

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD



Penny Pollard, Chair
Robert O'Brien, Vice Chair
Hilary Bassett
Joy Naifeh
Julia Tate
John Turk
Rob Whitten

AGENDA

HISTORIC PRESERVATION BOARD MEETING

The Historic Preservation Board will hold a remote meeting on Wednesday, October 6, 2021, 5:00 PM. Due to the existence of an emergency or urgent issue, the Historic Preservation Board will conduct this meeting by remote methods/technology at the Zoom link provided below in accordance with the requirements of 1 M.R.S. section 403-B and the City Council's Remote Participation Policy.

Public comments will be taken for each item on the agenda during the allotted time and written comments should be submitted to hp@portlandmaine.gov. Please note that the placement of this item on the agenda is subject to change. Please check the Agenda & Minutes Center prior to the meeting for the item's approximate start time.

When participating via Zoom, 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 moderator when it is time for public comment.** For more information on how to use Zoom, please go to: <https://www.portlandmaine.gov/remotepud>.

You are invited to a Zoom webinar.

When: Oct 6, 2021 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing and Workshop 10/6/2021

Please click the link below to join the webinar: <https://us02web.zoom.us/j/83599123909>

Or One tap mobile: US: +19292056099,,83599123909# or +13017158592,,83599123909#

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

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

Webinar ID: 835 9912 3909

International numbers available: <https://us02web.zoom.us/j/83599123909>

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORTS OF DECISIONS AT THE MEETING HELD ON SEPTEMBER 15, 2021**
 - i. There were no public hearing items to report on.
3. **COMMUNICATION AND REPORTS**
4. **PUBLIC HEARING**

- i. Certificate of Appropriateness for Site Alterations, including Labyrinth Installation; 143 STATE STREET; St. Luke's Cathedral, Applicant.

5. WORKSHOP

- i. Preliminary Review of New Infill Construction; 32 ATLANTIC STREET; Kestrel LLC., Applicant.

6. CONSENT AGENDA

HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE

PUBLIC HEARING
ST. LUKE'S CATHEDRAL, 143 STATE STREET

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: October 1, 2021
RE: October 6, 2021 PUBLIC HEARING – Final Review of Proposed
Landscaping and Site Improvements
HPBR-001735-2021

Address: 143 State Street – St. Luke's Episcopal Cathedral Grounds

Applicant: St. Luke's Cathedral, Claire & Mike Hammen presenting

Landscape Architect: Jennifer Bear, Confluence Designs

A sign announcing the Historic Preservation Board's meeting on October 6, 2021 was posted at the property on September 28, 2021. A legal ad was published in the Portland Press Herald on 9/24/21, and 52 notices were sent to neighboring property owners within 100 feet of the subject property.

Introduction

Parishioner Claire Hammen and landscape architect Jennifer Bear have requested a final review of the landscaping plan for the grounds in front of St. Luke's Cathedral, at 143 State Street. Board members will recall that on September 1, 2021 a preliminary workshop reviewed conceptual plans for a new stone-paved labyrinth to be set in the lawn, as well as plans to address stormwater mitigation through better drainage and site treatment including rain gardens. The general features of the open grounds between the State Street sidewalk and the cathedral are to remain similar to the existing conditions, with the labyrinth intended to draw in the surrounding community while leaving a grassy space for events and gardens to utilize an abundance of roof runoff.

At the September workshop the Board was supportive of both the labyrinth and the efforts to control stormwater, but unanimously favored prioritizing stormwater mitigation and reexamination of the construction sequencing, to pragmatically time the important and site-disruptive stormwater elements of the master plan before finishing with final plantings, stonework, and restored lawns.

In preparation for the October 6 hearing, Ms. Bear has prepared a revised package that begins with a summary of changes since the initial review. The proposed stormwater mitigation, landscaping, and labyrinth are now to be combined into a single phase, addressing a primary concern of Board members during the workshop. In the drawings the designer shows a somewhat simplified and clarified plan for the gardens and the master plan in general, with the preferred design for the labyrinth unchanged from the initial proposal.

Staff notes that plant choices are generally not a level of detail that is subject to historic preservation review; it is more the character, scale, and geometry of the landscape plan that is important, and how the plan as a whole relates to the historic resource, which includes the grounds as well as the actual building. Nonetheless, as part of the landscape plan, plantings, grading, and use of other materials, particularly in swales and rain gardens will need to have a compatible relationship to the whole, to the cathedral, and its context. As one Board member noted on September 1, the goal for the landscape should be to “frame and highlight the cathedral.” For a Gothic Revival cathedral in an urban setting, the public-facing landscape and approach to the main entrance calls for a treatment that is at once welcoming and accessible, as well as formal and complementary to the stately architecture.

Subject Property

According to Portland’s Historic Resources Inventory, St. Luke’s was the first church in the United States to be built specifically as a cathedral. Erected in 1867-1868 in the form of an English Gothic cathedral, it has been enlarged in the Twentieth Century by the addition of the Codman Chapel in 1903, and the bell tower in 1958.

The deep setback of the cathedral from the wide State Street sidewalk created the opportunity for the circular driveway and landscaped lawn and garden areas. Loring House on the north side of the campus was built as the bishop’s residence at the same time as the cathedral, and on the south the third side of the campus’ frame is provided by a John Calvin Stevens designed, brick Romanesque Revival house built in the 1880’s, which is not part of the St. Luke’s complex.

The circular drive and paths to the chapels and cloisters are currently paved with asphalt that is fairly light in color. The main path in the middle has rectangular bluestone pavers of varied sizes. This central path was not installed until about 2009. Several years ago, a gate was added to the black metal fence between the corner of the bell tower and the back corner of Loring House, to improve security for the inner campus and cloister. A fence has been in that location since before 2006, according to satellite photos. Until sometime in 2018 or early 2019, a large shade tree stood toward the rear of the lawn, behind the proposed location of the labyrinth.

September 1 Workshop – Board Comments

Board members were supportive of the labyrinth plans and also agreed with the need for stormwater treatment measures that would fit compatibly with a landscape complementing the cathedral. They unanimously urged careful consideration of the sequencing of the construction, and supported the prioritization of the stormwater work to protect the building and prevent possible damage and long-term disruption if the labyrinth were to be installed in the first phase, before the other elements.

- Ms. Bear showed two labyrinth styles: one with paths of stone and borders of grass, and the other with grass paths, bordered with stones. The first option is preferred by the designer and her clients.
- The preferred labyrinth would result in slightly less than half the area being grass, according to Ms. Bear.
- While some Board members expressed a desire to have as much grass as possible within the labyrinth, the design with slightly less than 50% grass did not draw strong objections.
- A number of needed stormwater measures were highlighted as possibilities, including two or three rain gardens as well as swales, dripline trenches, and possible pervious pavers. No final design details were provided, except for concepts shown on the stormwater page.
- Two benches were indicated on the site plan, one in the central garden near the entrance walk, and one set back in the reflection garden. No details were provided, except that any new benches would match the style of an existing bench.
- The path to the small chapel in the southeast corner was proposed to be relocated and paved with native Maine granite instead of the existing asphalt.
- Ms. Bear stated that all the new granite will be sourced from Millennium Granite in Wells, Maine, and will be rectangular pieces for paths, with a surface rough enough for traction and slightly eased corners.
- The quarry offers two colors: a grey stone, and a grey that is slightly pinkish; Ms. Bear showed samples by Zoom, included photos in the packet, and also had samples at the site.
- Ms. Bear and her clients expressed a preference for the rosier stone. Some Board members voiced support for the more austere, low-key grey tone.
- The existing St. Luke's sign is to be moved to make room for the labyrinth, to a spot near the entrance walk. Ms. Bear expressed a desire to organize and consolidate the additional signs and banner that can proliferate to mark seasonal and other messages.
- Some concerns were raised about the new proposed sign location (angled toward oncoming State Street traffic, next to the central entry walk.) Several Board members noted that a more detailed, integrated sign arrangement would be advisable.
- Ms. Bear characterized the planting design as formal and organized, with a simple palette of low-maintenance, familiar plants in massed groupings.

Final Proposed Site Alterations

Please see the summary on page 2 of Ms. Bear's final package. Notably, the new plan includes all of the work in a single phase beginning next spring, to facilitate a logical sequence of construction.

- As noted above, the applicants still prefer the labyrinth design highlighted in the center of page 13, with a walking surface of granite and circuit borders in grass.
- The stone circuits are proposed to be 18" wide, with an alternate width of 12" which would result in a higher percentage of grass but a narrow walking surface.
- Ms. Bear and the parish once again propose a slightly rosy granite for the paving stones, as opposed to the grey granite that was also discussed at the workshop.
- On pages 13 and 14 Ms. Bear has detailed the relative amounts of grass surface to stone surface, within the 36' circumference of the labyrinth.
- The new landscape design has less emphasis on rain gardens and fewer ornamental trees.
- In the final plan the path to the small chapel is to remain in the same location, but the asphalt will be replaced with granite – perhaps the grey variety.
- As in the workshop plans, existing hedges bordering the front gardens and lawn area are to remain, with a break at the corner of the southwest lawn, for access to the labyrinth.

Staff Comments

Integrating a number of features and program goals into a finite space that is the public "front yard" of one of Portland's most significant churches presents a challenge. Based on the Board's overall support and guidance, the applicants have focused and clarified the plans for practicality and suitability. It appears the varied functions can be accommodated successfully:

- Welcoming the public and improving visibility;
- Pedestrian and vehicular approach to the main entrance, including drop-off and temporary, short-term parking;
- Outdoor lawn space for church community functions;
- Sacred space for reflection and meditation, including the proposed labyrinth;
- Demonstration gardens;
- Stormwater management features.

Staff believes that enacting this ambitious program while "creating a sense of place, arrival, and cohesiveness" (in the words of Ms. Bear's conceptual design,) though challenging, has the potential to enhance the approach to the cathedral and engage the community more fully. A key aspect of the applicants' proposal is the labyrinth. It would be an intriguing addition to the landscape, but must also be viewed in the larger context of the campus landscape. With simple granite at grade and grass, it should be quietly inviting and attractive. Though it introduces an element that has never existed at the subject property,

Board comments at the workshop indicated support; it should neither feel out of place or suggestive of some historic site feature that may have once existed.

Several aspects of the program may require some addition study and detail:

- A comprehensive and harmonious sign plan. The existing sign is perhaps too large to comfortably fit where proposed next to the central walkway. Staff suggests reexamination of the scale and character of the sign, which will be close to the main entrance access and potentially blocking views of the façade for arriving guests.
- At this time no proposed lighting is part of the program. If lighting is desired, it should be thoughtfully and subtly integrated into the landscaped, and reviewed by either Board or staff.
- Staff notes that engineering questions and stormwater calculations are not the purview of this historic preservation review. Thus, determining whether the proposed stormwater mitigation measures will be adequate is up to the applicants, while the Board is charged with determining whether the proposed site alterations meet the Standards for Review of Alterations.
- If Board members think one of the stone choices is significantly more suitable and consistent with the Standards, the Board can make a stone color determination with a condition of approval.

Applicable Ordinance Review Standards (from Standards for Review of Alterations)

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (8) *Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration:

On the basis of plans and specifications submitted by the applicant for the October 6, 2021 public hearing and information included in the accompanying staff report, the Board finds that the proposed site alterations at 143 State Street meet (fail to meet) the historic preservation ordinance's Standards for Review of Alterations (subject to the following conditions.....)

Attachments:

