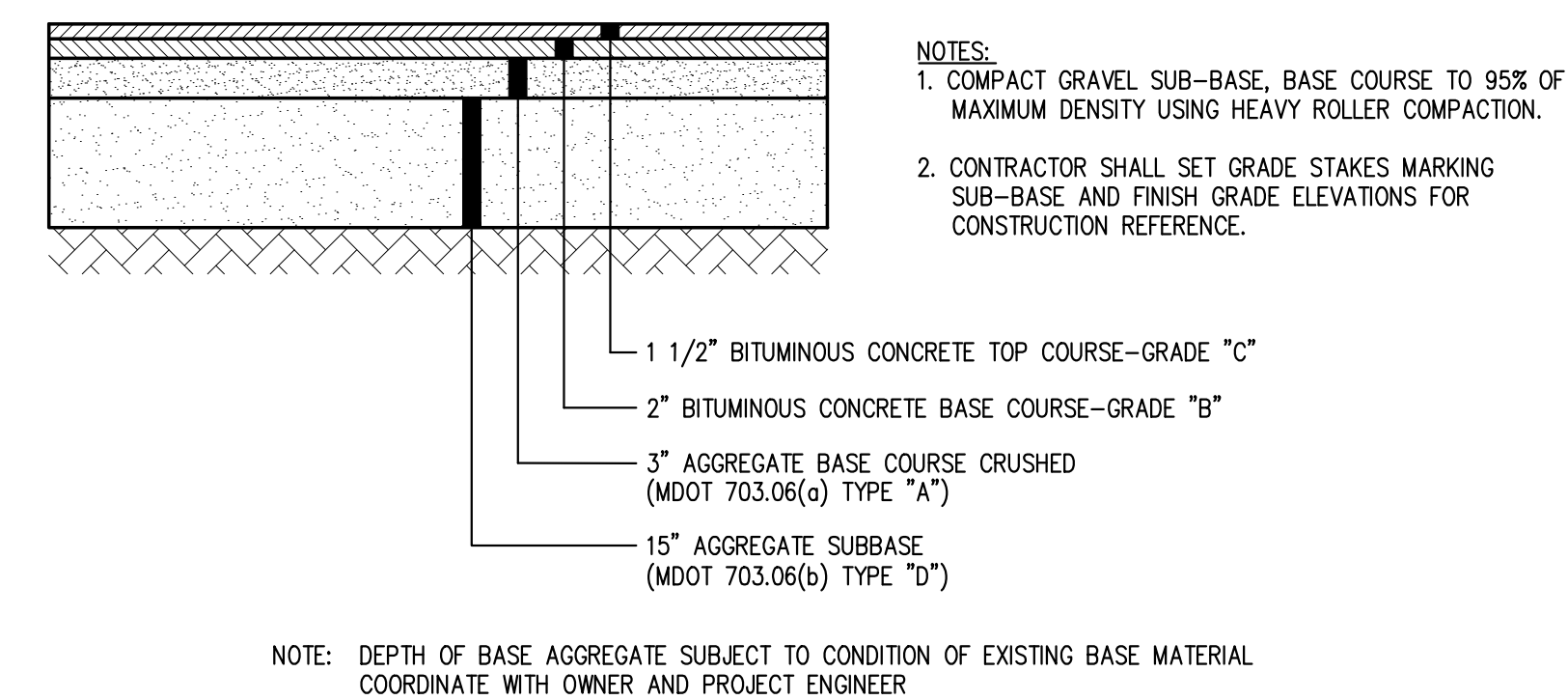
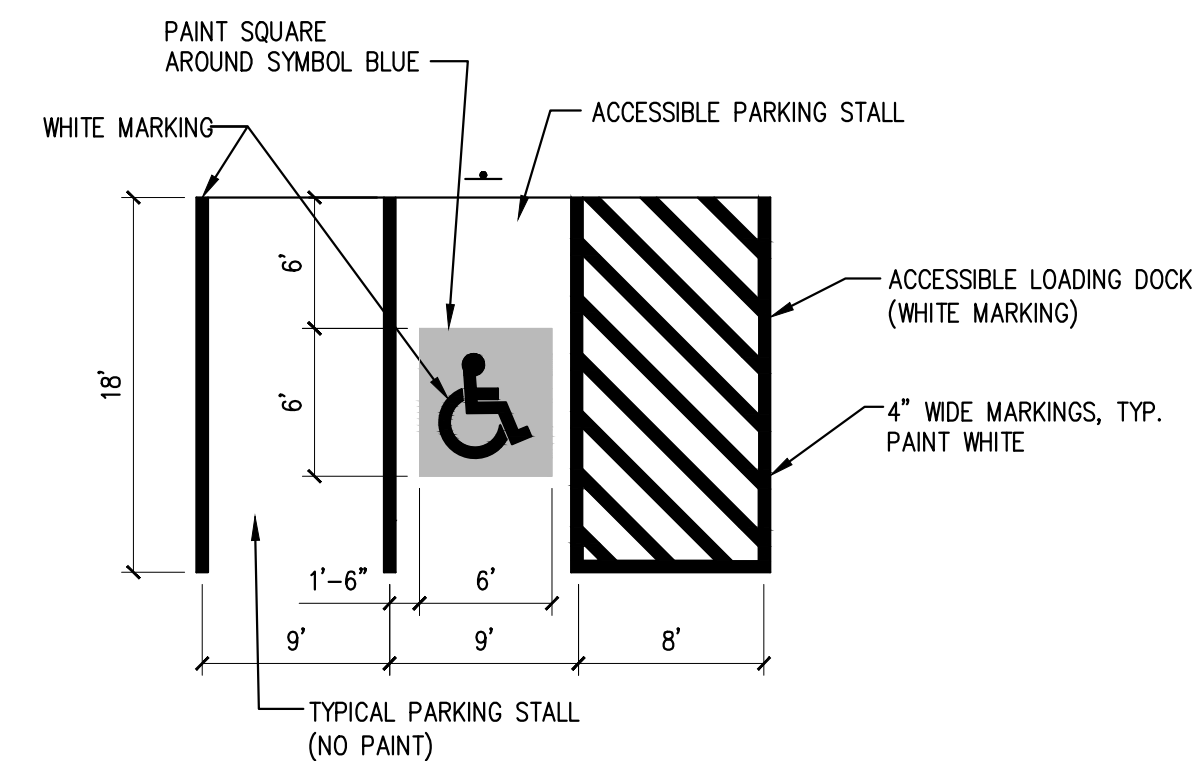
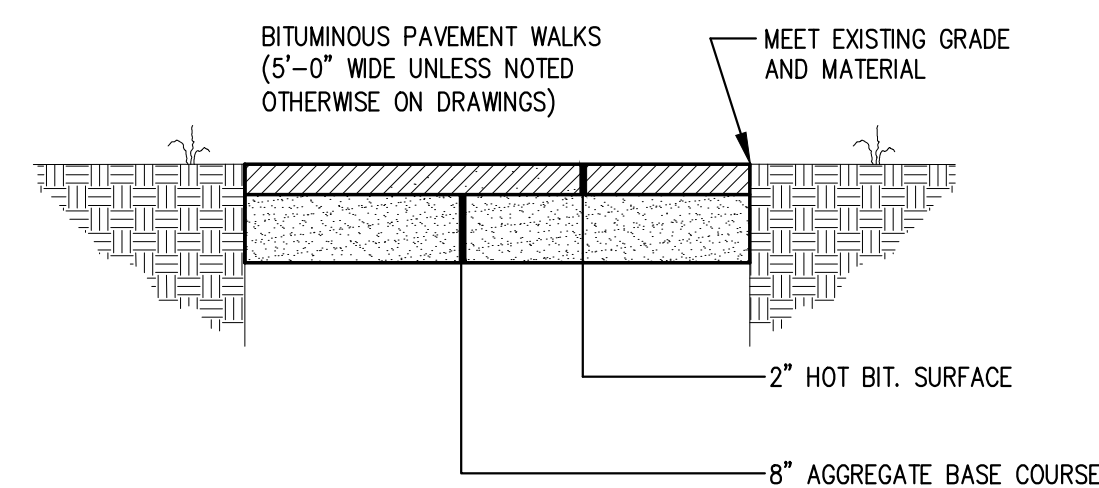
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SHEET TITLE

EROSION CONTROL DETAILS

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DRAWN:	DL
DATE:	12-20-18
PROJECT NUMBER:	17-053

C300

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SITE DETAILS

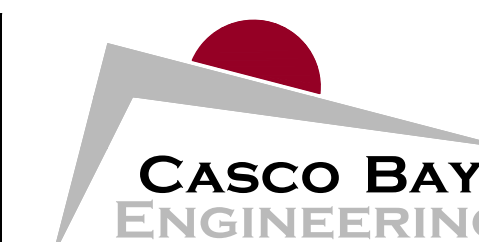
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DATE:	12-20-
PROJECT NUMBER:	17-05

DRAWN: _____ DI _____

DATE: 12-20-

PROJECT NUMBER:	17-05
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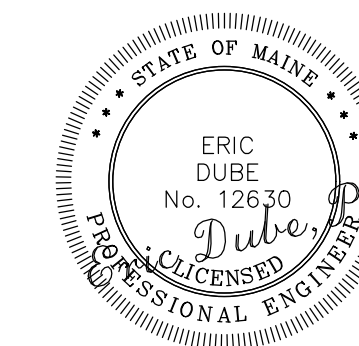
C200



424 Fore Street
Portland, ME 04101
Phone 207.842.2800
Fax 207.842.2828
www.cascobayengineering.com

CLIENT:

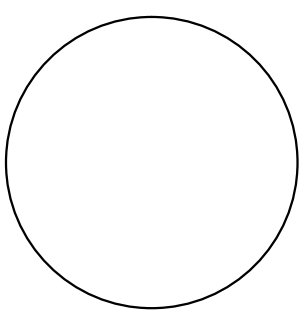
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135 CLINTON ST
PORTLAND, ME 04103



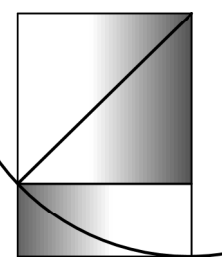
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DEMO PLANS

I.

FIRST FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"

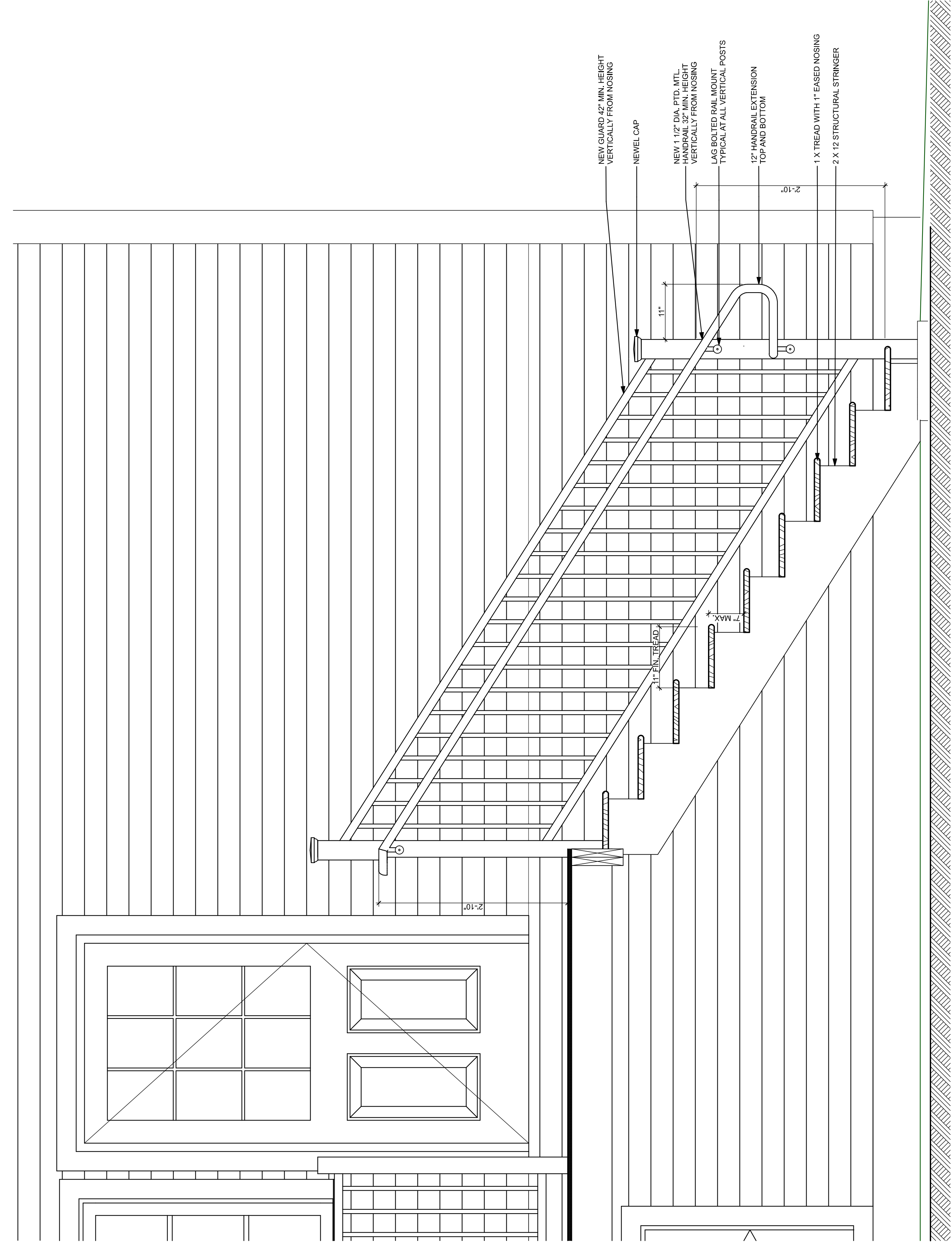
BASEMENT DEMO PLAN

SCALE: 1/4" = 1'-0"

SECOND FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"

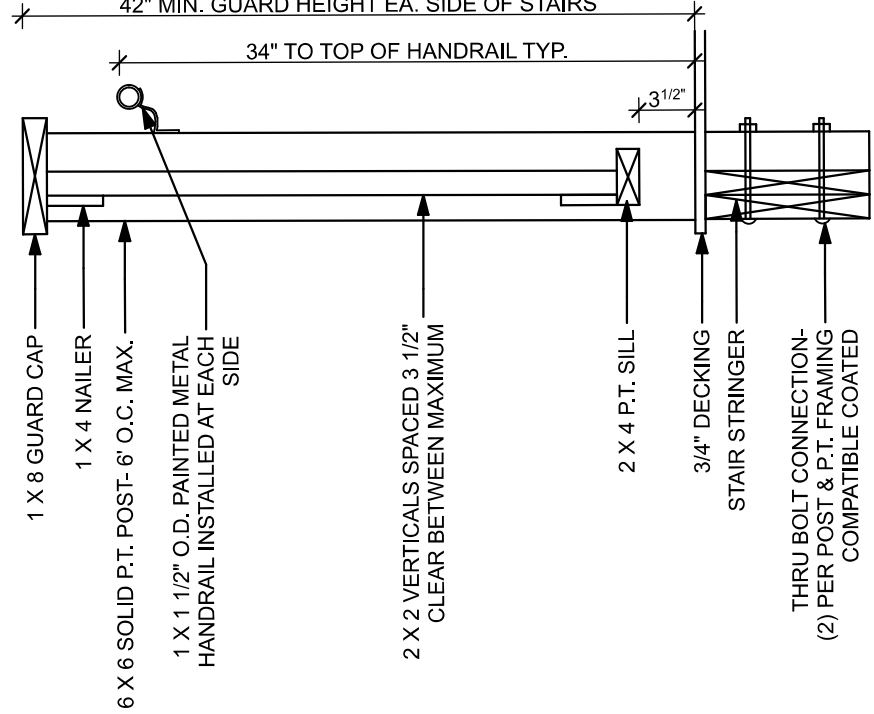
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1
A5.2

EXTERIOR STAIR SECTION

SCALE: 1" = 1'-0"



2
A5.2

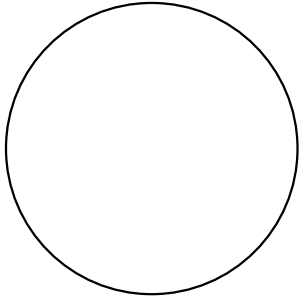
EXTERIOR STAIR RAIL DETAIL

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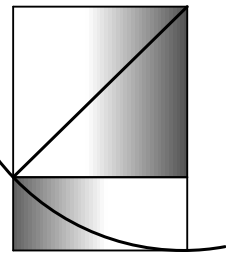
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DETAILS

A5.2

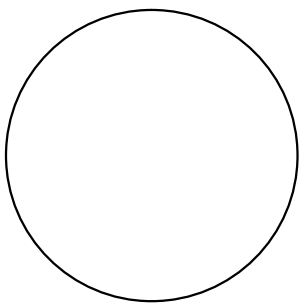
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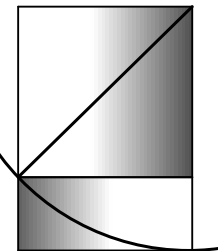
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TITLE SHEET

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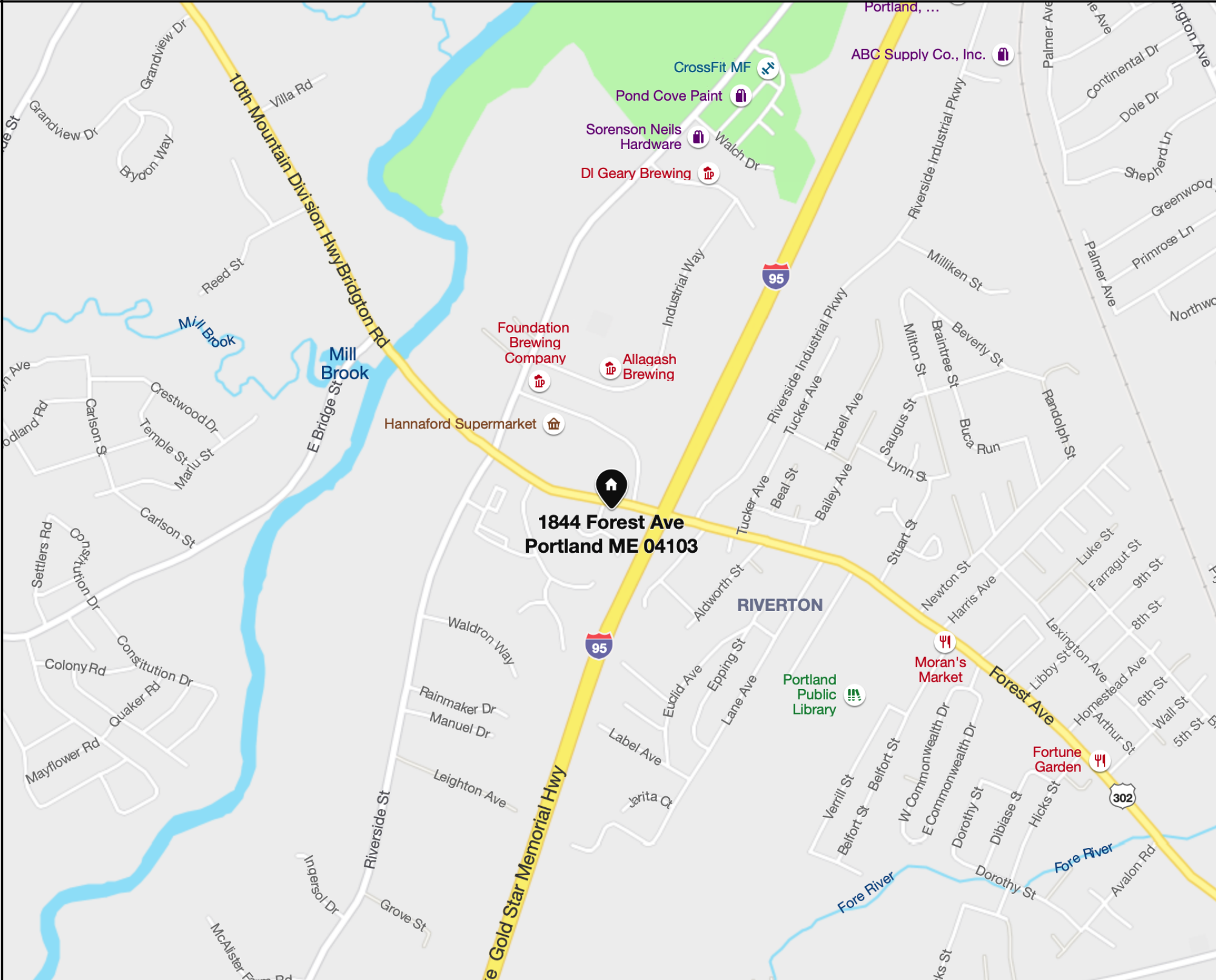
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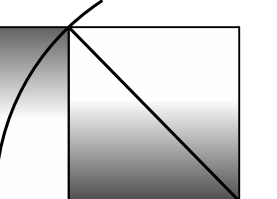
SITE SKETCH	GENERAL NOTES	PROJECT DATA	VICINITY MAP																																	
	1. NOT ALL EXISTING CONDITIONS MAY HAVE BEEN PICKED UP DURING FORMATION OF AS-BUILT DRAWINGS. PLEASE BRING ANY UNDOCUMENTED CONDITION TO ARCHITECT'S ATTENTION BEFORE COMMENCING OR PROCEEDING WITH WORK WHERE A CONFLICT MAY OCCUR. 2. THE BUILDING WILL BE UNOCCUPIED DURING CONSTRUCTION. 3. NO SMOKING WILL BE ALLOWED ON SITE. 4. CONTRACTOR TO DEIGNATE SPECIFIC SITE AREAS FOR LOADING, STORAGE, STAGING, ETC.. 5. CONTRACTOR TO OBTAIN, AND PAY FOR BUILDING PERMITS, AND OTHER PERMITS REQUIRED TO PERFORM THE WORK. 6. REMOVE ALL ABANDONED UTILITIES AND WIRING SYSTEMS. 7. SURVEY EXISTING CONDITIONS AND CORRELATE WITH DRAWINGS AND SPECIFICATIONS TO VERIFY EXTENT OF DEMOLITION REQUIRED. 8. VERIFY CONDITIONS AT SITE TO DETERMINE WHETHER DEMOLITION METHODS PROPOSED FOR USE WILL NOT ENDANGER EXISTING STRUCTURES BY OVERLOADING, FAILURE, OR UNPLANNED COLLAPSE.PERFORM DEMOLITION OPERATIONS TO PREVENT DUST AND POLLUTANT HAZARDS. PROVIDE CHUTES AS REQUIRED TO CONTROL DUST AND DEBRIS 9. SITEWORK INCLUDES NEW ENTRY AREAS AND RAMPS, PLANTINGS AND EXTERIOR DECKS. 10. NEW GUTTERS & DOWNSPOUTS TO BE INSTALLED AND DISCHARGED AT GRADE. 11. CONTRACTOR SHALL PROVIDE A PROGRAM FOR FIRE-SEALING ELECTRICAL AND MECHANICAL PENETRATIONS AS REQUIRED TO COMPLY WITH DESIGNATED RATED CONSTRUCTION. FOLLOW CODE REQUIREMENTS FOR LABELLING AND DOCUMENTING PROGRAM. 12. OWNER SHALL VERIFY HAZARDOUS MATERIALS 13. MECHANICAL DESIGN TO BE PROVIDED ON A DESIGN -BUILD BASIS BETWEEN OWNER AND CONTRACTOR 14. ELECTRICAL DESIGN TO BE PROVIDED ON A DESIGN- BUILD BASIS	ZONING: B2 FRONT YARD SET BACK 20' SIDE YARD SET BACK 5' REAR YARD SET BACK 10' MAX. BLDG. HT. 35'- EXIST. TO REMAIN SITE AREA: APPROX. 32,000 s.f. BLDG USE: APARTMENTS OCC. GROUP: R4 CONST. TYPE: VB CLIMATE ZONE: 6 BLDG. CODE: 1BC 2015 FIRE SPRINKLERS: 13 COMMERCIAL	N 1" = 1000' 																																	
		APPLICABLE CODES ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF MAINE AND LOCAL JURISDICTION. IBC 2015 IECC 2015 NFPA 2009 PORTLAND ZONING ORDINANCE MAINE & PORTAND MUNICIPAL ORDINANCES THERMAL ENVELOPE REQUIREMENTS PER IECC 2015 COMMERCIAL - FENESTRATION U-FACTOR 0.36 - SKYLIGHT U-FACTOR 0.50 - CEILING R-VALUE 49 - WOOD FRAME WALL R-VALUE 20+3.8 OR 13+7.5 - BASEMENT WALL R-VALUE 7.5 continuous or 13 framing cavity - SLAB R-VALUE R-20 to 4 feet - CI ROOF R-VALUE R-30	SCOPE OF WORK CREATION OF 17 APARTMENTS ADDITION OF NEW DORMERS FOR EXISTING BUILDING SITE IMPROVEMENTS NEW SPRINKLER SYSTEM- TYPE 13 COMMERCIAL NEW EXTERIOR ENTRY DECKS	SHEET INDEX <table><tr><th>ID</th><th>Name</th></tr><tr><td>A0.1</td><td>TITLE SHEET</td></tr><tr><td>A0.2</td><td>GENERAL NOTES</td></tr><tr><td>D.1</td><td>DEMO PLANS</td></tr><tr><td>D.2</td><td>SECOND FLOOR DEMO PLAN</td></tr><tr><td>A1.1</td><td>FLOOR PLANS</td></tr><tr><td>A1.2</td><td>LOFT FLOOR PLAN</td></tr><tr><td>A1.3</td><td>ROOF PLAN</td></tr><tr><td>A2.1</td><td>ELEVATIONS - NORTH & EAST</td></tr><tr><td>A2.2</td><td>ELEVATIONS SOUTH & WEST</td></tr><tr><td>A2.3</td><td>INTERIOR ELEVATIONS</td></tr><tr><td>A3.1</td><td>SECTIONS</td></tr><tr><td>A5.1</td><td>WALL TYPES</td></tr><tr><td>A5.2</td><td>DETAILS</td></tr><tr><td>A6.1</td><td>DOOR SCHEDULE</td></tr><tr><td>LS.1</td><td>FIRST FLOOR LIFE SAFETY PLAN</td></tr></table>	ID	Name	A0.1	TITLE SHEET	A0.2	GENERAL NOTES	D.1	DEMO PLANS	D.2	SECOND FLOOR DEMO PLAN	A1.1	FLOOR PLANS	A1.2	LOFT FLOOR PLAN	A1.3	ROOF PLAN	A2.1	ELEVATIONS - NORTH & EAST	A2.2	ELEVATIONS SOUTH & WEST	A2.3	INTERIOR ELEVATIONS	A3.1	SECTIONS	A5.1	WALL TYPES	A5.2	DETAILS	A6.1	DOOR SCHEDULE	LS.1	FIRST FLOOR LIFE SAFETY PLAN
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#Pln

ET TITLE:

TITLE SHEET

A0.1

ABBREVIATIONS

AB ANCHOR BOLT
AB AIR BARRIER
AC AIR CONDITIONING
ADDL ADDITIONAL
ADJ ADJUSTABLE
AFF ABOVE FINISHED FLOOR
AH AIR HANDLER
AIB AIR INFILTRATION BARRIER
ALT ALTERNATE
ALUM ALUMINUM
AOR AREA OF REFUGE
APPROX APPROXIMATE
ARCH ARCHITECT(URAL)
ARND AROUND
AWP ACOUSTICAL WALL PANEL

BD BOARD
BF BARRIER FREE
BIT BITUMINOUS
BLDG BUILDING
BLKG BLOCKING
BM BENCHMARK
BOT BOTTOM
BO BOTTOM OF
BRK BRICK
BRG BEARING
B/S BRICK SHELF
BSMT BASEMENT

C.CRS COURSE
CAB CABINET
CB CATCH BASIN
CC CENTER TO CENTER
CF CUBIC FOOT
CFMF COLD FORMED METAL FRAMING
CJ CONTROL JOINT
CL CENTER LINE
CLG CEILING
CLR CLEAR
CMT CERAMIC MOSAIC TILE
CMU CONCRETE MASONRY UNIT
CO CLEAN-OUT
COL COLUMN
CONC CONCRETE
CONC/C COLORED CONCRETE
CONT CONTINUOUS OR CONTINUE
CONTR CONTRACTOR
CPT CARPET
CS COUNTERSINK
CSMT CASEMENT
CT CERAMIC TILE
CWT CERAMIC WALL TILE
CUH CABINET UNIT HEATER
CY CUBIC YARD

DBL DOUBLE
DC DISPLAY CASE
DEMO DEMOLISH, DEMOLITION
DF DRINKING FOUNTAIN
DIA, DIAM DIAMETER
DIM DIMENSION
DIV DIVISION
DMP DEMOUNTABLE PARTITION
DN DOWN
DR DOOR
DTL DETAIL
DWG DRAWING
DWR DRAWER

E EAST
EA EACH
EF EXHAUST FAN
EMHO ELECTRO MAGNETIC HOLD OPEN
EIFS EXTERIOR INSULATION FINISH SYSTEM
EJ EXPANSION JOINT
EL ELEVATION
EP EPOXY PAINT
ELEC ELECTRICAL
ELEV ELEVATOR
EMER EMERGENCY
ENCL ENCLOSED/ENCLOSURE
EQ EQUAL
EQUIP EQUIPMENT
EXH EXHAUST
EXIST EXISTING
EXT EXTERIOR
EW EYEWASH
EWC ELECTRIC WATER COOLER

FB FIRE BLANKET
FBO FURNISHED BY OWNER
FCS FLOOR COATING SYSTEM
FD FLOOR DRAIN
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER AND CABINET
FEF FINISHED FLOOR ELEVATION
FG FIBERGLASS
FHVC FIRE HOSE AND VALVE CABINET
FIN FINISHED(ED)
FIN GR FINISH GRADE
FLR FLOOR(ING)
FNDN FOUNDATION
FP FIREPROOFING
FO FACE OF
FRMG FRAME(ING)
FRP FIBER REINFORCED PLASTIC
FRT FIRE RETARDANT TREATED
FRS FRAME SIZE
FSR FLEXIBLE SHEET ROOFING
FT FOOT(FEET)
FTG FOOTLONG
FTR FIN TUBE RADIATION
FUR FURRE(ING)
FV FIELD VERIFY
FWC FABRIC WALL COVERING

GA GAUGE
GALV GALVANIZED
GB GRAB BAR
GBF GROUND FACE CMU
GL GLASS, GLAZING
GWB GYPSUM WALLBOARD

HARD HARDENER
HB HOSE BIBB
HC HOLLOW CORE
HD HEAD
HDO HIGH DENSITY OVERLAY
HDWD HARDWOOD
HDWR HARDWARE
HM HOLLOW METAL
HORIZ HORIZONTAL
HR HAND RAIL
HS HIGH SCHOOL
HT HEIGHT
HTG HEATING
HVAC HEATING/VENTILATION/AIR CONDITIONING

IBC INSTALLED BY CONTRACTOR
ID INSIDE DIAMETER
IN INCH(ES)
INCL INCLUDE(D), (ING)
INFO INFORMATION
INSUL INSULATED
INT INTERIOR
INV INVERT

JT JOINT
KIT KITCHEN

LAB LABORATORY
LAM LAMINATE(D)
LAV LAVATORY
LB POUND(S)
LCC LEAD COATED COPPER
LF LINEAR FOOT
LH LEFT HAND
LOC'N LOCATION
LW LIGHTWEIGHT (CMU)

MS MASONRY
MATL MATERIAL
MAX MAXIMUM
MC MEDICINE CABINET
MCWF MULTICOLOR WALL FINISH
MDO MEDIUM DENSITY OVERLAY
MECH MECHANICAL
MED MEDIUM
MF MEMBRANE FLASHING
MFR MANUFACTURER
MH MANHOLE
MIN MINIMUM
MISC MISCELLANEOUS
MLDG MOULDING
MO MASONRY OPENING
MR MOISTURE RESISTANT
MRGB MOISTURE RESISTANT GYPSUM BOARD
MS MOP SINK
MSF METAL STUD FRAMING
MTL METAL

N NORTH
NA NOT APPLICABLE
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NRC NOISE REDUCTION COEFFICIENT
NTS NOT TO SCALE

O/ OVER
OC ON CENTER
OD OUTSIDE DIAMETER
OFS OVERFLOW SCUPPER
OP OPAQUE
OH OVERHEAD
OPH OPPOSITE HAND
OPNG OPENING
OPP OPPOSITE
OPS OPERABLE PANEL SYSTEM

P, PTD PAINT
PC PRECAST CONC.
PERF PERFORATED
PERIM PERIMETER
PRKG PARKING
PL PLATE
PLAM PLASTIC LAMINATE
PLYWD PLYWOOD
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PT PRESSURE TREATED
PTD PAPER TOWEL DISPENSER
PTN PARTITION
PVC POLYVINYL CHLORIDE
PVMT PAVEMENT
PWDR POWDER ROOM

QR QUARTER ROUND
QT QUARRY TILE
QTZ QUARTZ TILE

RE: REFERENCE
REF REFRIGERATOR
REQ'D REQUIRED
REV REVISION(S), REVISED
RL RAIN LEADER
RF RUBBER FLOOR
RH RIGHT HAND
RM ROOM
RO ROUGH OPENING
ROW RIGHT OF WAY

S SOUTH
SAT SUSPENDED ACOUSTICAL TILE
SC SOLID CORE
SCONC SEALED CONCRETE
SCHED SCHEDULE
SD STORM DRAIN, SOAP DISPENSER
SECT SECTION
SF SQUARE FOOT
SGL SAFETY GLASS
SH SHOWER
SHT SHEET
SHTHG SHEATHING
SHM SIMILAR
SLNT SEALANT
SNR SANITARY NAPKIN RECEPTOR
SP SPECIAL PAINT
SPEC SPECIFICATION
SPKR SPEAKER
SQ SQUARE
SS STAINLESS STEEL
STC SOUND TRANSMISSION CLASS
STD STANDARD
STEEL STEEL
STOR STORAGE
STRUL STRUCTURAL
STRUCT STRUCTURES/STRUCTURAL
SUPT SUPPORT
SUSP SUSPENDED
SV SHEET VINYL

T TOILET
TB TOWEL BAR
TB TACK-BOARD
T&G TONGUE & GROOVE
TGL TEMPERED GLASS
THK THICK(NESS)
TO TOP OF
TP TOILET PARTITION
TPD TOILET PAPER DISPENSER
TV TELEVISION
TYP TYPICAL

UCR UNDER COUNTER REFRIGERATOR
UNO UNLESS NOTED OTHERWISE

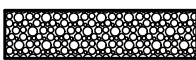
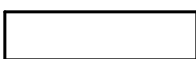
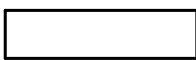
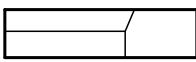
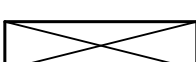
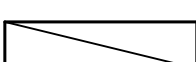
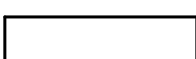
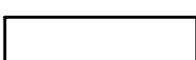
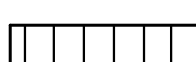
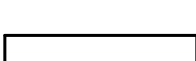
VB VAPOR BARRIER/VINY BASE
VC VALVE CABINET
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VPW VENEER PLYWOOD
VWC VINYL WALL COVERING

W WEST
WI WITH
WC W/OATER CLOSET
WD WOOD
WGL WIRE GLASS
WH WATER HEATER
WO WITHOUT
WS WATERSTOP
WP WATERPROOF
WWF WELDED WIRE FABRIC
WWM WELDED WIRE MESH

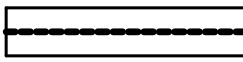
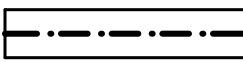
YD YARD
ZCC ZINC-COATED COPPER

LEGEND

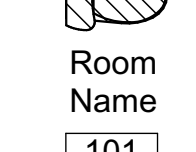
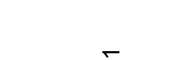
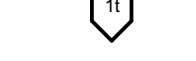
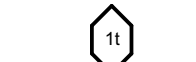
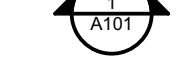
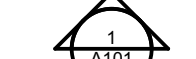
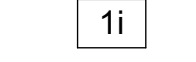
MATERIALS

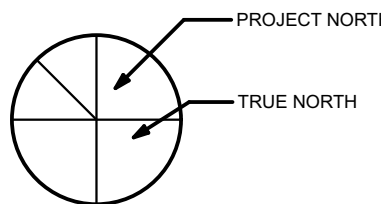
 GRAVEL
 CONCRETE MASONRY UNIT
 BRICK
 CONCRETE
 SOIL
 STEEL
 WOOD FRAMING
 WOOD BLOCKING
 PLYWOOD
 GYPSUM BOARD
 BATT INSULATION
 RIGID INSULATION
 EXPANSION MATERIAL
 FINISH WOOD

FIRE RATING

 2 HOUR RATED FIRE SEPARATION
 1 HOUR RATED FIRE SEPARATION
 SMOKE PARTITION

SYMBOLS

 PLUMBING FIXTURE
 BARRIER FREE FIXTURE
 ROOM NUMBER
 DOOR NUMBER
 WINDOW TYPE; LETTER DESIGNATES EXTERIOR
 BORROWED LITE TYPES; DESIGNATED BY NUMBER
 FLOOR LEVEL CHANGE
 BUILDING SECTION
 WALL SECTION
 DETAIL REFERENCE
 WALL OR ROOF TYPE
 ELEVATION REFERENCE
 VERTICAL ELEVATION
 COLUMN CENTERLINE

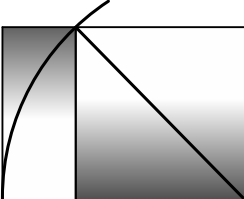


FOREST AVE APARTMENTS

PORTLAND, ME

1844 FOREST AVE

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DESCRIPTION

DATE

MARK

DATE:

11/14/19

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DRAWN BY:

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JOB:

#Pin

SHEET TITLE:

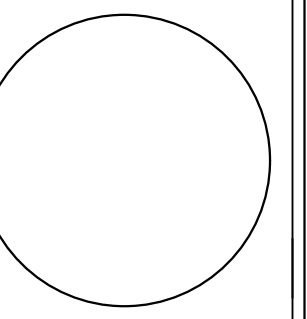
GENERAL NOTES

A0.2

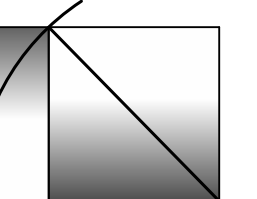
SECOND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

2
D.1 **BASEMENT DEMO PLAN**
SCALE: 1/4" = 1'-0"

FIRST FLOOR DEMO PLAN



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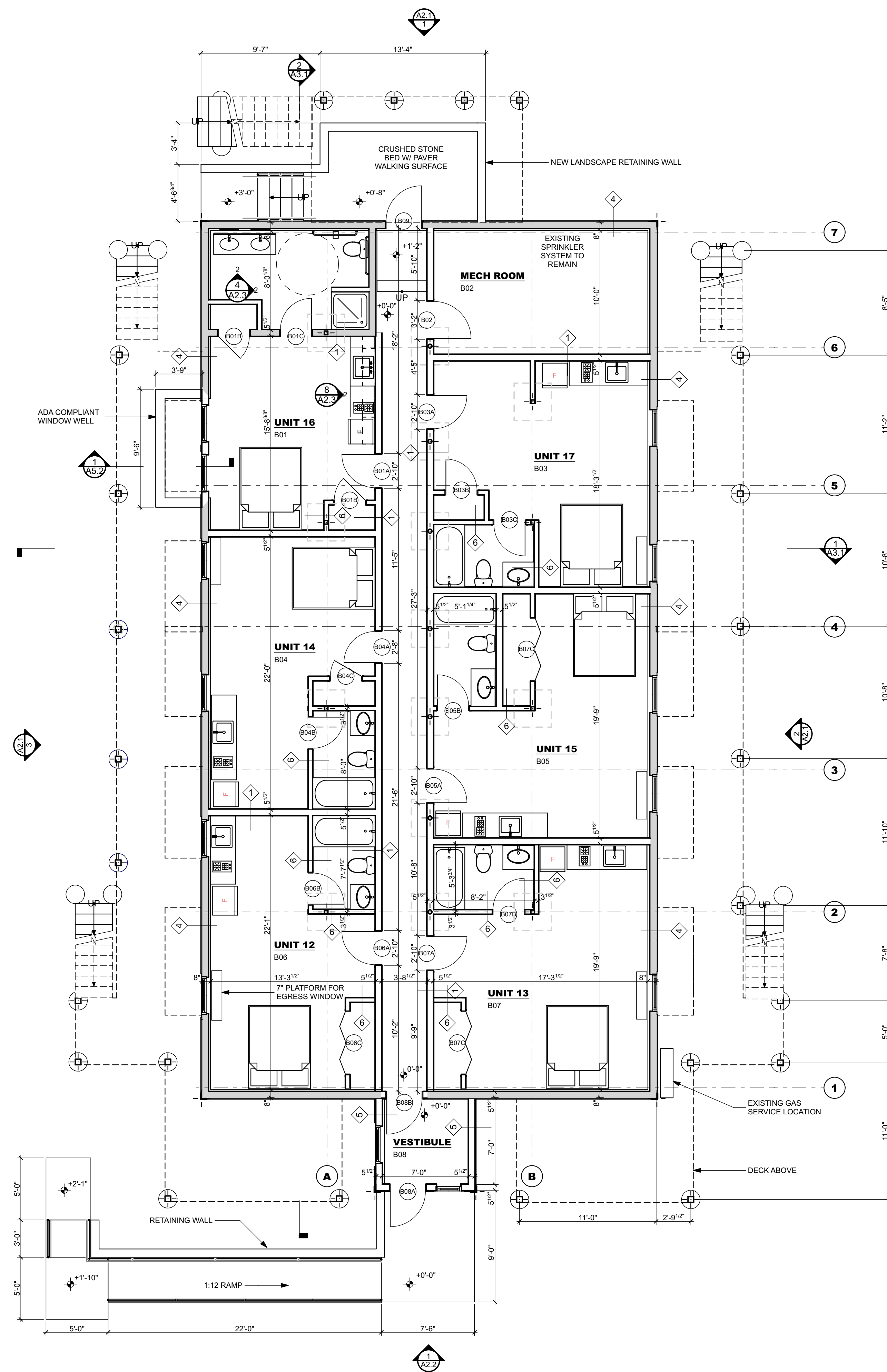
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SHEET TITLE:	

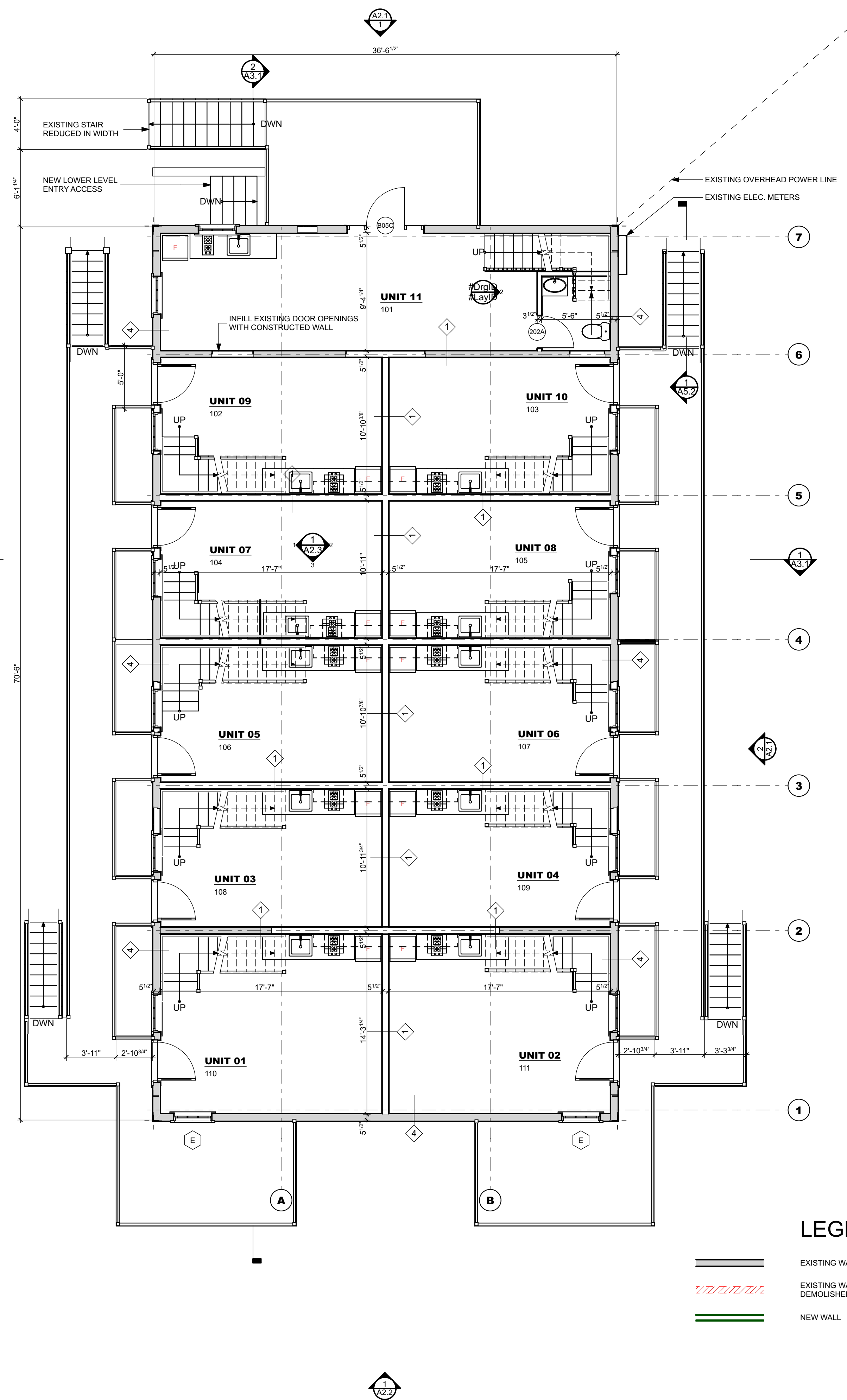
EMO PLANS

D.1



LOWER LEVEL

SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



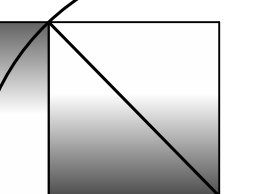
LEGEND

EXISTING WALL

EXISTING WALL TO BE
DEMOLISHED

NEW WALL

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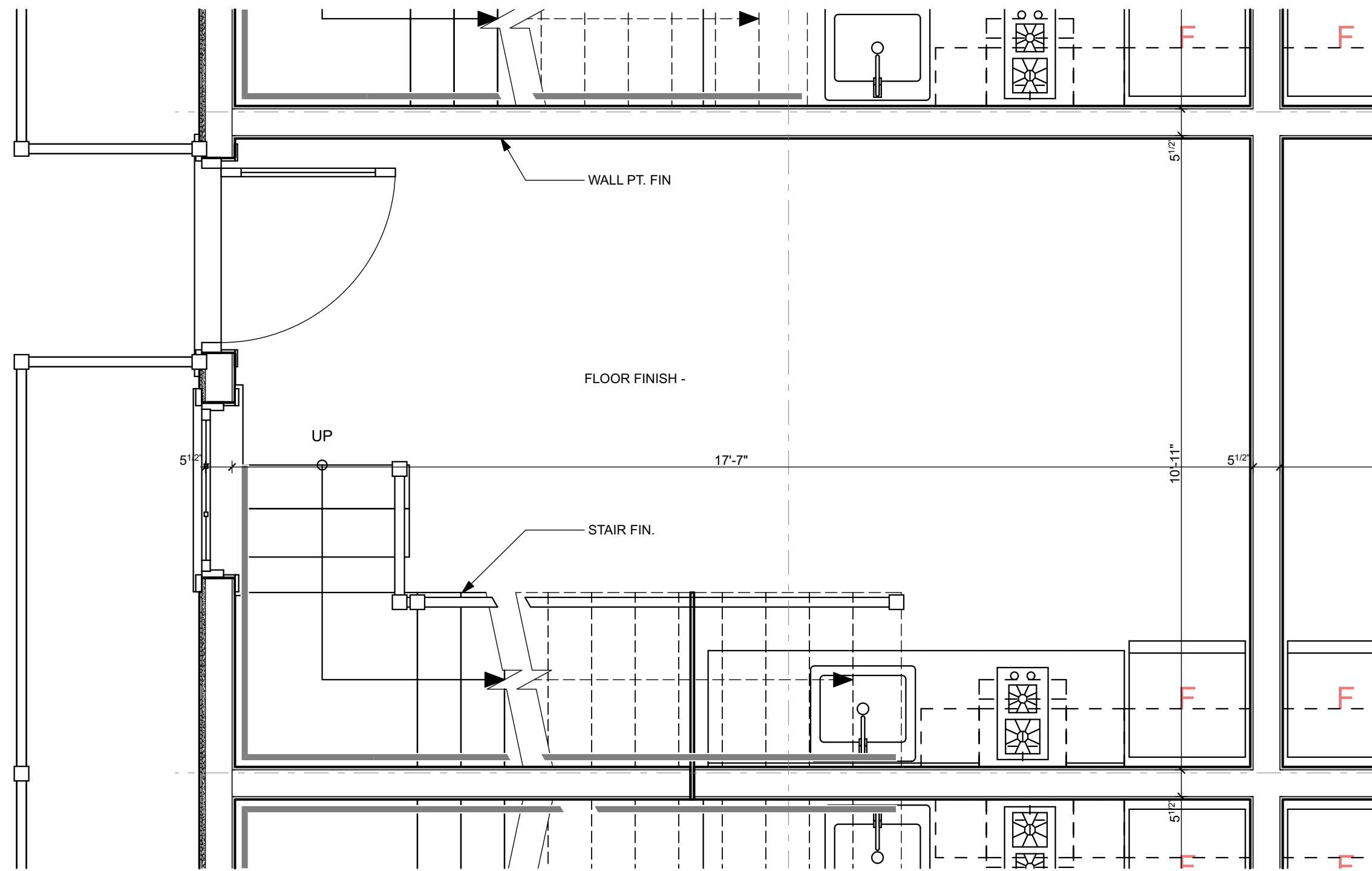
DATE:	11/14/19
CHECKED BY:	FWCA Designer Initials
DRAWN BY:	FWCA Draftsman Initials
PROJECT:	#PIn
SHEET TITLE:	