1. Landscape and labyrinth designs, stormwater concepts, planting plans, and supporting materials, including a summary.

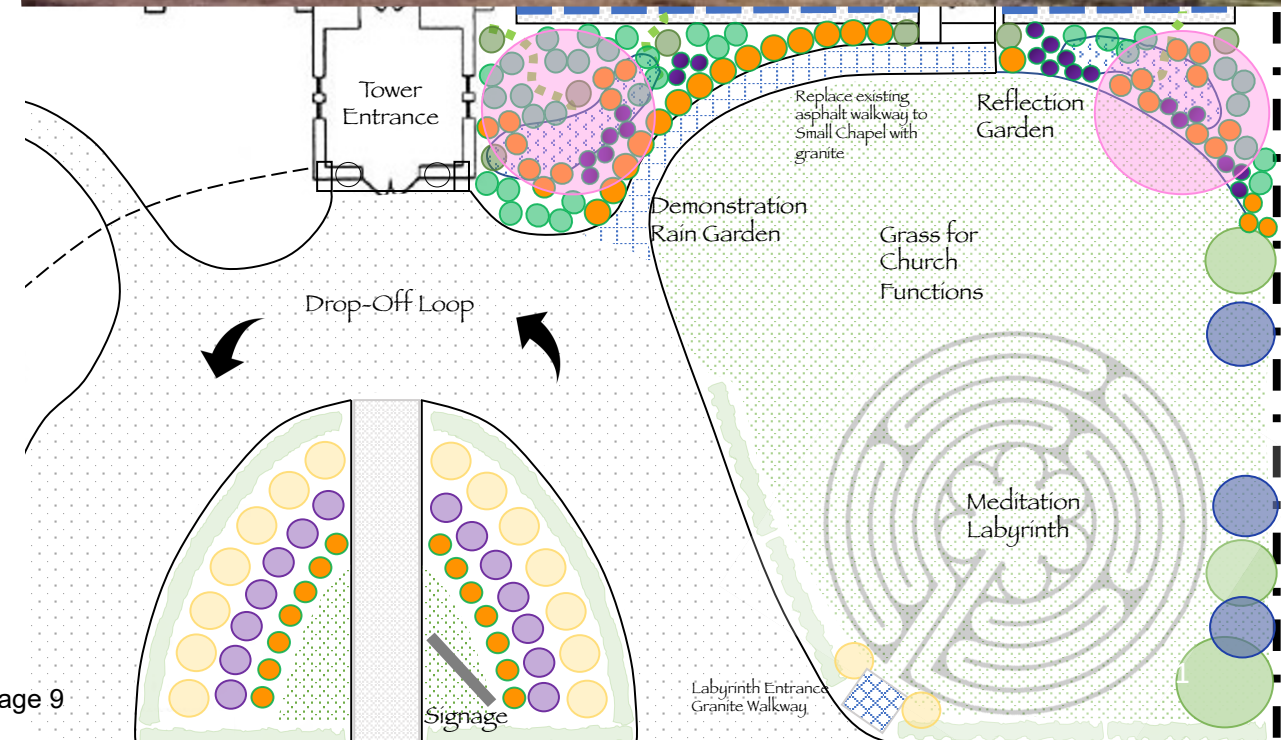
Cathedral Church of St. Luke

143 STATE STREET PORTLAND, MAINE 04101

Landscape Design Presentation Historic Preservation Board

October 6, 2021

Prepared by Jennifer Bear, MLA
Confluence Designs
www.confluencedesigns.com



SUMMARY OF CHANGES SINCE WORKSHOP

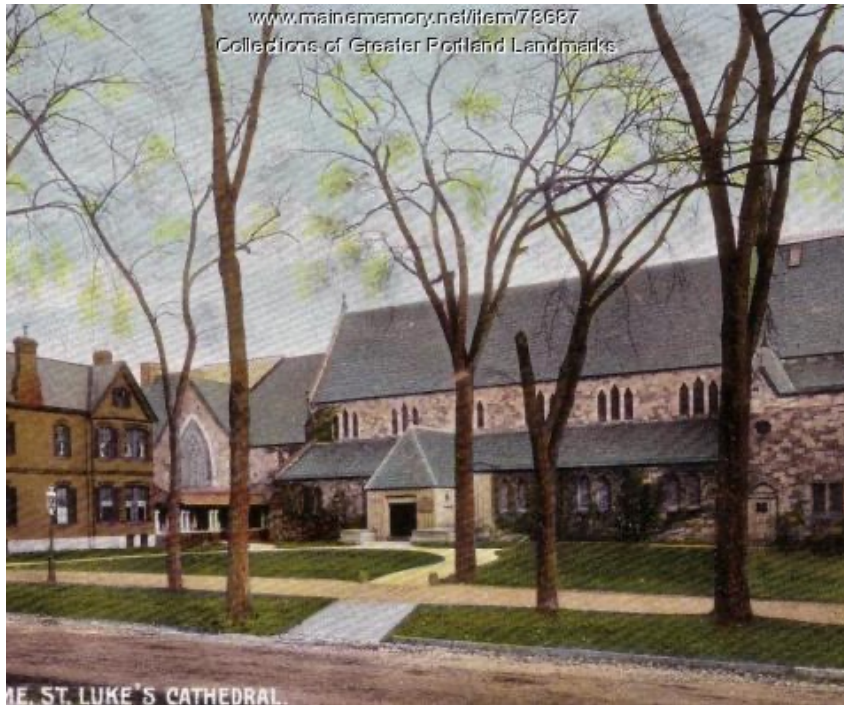
- Phasing
 - One phase
 - Installation of labyrinth, stormwater management and landscape in spring
- Prioritize Grass
 - Moved pathway to Small Chapel and made smaller to maximize grass area
 - Investigated labyrinth options to prioritize grass
- Stormwater Management
 - Eliminated coordination with neighbor for water harvesting
 - Still planting by the stormwater runoff area with plants which will tap into water table
 - Cap trench drain and re-route to harvest water on site
 - Reduced demonstration water garden to prioritize grass for functions
- Landscape
 - Reduced flowering trees from three to two
 - Added Hydrangeas
 - Added Blue Mist Spirea and Maiden Grass

EXISTING CONDITIONS

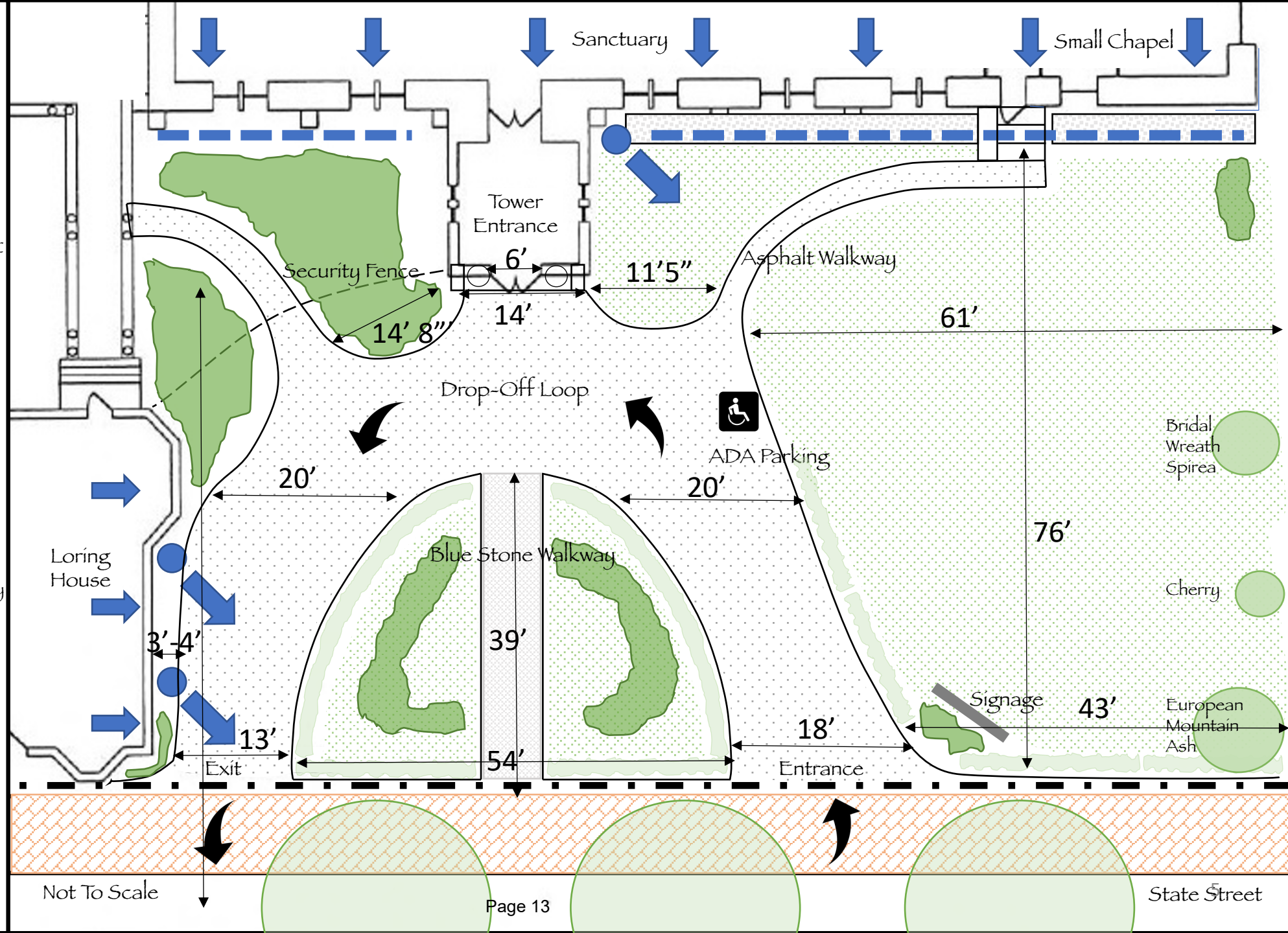
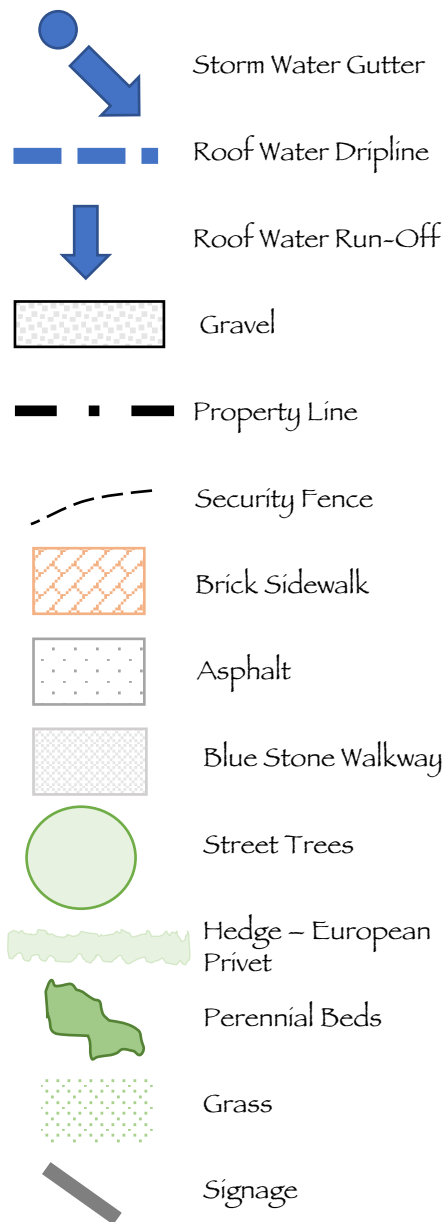
- ¼ Acre front yard of Saint Luke's Cathedral
- State Street arrival
- 62- foot Cathedral setback
- 140-foot frontage on State Street
- 74% is open space
- Blue stone entrance from sidewalk to Tower entrance
- Asphalt drop-off, paths and parking
- Landscape: grass, perennials, and hedge
- Recent removal of century old Beech tree has created an opportunity for landscape improvements
- Signage not visible
- Significant storm water run-off from roof and down spouts



HISTORICAL IMAGES



ST. LUKE'S CATHEDRAL EXISTING CONDITIONS



EXISTING CONDITIONS



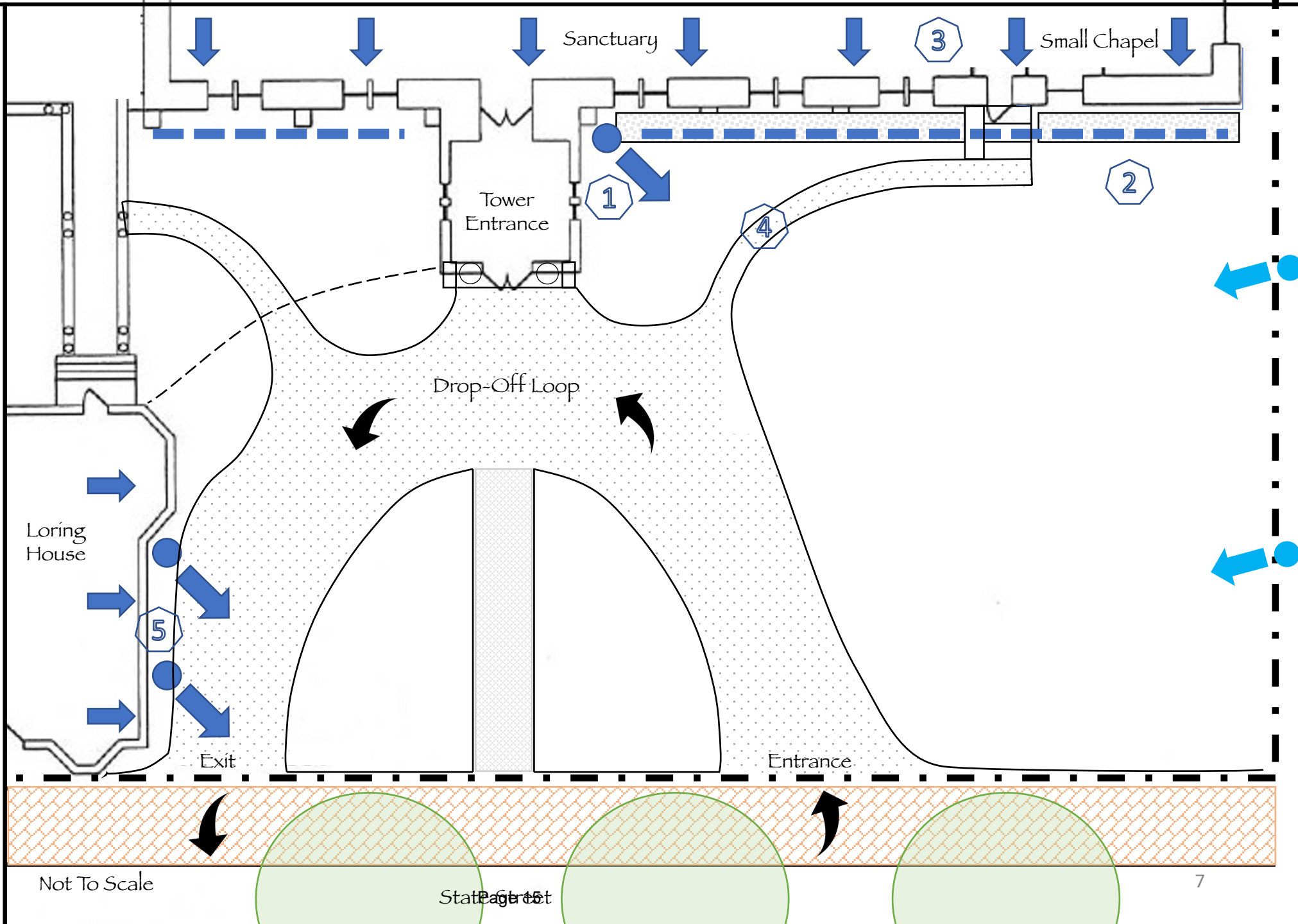
ST. LUKE'S CATHEDRAL
EXISTING DRAINAGE

LEDGEND

-  Storm Water Down Spout
-  Roof Water Dripline
-  Roof Water Run-Off
-  Adjacent Property Storm Water Down Spout
-  Gravel
-  Asphalt
-  Blue Stone Walkway
-  Property Line

NOTES

-  -Downspout with significant run-off
Opportunity: demonstration rain garden
-  -Drainage from existing trench drain mitigated on-site before grade change
Opportunity: swale & rain garden
-  -Dripline from roof creates backsplash and water run-off
Opportunity: improve existing trench drain
-  -Asphalt impervious path.
Opportunity: pervious Maine granite path
-  -Two downspouts in small area significant run-off
Opportunity: swale





1

-Downspout with significant run-off
Opportunity: demonstration rain garden



2

-Drainage from existing trench drain mitigated on-site before grade change
Opportunity: swale & rain garden



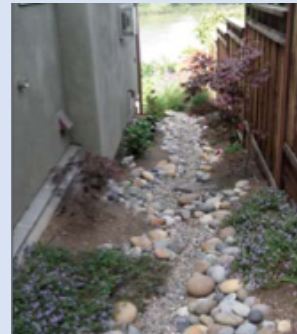
3

-Dripline from roof creates backsplash and water run-off
Opportunity: improve existing trench drain



4

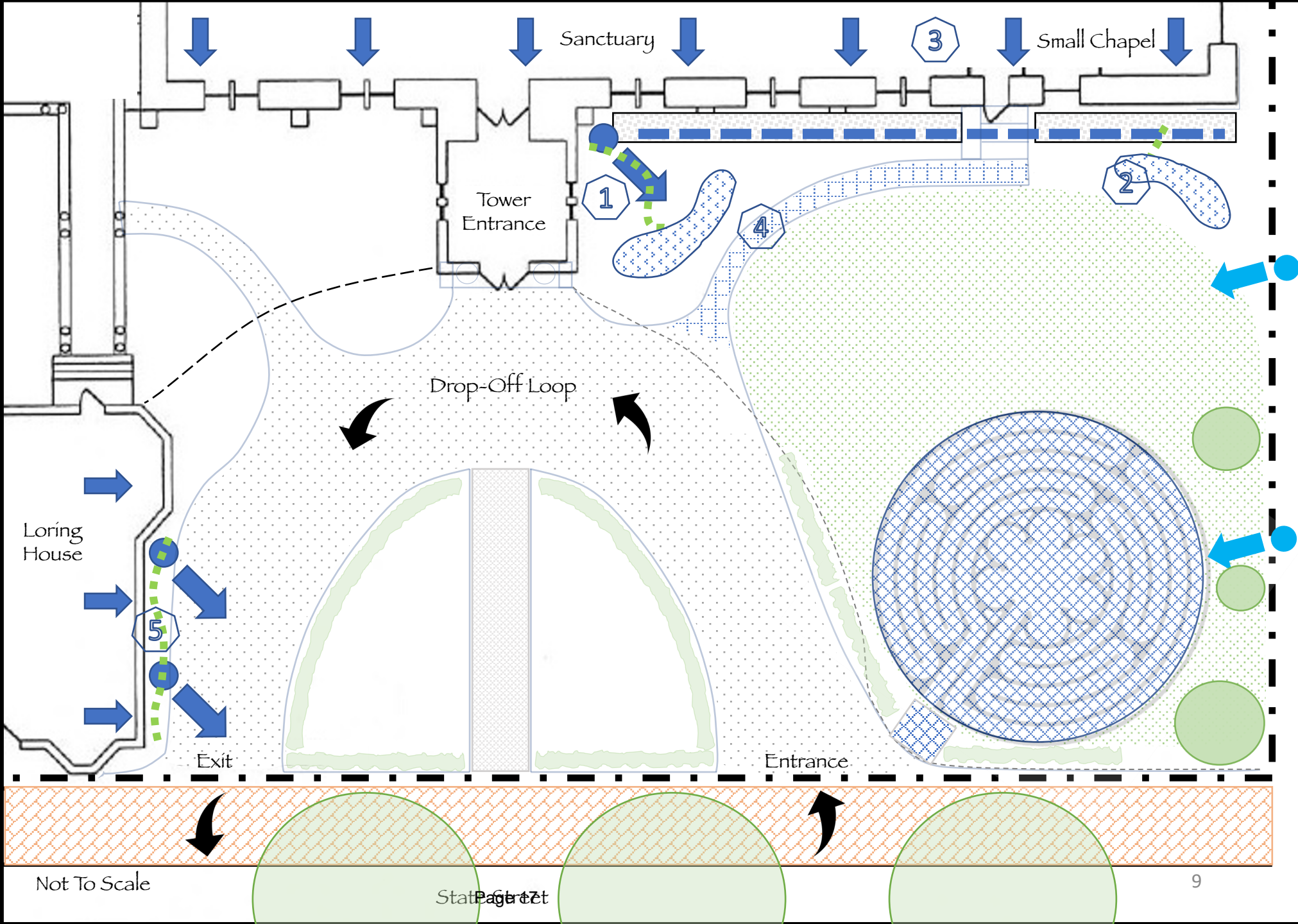
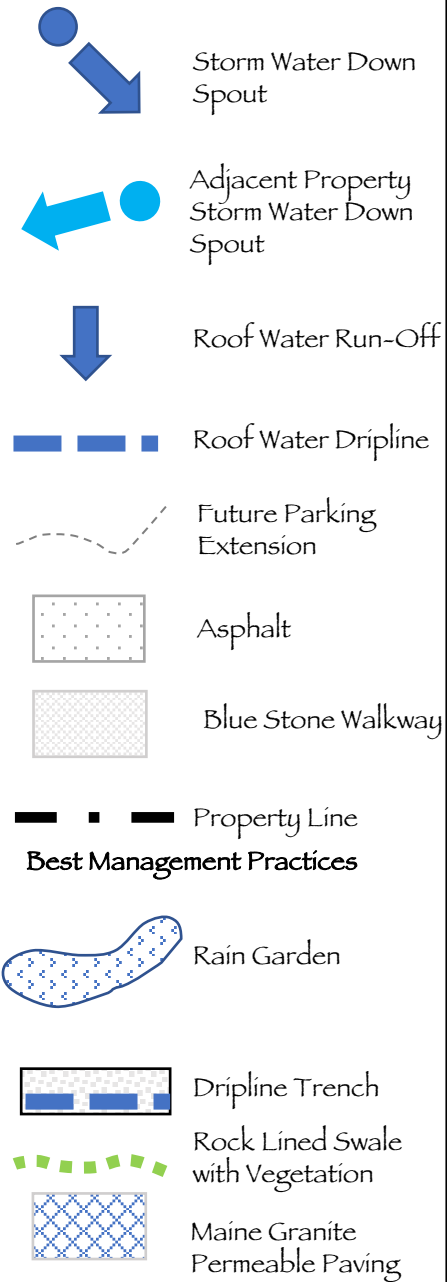
-Asphalt impervious path.
Opportunity: pervious Maine granite path



5

-Two downspouts in small area significant run-off
Opportunity: swale

ST. LUKE'S CATHEDRAL STORMWATER MANAGEMENT CONCEPTUAL DESIGN



GRADING AND DRAINAGE CONCEPTUAL DESIGN – Stormwater Management

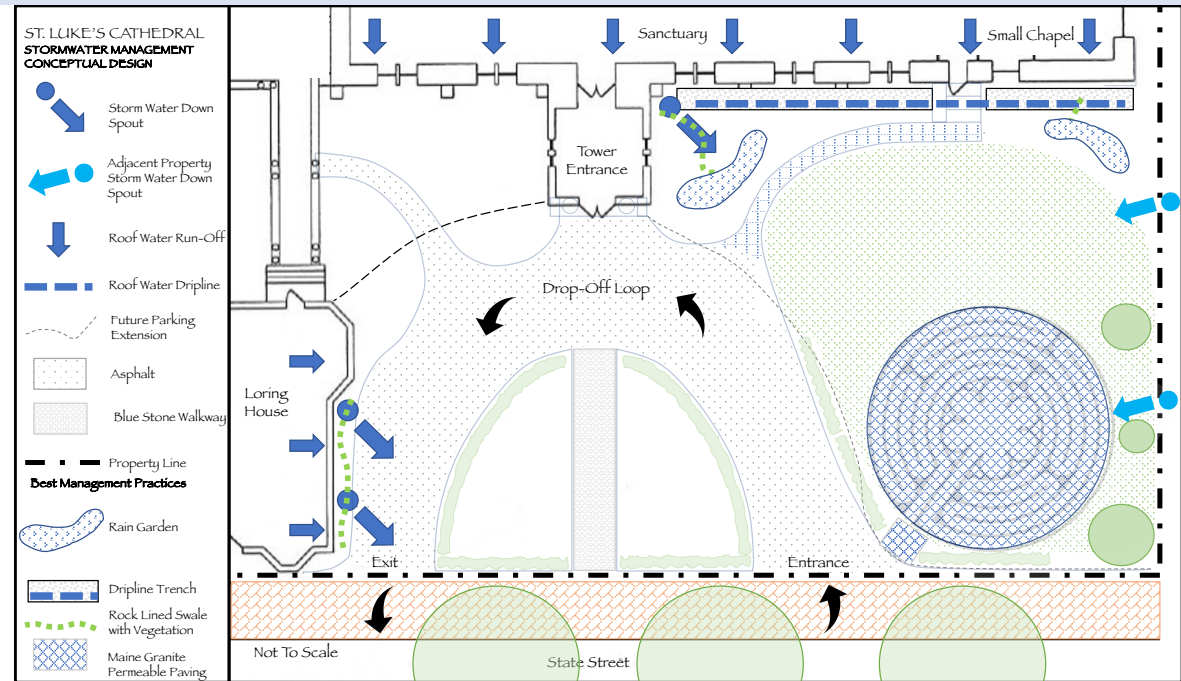
Best Management Practices (BMP)

- **BIORENTION BASIN - Rain Gardens**
- Benefits for local environment by acting as a natural filtration system significantly removing pollutants because they slow, decrease and clean the storm water run-off before it runs into local waterways.
 - Filters – cleans the pollution through percolation into soil
 - Reduces pollution – decreases sedimentation through retention
 - Slows the flow protecting local ecology, erosion, and spawning grounds
 - Supports ecology by providing habitat
 - Prevents flooding by reducing rate and quantity of storm water run-off



ST. LUKE'S CATHEDRAL - STORMWATER MANAGEMENT

Prepared by Jennifer A Bear, MLA - Confluence Designs



OPPORTUNITIES FOR BEST MANAGEMENT

- Rain Gardens
- Swales – vegetative or rock lined
- Dripline Trenches
- Pervious Paving – paver stones

RAIN GARDEN

How rain gardens work

- Attractive functional way to capture and filter stormwater
- Captures stormwater runoff from roofs, driveways, or other impervious surfaces through down-spouts, trenches or swales
- Decreases stormwater run-off carrying pollution by improving infiltration
- Can be a simple shallow depression with plants that can flourish in both moist and dry conditions
- Located at least 10 feet from foundation
- Designed to drain within 48 hours to reduce the risk of standing water and mosquito breeding
- Protects property from erosion
- Protects local water quality and habitat
- Re-use of stormwater reduces need for irrigation



Bioretention Basin – Rain Garden Construction Detail



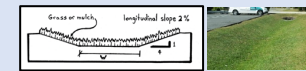
SWALES – vegetative or rock lined

How swales work

- Swales safely infiltrates and conveys stormwater run-off
- Minimum 2% slope from beginning to end
- Conveyed water away from any structures and to desired destination
- Slows runoff, allows sediments to filter out
- Improves water quality by reducing run-off volume and speed



Rock Swales with Vegetation Construction Detail



Grass Swale Construction Detail

DRIPLINE TRENCH

How dripline trenches work

- Collect and infiltrate stormwater from rooftop
- Control erosive runoff from the rooftop
- Conveys water away from structure and to desired location
- Minimize back splash
- Disperse water best when have sandy and gravel soil



Dripline Trench Construction Detail



PERVIOUS PAVING – asphalt, concrete turf block, and paver stones

How pervious paving works

- Designed to allow more runoff to sink into the ground
- Increases infiltration therefore improves water quality



STORMWATER MANAGEMENT

- Existing Stormwater Issues
 - Stormwater runoff flows towards buildings
 - Significant storm water run-off from:
 - On-site and off site down spouts
 - Paving
 - Roof drainage drip-line
- Goals
 - Move water away from Cathedral foundation, surrounding structures, and paving
 - Direct water to gardens
 - Prevent flooding
 - Capture water for re-use
- Environmental Approach - Best Management Practices (BMP)
 - Bioretention basins – rain gardens
 - Swales – rock/dry creek bed, and vegetated
 - Dripline trench or French drains
 - Pervious paving



Stormwater Run-Off by Proposed Demonstration Rain Garden



Existing Stormwater Run-Off Issues

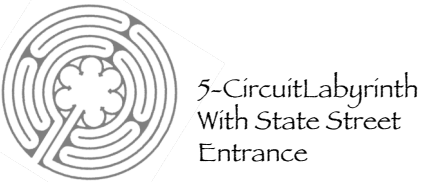
BEST MANAGEMENT PRACTICES (BMP)

- Best Management Practices (BMP) are part of low-impact development with the goal to minimize non-point source pollution in the watershed in an effort to improve water quality. Opportunity to provide BMP demonstration gardens for the community.
- 4 Goals of BMP
 - Effective pollutant removal
 - Remove fine particles: nutrients, sediments, heavy metals, dissolved pollutants, and hydrocarbons
 - Cooling
 - Effectively cool down stormwater
 - Protects aquatic life
 - Channel protection
 - Slow release of stormwater discharge
 - Avoids destabilization causing sedimentation and erosion
 - Minimizes volume and rate of discharge by minimizing impervious areas and maximizing infiltration and time of concentration of storm flows
 - Flood Control
 - Detention of stormwater minimizes flooding downstream

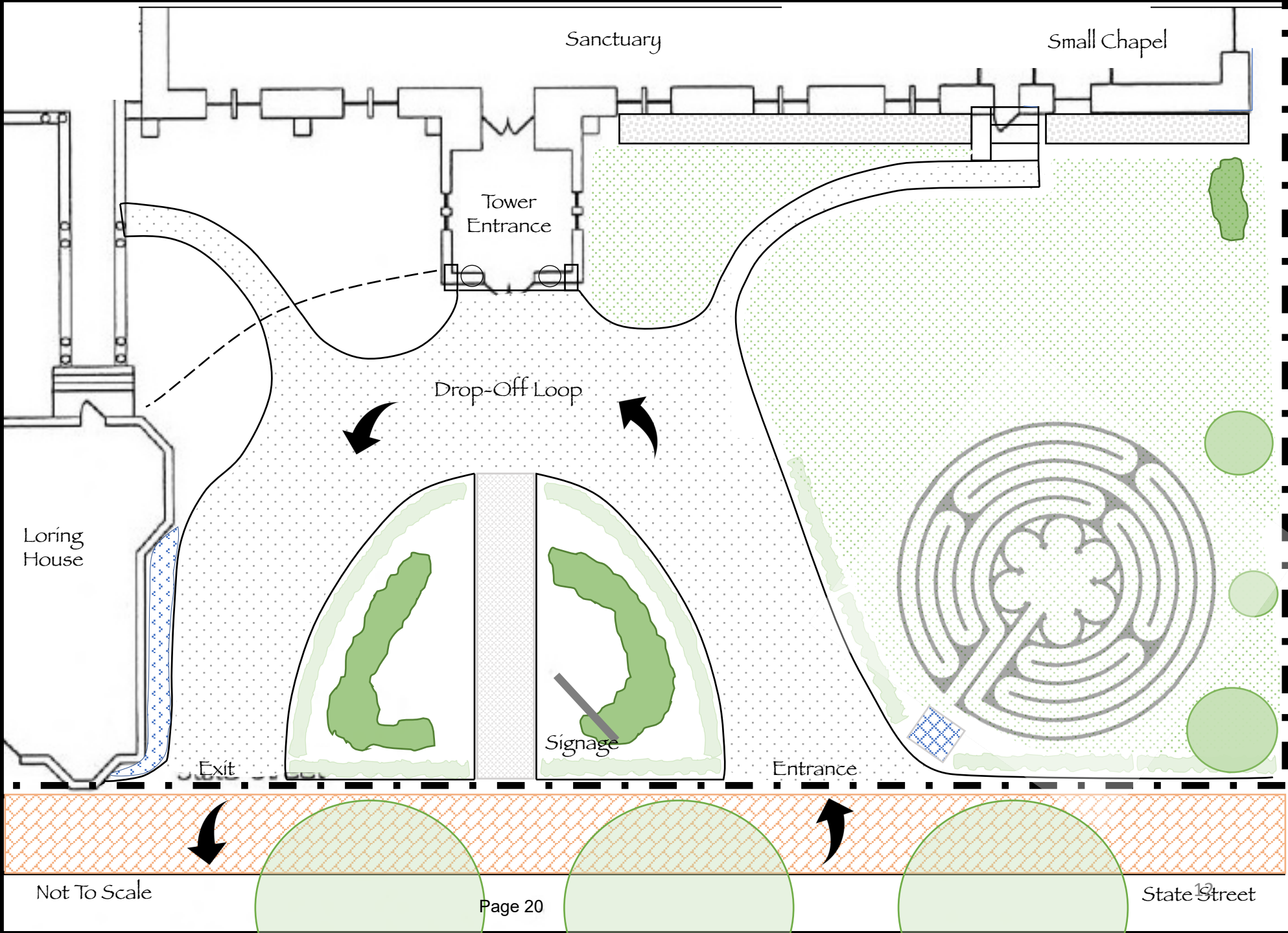
Benefits

- Benefits local environment by acting as a natural filtration system significantly removing pollutants since BMP's slow, decrease and clean the storm water run-off before it runs into local waterways
- Filters – cleans the pollution through percolation into soil
- Reduces pollution – decreases sedimentation through retention
- Slows the flow protecting local ecology, erosion, and spawning grounds
- Supports ecology by providing habitat
- Prevents flooding by reducing rate and quantity of storm water run-off