FLOOR PLANS

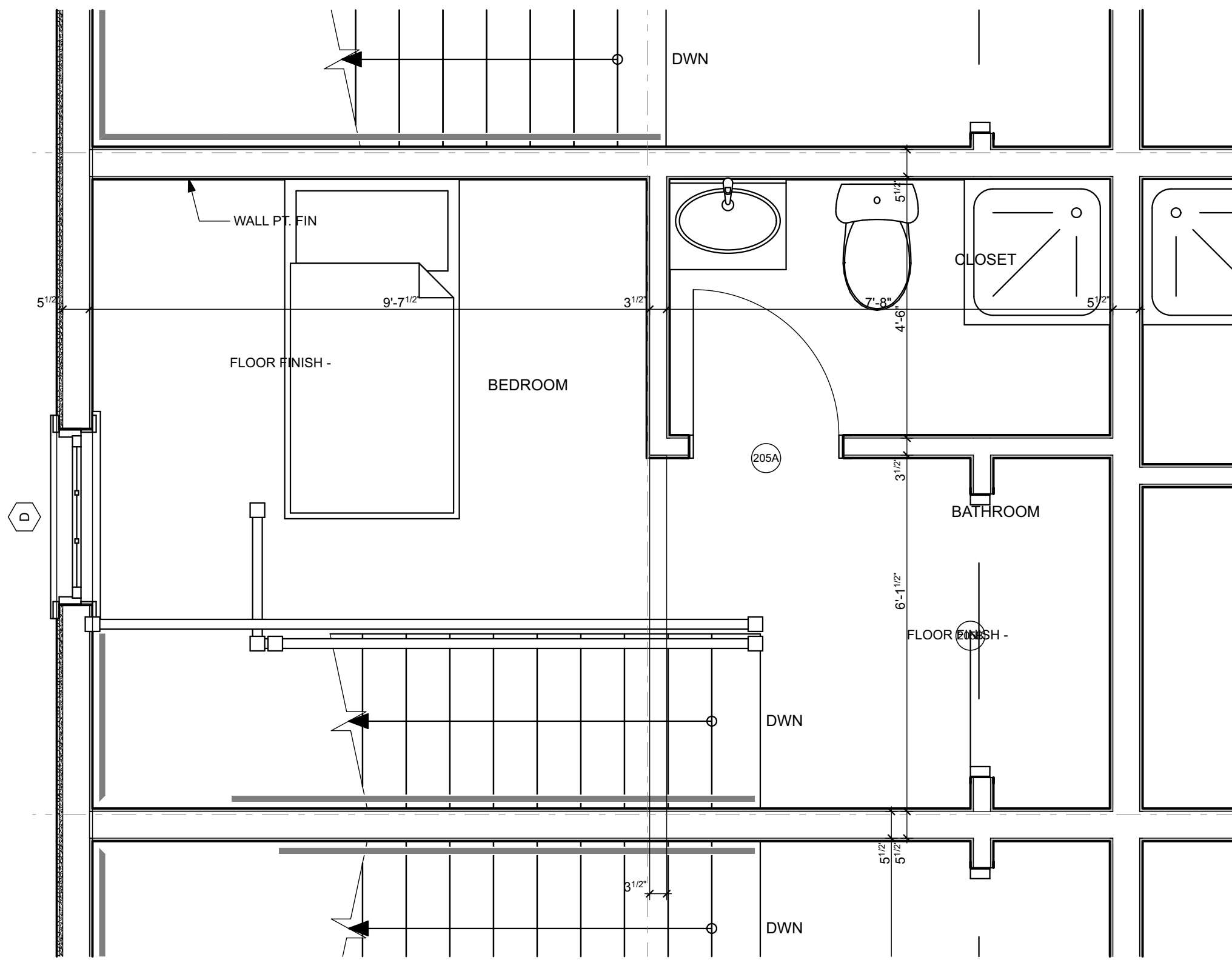
A1.1

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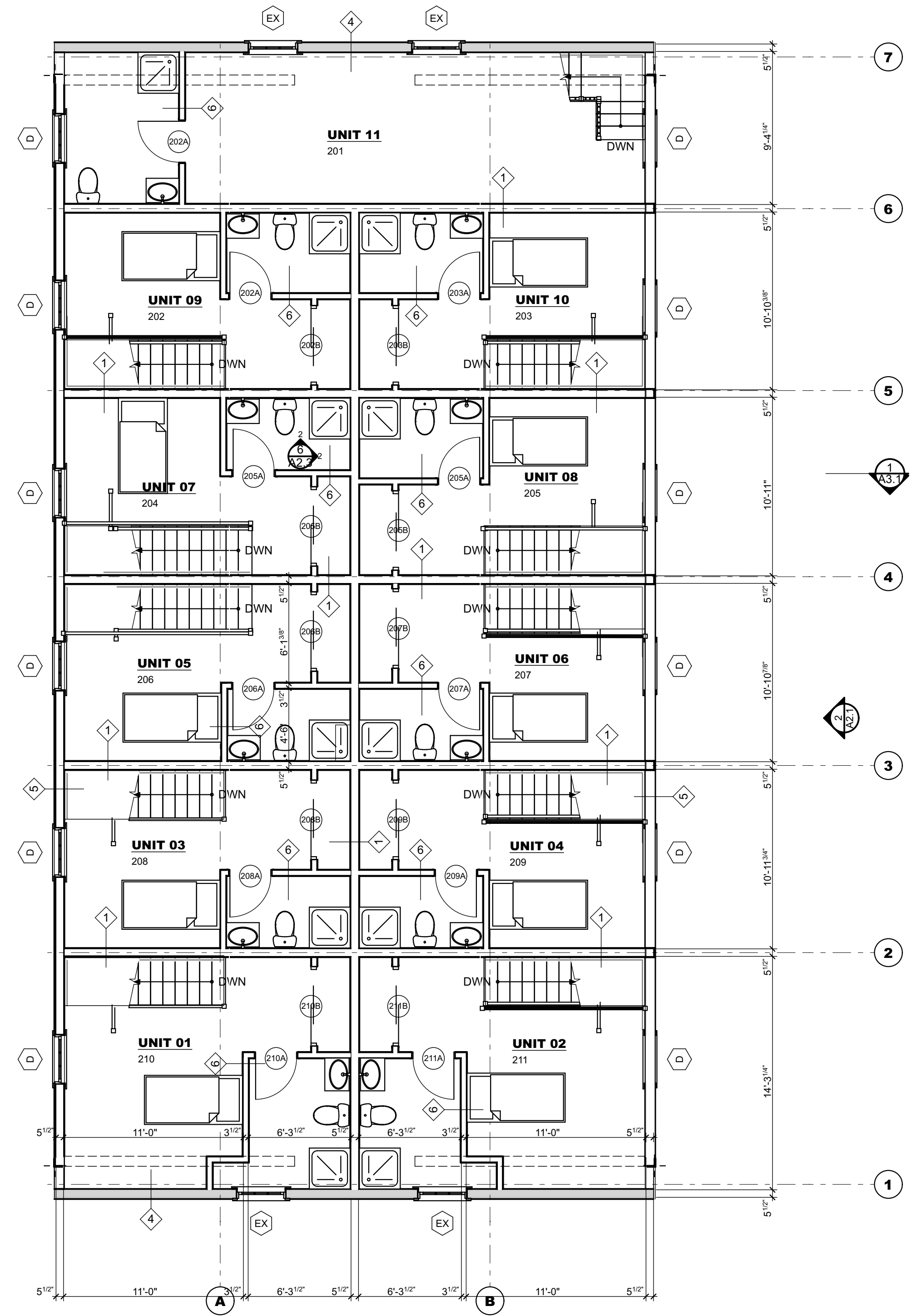
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2
A1.2
FIRST FLOOR PLAN W/ FINISHES
SCALE: 1/2" = 1'-0"



3
A1.2
SECOND FLOOR PLAN W/ FINISHES
SCALE: 1/2" = 1'-0"

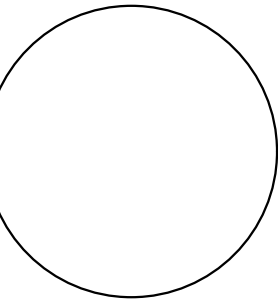


1
A1.2
LOFT FLOOR PLAN
SCALE: 3/16" = 1'-0"
0 4' 8' 12'

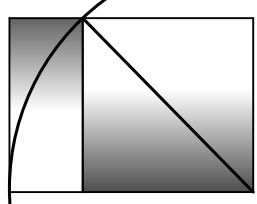


LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL



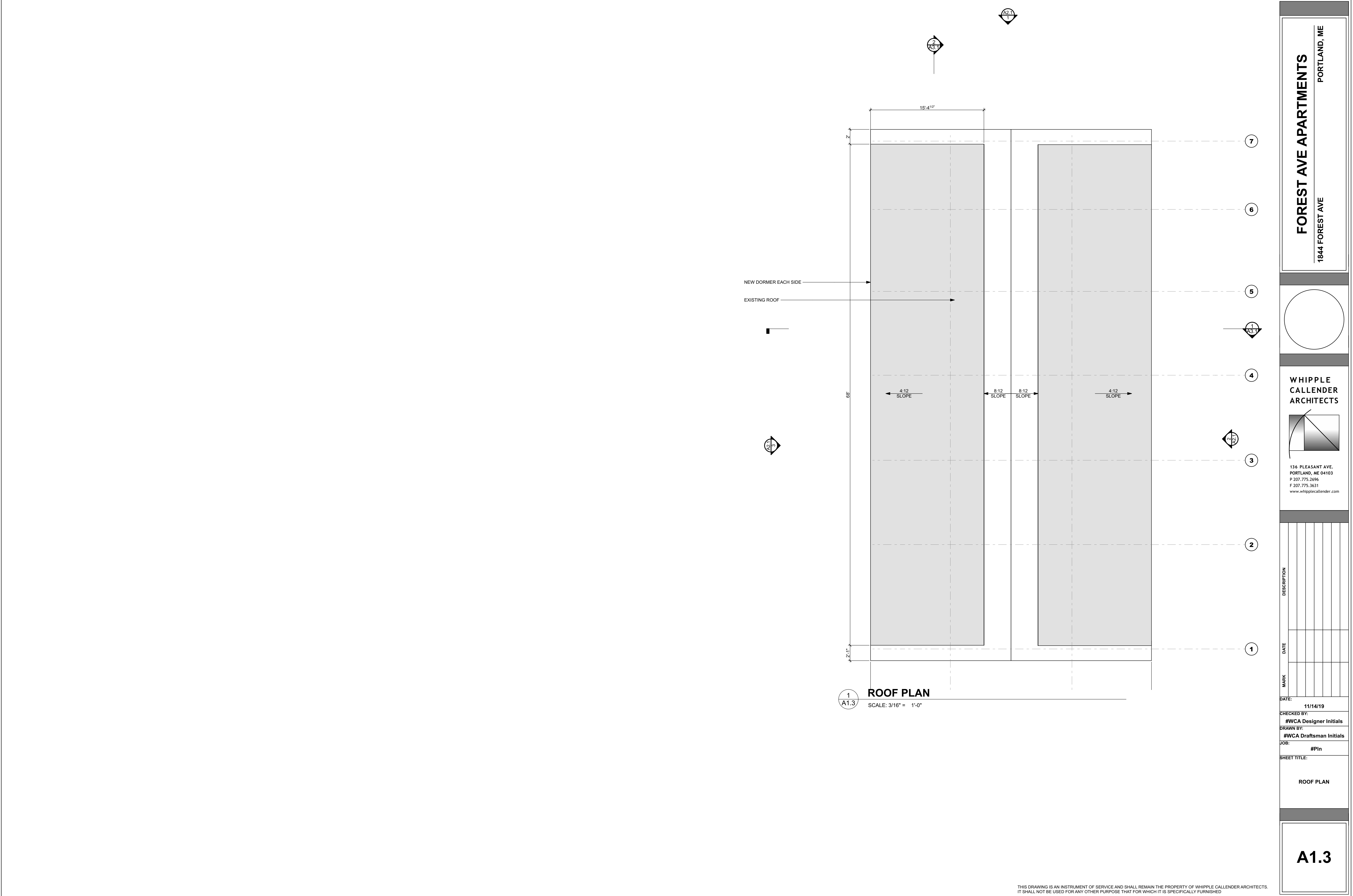
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JOB: #Pin
SHEET TITLE:
LOFT FLOOR PLAN



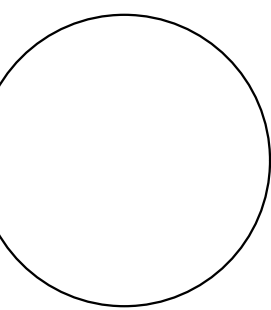


3
A2.1
ELEVATION - WEST
SCALE: 1/4" = 1'-0"

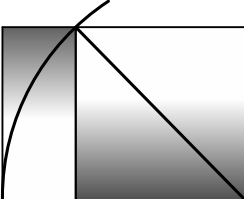


2
A2.1
ELEVATION - EAST
SCALE: 1/4" = 1'-0"

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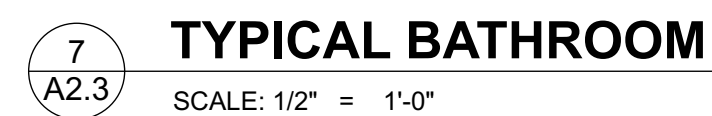
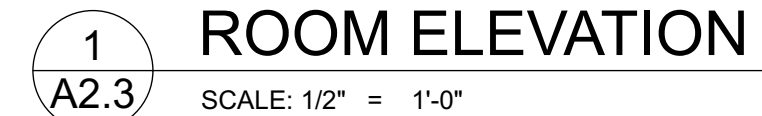
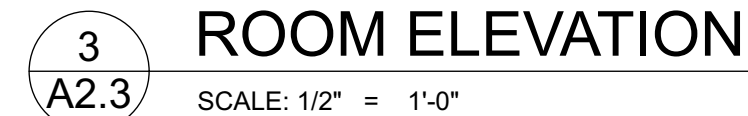
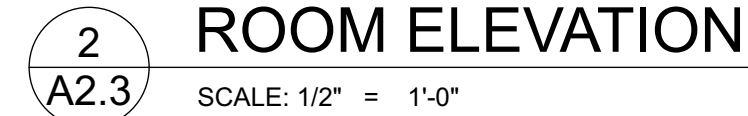
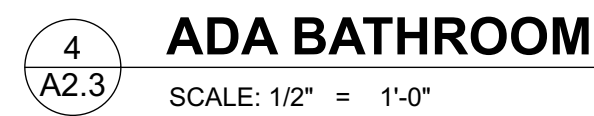
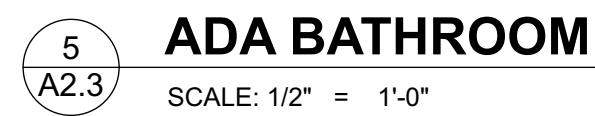
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JOB: #Pin

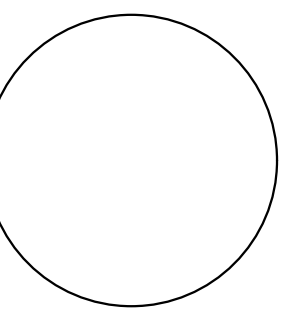
SHEET TITLE:
ELEVATIONS - NORTH & EAST

A2.1

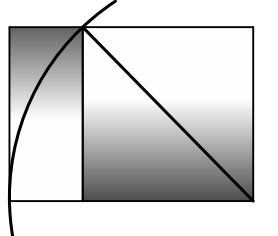


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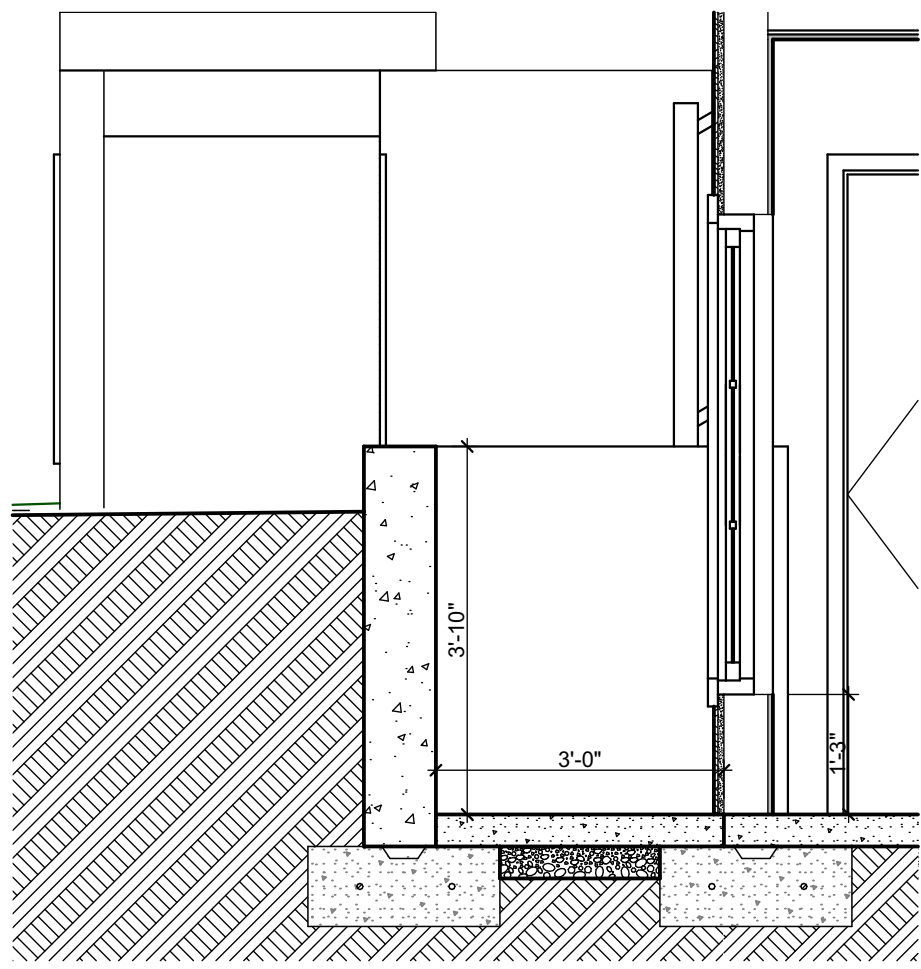
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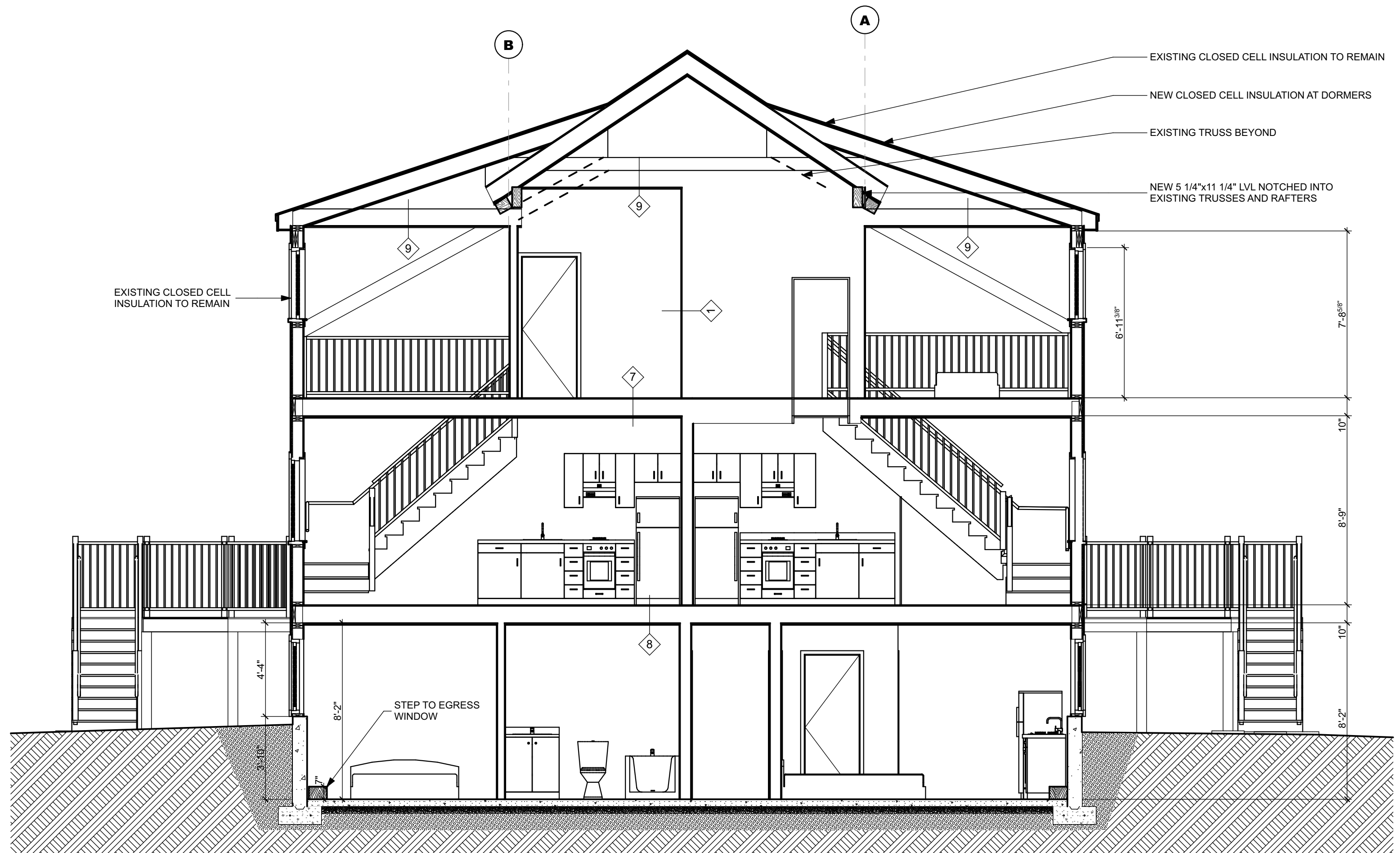
E:
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FWCA Draftsman Initials
SHEET TITLE:
#PIn

INTERIOR ELEVATIONS

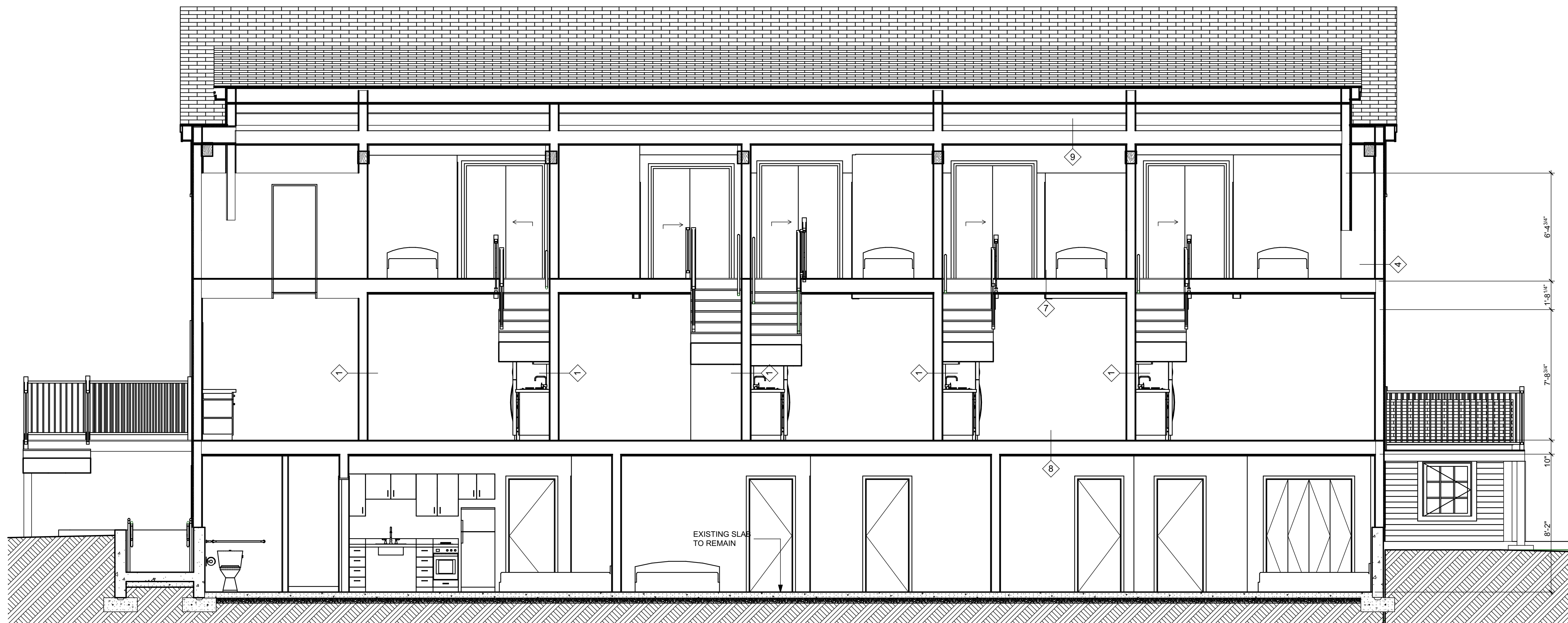
A2.3



3
A3.1 **ADA WINDOW WELL DETAIL**
SCALE: 1/2" = 1'-0"



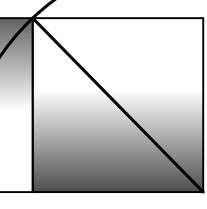
1
A3.1 **BUILDING SECTION**
SCALE: 1/4" = 1'-0"