ST. LUKE'S CATHEDRAL
Labyrinth Conceptual Design
STATE STREET ENTRANCE



- Maine Granite
- Blue Stone Walkway
- Gravel Trench Drain
- Brick Sidewalk
- Asphalt
- Blue Stone Walkway
- Street Trees
- Hedge
- Perennial Beds
- Grass
- Signage



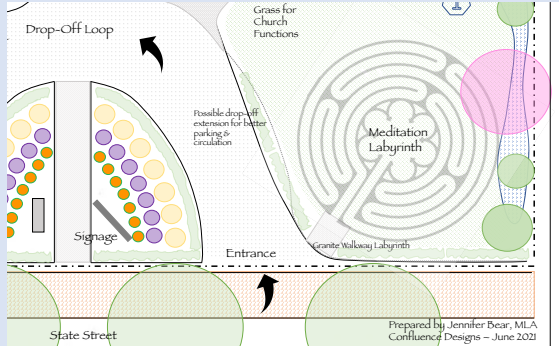
ST. LUKE'S CATHEDRAL - Labyrinth Conceptual Design

Prepared by Jennifer A Bear, MLA - Confluence Designs

LABYRINTH CONCEPTUAL DESIGN CHARTRES CLASSICAL LABYRINTH

- Meditative labyrinth classical Chartres modified design
- Benefits
 - Create meditative sacred space
 - Encourage community use
 - Use of previous local Maine granite
 - Legacy
- Location
 - State Street sidewalk entrance to encourage community use & maintain area by church for church functions
- Styles options - TBD based on approval
 - Circuits: pavers Outline: grass
 - Circuits: grass Outline: pavers

LABYRINTH SITE LAYOUT



- CLASSICAL 5- CIRCUIT CHARTRES MODIFIED LABYRINTH
 - Dimensions
 - 36' Diameter
 - 9' Center
 - 2' 8" Circuits

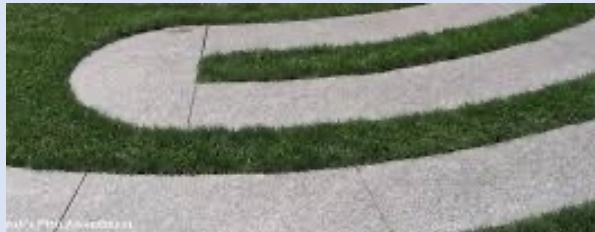


Preferred Layout

- Circuits: Pavers Outline: Grass
 - 18" Granite Pavers or 12" Granite Pavers
 - 14" Grass Outline or 20" Grass Outline
- Grass & Granite Percentages
 - 18" Granite Pavers - Approximately 44% Grass 56% Granite
 - 12" Granite Pavers - Approximately 62% Grass 38% Granite
 - 18" Granite Pavers or 12" Granite Pavers
 - 14" Grass Outline or 20" Grass Outline
- Alternative Layout
 - Circuits: Grass Outline: Granite Cobble
 - Approximately 75% Grass 25% Granite

PREFERRED LAYOUT STYLE - Circuits: Pavers Outline: Grass

- 18" Granite Pavers - Approximately 44% Grass 56% Granite
- 12" Granite Pavers - Approximately 62% Grass 38% Granite



ALTERNATIVE LAYOUT STYLE - Circuits: Grass Outline: Granite Cobble

- Approximately 75% Grass 25% Granite



LOCAL MAINE GRANITE



Local Quarry



Gray Granite



Rose Granite



Rose & Gray Granite



Rose & Gray Granite

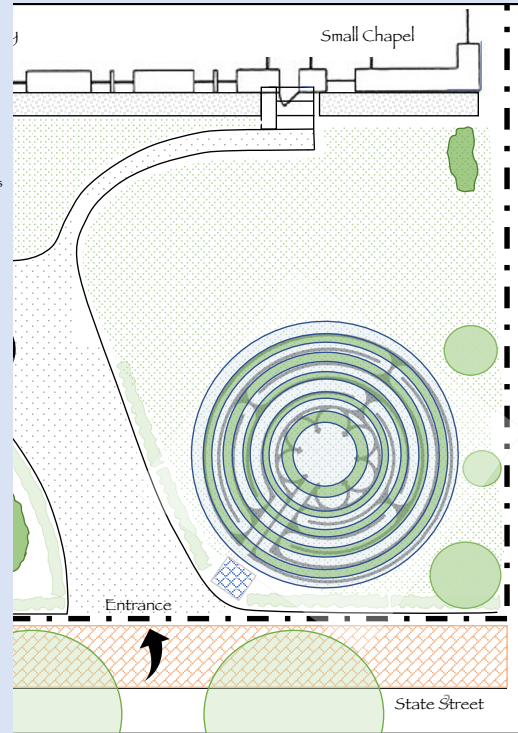
ST. LUKE'S CATHEDRAL - PREFERRED LABYRINTH LAYOUT

Prepared by Jennifer A Bear, MLA - Confluence Designs

REASONS WHY PREFERRED LAYOUT:

5 - CIRCUIT CLASSICAL MODIFIED LABYRINTH
CIRCUITS: GRANITE OUTLINE: GRASS

- Legacy Project
 - Long lasting
 - Durable Maine granite
- Welcoming
 - Clear what it is due to larger granite pavers, not hiding in the grass
 - Inviting: location close to sidewalk invites use
 - Easy to walk
 - Not a huge time commitment
- User Friendly
 - Width is easier to walk comfortably
 - Accessible for a variety of users i.e. children and the elderly
- Granite Circuits & Grass Outline
 - Granite allows for multi-use
 - Provides green space while providing a function
 - Allows for water permeation
 - Conventional classical method uses this style
- Installation
 - Less paver units
 - Less time consuming
 - Easier to install due to big pieces and trenching
 - Granite can be cut during the winter and ready for installation in spring
- Maintenance
 - Easier to maintain damage from frosting and heaving
 - Material won't break down
 - Less joints between pavers for weeding
 - Grass is easy to mow



LABYRINTH MOCK-UP LAYOUT ON-SITE



5 - CIRCUIT CLASSICAL MODIFIED LABYRINTH

5 - Circuit: Meditative labyrinth classical Chartres modified design

- Dimensions
 - 36' Diameter
 - 9' Center
 - 2'8" Circuits

Preferred Layout

- Circuits: Pavers Outline: Grass
 - 18" Granite Pavers or 12" Granite Pavers
 - 14" Grass Outline or 20" Grass Outline

Grass & Granite Percentages

- 18" Granite Pavers - Approximately 44% Grass 56% Granite
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- 18" Granite Pavers or 12" Granite Pavers
- 14" Grass Outline or 20" Grass Outline



Rose Granite



Classical Chartres Modified Design

Examples



ST. LUKE'S CATHEDRAL Conceptual Landscape Design

HARDSCAPE



5-Circuit Chartres
Labyrinth – Maine Granite
Circuits & Entrance Walkway



Maine Granite Walkway



Existing Signage- move
for better visibility

PLANTS



Existing Trees & Shrubs



Existing Hedge –
European Privet
Grass



Flowering Tree-
Magnolia



Woody Perennial-
Hydrangea/Azalea



Woody Perennial-
Blue Mist Spirea



Ornamental Grass-
Dwarf Maiden Grass



Ornamental Grass-
Karl Forester



Perennial Hosta-Existing
Transplanted or Divided



Perennial Daylily-Existing
Transplanted or Divided



Perennial Iris-Existing
Transplanted or Divided

STORMWATER MANAGEMENT

Environmental Best Management Practices



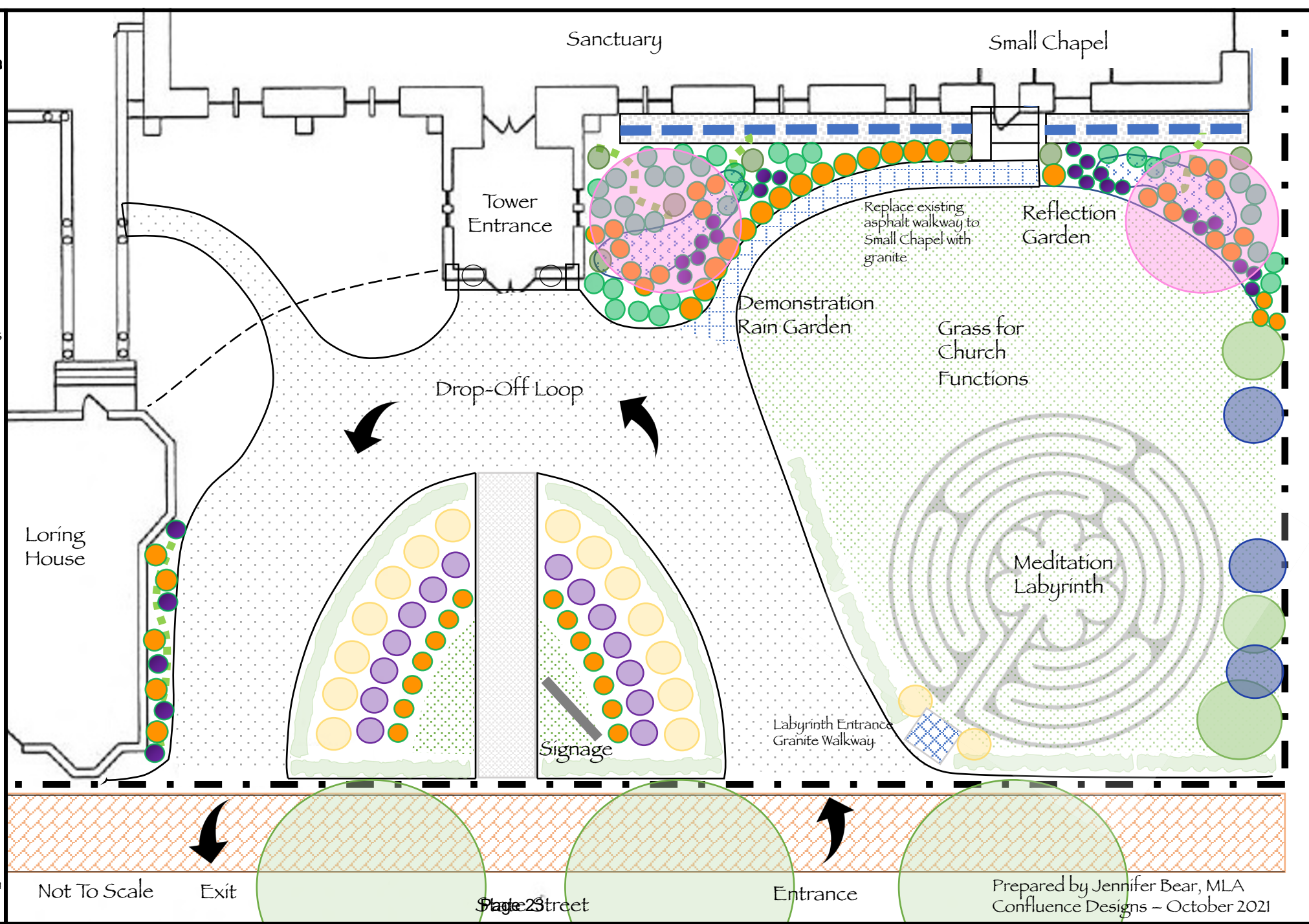
Rain Garden



Dripline Trench

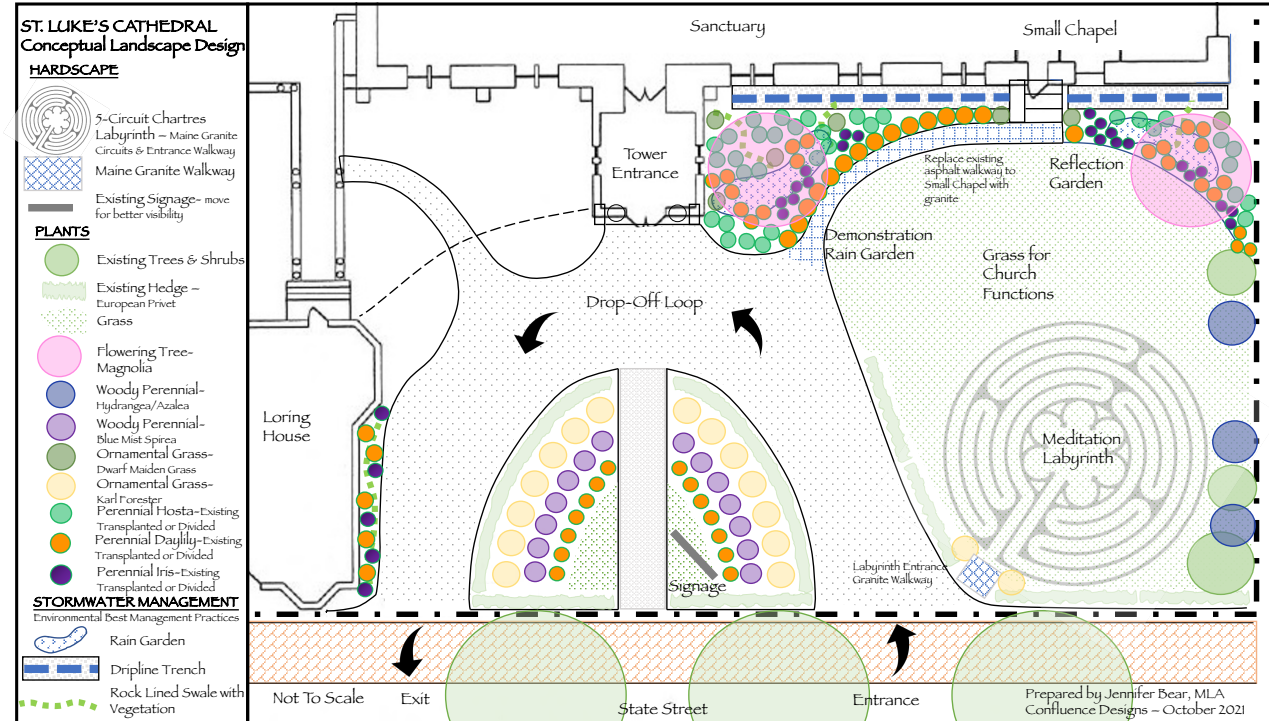


Rock Lined Swale with
Vegetation



ST. LUKE'S CATHEDRAL - Landscape Conceptual Design

Prepared by Jennifer A Bear, MLA - Confluence Designs



PROPOSED LANDSCAPE PLANTS



FLOWERING TREE - Cherry

Magnolia



PERENNIAL - Hosta



PERENNIAL - Daylily



PERENNIAL - Iris



PERENNIAL - Russian Sage

Blue Mist Spirea



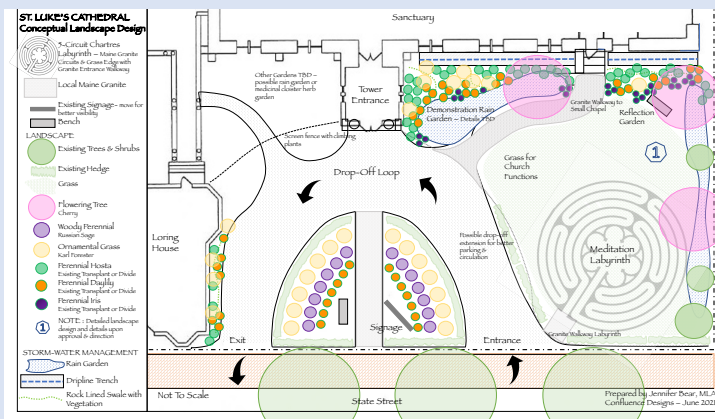
ORNAMENTAL GRASS - Karl Forester & Maiden Grass

LANDSCAPE CONCEPTUAL DESIGN

- Spiritual Contributions
 - Create sacred space
 - Reflection garden
 - Meditative labyrinth
- Strengthen Cathedral historical legacy
- Investment in landscape improvements
- Strengthen community bonds
- Community Contributions
 - Improve functional space for parishioners and community
 - Create welcoming environment
 - Create sacred meditative space
 - Encourage community use
 - Provide green space
 - Best Management Practices demonstration garden
- Environmental Contributions
 - Use of Best Management Practices
 - Re-use stormwater run-off
 - Use local materials i.e. Local Maine Granite
 - Use plants adapted to climate
 - Re-use and transplant existing plants
- Improve Visibility
 - Signage
 - Plant pallet
 - Create a sense of place, arrival, and cohesiveness



PREVIOUS DESIGN



**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**WORKSHOP
30-32 ATLANTIC STREET**

TO: Chair Pollard and Members of the Historic Preservation Board
FROM: Deb Andrews, Historic Preservation Program Manager
DATE: September 29, 2021
RE: October 6, 2021 **WORKSHOP – Preliminary Review of Proposed
Multifamily Residential Infill Construction**

Address: 30-32 Atlantic Street

Applicant/Building Owner: Kestral LLC

Architect: Lauren Reiter

Introduction

Architect Lauren Reiter, on behalf of developer Kestral LLC, has requested a workshop session to introduce a proposal for the construction of a multi-unit residential structure at 30-32 Atlantic Street. The subject parcel, located within the recently-designated Munjoy Hill Historic District, is currently a vacant lot. (The lot was formerly owned by the owners of 28 Atlantic to the south and was used as a side yard—hence the fence.)



Plans call for the construction of a three-story, four-unit residential building with parking for four vehicles at the ground floor level and accessed off the south elevation. The proposed structure features an elevator with rooftop overrun, rear decks at the second and third floor levels, as well as a rooftop deck with bulkhead to provide access.

Applicant's Project Narrative, Clarification regarding Applicable Review Standards

Along with submitted plans and elevations, Ms. Reiter has provided a very thorough project narrative that includes a detailed description of the project's context and the basis for the proposed design solution. The narrative also includes responses to each of the design principles and review standards applicable to new construction in the R-6 residential zone. Note that the narrative does not specifically address the historic

preservation ordinance's new construction standards, which are those that apply in this location and which supersede any otherwise applicable design standards. As the planning for this project began well before the formal designation of the Munjoy Hill Historic District, the project architect was working under the assumption that the R-6 design standards, as well as the design standards embedded in the Munjoy Hill Neighborhood Conservation Overlay District zoning, were those that applied to this development site. Staff did not request that Ms. Reiter rewrite the narrative to address the HP ordinance standards because the R-6 design principles and standards address the same basic compatibility factors as those used in the Historic Preservation Board's design review process (e.g. scale and form, composition of principal façade, etc.).

Project Context

Given Ms. Reiter's detailed description of the project context, there is no need to repeat the information here. The context description begins on page 2 of ATTACHMENT 1, under *Principle A: Overall Context*.

Project description

Again, the project architect's narrative includes a detailed description of the proposed building design.

As noted above, the building will accommodate four housing units. (It's not clear whether they're proposed as apartments or condominiums.) One unit is proposed for the ground floor level in front of the parking area. Two units are proposed for the second floor and the owner and developer's units will occupy the third floor. The building will be served by an elevator that leads to the third-floor level; the elevator does not lead to the roof. Access to the rooftop deck is from the third-floor unit only from a proposed stairway bulkhead. This top floor unit also has a deck off the back of the building that extends across the full width of the building. There is another rear deck at the second-floor level that serves the rear unit.

Identified Conflict with MHNCD Zoning Requirement

Note that the plans call for construction of a stairway bulkhead on top of the roof to provide access to a proposed rooftop deck. The height of the bulkhead would exceed the 35' maximum building height in the MHNCD and, according to the zoning administrator, would not be allowed as planned. In the MHNCD overlay zone, only chimneys and rooftop mechanicals (if shielded from view) are allowed to exceed the 35' height limitation.

It appears that the other rooftop elements, including the deck railing would be within the 35' allowable height.

Preliminary Staff Comments, Questions

Is there sufficient detail or relief to provide adequate visual interest?

Entrance seems undersized and downplayed for a building of this size

Trim details become especially important

Band that separates 2nd and 3rd floor sits directly on top of mulled windows

Floor heights are the inverse of what you saw traditionally which

Window placement is orderly particularly on front façade, but

Perhaps consideration should be given to a horizontal division in the windows, particularly the mulled windows in the bay, to provide a level of detail/visual interest

Sharp contrast between size of windows within the bays and those on the balance of the front façade. window sizes. Look at window sizes on neighboring buildings

Significant size difference between mulled three-lite windows in bay and other windows on front façade.

Rooftop Hedge as screen?

North elevation is 5 ½" from side property line and abutting residence is at the property line.

North elevation is very spare, few windows.

The masonry base stops at the recessed entry and does not continue on the north elevation. Does this read as a convincing base?

Front entrance is low to provide handicap access. The prevailing development pattern in the area is raised entry stoops. Given that handicap accessible access to upper floors is also provided from the garage, should consideration be given to

Please revise building plan to conform to required height of 35'. While HVAC equipment shielded from view is allowed to be higher than this limit, the proposed stairway bulkhead is not.

Applicable Ordinance Review Standards (from Standards for Review of Construction)

Following are the building characteristics used to gauge visual compatibility of infill construction within an existing context. The infill building need not follow the pattern set by its neighbors in each and every category, but should relate to a number of the easily discernable traits.

Scale and Form:

Height – The height of the proposed building shall be visually compatible with surrounding structures when viewed from any street or open space.

Width – The width of a building shall be visually compatible with structures and open spaces to which the building is visually related.

Proportion of principal facades – The relationship of the width to the height of the front elevation shall be visually compatible with structures to which the building is visually related.

Roof shapes – The roof shape of a structure, including rooftop additions, shall be visually compatible with the structures to which it is visually related.

Scale of the structure – The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structure, public ways, and places to which they are visually related.

Composition of Principal Facades

Proportion of openings – The relationship of the width to height of windows and doors and the location of windows and doors within the façade shall be visually compatible with structures, public ways and places to which the building is visually related.

Rhythm of solids to voids in facades – The relationship of solids to voids in the facade shall be visually compatible with the structures, public ways, and places to which it is visually related.

Rhythm of entrance porch and other projections – The rhythm of entrances and other façade projections or recesses shall be visually compatible with the structures, public ways, and places to which it is visually related.

Relationship of materials, texture and color – The relationship of the color and texture of materials (other than paint color) of the façade shall be visually compatible with the predominant materials used in the structures to which they are visually related.

Signs, canopies and awnings – Any new sign, and any change in the appearance of an existing sign located within a historic district, or historic landscape district, which is readily visible from any street or open space shall not be incongruous to the historic character of the district and shall comply with the criteria and guidelines specified in the Historic Resources Design Manual

Relationship to the street

Walls of continuity – Facades and site structures such as masonry walls, fences, and landscape masses shall when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the structures, public ways and places to which such elements are visually related.

Rhythm of spacing and structures on streets – The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related.

Directional expression of principal elevations – A building shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical, horizontal, or nondirectional character.

Attachments:

1. Cover letter and architectural narrative from architect
2. Plans, elevations and renderings
3. Siding specification
4. Window specification

COVER LETTER & DESIGN NARRATIVE

September 30, 2021

City of Portland
Historic Preservation Board
Planning and Development
389 Congress Street
Portland, ME 04101

RE: HPBR-001790-2021 Major Review, 30-32 Atlantic Street

To Whom it may concern:

On behalf of Kestrel, LLC, the owner and developer of the 30-32 Atlantic Street project, we are submitting the attached application and associated materials for review by the Historic Preservation Board and staff for the purpose of issuing a **Certificate of Appropriateness** under the provisions of the Historic Preservation ordinance.

The proposed building is on a vacant site, on a street that has a mixture of 1-1/2 to 3-1/2 story houses (plus a one-story American Legion); there are also a number of 4 to 4-1/2 story residential buildings on nearby streets.

The R-6 Infill Development Design Principles & Standards have shaped this building's design, and as such, the current design takes its inspiration from the classic triple-decker, with a dominant vertical bay on the street elevation, flat roof, brick base below the wood siding, vertically-proportioned windows, a human-scaled entrance porch, and a street facade with more than 80% of living space on the ground floor (100% at upper floors). Garage doors are well-set back from the street view and recessed into the facade. The primary siding is an engineered wood lap siding, with a complementary vertical siding of the same material and same color at selected areas – primarily the central bay.

As you will see, we have chosen to NOT max-out the height of the building, except at the central bay; we found that a consistent 35' roof all across the building width made the building look far too boxy, and therefore reduced both height and width of rooflines. Set back from the street, selective other areas (such as the elevator shaft) are also at the maximum 35', but these elements will be nearly invisible from the street view. Similarly, roof deck, railings and mechanical equipment are all positioned at the lower, main roof elevation and are obscured by the high level roof at the central bay – thus, for all intents and purposed, invisible from the street. The one exception to the under-35' roofs is the bulkhead for the stair up to the roof, which is approximately 4'-0" above the 35', but this is set far back from the main façade of the building.

The side yard location on the north side of the building is slightly wider than the minimum 5' setback, but note that this facade is the least fenestrated, both due to the internal plan layouts and to the limitation on window openings when the building wall is less than 10' from the lot line.

Other notable details are the fairly tall fascia trim on the primary roof, to either side of the higher bay. This fascia serves to obscure the roof slope behind, as well as the gutters along the long side walls of the building. A brick base along the front façade, integrated with brick planters in front, reference the traditional masonry bases seen consistently throughout the neighborhood. And, importantly, the building's design includes numerous sustainable features, including a highly insulated envelope with triple-glazed windows, low VOC materials and finishes, high-efficiency

lighting throughout, plentiful daylight, ERVs to provide high levels of filtered outside air, infrastructure to allow for a future photovoltaic array on the roof, and a rain-garden to manage stormwater.

We believe that the proposed multi-family building will be a handsome building in scale with its context and will be a quiet - but genuine - asset to the neighborhood.

DESIGN PRINCIPLES AND STANDARDS

PRINCIPLE A: Overall Context

Atlantic Street is a two-way, 50' wide street that runs between Congress Street at the north and Fore Street at the south end. The proposed project site is on the west side of the street, between Gilberts Lane and Fore Street. The street has a significant downward slope, starting at Congress Street, though the actual proposed project site has a relatively gentle downward slope of approximately 2.5' from north to south.

The project is located on a vacant site that was formerly owned by the neighboring property to the south, #28, and was used as a side yard to that building. As such, it is currently home to grass and some trees, as well as a brick-paved on-grade patio. It is, however, interesting to note that a residential building once stood on the site, with an unknown demolition date. (The buildings on either side, visible in the photograph below, remain to this day.)



32 Atlantic St., circa 1924
source: City of Portland

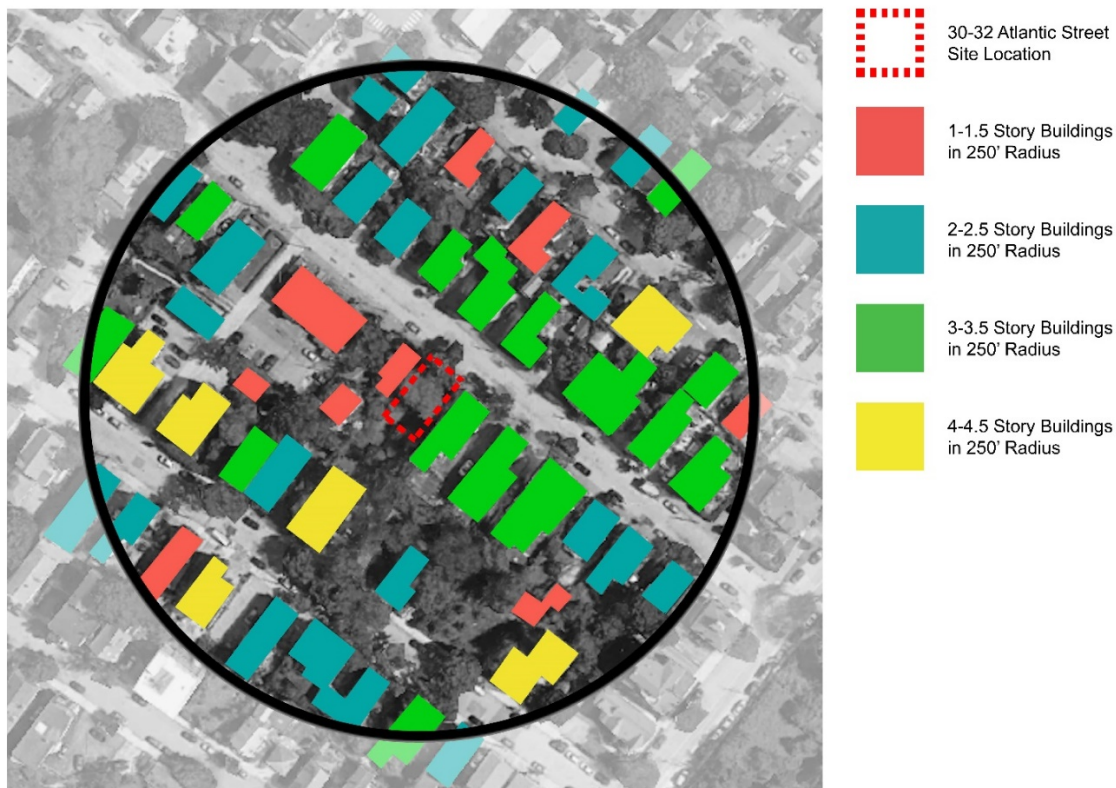
The dominant building disposition context of the area is that the buildings are located along one of the side lot lines, with a driveway along the opposing lot line. Relative to our site at 30-32 Atlantic, #28 to the south has a driveway on the south side of the lot, while #34 to the north has a driveway on the north side of the lot – but the majority of driveways along Atlantic Street are on the south (downhill) side of the lots. An existing curb-cut is already in place on the south side of the 30-32 Atlantic lot. There are very few vacant lots in the area, though there are two other lots on Atlantic Street without buildings.