2
A3.1 **BUILDING SECTION**
SCALE: 1/4" = 1'-0"

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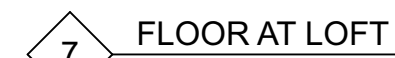
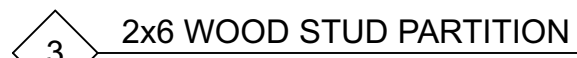
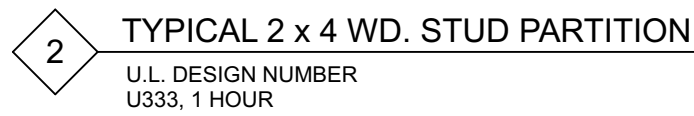
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JOB: #Pin
SHEET TITLE:

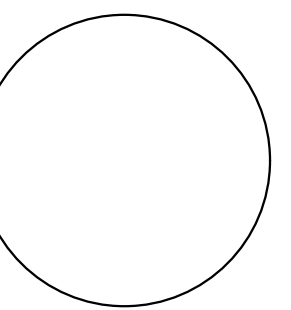
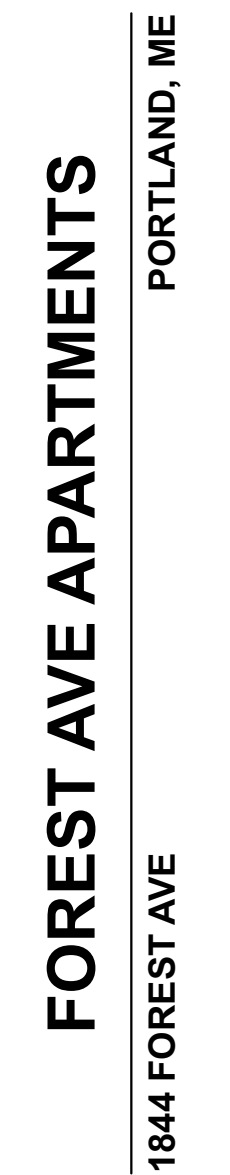
SECTIONS

A3.1



SCALE: 3" = 1'-0"

SCALE: 3" = 1'-0"

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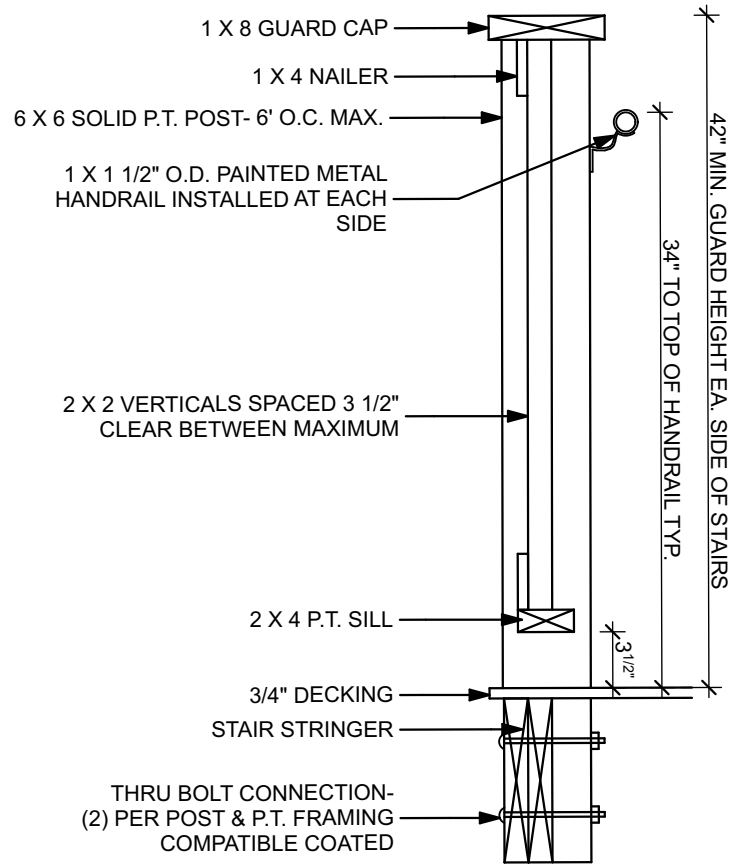
ALL TYPES

A5.1



1
A5.2 **EXTERIOR STAIR SECTION**

SCALE: 1" = 1'-0"



2
A5.2 **EXTERIOR STAIR RAIL DETAIL**

SCALE: 1" = 1'-0"

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DATE

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DATE:

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DRAWN BY:

#WCA Draftsman Initials

JOB:

#Pin

SHEET TITLE:

DETAILS

A5.2

A5.2 DETAILS : Plotted on 11/14/19 at 11:39 AM by Jack Riley. File Path: /Volumes/WCA Expansion Drive/ WCA Projects/2019 Projects/FST 1844 Forest Ave/FST ArchiCAD Models/FST Model 10.28.19.pln

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NEW DOOR AND FRAME SCHEDULE								
MARK	ROOM NAME	SIZE			MATL	HARDWARE		ELEVATION
		W	HT	THK		FUNCTION	MANUFACTURER NO.	
102	UNIT 09	3'	6'-8"	1 3/4"				
103	UNIT 10	3'	6'-8"	1 3/4"				
104	UNIT 07	3'	6'-8"	1 3/4"				
105	UNIT 08	3'	6'-8"	1 3/4"				
106	UNIT 05	3'	6'-8"	1 3/4"				
107	UNIT 06	3'	6'-8"	1 3/4"				
108	UNIT 03	3'	6'-8"	1 3/4"				
109	UNIT 04	3'	6'-8"	1 3/4"				
110	UNIT 01	3'	6'-8"	1 3/4"				
111	UNIT 02	3'	6'-8"	1 3/4"				
202A		2'-6"	6'-8"	1 3/4"				
202A	UNIT 11	2'-6"	6'-8"	1 3/4"				
202B		4'-6"	6'-8"	1 3/4"				
203A		2'-6"	6'-8"	1 3/4"				
203B		4'-6"	6'-8"	1 3/4"				
205A		2'-6"	6'-8"	1 3/4"				
205B		4'-6"	6'-8"	1 3/4"				
206A		2'-6"	6'-8"	1 3/4"				
206B		4'-6"	6'-8"	1 3/4"				

NEW DOOR AND FRAME SCHEDULE											
MARK	ROOM NAME	SIZE			MATL	HARDWARE		NOTES	ELEVATION		
		W	HT	THK		FUNCTION	MANUFACTURER NO.				
207A		2'-6"	6'-8"	1 3/4"							
207B		4'-6"	6'-8"	1 3/4"							
208A		2'-6"	6'-8"	1 3/4"							
208B		4'-6"	6'-8"	1 3/4"							
209A		2'-6"	6'-8"	1 3/4"							
209B		4'-6"	6'-8"	1 3/4"							
210A		2'-6"	6'-8"	1 3/4"							
210B		4'-6"	6'-8"	1 3/4"							
211A		2'-6"	6'-8"	1 3/4"							
211B		4'-6"	6'-8"	1 3/4"							
B01A	UNIT 16	2'-8"	6'-8"	1 3/4"							
B01B	UNIT 16	2'-6"	6'-8"	1 3/4"							
B02	MECH ROOM	3'	6'-8"	1 3/4"				1 HR. DOOR WITH CLOSER			
B03A	UNIT 17	2'-8"	6'-8"	1 3/4"							
B03B	UNIT 17	2'-6"	6'-8"	1 3/4"							
B03C	UNIT 17	2'-6"	6'-8"	1 3/4"							
B04A	UNIT 14	2'-6"	6'-8"	1 3/4"							
B04B	UNIT 14	2'-6"	6'-8"	1 3/4"							
B04C	UNIT 14	2'-6"	6'-8"	1 3/4"							

NEW DOOR AND FRAME SCHEDULE											
MARK	ROOM NAME	SIZE			MATL	HARDWARE		NOTES	ELEVATION		
		W	HT	THK		FUNCTION	MANUFACTURER NO.				
B05A	UNIT 15	2'-8"	6'-8"	1 3/4"							
B05B	UNIT 15	2'-6"	6'-8"	1 3/4"							
B05C	UNIT 11	3'	6'-8"	1 3/4"							
B06A	UNIT 12	2'-8"	6'-8"	1 3/4"							
B06B	UNIT 12	2'-6"	6'-8"	1 3/4"							
B06C	UNIT 12	5'	6'-8"	1 3/4"							
B07A	UNIT 13	2'-8"	6'-8"	1 3/4"							
B07B	UNIT 13	2'-6"	6'-8"	1 3/4"							
B07C	UNIT 13	5'	6'-8"	1 3/4"							
B07C	UNIT 15	5'	6'-8"	1 3/4"							
B08A	VESTIBULE	2'-10"	6'-8"	1 3/4"							
B08B	VESTIBULE	2'-10"	6'-8"	1 3/4"							
B09		2'-10"	6'-8"	1 3/4"							

FOREST AVE APARTMENTS

1844 FOREST AVE

PORTLAND, ME

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DESCRIPTION

DATE

MARK

DATE: 11/14/19

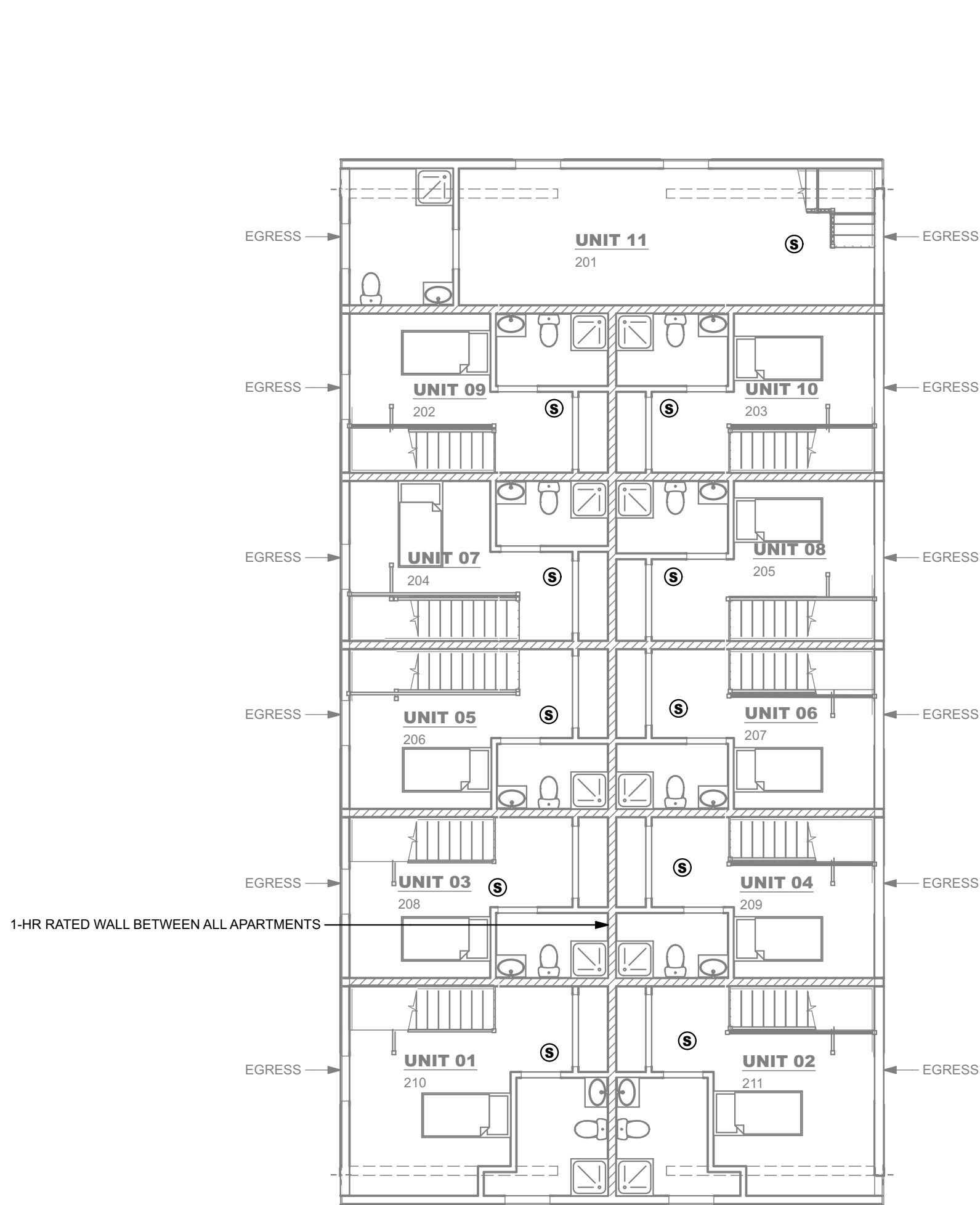
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DRAWN BY: #WCA Draftsman Initials

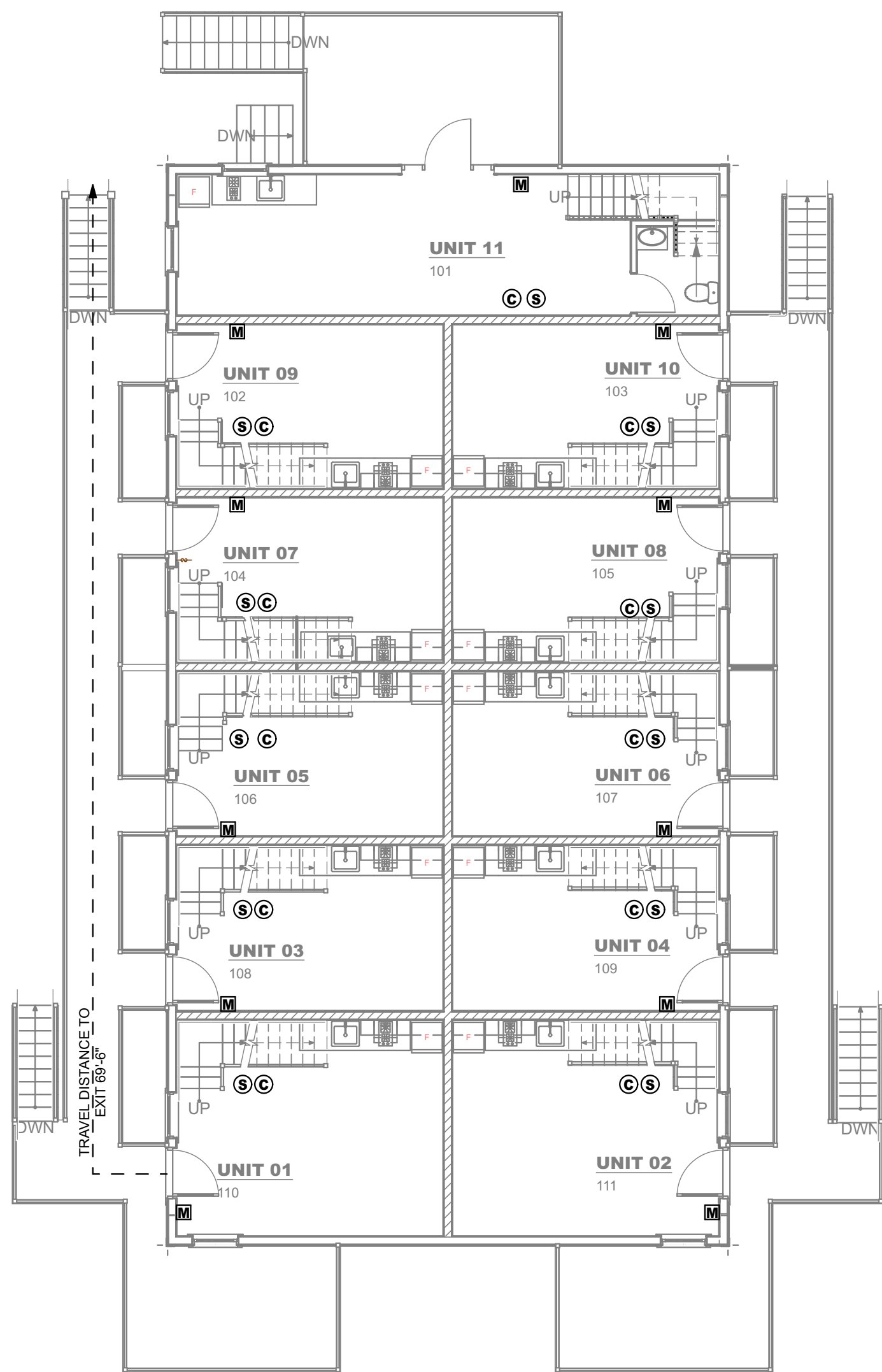
JOB: #Pin

SHEET TITLE: DOOR SCHEDULE

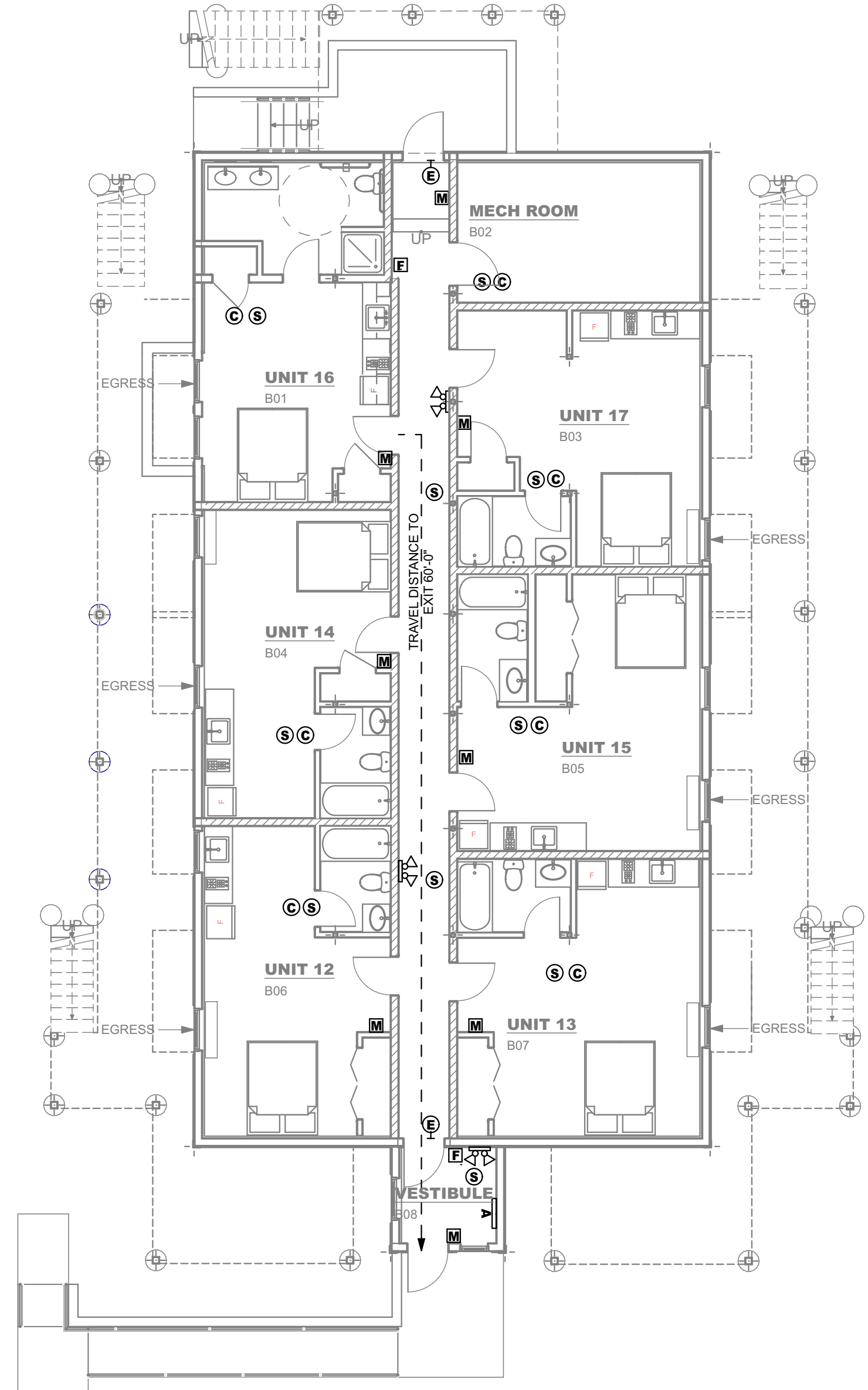
A6.1



2
LS.1
SECOND FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



1
LS.1
FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



3
LS.1
BASEMENT LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

- LIFE SAFETY LEGEND**
- [KP] LOCKING SYSTEM KEYPAD
 - [E] EXIT SIGN
 - [EL] EMERGENCY LIGHT
 - [S] SMOKE DETECTOR
 - [C] CARBON MONOXIDE DETECTOR
 - [F] FIRE ALARM PULL STATION
 - [S] STROBE
 - [H] HORN STROBE
 - [FE] FIRE EXTINGUISHER
 - [A] ANNUNCIATOR PANEL
 - [M] MANUAL PULL STATION

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DATE	DESCRIPTION

DATE: 11/14/19

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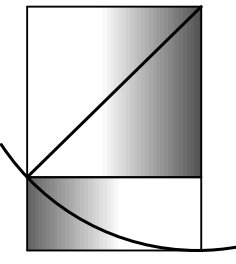
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JOB: #Pin

SHEET TITLE:

**FIRST FLOOR LIFE
SAFETY PLAN**

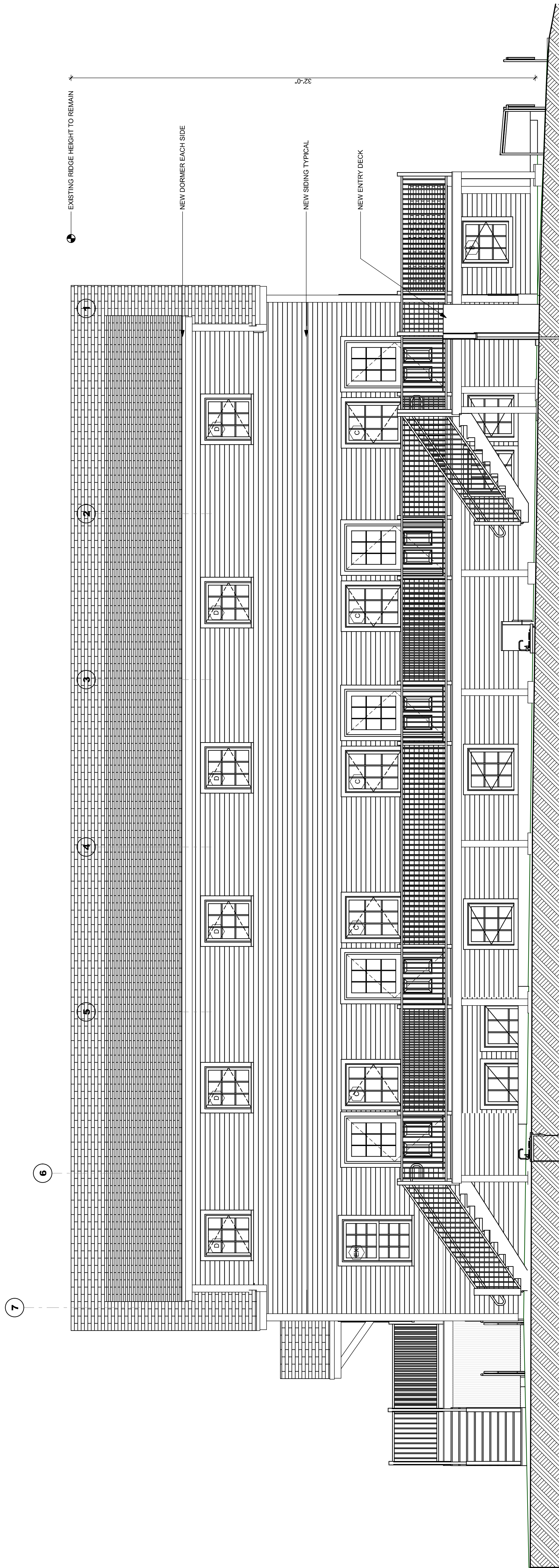
LS.1

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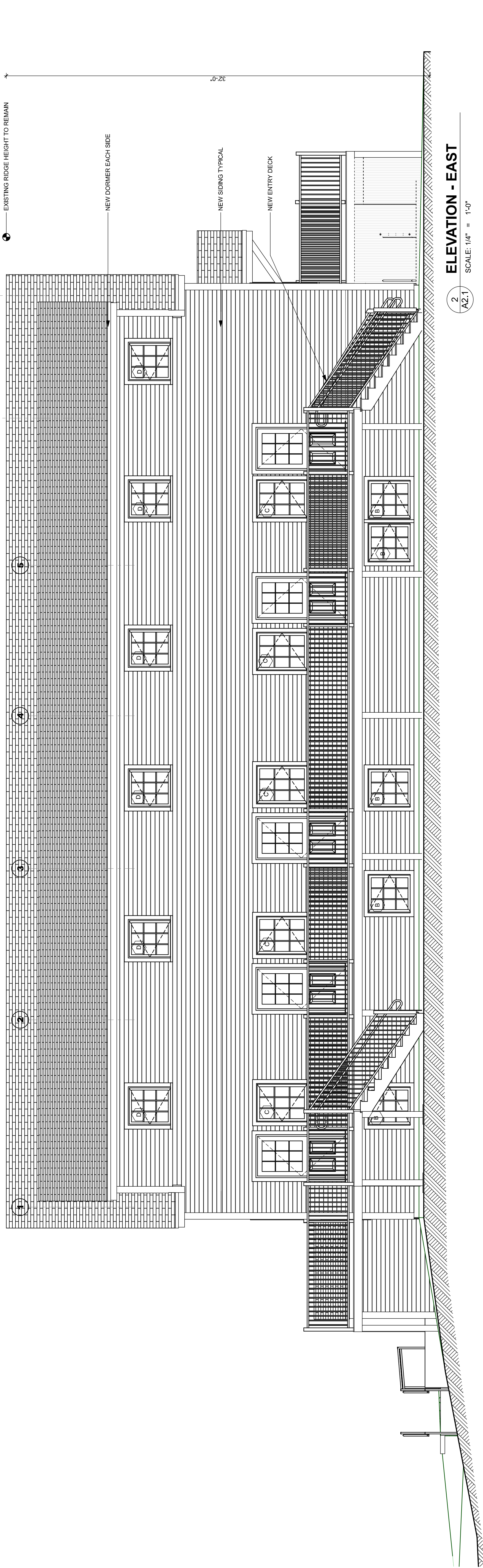
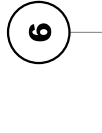
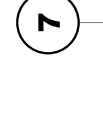
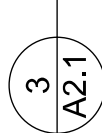
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CHECKED BY:	#WCA Designer Initials
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JOB:	#Pin
SHEET TITLE:	