Other general observations about Atlantic St. and its neighboring parallel streets, St. Lawrence and Munjoy Streets include:

- The west side of Atlantic Street, from Fore to Congress is truly a polyglot of sizes and shapes, from a 1-story ranch (#68) to the bizarre flat-roofed American Legion building (#42), to a wide 3-story Mansard-roofed building sitting on a grassy plinth and deep front yard (#74). The only triple-decker on the west side of Atlantic Street is directly adjacent to the project site (#28).
- The east side of Atlantic Street is more consistent in size, with several 3-story or very tall 2.5 story buildings. One of the more striking buildings on the east side is a very wide, all-brick, 3-story building with a flat roof (#55). Many of the buildings on the east side have entrance porches located along the side of the building – i.e. no doorway along the front façade. There appear to be fewer building with projecting bays on the east side of Atlantic.
- St Lawrence Street, from Fore to Congress, has more large buildings than Atlantic Street, including eight flat-roofed triple deckers, and some very tall 3-story buildings.
- Munjoy Street has some very handsome new multi-families: the 4-story building at #72, as well as the 3-story, very wide #65. This street seems to set a local “precedent” of multi-unit buildings with garages entered from the side of the building, rather than having garage doors within the street facade.

It is hard to say that there is a dominant size of building in the immediate context: there are many of each size ranging from one-an-a-half stories to four+ stories. While the neighboring building adjacent to the proposed building site on the south side is a classic flat-roofed triple-unit 3-story building, the neighbor directly north is a small one-and-a-half gabled roof building. The home directly across the street is a two-and-half story with the first floor raised well above the street, so that the building appears quite tall.

The diagram below shows building sizes within a 250' radius of the site.



It is also very difficult to find consistent building typologies on Atlantic Street and its neighboring parallel streets, St. Lawrence and Munjoy Streets. Buildings vary from simple one-and-a-half story

single-family residences to four-plus story multi-family buildings -- and everything in between. While the majority of the buildings are older, gable-roofed buildings, there are also numerous examples of classic flat-roofed triple deckers, and contemporary interpretations of all sizes. This variety can be seen in the photos below of the immediate context (project site is highlighted in yellow) as well as in Section U.



However, considering the three streets (Atlantic/St. Lawrence/Munjoy) in the blocks from Fore Street to Congress Street, there are some distinct commonalities:

- Almost every building, of any size, has an exposed brick basement wall, rising roughly 2' to 4' above grade, with a change to clapboard or other siding at the elevated first floor height.
- Most buildings are set approximately 2' to 5' back from the sidewalk line. Many have narrow-tread stairs rising from the sidewalk line to a shallow stoop at the first floor level, while others have side entrance porches. The space between the front façade and the sidewalk is often planted. Most first floors are elevated – presumably, in part, because of the steep slope of the streets.
- Very few houses have centered entrances – the entrance is usually on one side of the front façade, or around the side of the building. Entrances are usually defined by some kind of porch structure, even if it is very shallow in depth.
- The vast majority of buildings are two-and-a-half stories or higher.
- Facade materials above the brick base are typically painted clapboard, but the exposure width varies. Even newer buildings tend to use horizontal lap siding. Colors run the gamut from white with white window trim, to very dark blue with black window trim.
- If a building has a projecting bay, the bay usually has its own unique roof line. The bay is usually defined by unique trim around the windows and at the cornice of the projecting bay. The windows in the bay are often different from the other windows on the building, and thus there may be two to three sizes of windows on the front façade.
- Almost all windows are vertically proportioned and vary on the front façade from two to three sizes per building.
- Massing and roof forms are typically simple, though most gable roofs have dormers. Gables are generally perpendicular to the street.

- The houses along the corners of Fore Street are almost uniformly larger and grander, and the buildings along the corners at Congress Street are generally more commercial, than the buildings in the blocks in-between.
- The dominant building-site disposition of the area is that the buildings are located along one of the side lot lines, with a driveway along the opposing lot line. No buildings on Atlantic Street have garage doors along the front façade, though there are several free-standing garages recessed to the back and side of the lots.

Standard A-1: Scale and Form- Height/Massing/Principle Façade Proportion, Roof Shapes, Scale

The scale, form and proportion of the proposed building all fall within or under the maximum allowed by the prevailing zoning of the site. The building's design is predicated on the three-story flat-roofed "triple decker" typology as the underlying form-giver, with a dominant vertical bay and flat roof, and an entrance oriented to the street. The adjacent building to the south, #28, is also a triple-decker.

Standard A-2: Composition of Principle Façade – Openings Proportion, Rhythm solids to voids

There is no single dominant building type or façade in the immediate vicinity of the site, so it is difficult to compare facades, other than some of the unifying characteristics noted above (brick base, shallow setback from the street, asymmetrical entrance, etc.) The proposed building is relatively wide, compared to other buildings nearby, but the three story bay in the middle of the width serves to mitigate the perception of a too-wide building. The vertical bay is just under 50% of the width of the overall façade (16.25':35'), and – like so many of the bays on all building types in the area - has its own unique windows. The brick base wraps around the entire front façade, like almost all others in the area. The bay is closer to the south corner of the façade, in order to create an adequate width for the entrance porch on the north corner. The asymmetrical bay and entrance oriented to one side of the building are typical of buildings in the area. The total area of windows is 24% of the front façade, similar in proportion to many neighboring buildings.

Standard A-3: Relationship to the Street- Rhythm of Spacing/Structure on Streets/Orientation

The proposed building is set back from the street by 5.25', in keeping with the small front yards found on adjoining properties and most properties in the area. The front setback is approximately the average distance of the neighboring buildings' setbacks from the sidewalk: #28 (4.8') and #36 (5.6'). As an observation, it seems that most neighboring buildings' setbacks are just enough to allow for steps and a shallow stoop to get up to the first floor level, with the remaining interstitial yard used as a planter. As a modern day equivalent, our setback is just enough to accommodate an ADA-compliant ramp from the sidewalk up to the entrance porch, with planters filling the remaining yard between the building and the sidewalk.

Similar to the dominant pattern of the neighborhood, the building is closer to one lot line, in order to provide a driveway along the other side. As with a great many buildings on Atlantic Avenue, this driveway is on the "downhill" side.

PRINCIPLE B: Massing

Standard B-1: Massing- Bulk/Size/Volume/Scale/Shape

As noted above, the "inspiration" for this building is the ubiquitous triple-decker. However, it must be said that this typology – while common and "beloved" - is one of Portland's homeliest building types. Reminiscent of a shoebox turned on its side, the flat-topped buildings are usually relieved only by the front bays and perhaps a jog or two on one of the two long building facades. To that end, this project seeks to create a livelier and more appealing version in its roofline and form, by letting its vertical bay pop up above the main roof form – thus breaking up the mass both vertically and horizontally. The higher bay rises to a few inches under the maximum allowable height of 35'

and serves to hide from view the mechanical equipment and roof terrace railings behind. The lower primary roof, at just over 30', is well under the maximum allowable height – thus reducing the overall scale of the building in relation to its neighbors. The resultant primary roof is actually lower than the neighboring 3 story building, and – while it is much higher than the building to the north, is 15% lower than lower than what is allowed by zoning.



The cladding on the center bay is vertical, in contrast the horizontal siding elsewhere; again, this appears to reduce the width of the building, while also creating a unique treatment at the bay, taking cues from the unique decorative treatment that is often given to bays on historic buildings of all types.

As is typical with the triple decker typology, the building is the maximum length allowed by zoning, and therefore has long north and south facades. The south and west facades are relieved by a covered terrace on the second floor and full-width terrace on the third floor, again, referential to the typical rear decks or balconies of the classic triple deckers. The south massing is further diminished by the recessed garage bays at the first floor level.

Standard B-2: Roof Forms

As is common with 3 story, multi-unit building in Munjoy Hill and throughout Portland, the roof is for all intents and purposes flat. (For drainage purposes, it actually crowns along the center east-west axis and pitches to north and south by $\frac{1}{4}$ " per foot to gutters on the north and south facades). Because of the slight pitch, the cornice trim on the east façade is quite tall in order to present to the street a uniform cornice height, with built-up trim providing depth and shadow lines to the cornice. The upper roof - also flat - at the top of the bay has a similar cornice trim, though the cornice trim's height in this location clearly marks this roof as the secondary roof-form. The roof of the recessed entrance porch has a protruding cornice, similar to the upper cornices.

Standard B-3: Main Roofs & Subsidiary Roofs

See Standard B-2 above.

Standard B-4: Roof Pitch

See Standard B-2 above.

Standard B-5: Façade Articulation

The façade offers a fresh version of many of the enlivening features of buildings in the area; the bay is asymmetrically set along the width of the building, but has a symmetrical treatment within itself, similar to bays throughout the area. The bay serves to break down the scale of the building, with a better relationship to its north neighbor, #36. The clearly-articulated entrance provides an inviting sheltered transition space into the building entrance. While the siding is intended to all be the same color, the change in orientation clearly marks that the bay is a “special” part of the building.



Standard B-6: Garages

Much of the recent outcry about Munjoy Hill’s “modern building boom” was focused on the newer buildings’ incorporation of dominating street-facing garage doors at the expense of inviting living spaces along the streetscape. Having always hated the gaping maw of garage doors in urban and suburban architecture, it did not take regulations to determine that the garage doors were not going to sully this street façade! The gently zig-zagging south façade, recessed under the second floor at the rear half of the building, provides space for the five individual garage doors. Though seen obliquely from the street, this creates an inviting, small-scaled passage to multiple parking spaces. The resultant front façade, including the entrance porch, is thus 100% living- and people-space.

PRINCIPLE C: Orientation to the Street

Standard C-1: Entrances

The proposed design includes an inviting recessed entrance porch with a decorative cornice around the projecting roof, wood floor, and sconce light. The orientation of the entrance is along one side of the house, as is typical. While the typical first floor in this neighborhood is at least a few feet above grade, the first floor entrance to this building is just a few inches above grade, in order to provide an ADA-compliant transition from the sidewalk to the entrance door, as well as an ADA-compliant entrance from the garage interior to the building. As such, it is not consistent with the context, but on the other hand, this avoids visually-discordant lifts or ramps. The framing of the porch, with its corner column and projecting cornice does reference local details.

Standard C-2: Visual Privacy

Given the first floor elevation at just a few inches above average grade and an 8'-0" ceiling height at the first floor, the first floor window sills are approximately 42" above grade. Any higher sill height would make the first floor apartment unpleasant. The planter in front of all windows in the first floor apartment create a buffer that will prevent people from getting too close and peering into windows, and the apartment interior includes "public" living spaces (i.e. not bedrooms or bathroom). The building owner will provide window treatment to provide further privacy.

Standard C-3: Transition Spaces

As described above, the recessed entrance porch provides a transition space between the brick-paved entrance path and building entrance, as does the planter between the building and the sidewalk. Planting will be symmetrical about the bay, with taller plants in front of windows to either side of the bay.

PRINCIPLE D: Proportion & Scale

Standard D-1: Windows

In keeping with the local vernacular, all windows are vertically proportioned. With the exception of the windows on the front bay, all of the other windows on the front façade, and in the majority of the south façade are 30" wide x 48" high windows. The front bay assembles three vertical windows as a single unit and central feature window at the center of the bay at each floor, with a common width; the height changes from 4'-6" at the first floor to 5'-6" at the 2nd floor, to 6'-6" at the third floor, reflective of the increasing ceiling heights within. The same window sizes occur on the other facades – that is, the 30"x48" windows with the tripe-unit windows (all 5'-6"high) occurring at the living spaces. Fundamentally, there are the two major window types: the single vertical unit and the triple-unit. All windows (and exterior sliders at the rear terraces) are Bruegmann bluEvolution 82 MD triple-glazed, high performance, tilt-turn UPVC windows.

Standard D-2: Fenestration

The percentages of window & door areas relative to each façade are the following:

East (main street façade): 24%

South: 25%

West: 28%

North: 7%. *Note: this façade is 5.6 feet from the lot line, and the spaces behind this wall are generally circulation, fire stair and other non-primary spaces – thus the decision and/or requirement to limit windows on this façade.*

Standard D-3: Porches

The entrance porch is intended as a transition space, not a "resting space"; its dimensions are 5.3' wide x 6.6' deep, with a total area of 35 SF. It is not required for open space calculations and is intended to reflect the characteristic provision of the "get- out-of-the-rain-and-get-your-keys-out" space just in front of the entrance doors, similar to entrance stoops nearby.

PRINCIPLE E: Balance

Standard E-1: Window & Door Height

On the east, primary façade, there are two clear window patterns. The smaller, single windows all align vertically, while the taller windows at the center of the bay have a higher head height. This rhythm of alignments is consistent on all three floors. Similarly, on the south facades, all of the single windows are vertically aligned, while the "special" triple units are taller and higher. At the west façade, all windows have a uniform height across the façade, though the sliders onto the

terraces at the recessed walls have a lower head height for structural reasons. On the north wall, all windows are the same height and have uniform head heights across all floors.

Standard E-2: Window & Door Alignment

Windows and/or doors are stacked for vertical alignment throughout.

Standard E-3: Symmetry

The center bay, though not symmetrically located in the width of the façade, is clearly the central visual element of the east façade, and all windows are clearly centered in this bay. It would be reasonable to say that the facade has an A-B-AA rhythm, as do other buildings in the neighborhood.

PRINCIPLE F: Articulation

Standard F-1: Articulation

The primary articulation of the public, street-facing façade is the three-story bay, which is directly reminiscent of the articulated bay of triple-deckers. As with that typology, the windows on the bay are vertically proportioned, but slightly different than the windows on the flat façade to either side. The bay is formed with perpendicular sides, rather than angled, for a more contemporary interpretation of the bay, and siding is run vertically for further emphasis on the ‘special-ness’ of this section. Finally, this bay crowns at a higher level than the primary roof height, to provide interest at the skyline and to reduce the perceived width of the overall building.

The higher bay serves to conceal roof terraces and mechanical equipment set far back from the front façade, though the roof terrace trees will provide a lovely green skyline, when seen from a distance.

Cornices at the top of all roof lines along the front façade, and including the first floor level entrance porch, are articulated similarly, though will be dimensionally different for their respective scales.

A brick base, up to approximately 2.5’ above grade, wraps the front facade below the siding, giving a solid base to the building.

Standard F-2: Window Types

Windows are fundamentally two types: a single vertical unit of consistent size, and a triple unit comprised of three equal-width sashes. On the front facade, the height of the triple units varies with the floor level, relating to interior ceiling heights, but the width remains constant. A 3” wide flat trim cases all around all windows.

Standard F-3: Visual Cohesion

The building materials are very simple: engineered wood lap siding run horizontally; vertical siding *in the same color* at the front bay and at rooftop bulkheads which rise above the primary roof level; a dark brick base below the siding along the front façade. A similarly-colored dark masonry will be used at the set-back wall of the garage doors at the south elevation. The siding is intended to be a mid-intensity color, with dark window and door frames as seen below.

Standard F-4: Delineation between Floors

Window heads, aligned across all facades, clearly indicate the delineation of floors. A horizontal trim is added at the vertical siding on the bay, directly above the window heads. This serves two purposes: to delineate the top of each floor, as well as to conceal the horizontal joint in siding panel heights.