HEET TITLE:
ELEVATIONS - NORTH &
EAST

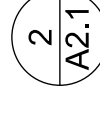
A2.1

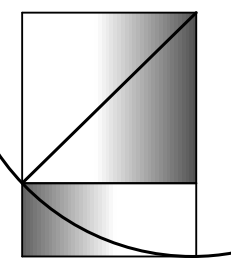
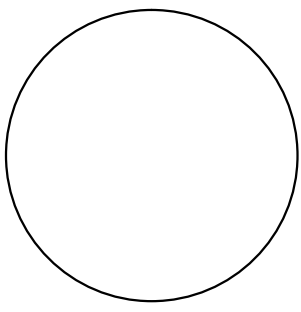


ELEVATION - WEST



ELEVATION - EAST



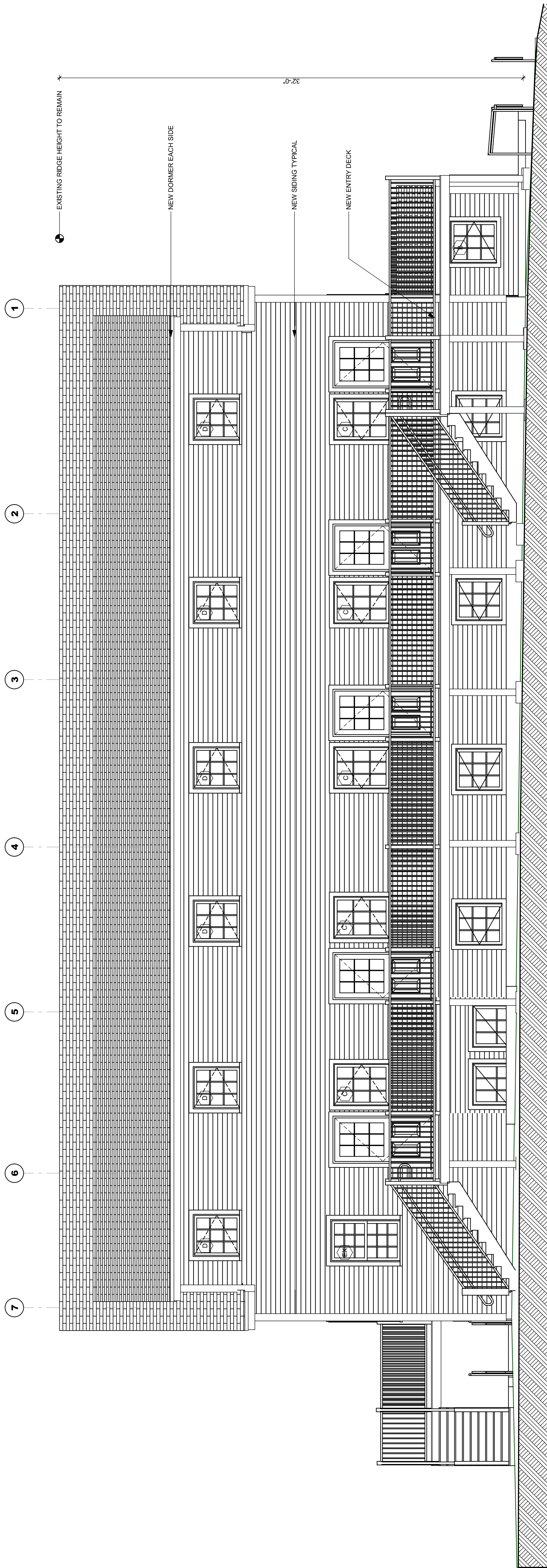
[illegible]

DATE:	11/14/19
CHECKED BY:	#WCA Designer Initials
RAWN BY:	#WCA Draftsman Initials
JOB:	#Pin
SHEET TITLE:	

HEET TITLE:

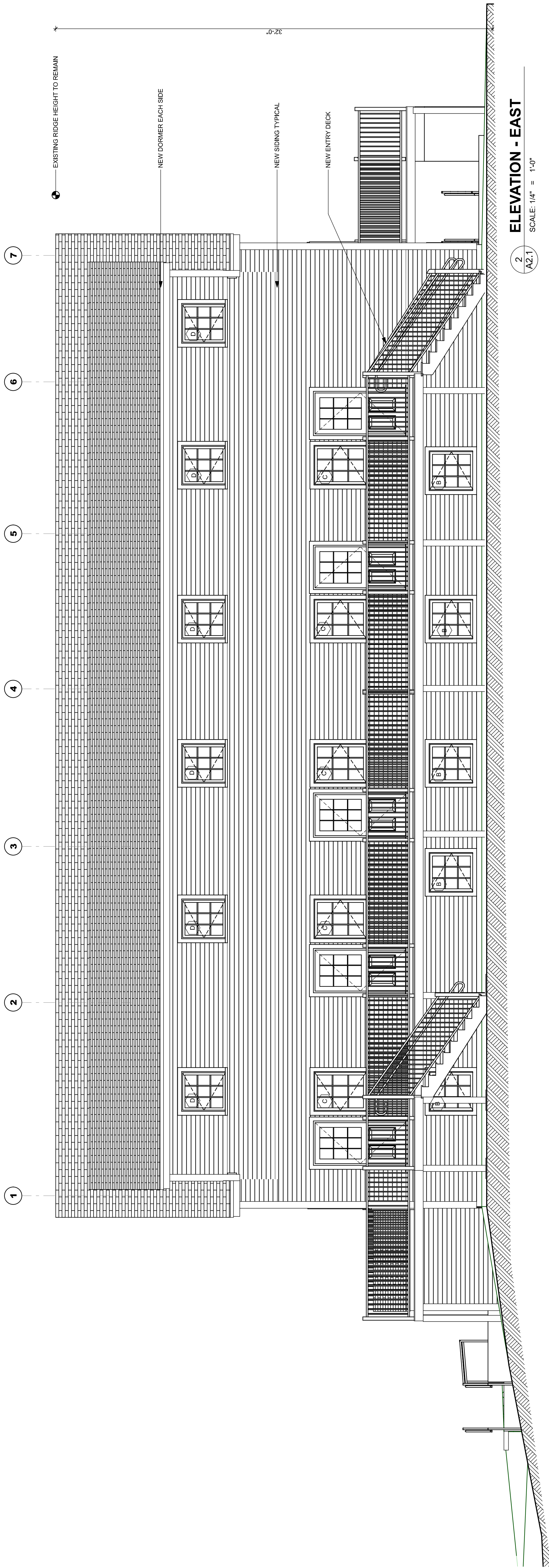
**ELEVATIONS - NORTH &
EAST**

A2.1



ELEVATION - WEST

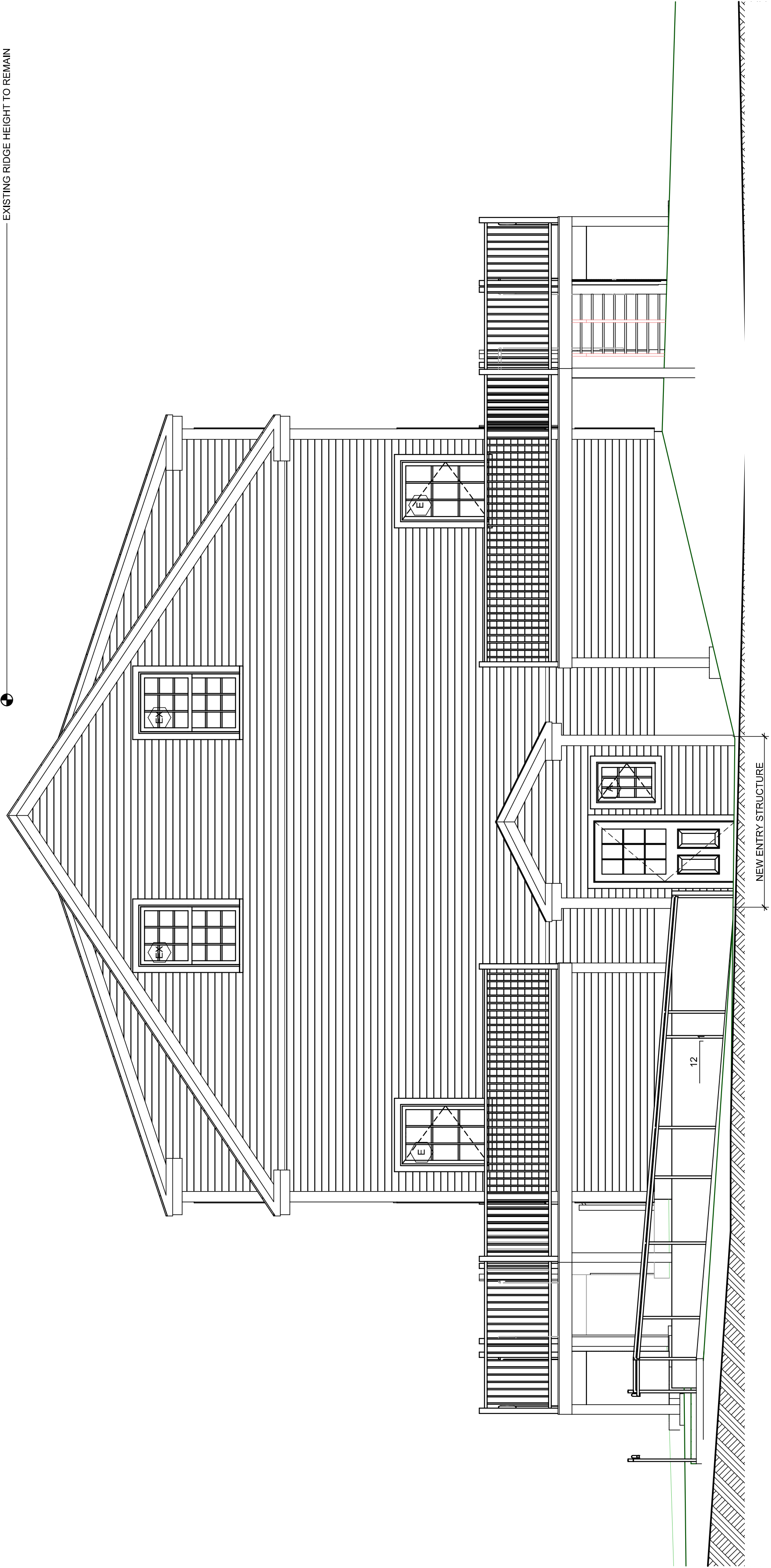
SCALE: 1/4" = 1'-0"



ELEVATION - EAST

SCALE: 1/4" = 1'-0"

NEW WINDOW SCHEDULE							
MARK	QTY	ROUGH OPENING	MANUFACTURER	MANUF. NO.	NOTES	COLOR EXT.	COLOR INT.
A	1	2'-0 1/2" x 3'-1 1/2"	ANDERSEN 400	C13		WHITE	WHITE
B	2	3'-1 1/2" x 5'		CXW135			
B	10	3'-1 1/2" x 3'-5 3/8"	ANDERSEN 400	CXW135	EGRESS	WHITE	WHITE
C	10	3'-1 1/2" x 4'-1 1/2"	ANDERSEN 400	CXW14	TEMPERED GLASS	WHITE	WHITE
D	12	3'-1 1/2" x 3'-5 3/8"	ANDERSEN 400	CXW145	EGRESS	WHITE	WHITE
E	2	3'-1 1/2" x 4'-5 3/8"	ANDERSEN 400	CXW145	EGRESS	WHITE	WHITE

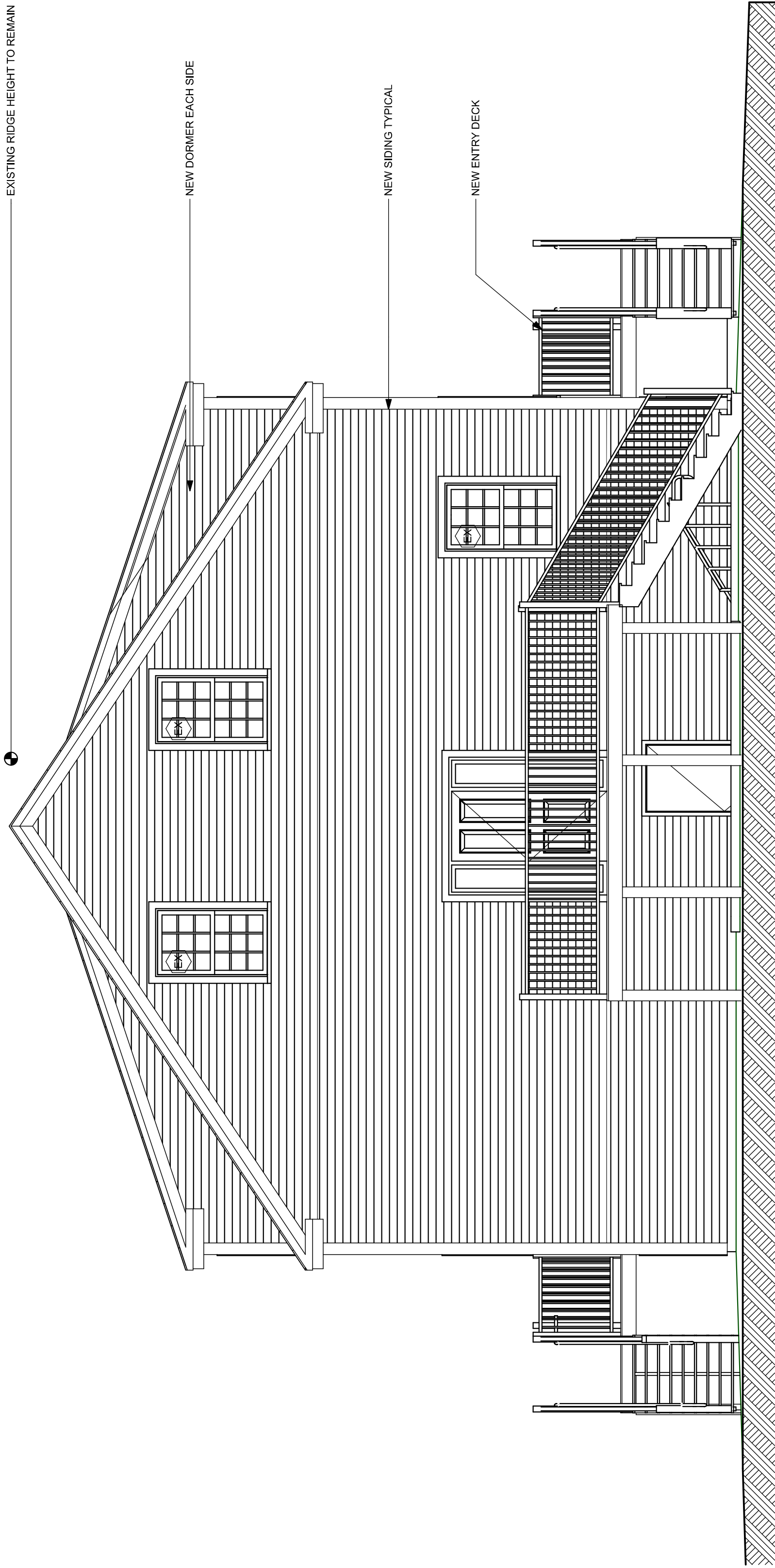


1

A2.2

ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"



2

A2.2

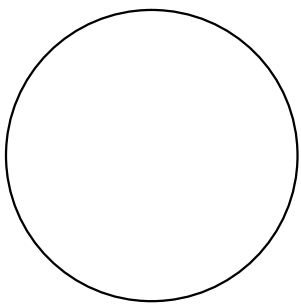
ELEVATION - NORTH

SCALE: 1/4" = 1'-0"

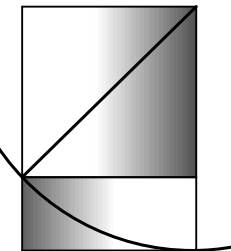
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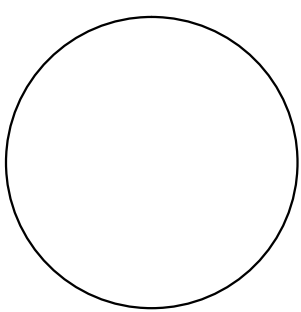
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DESCRIPTION	DATE	MARK	DATE

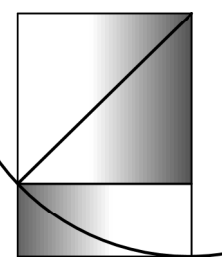
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DRAWN BY:	#WCA Designer Initials
JOB:	#WCA Draftsman Initials
SHEET TITLE:	#Pln

ELEVATIONS SOUTH & WEST

A2.2



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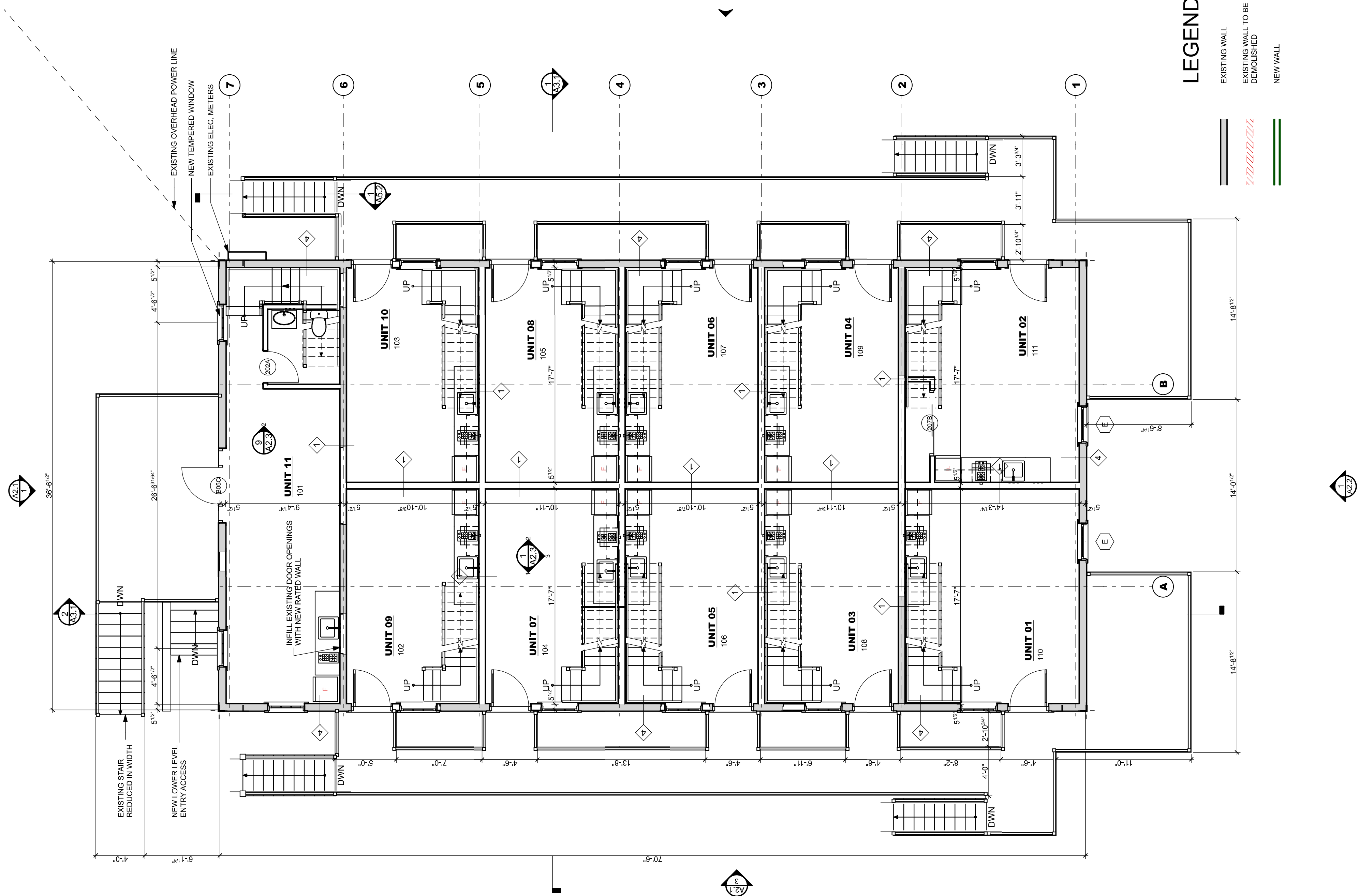
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[illegible]

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CHECKED BY: #WCA Designer Initials
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JOB: #Pin
SHEET TITLE:

FLOOR PLANS

AI.1

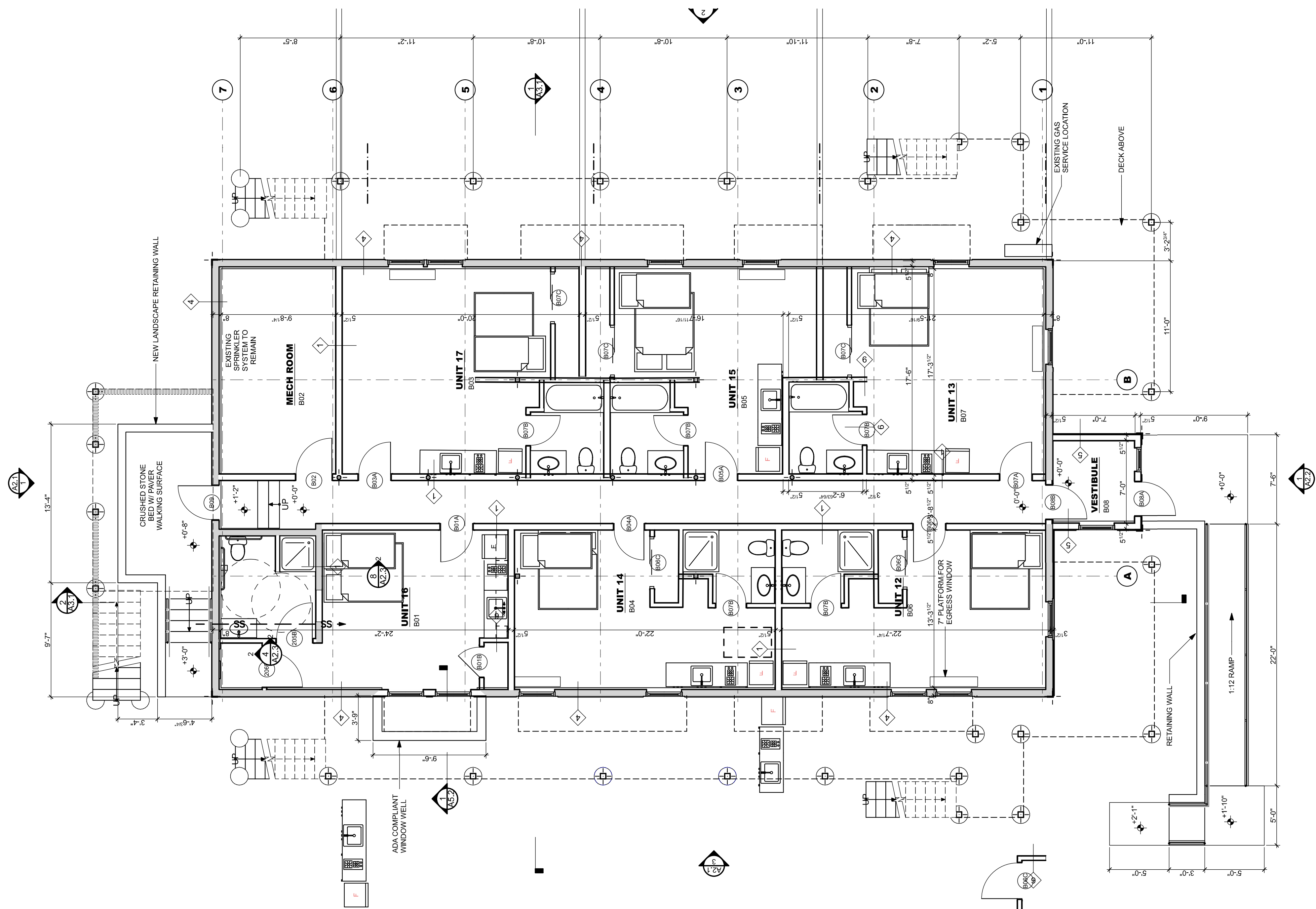


LEGEND

EXISTING WALL
EXISTING WALL TO BE
DEMOLISHED
NEW WALL

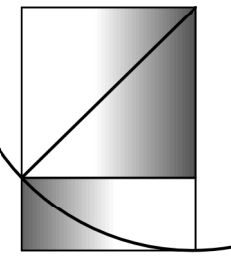
FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



LOWER LEVEL

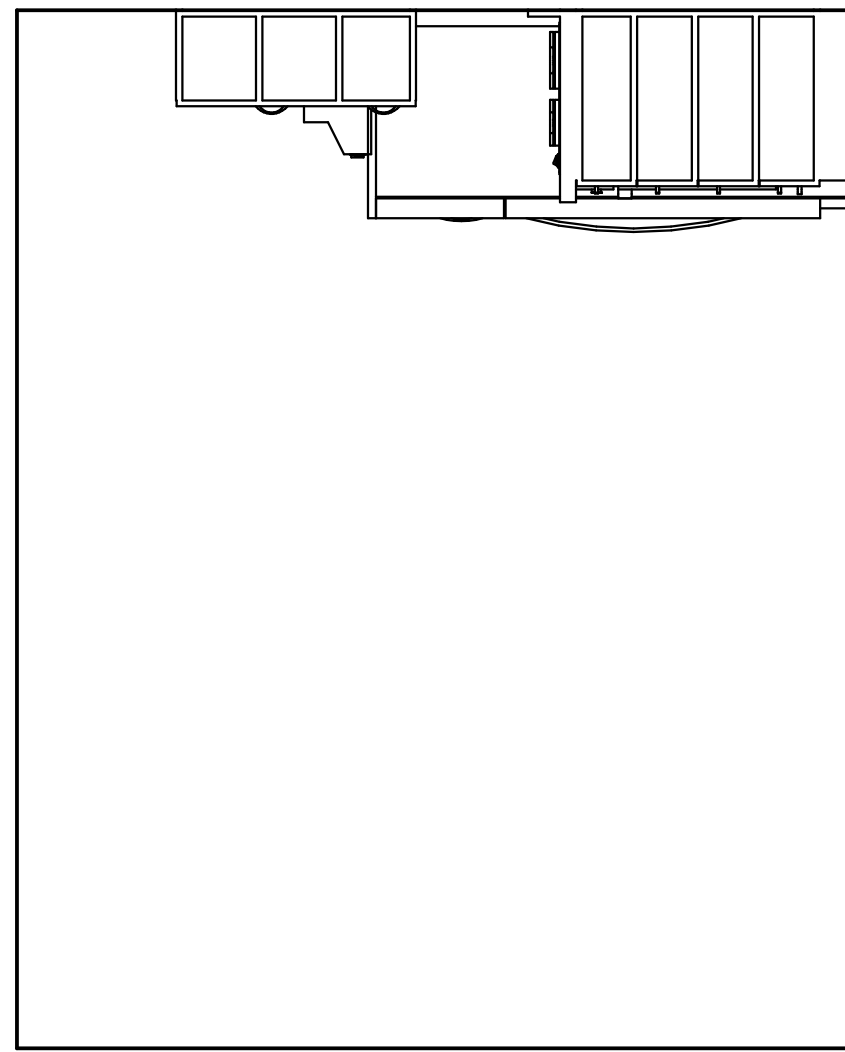
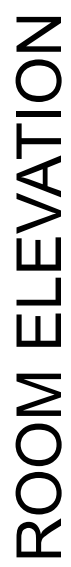
SCALE: 3/16" = 1'-0"

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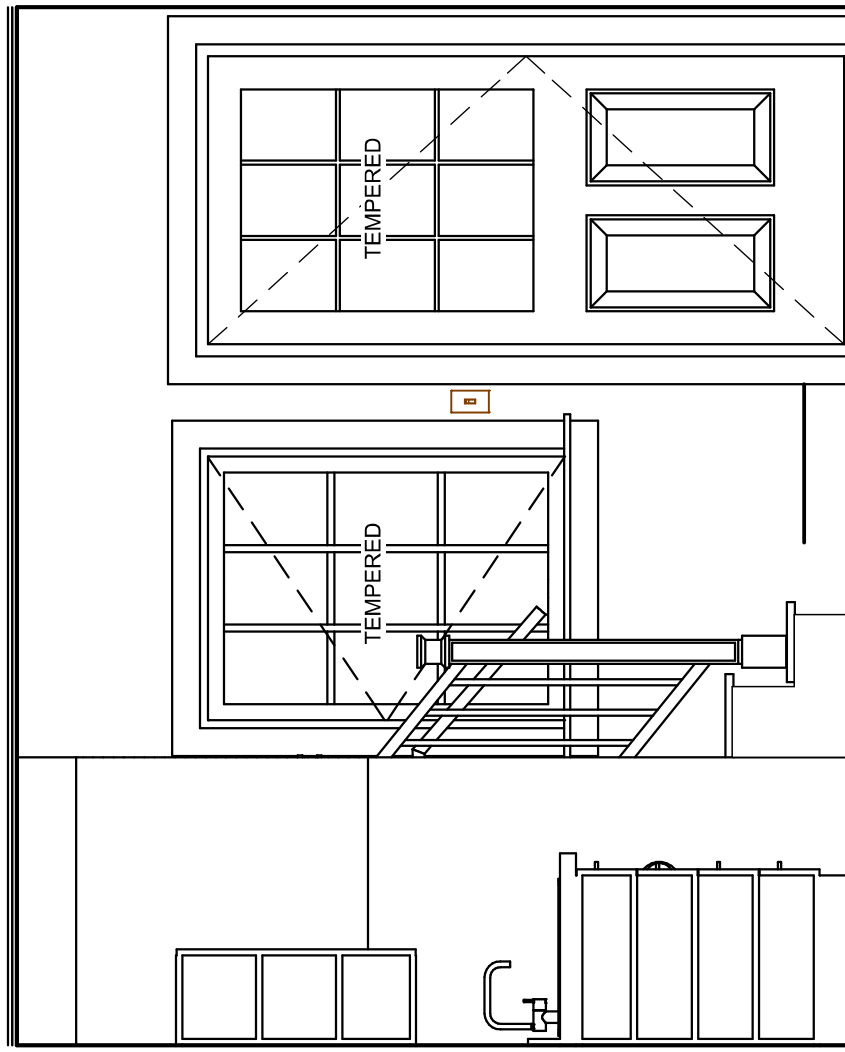
DATE:	6/2/20
CHECKED BY:	#WCA Designer Initials
DRAWN BY:	#WCA Draftsman Initials
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SHEET TITLE:	

INTERIOR ELEVATIONS

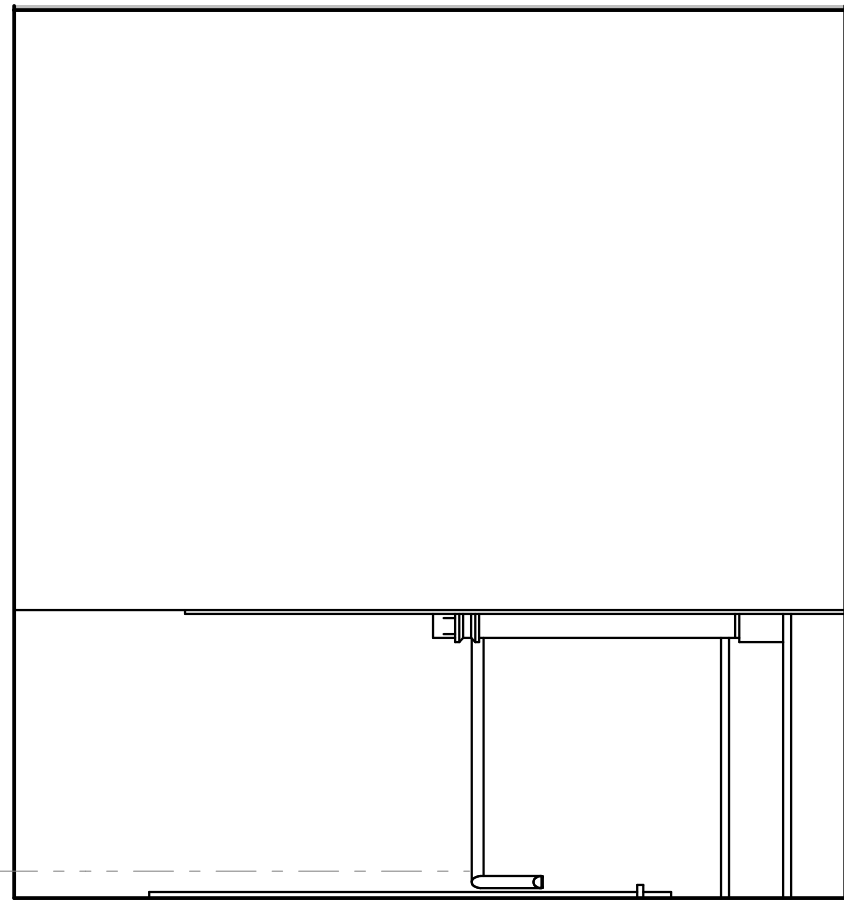
A2.3



1
A2.3
TYPICAL KITCHEN
SCALE: 1/2" = 1'-0"



3
A2.3

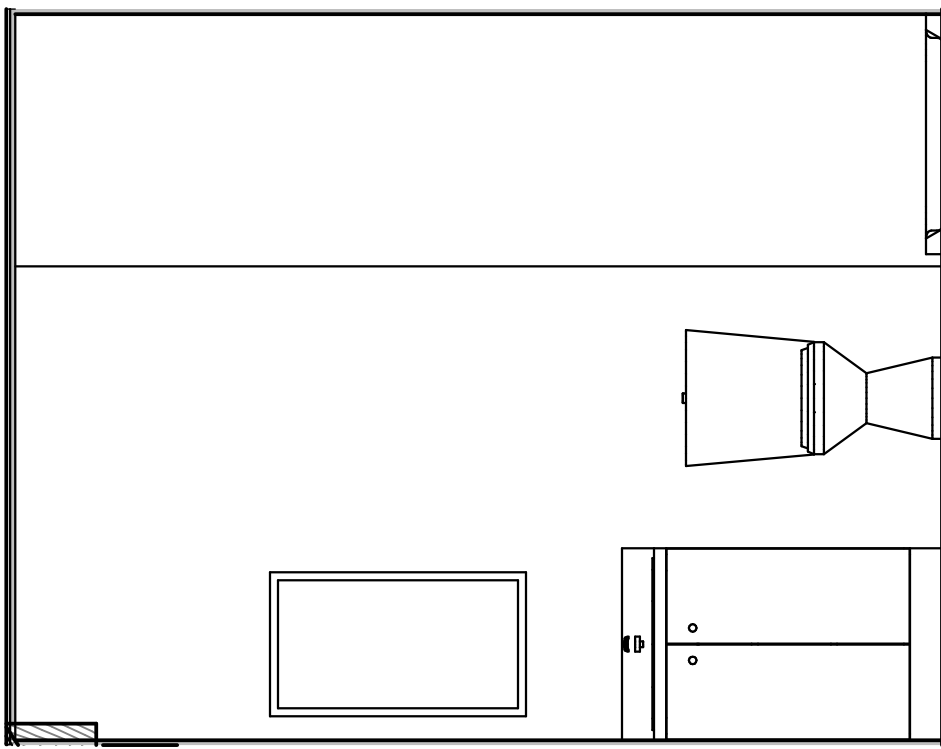


9

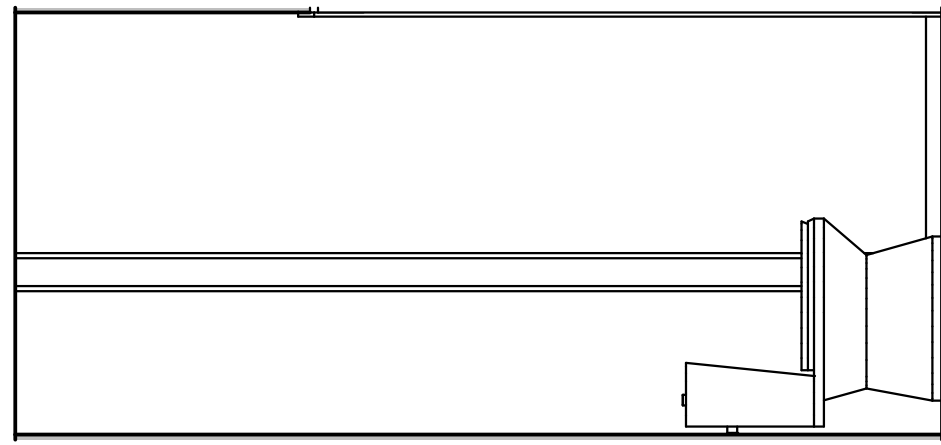
A2.3

UNIT 11 STAIR ELEVATION

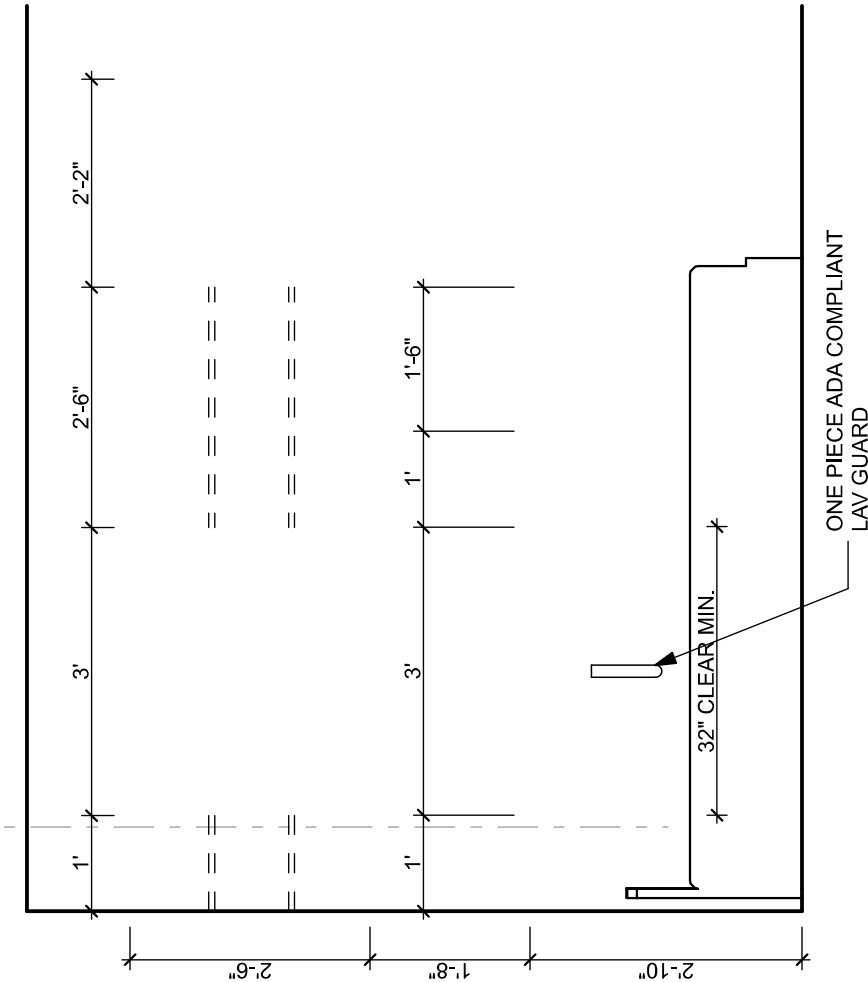
SCALE: 1/2" = 1'-0"



6
A2.3

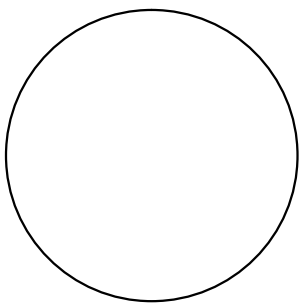


7
A2.3

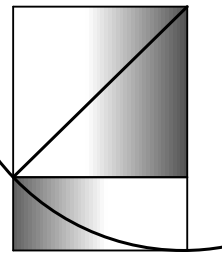


8
A2.3

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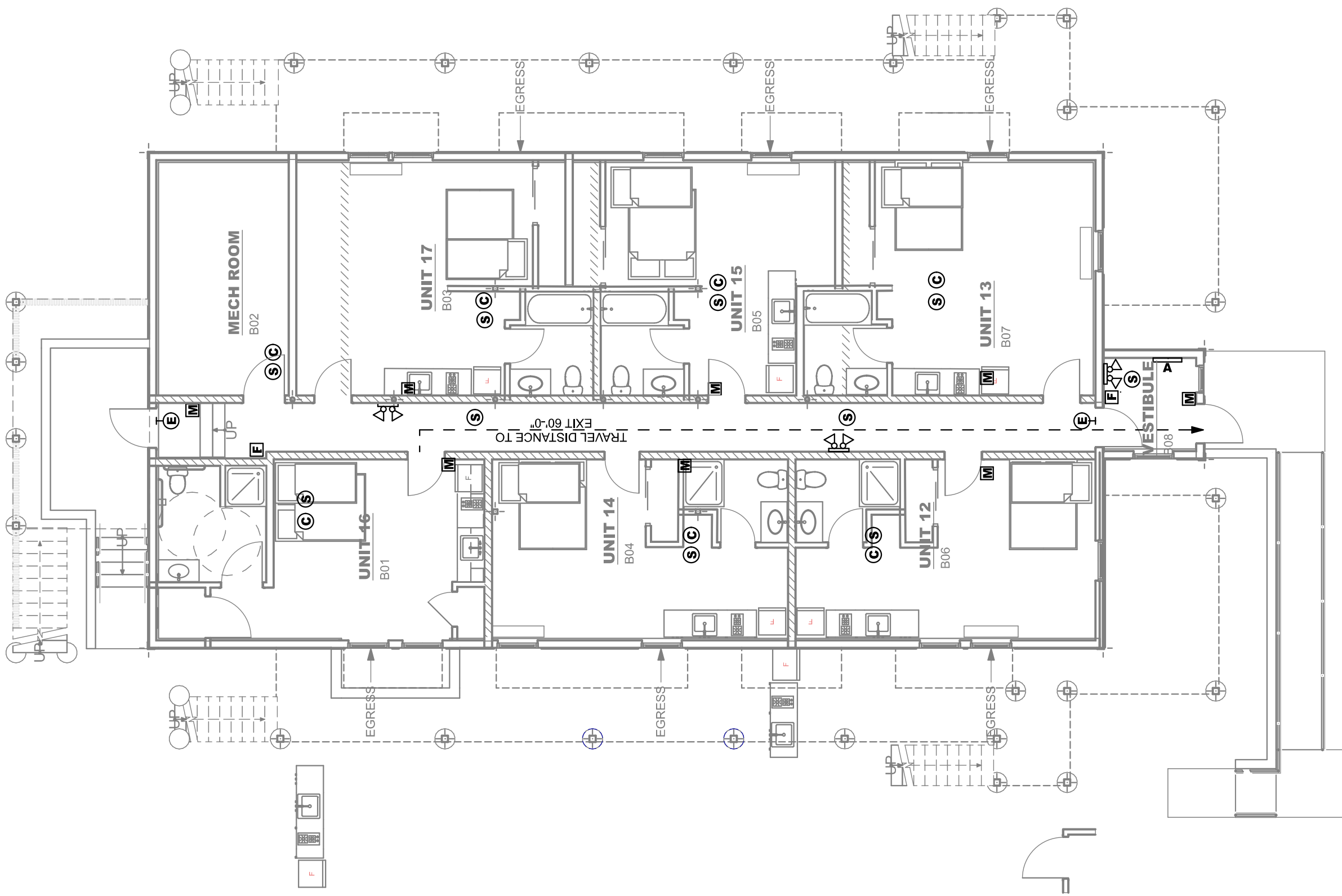
DRAWN BY: #WCA Draftsman Initials

JOB: #Pin

SHEET TITLE:

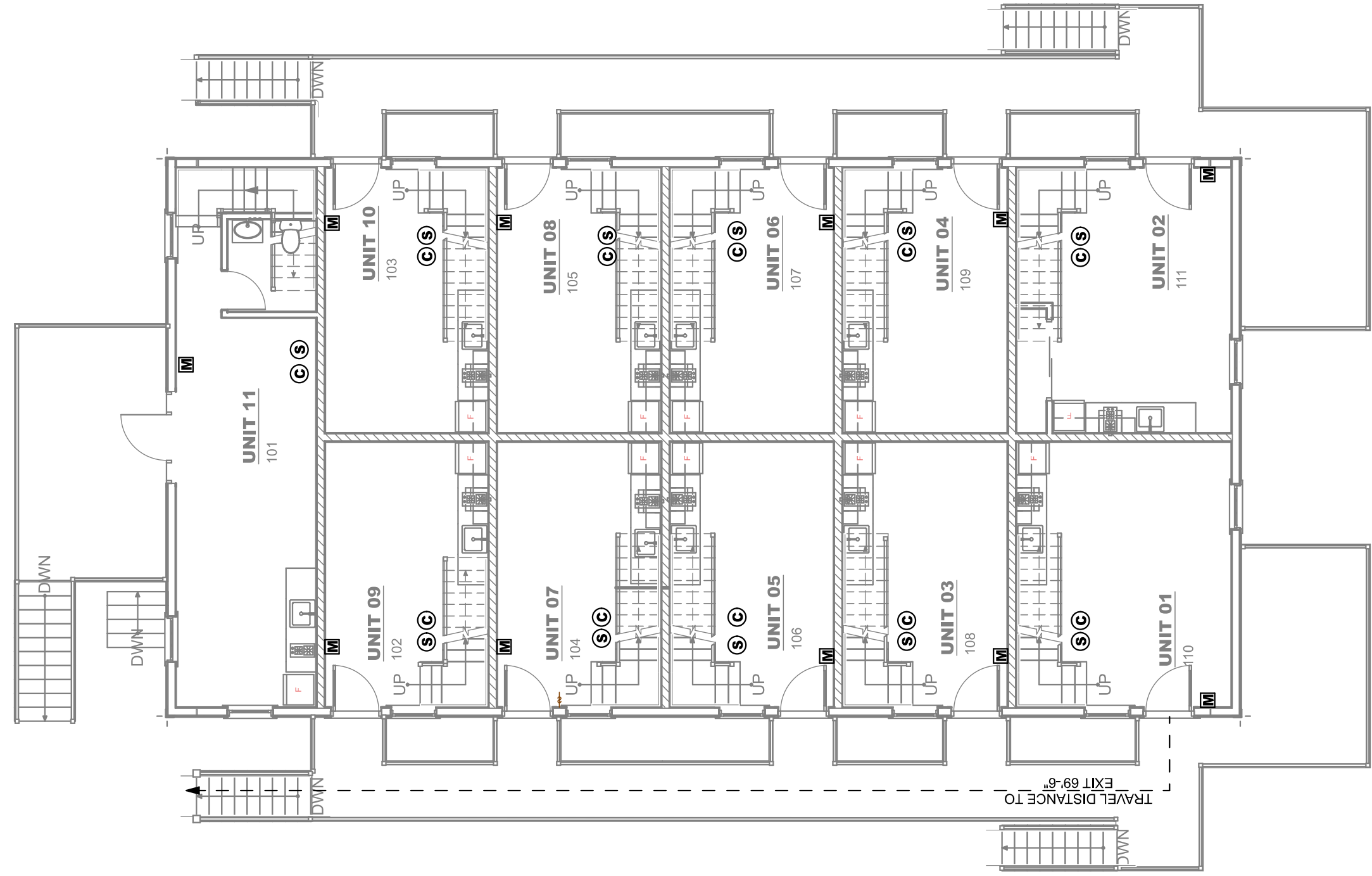
FIRST FLOOR LIFE SAFETY PLAN

Is.