Standard F-5: Porches

As described above, the entrance porch is seen as a transitional space and version of the neighborhood entrance stoop, as opposed to an outdoor living space. It is tucked in under the second floor, within the mass of the building. The side wall is solid and clad in the same wood siding as elsewhere, for a “quiet” enclosure without introducing a new material at such a small area. A square wooden column anchors the open corner of the porch.

Standard F-6: Main Entries

The main entrance, located within the entrance porch, is oriented to the street and is a clear part of the front façade. The entry sequence is domestic in scale, with a full glass door and scone-lit porch providing a welcoming entrance in the day or night.

Standard F-6: Articulation

All eaves project over the building façade by a minimum of 6”. The cornice trim on the east, primary façade serves to obscure the gutters and wraps around both corners of the building until the gutters begin. The cornice trim on the upper bay roof wraps around and continues for the full length of the bay roof. Cornices on the rear bulkheads and west faced are simpler, flat trim details and follow the slight pitch of the roof-lines.

As noted above, the proposed trim is a flat stock 3” all around the window and door openings, which is in proper scale with the openings and overall building.

PRINCIPLE G: Materials

Standard G-1: Materials

Consistent with the majority of buildings in the neighborhood context, the primary siding for the project is painted horizontal lap siding. The proposed material is LP SmartSiding, with a horizontal lap at the majority of the building, and a vertical board & batten treatment at the central bay and at the bulkhead walls above the primary roof. All siding will be in the same color. The horizontal siding will have an exposure of 6.84”. The battens on the vertical siding will be centered every 8”, using 1.5” wide battens, so the exposure between battens is 6.5”.

Standard G-2: Material & façade design

The layering of materials on the building facades is conventional, with a masonry base (brick at the front façade, concrete foundation walls, elsewhere), with wood siding above.

Standard G-3: Chimneys

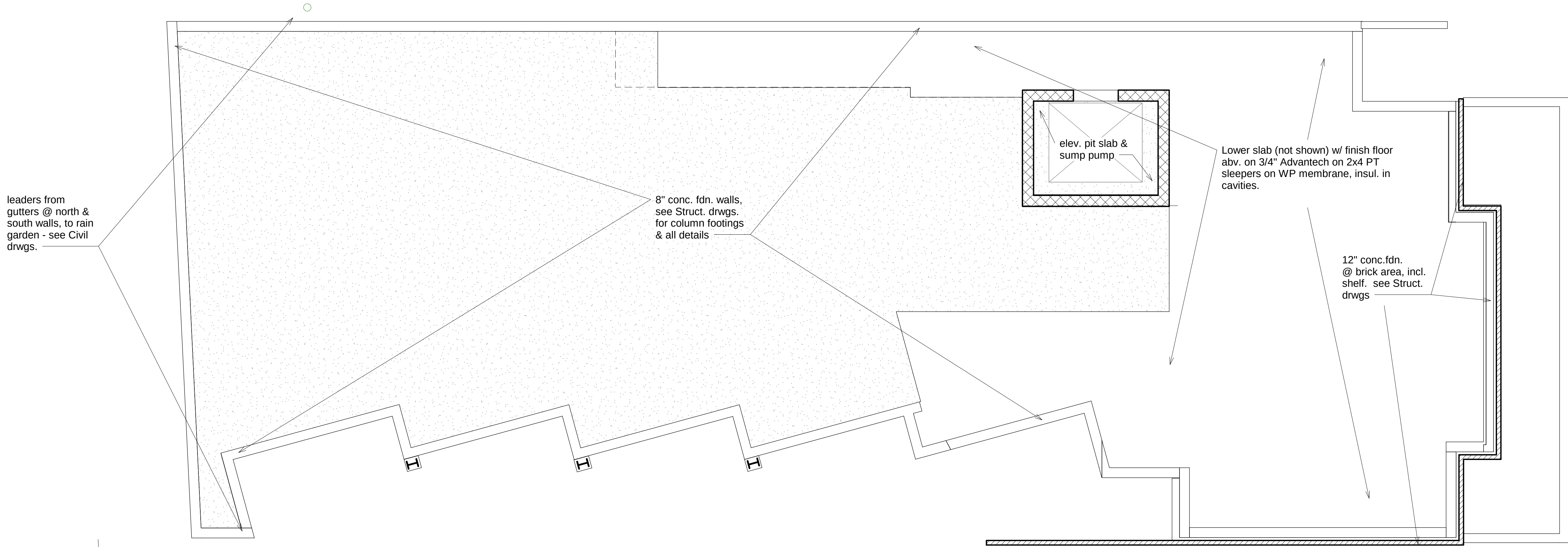
Not applicable.

Standard G-4: Window Types

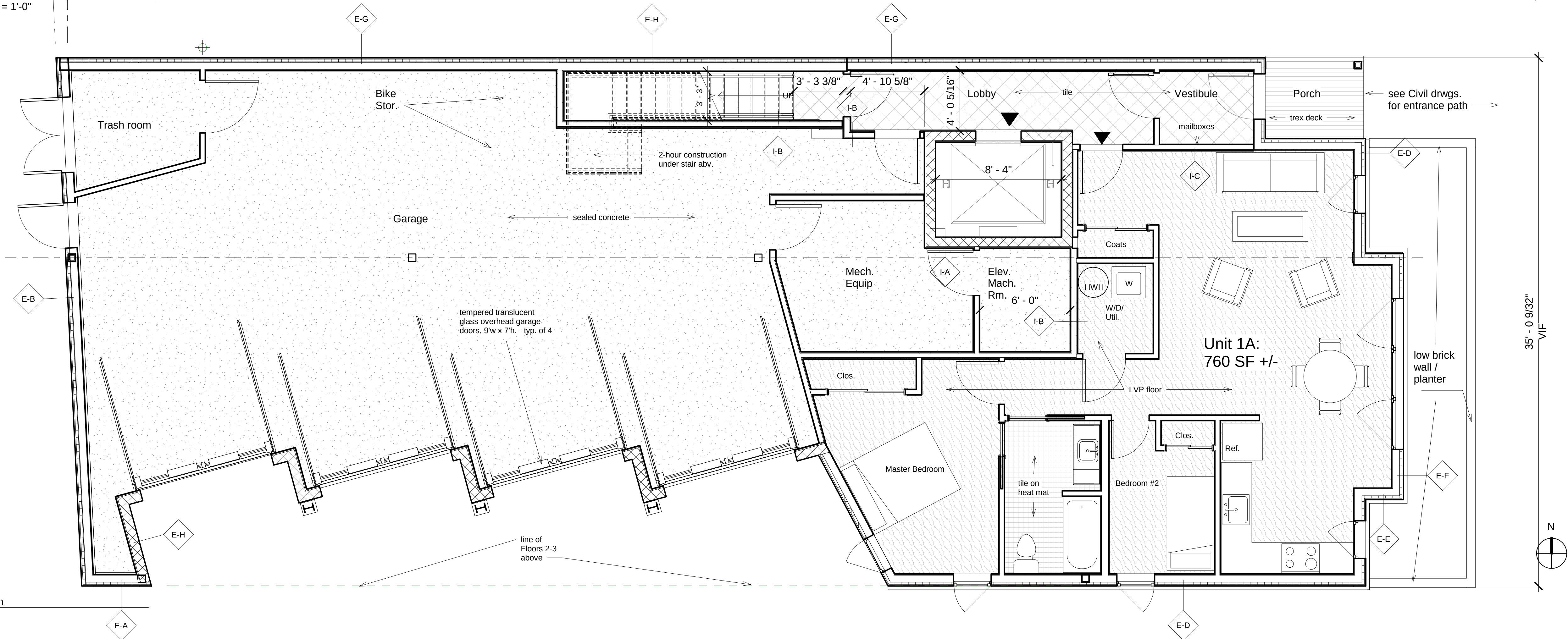
There are fundamentally two window types: the single unit and the triple unit. The triple units are higher than the single units, consistently, and there is a small height difference at each floor at the triple units. Reference Standards E-1 and F-1 above.

Standard G-5: Patios & Plazas

Not applicable.



2 Foundation Plan
1/4" = 1'-0"



1 1st Floor Plan
1/4" = 1'-0"

Cornerstone Building & Restoration / Lauren J. Reiter Architect
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tel. 917-502-2225
email: lreiter@cornerstonebr.com

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Mechanical Engineer
Bennett Engineering
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207-865-9475
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Revision Schedule

Revision Number	Revision Description	Revision Date
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Issued for Major Site Plan Application
May 15, 2020

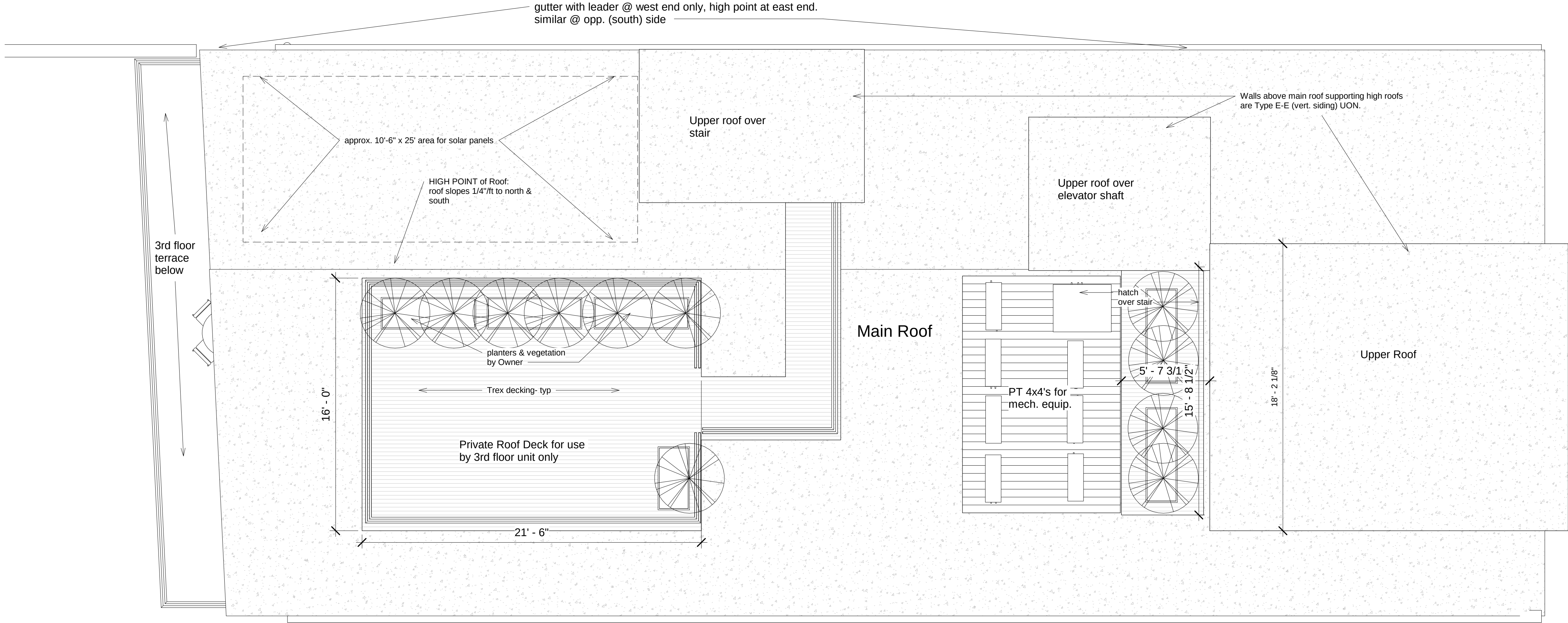
K. PARSON
30-32 Atlantic Apartments
30-32 Atlantic Street
Portland, ME 04101

Foundation & First Floor Plans

Project number	Portland, ME 04101
Date	Issue Date
Drawn by	Author
Checked by	Checker

A201

Scale	1/4" = 1'-0"
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1 Roof Plan
1/4" = 1'-0"

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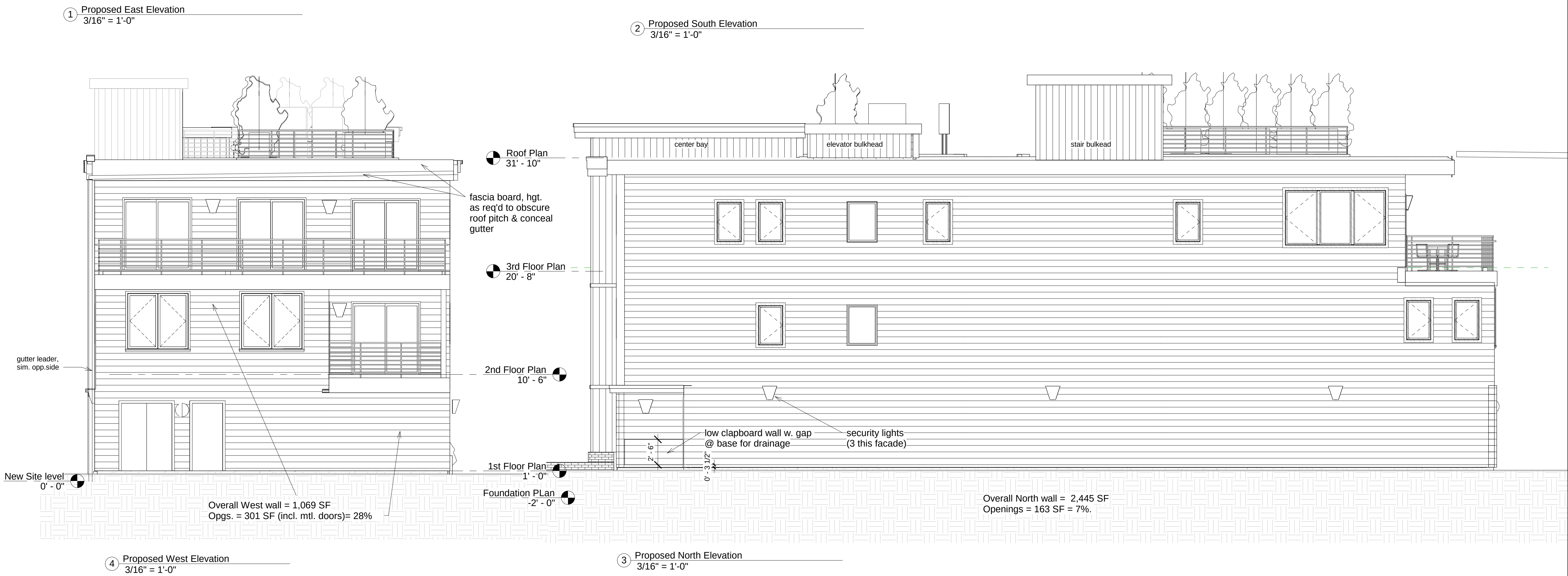
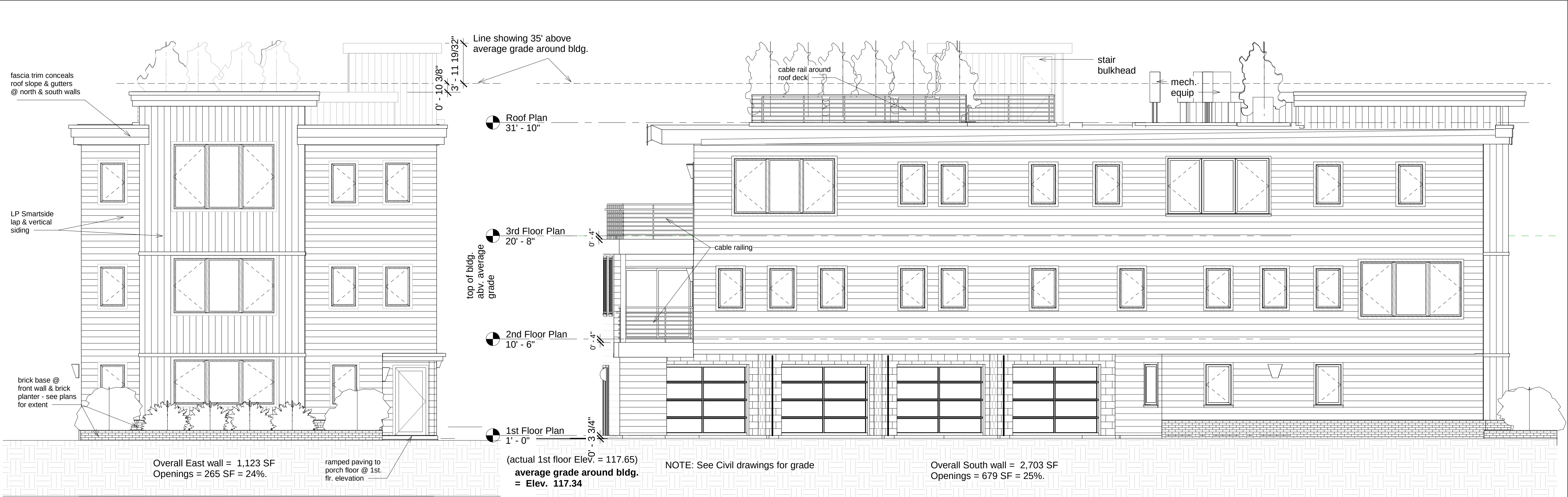
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Revision Schedule		
Revision Number	Revision Description	Revision Date