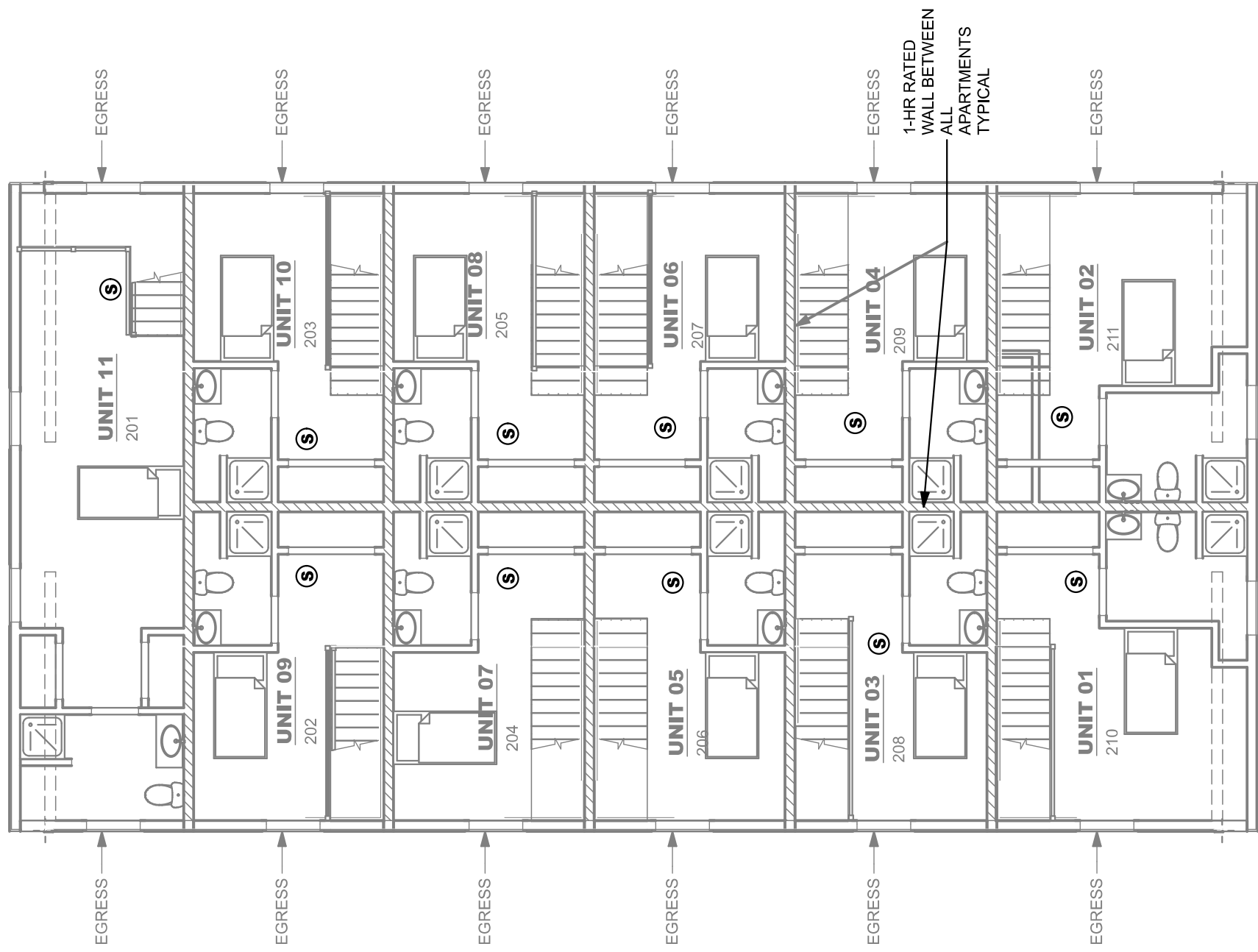
BASEMENT LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"

LIFE SAFETY LEGEND

	LOCKING SYSTEM KEYPAD
	EXIT SIGN
	EMERGENCY LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	FIRE ALARM PULL STATION
	STROBE
	HORN STROBE
	FIRE EXTINGUISHER
	ANNUNCIATOR PANEL
	MANUAL PULL STATION

FIRST FLOOR LIFE SAFETY PLAN

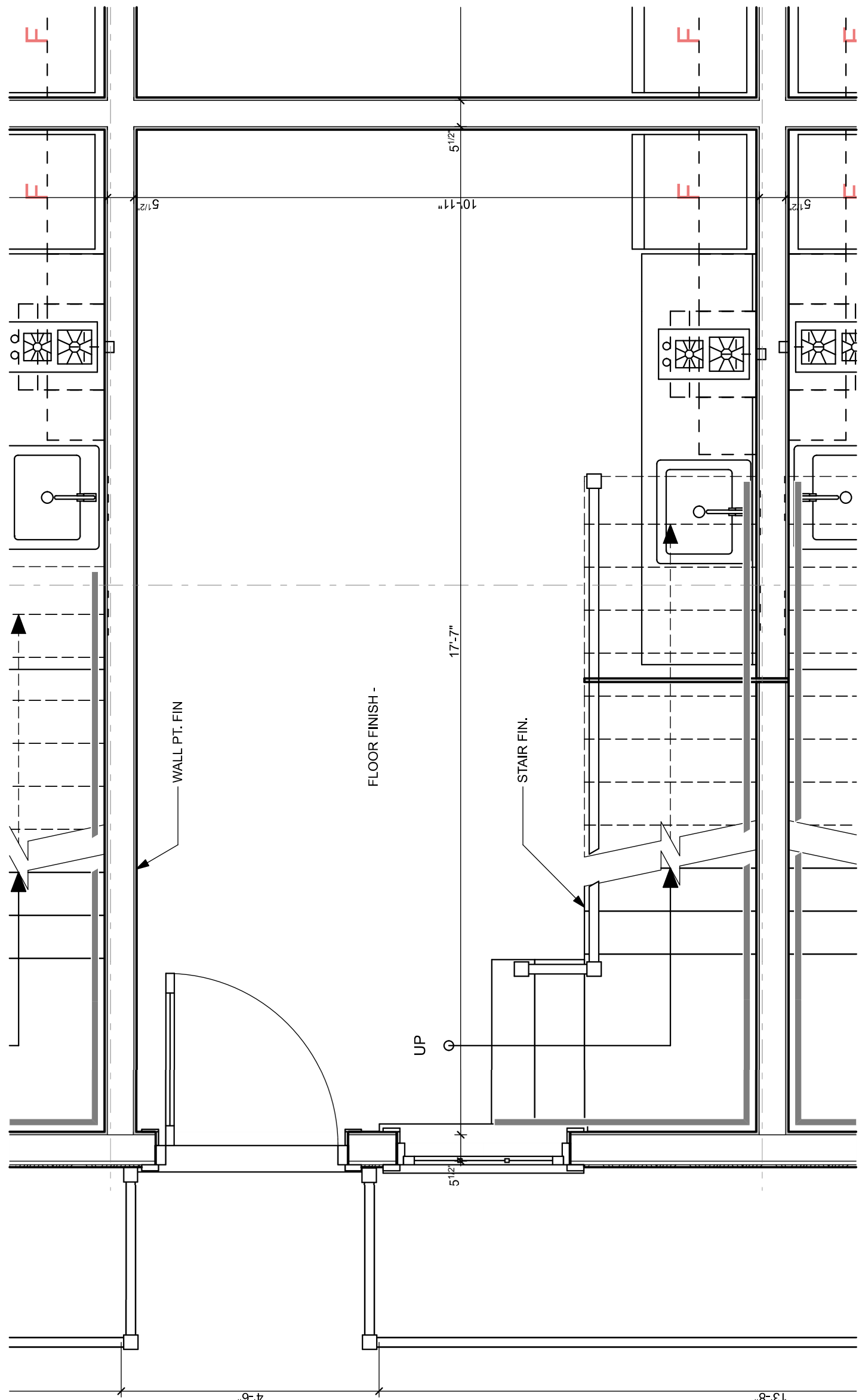
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[illegible]

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SHEET TITLE:

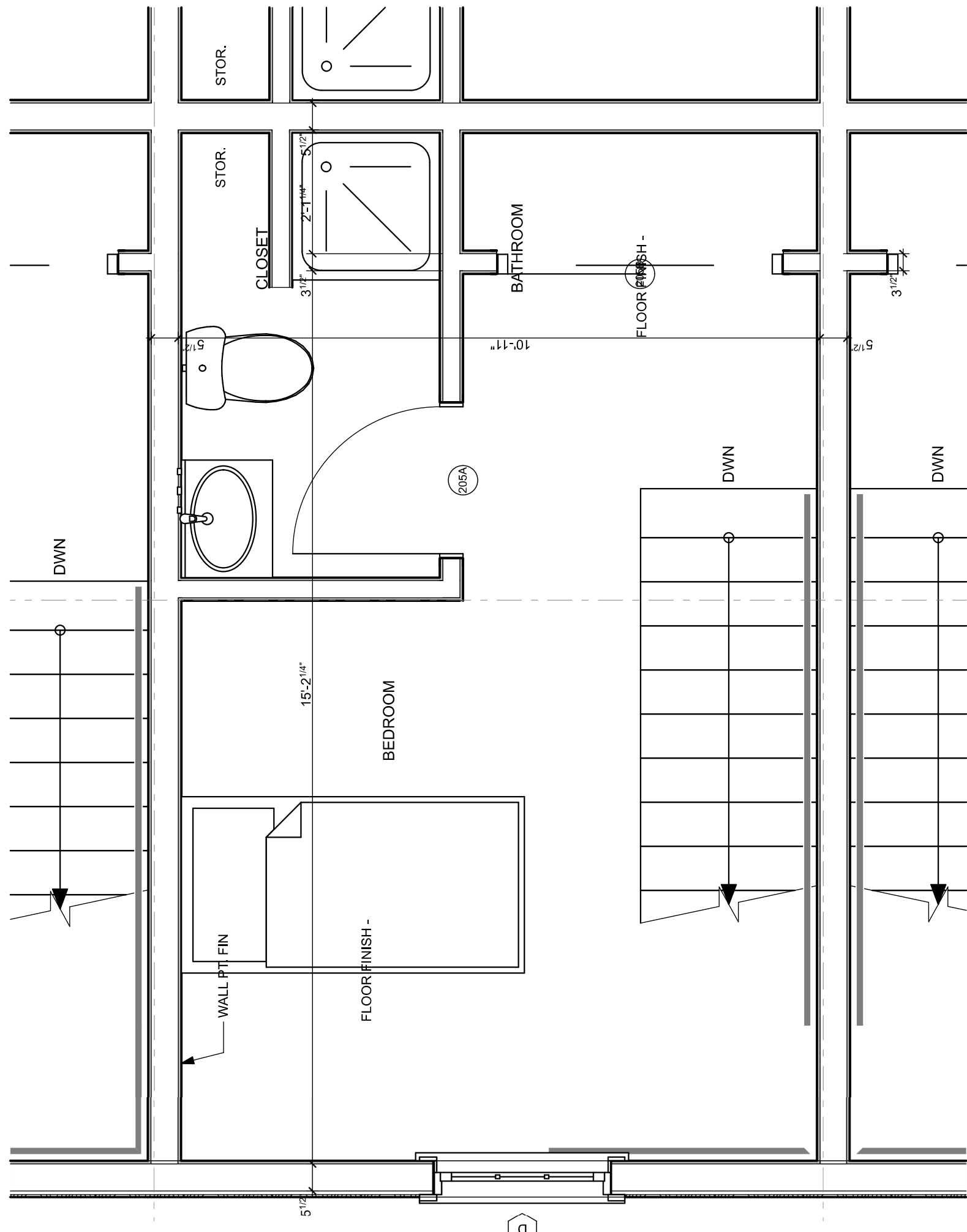
LOFT FLOOR PLAN

A1.2



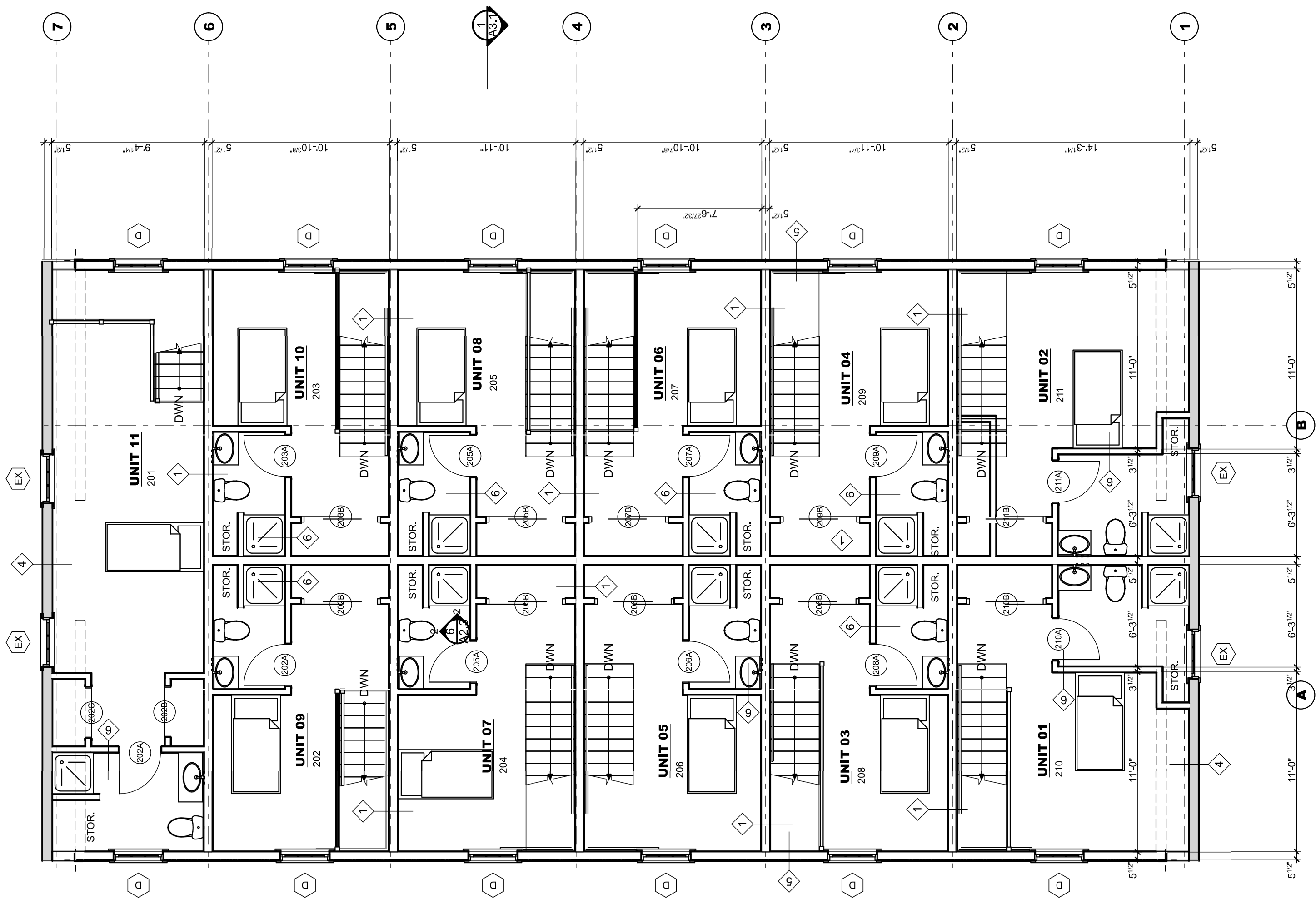
FIRST FLOOR PLAN W/ FINISHES

SCALE: 1/2" = 1'-0"



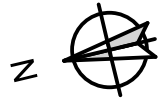
SECOND FLOOR PLAN W/ FINISHES

SCALE: 1/2" = 1'-0"



LOFT FLOOR PLAN

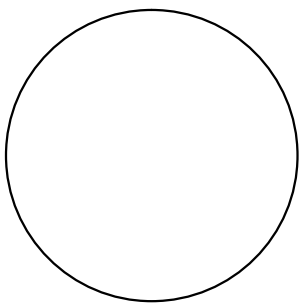
SCALE: 3/16" = 1'-0"



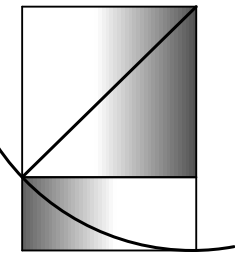
LEGEND

- | EXISTING WALL | EXISTING WALL TO BE DEMOLISHED | NEW WALL |
|---|---|---|
|  |  | |

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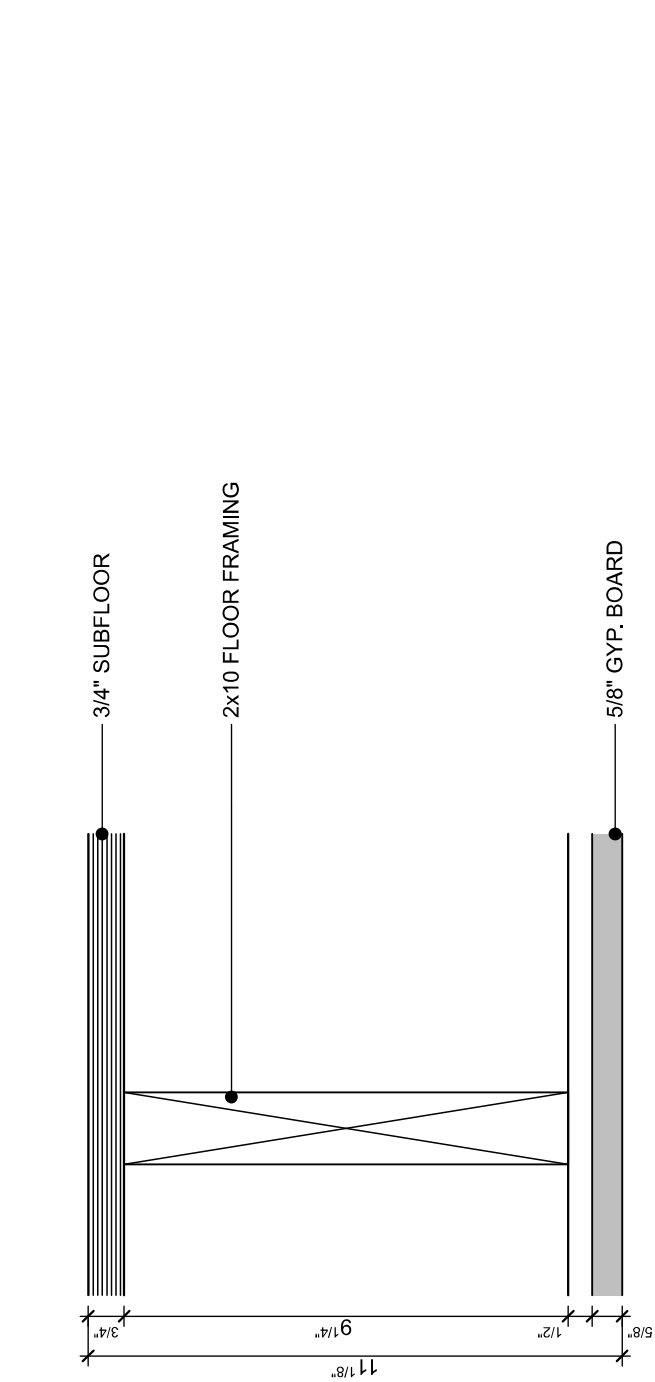
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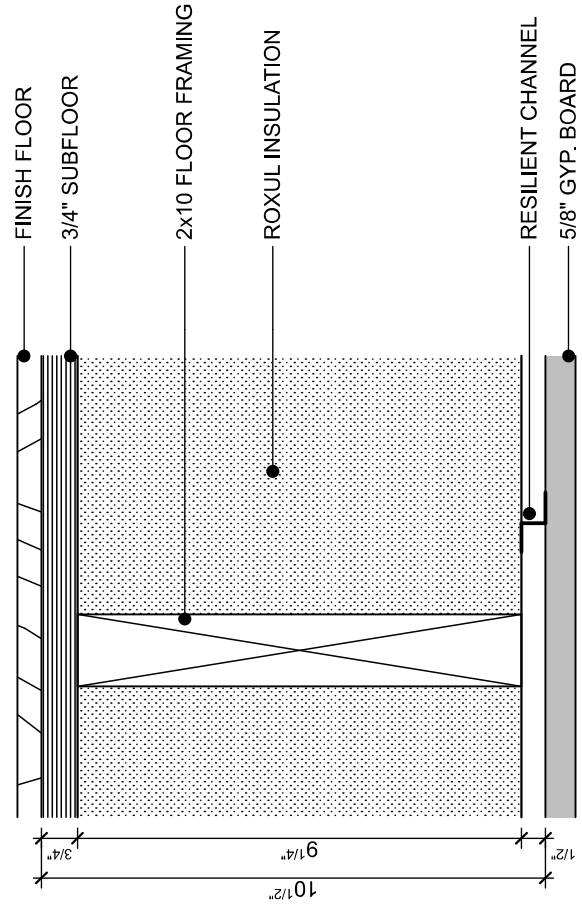
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CHECKED BY:	#WCA Designer Initials
DRAWN BY:	#WCA Draftsman Initials
JOB:	#Pin
SHEET TITLE:	

WALL TYPES

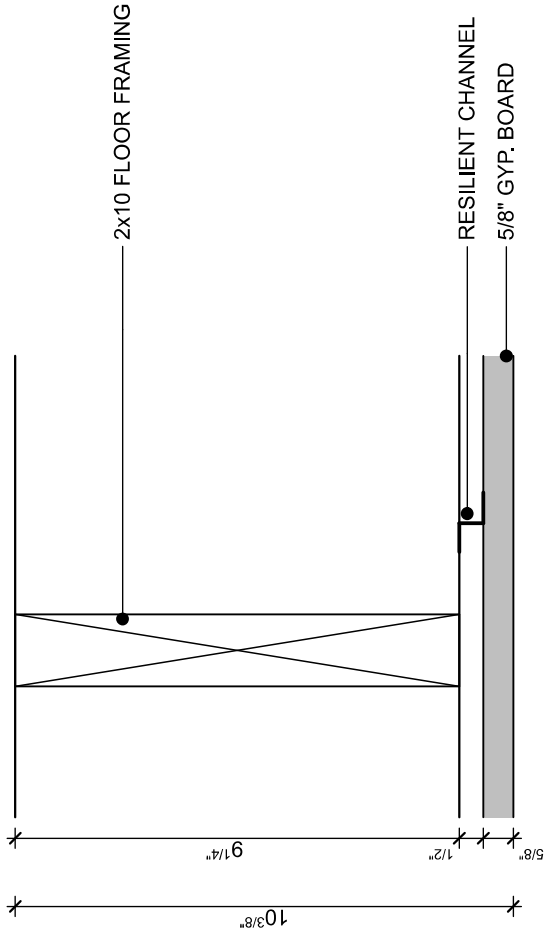
A5.1



FLOOR AT LOFT



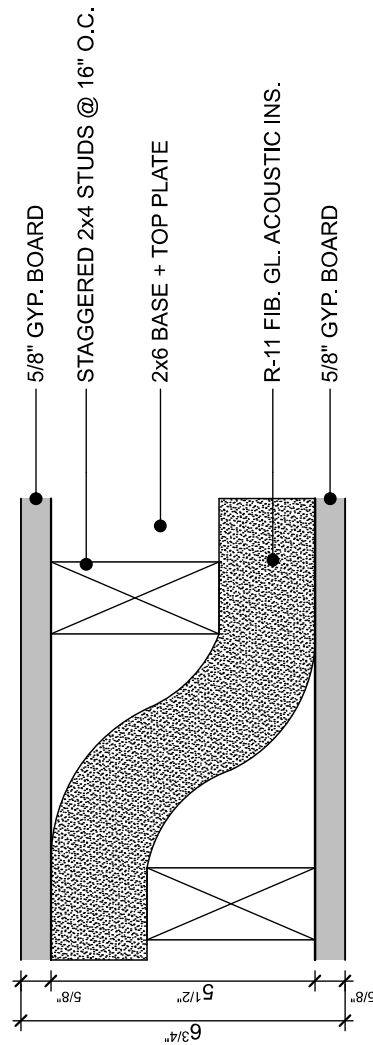
FLOOR BETWEEN LOWER LEVEL AND FIRST FLOOR



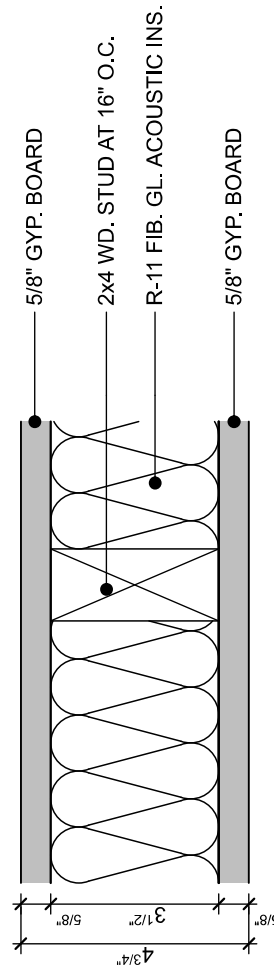
LOFT CEILING

FLOOR TYPES

SCALE: 3" = 1'-0"

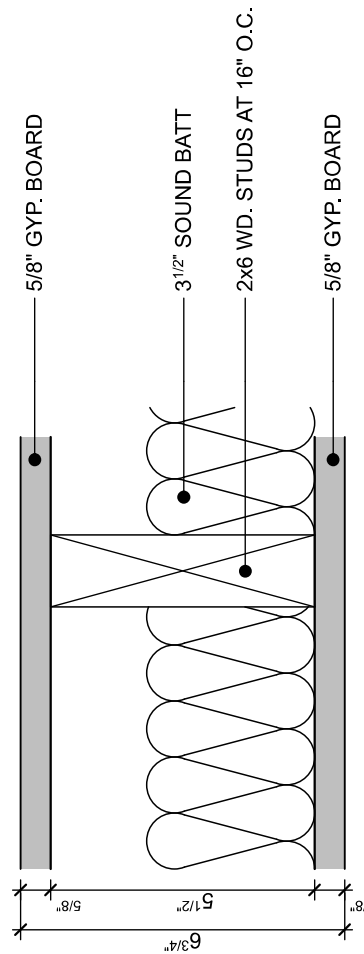


STAGGERED STUD PARTITION BETWEEN APARTMENTS

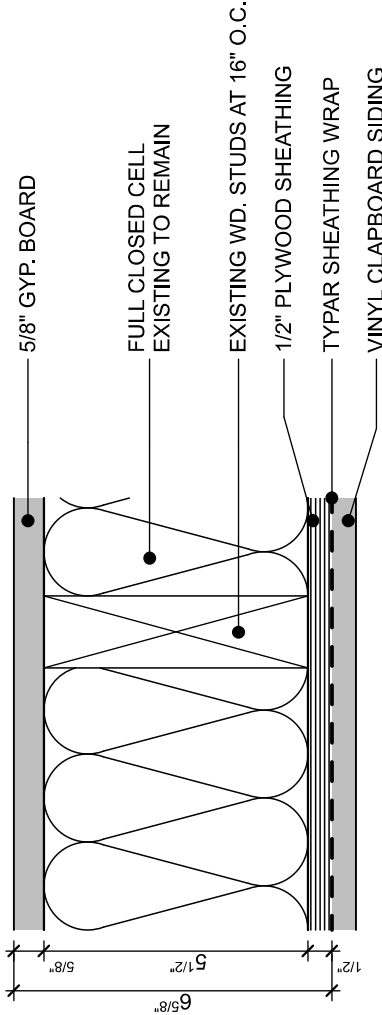


△ TYPICAL 2 x 4 WD. STUD PARTITION

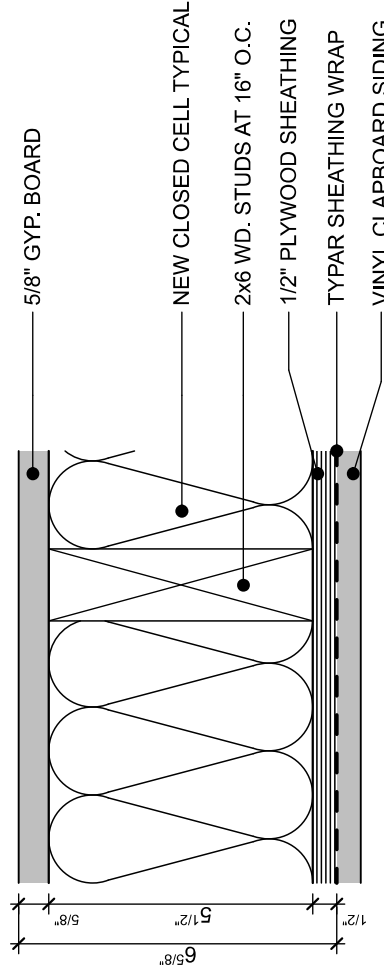
U.L. DESIGN NUMBER
U333, 1 HOUR



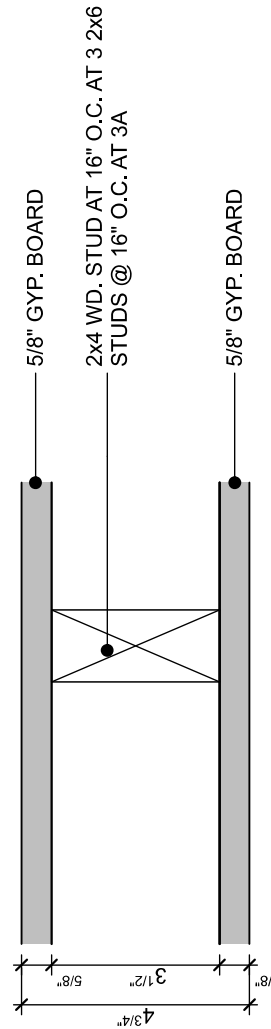
2x6 WOOD STUD PARTITION



EXISTING 2x4 WOOD EXTERIOR WALL



NEW 2x WOOD EXTERIOR WALL



2x4 WD. STUD PARTITION @ BATHROOMS AND CLOSETS

WALL TYPES

SCALE: 3" = 1'-0"

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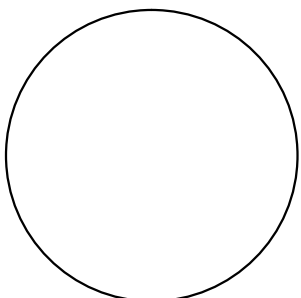
NEW DOOR AND FRAME SCHEDULE									
MARK	ROOM NAME	SIZE			MATL	HARDWARE		NOTES	ELEVATION
		W	HT	THK		FUNCTION	MANUFACTURER NO.		
102	UNIT 09	3'	6'-9"	1 ^{3⁄8"}					
103	UNIT 10	3'	6'-9"	1 ^{3⁄8"}					
104	UNIT 07	3'	6'-9"	1 ^{3⁄8"}					
105	UNIT 08	3'	6'-9"	1 ^{3⁄8"}					
106	UNIT 05	3'	6'-9"	1 ^{3⁄8"}					
107	UNIT 06	3'	6'-9"	1 ^{3⁄8"}					
108	UNIT 03	3'	6'-9"	1 ^{3⁄8"}					
109	UNIT 04	3'	6'-9"	1 ^{3⁄8"}					
110	UNIT 01	3'	6'-9"	1 ^{3⁄8"}					
111	UNIT 02	3'	6'-9"	1 ^{3⁄8"}					
202A		2'-6"	6'-9"	1 ^{3⁄8"}					
202A	UNIT 11	2'-6"	6'-9"	1 ^{3⁄8"}					
202B		3'	6'-9"	1 ^{3⁄8"}					
202B		4'-6"	6'-9"	1 ^{3⁄8"}					
202C		3'	6'-9"	1 ^{3⁄8"}					
203A		2'-6"	6'-9"	1 ^{3⁄8"}					
203B		4'-6"	6'-9"	1 ^{3⁄8"}					
205A		2'-6"	6'-9"	1 ^{3⁄8"}					
205B		4'-6"	6'-9"	1 ^{3⁄8"}					

NEW DOOR AND FRAME SCHEDULE									
MARK	ROOM NAME	SIZE			MATL	HARDWARE		NOTES	ELEVATION
		W	HT	THK		FUNCTION	MANUFACTURER NO.		
205B	UNIT 16	3'	6'-8"	1 ^{3⁄8"}					
206A		2'-6"	6'-8"	1 ^{3⁄8"}					
206B		4'-6"	6'-8"	1 ^{3⁄8"}					
206B	UNIT 16	3'	6'-8"	1 ^{3⁄8"}					
207A		2'-6"	6'-8"	1 ^{3⁄8"}					
207B		4'-6"	6'-8"	1 ^{3⁄8"}					
207B	UNIT 02	5'	6'-8"	1 ^{3⁄8"}					
208A		2'-6"	6'-8"	1 ^{3⁄8"}					
208B		4'-6"	6'-8"	1 ^{3⁄8"}					
209A		2'-6"	6'-8"	1 ^{3⁄8"}					
209B		4'-6"	6'-8"	1 ^{3⁄8"}					
210A		2'-6"	6'-8"	1 ^{3⁄8"}					
210B		4'-6"	6'-8"	1 ^{3⁄8"}					
211A		2'-6"	6'-8"	1 ^{3⁄8"}					
211B		4'-6"	6'-8"	1 ^{3⁄8"}					
B01A	UNIT 16	2'-8"	6'-8"	1 ^{3⁄8"}					
B01B	UNIT 16	2'-6"	6'-8"	1 ^{3⁄8"}					
B02	MECH ROOM	3'	6'-8"	1 ^{3⁄8"}			1 HR. DOOR WITH CLOSER		
B03A	UNIT 17	2'-9"	6'-8"	1 ^{3⁄8"}					

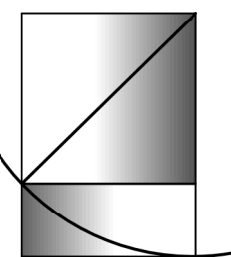
NEW DOOR AND FRAME SCHEDULE									
MARK	ROOM NAME	SIZE			MATL	HARDWARE		NOTES	ELEVATION
		W	HT	THK		FUNCTION	MANUFACTURER NO.		
B04A	UNIT 14	2'-6"	6'-8"	1 ^{3⁄8"}					
B05A	UNIT 15	2'-8"	6'-8"	1 ^{3⁄8"}					
B05C	UNIT 11	3'	6'-8"	1 ^{3⁄8"}					
B06A	UNIT 12	2'-8"	6'-8"	1 ^{3⁄8"}					
B06C		3'	6'-8"	1 ^{3⁄8"}					
B06C	UNIT 12	4'	6'-8"	1 ^{3⁄8"}					
B06C	UNIT 14	4'	6'-8"	1 ^{3⁄8"}					
B07A	UNIT 13	2'-8"	6'-8"	1 ^{3⁄8"}					
B07B	UNIT 12	2'-6"	6'-8"	1 ^{3⁄8"}					
B07B	UNIT 13	2'-6"	6'-8"	1 ^{3⁄8"}					
B07B	UNIT 14	2'-6"	6'-8"	1 ^{3⁄8"}					
B07B	UNIT 15	2'-6"	6'-8"	1 ^{3⁄8"}					
B07B	UNIT 17	2'-6"	6'-8"	1 ^{3⁄8"}					
B07C		5'	6'-8"	1 ^{3⁄8"}					
B07C	UNIT 13	4'	6'-8"	1 ^{3⁄8"}					
B07C	UNIT 15	4'	6'-8"	1 ^{3⁄8"}					
B07C	UNIT 17	4'	6'-8"	1 ^{3⁄8"}					
B08A	VESTIBULE	2'-10"	6'-8"	1 ^{3⁄8"}					
B08B	VESTIBULE	2'-10"	6'-8"	1 ^{3⁄8"}					

NEW DOOR AND FRAME SCHEDULE									
MARK	ROOM NAME	SIZE			MATL	HARDWARE		NOTES	ELEVATION
		W	HT	THK		FUNCTION	MANUFACTURER NO.		
B09A	UNIT 16	2'-8"	6'-8"	1 ^{3⁄8"}					
B09B	UNIT 17	2'-8"	6'-8"	1 ^{3⁄8"}					
B09C	UNIT 18	2'-8"	6'-8"	1 ^{3⁄8"}					
B09D	UNIT 19	2'-8"	6'-8"	1 ^{3⁄8"}					
B09E	UNIT 20	2'-8"	6'-8"	1 ^{3⁄8"}					
B09F	UNIT 21	2'-8"	6'-8"	1 ^{3⁄8"}					
B09G	UNIT 22	2'-8"	6'-8"	1 ^{3⁄8"}					
B09H	UNIT 23	2'-8"	6'-8"	1 ^{3⁄8"}					
B09I	UNIT 24	2'-8"	6'-8"	1 ^{3⁄8"}					
B09J	UNIT 25	2'-8"	6'-8"	1 ^{3⁄8"}					
B09K	UNIT 26	2'-8"	6'-8"	1 ^{3⁄8"}					
B09L	UNIT 27	2'-8"	6'-8"	1 ^{3⁄8"}					
B09M	UNIT 28	2'-8"	6'-8"	1 ^{3⁄8"}					
B09N	UNIT 29	2'-8"	6'-8"	1 ^{3⁄8"}					
B09O	UNIT 30	2'-8"	6'-8"	1 ^{3⁄8"}					
B09P	UNIT 31	2'-8"	6'-8"	1 ^{3⁄8"}					
B09Q	UNIT 32	2'-8"	6'-8"	1 ^{3⁄8"}					
B09R	UNIT 33	2'-8"	6'-8"	1 ^{3⁄8"}					
B09S	UNIT 34	2'-8"	6'-8"	1 ^{3⁄8"}					
B09T	UNIT 35	2'-8"	6'-8"	1 ^{3⁄8"}					
B09U	UNIT 36	2'-8"	6'-8"	1 ^{3⁄8"}					
B09V	UNIT 37	2'-8"	6'-8"	1 ^{3⁄8"}					
B09W	UNIT 38	2'-8"	6'-8"	1 ^{3⁄8"}					
B09X	UNIT 39	2'-8"	6'-8"	1 ^{3⁄8"}					
B09Y	UNIT 40	2'-8"	6'-8"	1 ^{3⁄8"}					
B09Z	UNIT 41	2'-8"	6'-8"	1 ^{3⁄8"}					
B10A	UNIT 42	2'-8"	6'-8"	1 ^{3⁄8"}					
B10B	UNIT 43	2'-8"	6'-8"	1 ^{3⁄8"}					
B10C	UNIT 44	2'-8"	6'-8"	1 ^{3⁄8"}					
B10D	UNIT 45	2'-8"	6'-8"	1 ^{3⁄8"}					
B10E	UNIT 46	2'-8"	6'-8"	1 ^{3⁄8"}					
B10F	UNIT 47	2'-8"	6'-8"	1 ^{3⁄8"}					
B10G	UNIT 48	2'-8"	6'-8"	1 ^{3⁄8"}					
B10H	UNIT 49	2'-8"	6'-8"	1 ^{3⁄8"}					
B10I	UNIT 50	2'-8"	6'-8"	1 ^{3⁄8"}					
B10J	UNIT 51	2'-8"	6'-8"	1 ^{3⁄8"}					
B10K	UNIT 52	2'-8"	6'-8"	1 ^{3⁄8"}					
B10L	UNIT 53	2'-8"	6'-8"	1 ^{3⁄8"}					
B10M	UNIT 54	2'-8"	6'-8"	1 ^{3⁄8"}					
B10N	UNIT 55	2'-8"	6'-8"	1 ^{3⁄8"}					
B10O	UNIT 56	2'-8"	6'-8"	1 ^{3⁄8"}					
B10P	UNIT 57	2'-8"	6'-8"	1 ^{3⁄8"}					
B10Q	UNIT 58	2'-8"	6'-8"	1 ^{3⁄8"}					
B10R	UNIT 59	2'-8"	6'-8"	1 ^{3⁄8"}					
B10S	UNIT 60	2'-8"	6'-8"	1 ^{3⁄8"}					
B10T	UNIT 61	2'-8"	6'-8"	1 ^{3⁄8"}					
B10U	UNIT 62	2'-8"	6'-8"	1 ^{3⁄8"}					
B10V	UNIT 63	2'-8"	6'-8"	1 ^{3⁄8"}					
B10W	UNIT 64	2'-8"	6'-8"	1 ^{3⁄8"}					
B10X	UNIT 65	2'-8"	6'-8"	1 ^{3⁄8"}					
B10Y	UNIT 66	2'-8"	6'-8"	1 ^{3⁄8"}					
B10Z	UNIT 67	2'-8"	6'-8"	1 ^{3⁄8"}					
B11A	UNIT 68	2'-8"	6'-8"	1 ^{3⁄8"}					
B11B	UNIT 69	2'-8"	6'-8"	1 ^{3⁄8"}					
B11C	UNIT 70	2'-8"	6'-8"	1 ^{3⁄8"}					
B11D	UNIT 71	2'-8"	6'-8"	1 ^{3⁄8"}					
B11E	UNIT 72	2'-8"	6'-8"	1 ^{3⁄8"}					
B11F	UNIT 73	2'-8"	6'-8"	1 ^{3⁄8"}					
B11G	UNIT 74	2'-8"	6'-8"	1 ^{3⁄8"}					
B11H	UNIT 75	2'-8"	6'-8"	1 ^{3⁄8"}					
B11I	UNIT 76	2'-8"	6'-8"	1 ^{3⁄8"}					
B11J	UNIT 77	2'-8"	6'-8"	1 ^{3⁄8"}					
B11K	UNIT 78	2'-8"	6'-8"	1 ^{3⁄8"}					
B11L	UNIT 79	2'-8"	6'-8"	1 ^{3⁄8"}					
B11M	UNIT 80	2'-8"	6'-8"	1 ^{3⁄8"}					
B11N	UNIT 81	2'-8"	6'-8"	1 ^{3⁄8"}					
B11O	UNIT 82	2'-8"	6'-8"	1 ^{3⁄8"}					
B11P	UNIT 83	2'-8"	6'-8"	1 ^{3⁄8"}					
B11Q	UNIT 84	2'-8"	6'-8"	1 ^{3⁄8"}					
B11R	UNIT 85	2'-8"	6'-8"	1 ^{3⁄8"}					
B11S	UNIT 86	2'-8"	6'-8"	1 ^{3⁄8"}					
B11T	UNIT 87	2'-8"	6'-8"	1 ^{3⁄8"}					
B11U	UNIT 88	2'-8"	6'-8"	1 ^{3⁄8"}					
B11V	UNIT 89	2'-8"	6'-8"	1 ^{3⁄8"}					
B11W	UNIT 90	2'-8"	6'-8"	1 ^{3⁄8"}					
B11X	UNIT 91	2'-8"	6'-8"	1 ^{3⁄8"}					
B11Y	UNIT 92	2'-8"	6'-8"	1 ^{3⁄8"}					
B11Z	UNIT 93	2'-8"	6'-8"	1 ^{3⁄8"}					
B12A	UNIT 94	2'-8"	6'-8"	1 ^{3⁄8"}					
B12B	UNIT 95	2'-8"	6'-8"	1 ^{3⁄8"}					
B12C	UNIT 96	2'-8"	6'-8"	1 ^{3⁄8"}					
B12D	UNIT 97	2'-8"	6'-8"	1 ^{3⁄8"}					
B12E	UNIT 98	2'-8"	6'-8"	1 ^{3⁄8"}					
B12F	UNIT 99	2'-8"	6'-8"	1 ^{3⁄8"}					
B12G	UNIT 100	2'-8"	6'-8"	1 ^{3⁄8"}					
B12H	UNIT 101	2'-8"	6'-8"	1 ^{3⁄8"}					
B12I	UNIT 102	2'-8"	6'-8"	1 ^{3⁄8"}					
B12J	UNIT 103	2'-8"	6'-8"	1 ^{3⁄8"}					
B12K	UNIT 104	2'-8"	6'-8"	1 ^{3⁄8"}					
B12L	UNIT 105	2'-8"	6'-8"	1 ^{3⁄8"}					
B12M	UNIT 106	2'-8"	6'-8"	1 ^{3⁄8"}					
B12N	UNIT 107	2'-8"	6'-8"	1 ^{3⁄8"}					
B12O	UNIT 108	2'-8"	6'-8"						

FOREST AVE APARTMENTS



**WHIPPLE
CALLENDER
ARCHITECTS**



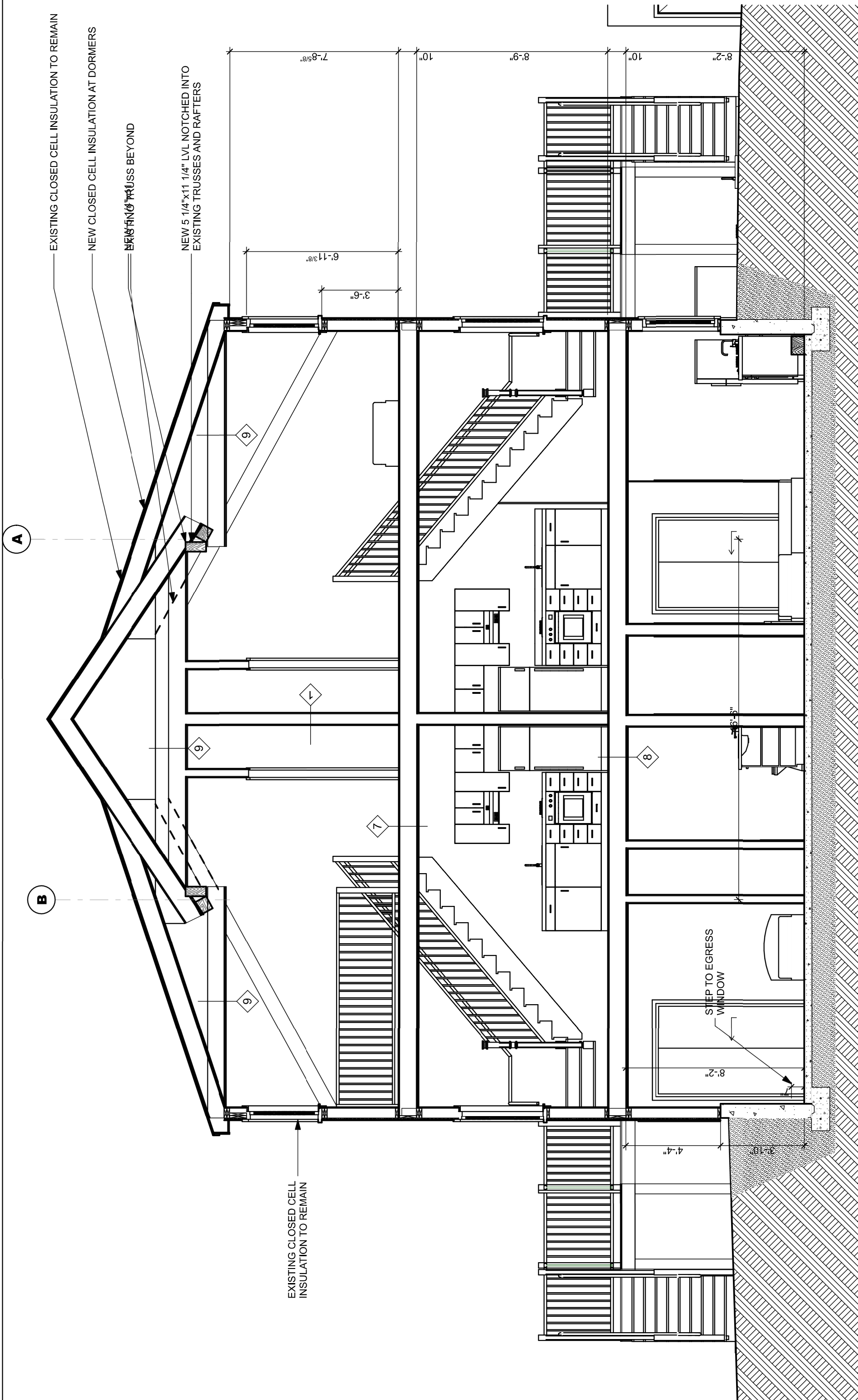
136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecallender.com

MARK	DATE	DESCRIPTION

6/2/20
CHECKED BY: #WCA Designer Initials
DRAWN BY: #WCA Draftsman Initials
DOB: #Pin
SHEET TITLE:

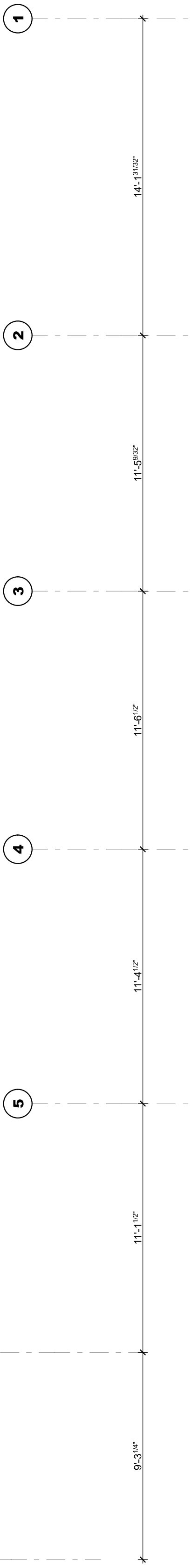
SECTIONS

A3.1



BUILDING SECTION

SCALE: 1/4" = 1'-0"



BUILDING SECTION

SCALE: SHALL NOT BE USED FOR ANY OTHER PURPOSE THAT FOR WHICH IT IS SPECIFICALLY FURNISHED

33.1 SECTIONS : Plotted on 6/2/20 at 1:47 PM by Jack Rlev, File Path: \Volumes\WCA Expansion Drive\ WCA Projects\2019 Projects\FST 1844 Forest Ave\FST ArchiCAD Models\FST Model 5.22.20.pln