Issued for Major Site Plan Application
May 15, 2020

K. PARSON
30-32 Atlantic
Apartments
30-32 Atlantic Street
Portland, ME 04101

Roof Plan	
Project number	Portland, ME 04101
Date	Issue Date
Drawn by	Author
Checked by	Checker
A203	
Scale	1/4" = 1'-0"



**Cornerstone Building & Restoration /
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Revision Schedule		
Revision Number	Revision Description	Revision Date
Schematic Design Set/Issue for Estimating March 16, 2020		
Issued for Major Site Plan Application May 15, 2020		

K. PARSON
**30-32 Atlantic
Apartments**
30-32 Atlantic Street
Portland, ME 04101

Exterior Elevations

Project number	Portland, ME 04101
Date	Issue Date
Drawn by	Author
Checked by	Checker
A301	
Scale	3/16" = 1'-0"



Proposed East (Atlantic Street) Elevation with Neighbors



3D View from South-East (without neighbors)



Aerial View from South-East

Cornerstone Building & Restoration /
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Revision Schedule		
Revision Number	Revision Description	Revision Date

Issued for Major Site Plan Application
May 15, 2020

K. PARSON
30-32 Atlantic
Apartments
30-32 Atlantic Street
Portland, ME 04101

Rendered Elevations

Project number	Portland, ME 04101
Date	Issue Date
Drawn by	Author
Checked by	Checker

A301 (R)

Scale

KESTREL, LLC.
PORTLAND, MAINE

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C-01	COVER SHEET & LEGEND
C-02	GENERAL NOTES
EX	BOUNDARY & TOPOGRAPHIC SURVEY – BY OWEN HASKELL, INC.
C-10	SITE & LANDSCAPE PLAN
C-20	UTILITY PLAN
C-30	GRADING & DRAINAGE PLAN
C-40	SITE DETAILS – 1
C-41	SITE DETAILS – 2
C-42	LANDSCAPE DETAILS
C-43	UTILITY DETAILS – 1
C-44	UTILITY DETAILS – 2
C-45	DRAINAGE DETAILS
C-46	FOCAL POINT DETAILS
C-47	EROSION & SEDIMENTATION CONTROL DETAILS & NOTES

APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BMP	BEST MANAGEMENT PRACTICE
BOT.	BOTTOM
CAD	COMPUTER AIDED DESIGN
CB	CATCH BASIN
CF	CUBIC FOOT
CIP	CAST IN PLACE
CL	CENTERLINE
CM	CONSTRUCTION MANAGER
CMP	CENTRAL MAINE POWER
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
DIP	DUCTILE IRON PIPE
DIA.	DIAMETER
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQUIV.	EQUIVALENT
EST.	ESTIMATE
EX.	EXISTING
FFE	FINISH FLOOR ELEVATION
FT.	FEET
GAL.	GALVANIZED
ID	INNER DIAMETER
IN.	INCH
INV.	INVERT
L	LENGTH
MAX.	MAXIMUM
MDOT	MAINE DEPARTMENT OF TRANSPORTATION
M.E.P	MECHANICAL, ELECTRICAL, PLUMBING DESIGNER
MFG.	MANUFACTURED
MH	MANHOLE
MIN.	MINIMUM
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OHE/T/C	OVERHEAD ELECTRIC/TELEPHONE/CABLE
OWS	OIL WATER SEPARATOR
PC	PRECAST
PE	PROFESSIONAL ENGINEER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PROP.	PROPOSED
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
RD	ROOF DRAIN
RET.	RETAINING
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SIM	SNOW AND ICE MELT
SMH	SEWER MANHOLE
SPEC.	SPECIFICATION
TC	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL
UD	UNDERDRAIN
UGF	UNDERGROUND ELECTRIC

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PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

[illegible]

COVER SHEET & LEGEND

30-32 ATLANTIC STREET DEVELOPMENT

KESTREL LLC.
72 PINE STREET SUITE #16, PORTLAND, MAINE 04102

 **A C O R N** _____ **ENGINEERING, INC.**

FILE:	1109.5_DETAILS
FILE:	1109.5
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	ZMS
CHECKED BY:	SJL/WH

A circular professional engineer seal for the State of Maryland. The outer ring contains the text "STATE OF MARYLAND" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the name "Sam Lebel" in a large, stylized script font. Below the name, in a smaller sans-serif font, is "SAMUEL J. LEBEL" and "No. 16505". At the very bottom of the center, the word "LICENSED" is written in a small, curved font.

DRAWING NO.

C-01

1. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.

- CIVIL SITE NOTES:

- SPECIAL INSPECTION NOTES

1. ALL SITE SOILS-RELATED WORK AND FOOTING EXCAVATIONS PRIOR TO PLACING FORMS SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER.
2. ALL SITE DRAINAGE-RELATED WORK SHALL BE REVIEWED BY ACORN ENGINEERING.
3. NORMAL REVIEWS BY LOCAL BUILDING DEPARTMENT. NOTIFY 48 HOURS PRIOR TO REQUIRED REVIEW.
4. REQUIRED SPECIAL INSPECTIONS PER I.B.C. SECTION 1705.6 BY AN APPROVED SPECIAL INSPECTOR RETAINED BY OWNER. CONTRACTOR TO COORDINATE SPECIAL INSPECTIONS.
5. SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
 - 5.1. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR SHALL BE TO OBSERVE AND/OR TEST THE WORK ASSIGNED AND

OUTLINE ABOVE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.

- 5.2. THE SPECIAL INSPECTOR SHALL FURNISH REGULAR REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT AND ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS. PROGRESS REPORTS FOR CONTINUOUS INSPECTION SHALL BE FURNISHED WEEKLY. INDIVIDUAL REPORTS OF PERIODIC INSPECTIONS SHALL BE FURNISHED WITHIN ONE WEEK OF INSPECTION DATES. THE REPORTS SHALL NOTE UNCORRECTED DEFICIENCIES, AND NET CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS AUTHORIZED BY THE ENGINEER OF RECORD.
- 5.3. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT WITHIN TEN DAYS OF THE FINAL INSPECTION STATING WHETHER THE WORK REQUIRING A SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE AND BELIEF, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE. WORK NOT IN COMPLIANCE SHALL BE NOTED IN THE REPORT.
- 5.4. SPECIAL INSPECTOR SHALL BE EMPLOYED BY OWNER AND COORDINATED BY THE CONTRACTOR.

1. MONUMENTS DELINEATING PROPERTY LINES OR RIGHT OF WAYS SHALL NOT BE DISTURBED DURING CONSTRUCTION OPERATIONS. IN THE CASE A MONUMENT IS DISTURBED, AT THE CONTRACTOR'S EXPENSE, THE MONUMENT SHALL BE RESET TO ITS ORIGINAL LOCATION AND ELEVATION BY A LICENSED PROFESSIONAL LAND SURVEYOR.

2. ALL DIMENSIONS ON THE FOLLOWING SHEETS TAKE PRECEDENT OVER SCALED DIMENSIONS. EACH DRAWING WITH A BAR SCALE MEANS THAT THE DRAWING/DETAIL HAS BEEN SCALED AS ACCURATELY AS POSSIBLE, AND THE BAR SCALE IS FOR GENERAL REFERENCE ONLY. IF NO BAR SCALE IS PRESENT, THEN THERE IS NO SCALE TO THAT DRAWING/DETAIL. AT NO TIME SHOULD DRAWINGS BE SCALED FROM. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, SPECIFICATIONS AND THE FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO ACORN FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.
3. SIGNAGE, STRIPING, AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. ALL TRAFFIC CONTROL SIGNS INDICATED ON THE SITE LAYOUT PLAN ARE TO MEET ALL REQUIREMENTS & CONDITIONS OF THE CITY OF PORTLAND, MAINE DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
5. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED PROFESSIONAL LAND SURVEYOR TO PROVIDE A MINIMUM OF TWO TEMPORARY BENCHMARKS WITHIN THE SITE AND TO LOCATE PROPOSED STRUCTURE CORNERS.
6. CONTRACTOR TO ENSURE THAT ACCESS, INCLUDING BUT NOT LIMITED TO WALKWAYS, DRIVEWAYS, AND MAILBOXES ADJACENT TO THE PROJECT REMAIN FUNCTIONAL AND AVAILABLE FOR USE AT ALL TIMES.

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN - LEVEL III AND SUBDIVISION PERMIT FROM THE CITY OF PORTLAND.
2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.
3. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A STREET OPENING PERMIT FROM THE CITY OF PORTLAND. ADDITIONALLY, COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS.

1. TOPSOIL STRIPPED FROM THE SITE THAT IS SUITABLE FOR REUSE AS LOAM (MEETS THE REQUIREMENTS WITHIN SECTION 615 OF THE MDOT STANDARD SPECIFICATIONS, MOST RECENT VERSION AND IS FREE OF TRACEABLE AMOUNTS OF CONTAMINANTS) SHALL BE STOCKPILED WITHIN THE PROPOSED LIMIT OF WORK AREA. THE CONTRACTOR SHALL NOT ASSUME THAT ANY STRIPPED TOPSOIL WILL BE ACCEPTABLE FOR REUSE WITH THEIR ESTIMATE.

3. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY; NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING. DEWATERING SHALL INCLUDE TREATMENT OF SILT THROUGH THE USE OF A DIRTBAG BY ACF ENVIRONMENTAL OR APPROVED EQUIVALENT. FLOWS FROM DEWATERING ACTIVITIES SHALL NOT BE DISCHARGED INTO SANITARY SEWERS.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENT OR TEMPORARY CONSTRUCTION RIGHTS AS NECESSARY BY PRIVATE ADJACENT LAND OWNERS. THE CONTRACTOR SHALL NOT DISTURB ANY SOIL BEYOND THE PROPERTY LINE WITHOUT NOTIFYING AND OBTAINING SUCH EASEMENT OR TEMPORARY CONSTRUCTION RIGHT FROM THE ADJACENT LAND OWNERS. PRIOR TO THE CONTRACTOR PRICING THE WORK, THEY SHALL PROVIDE ACORN WITH PROOF OF SUCH EASEMENT OR TEMPORARY RIGHTS. SHOULD EASEMENTS OR TEMPORARY RIGHTS NOT BE AVAILABLE, THE CONTRACTOR SHALL INCLUDE COST FOR BRACING AND SHORING AS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. THE MINIMUM SLOPE SHALL MEET OR EXCEED 0.5% IN ALL CASES. ALL SLOPES SHALL BE AWAY FROM BUILDINGS AND TOP OF PAVEMENT SHALL BE AT OR BELOW EXISTING FINISH FLOOR ELEVATIONS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST GEOTECHNICAL REPORT PREPARED BY THE PROJECT GEOTECHNICAL ENGINEER.
6. NO ADDITIONAL PAYMENT FOR UNSUITABLE MATERIALS.
7. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF $N=0.012$ OR LESS.
8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
9. NATIVE SOILS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE DISTURBANCE TO SUBGRADE SOILS. SHOULD THE SUBGRADE BECOME YIELDING OR DIFFICULT TO WORK, CONTACT ACORN. THE DISTURBED AREAS SHALL BE EXCAVATED AND BACKFILLED WITH COMPACTED SELECT FILL OR CRUSHED STONE AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. ALL SUBGRADE PREPARATION IS SUBJECT TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER, IF APPLICABLE.

1. DISTURBED AREAS ARE DEFINED AS THOSE SURFACES WHERE EXISTING VEGETATION OR STRUCTURES HAVE BEEN REMOVED, EXPOSING NATIVE SOIL TO THE ELEMENTS.

2. ALL ROUTINE WORK ACTIVITIES SHALL BE CONDUCTED IN SUCH A WAY TO LIMIT THE AMOUNT OF DISTURBED AREA AT ONE TIME TO THE EXTENT PRACTICABLE.
3. PRIOR TO THE START OF ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL APPLICABLE EROSION CONTROL DEVICES SUCH AS PERIMETER SILT FENCE, AND OTHER APPLICABLE MEASURES. IN THE EVENT THE CONTRACTOR IS NOT SURE A EROSION CONTROL MEASURE SHOULD BE IMPLEMENTED, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO CONFIRM IMPLEMENTATION OF ANY EROSION CONTROL DEVICES.
4. ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOAMED, SEEDED AND MULCH SHALL BE APPLIED AS SOON AS POSSIBLE WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT.
5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY. THE CONTRACTOR SHALL REFERENCE THE APPROVED EROSION AND SEDIMENTATION CONTROL REPORT FOR TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES IN ADDITION TO THE PLAN SET. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE D.E.P.'S PERMIT CONDITIONS, FINDINGS OF FACT AND ORDER (IF ANY), AND THE CURRENT MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.
6. PRIOR TO PAVING, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT FROM STORM DRAINS, CATCH BASINS, AND APPURTENANCES.
7. REFER TO THE EROSION CONTROL DETAILS & NOTES FOR ADDITIONAL INFORMATION.

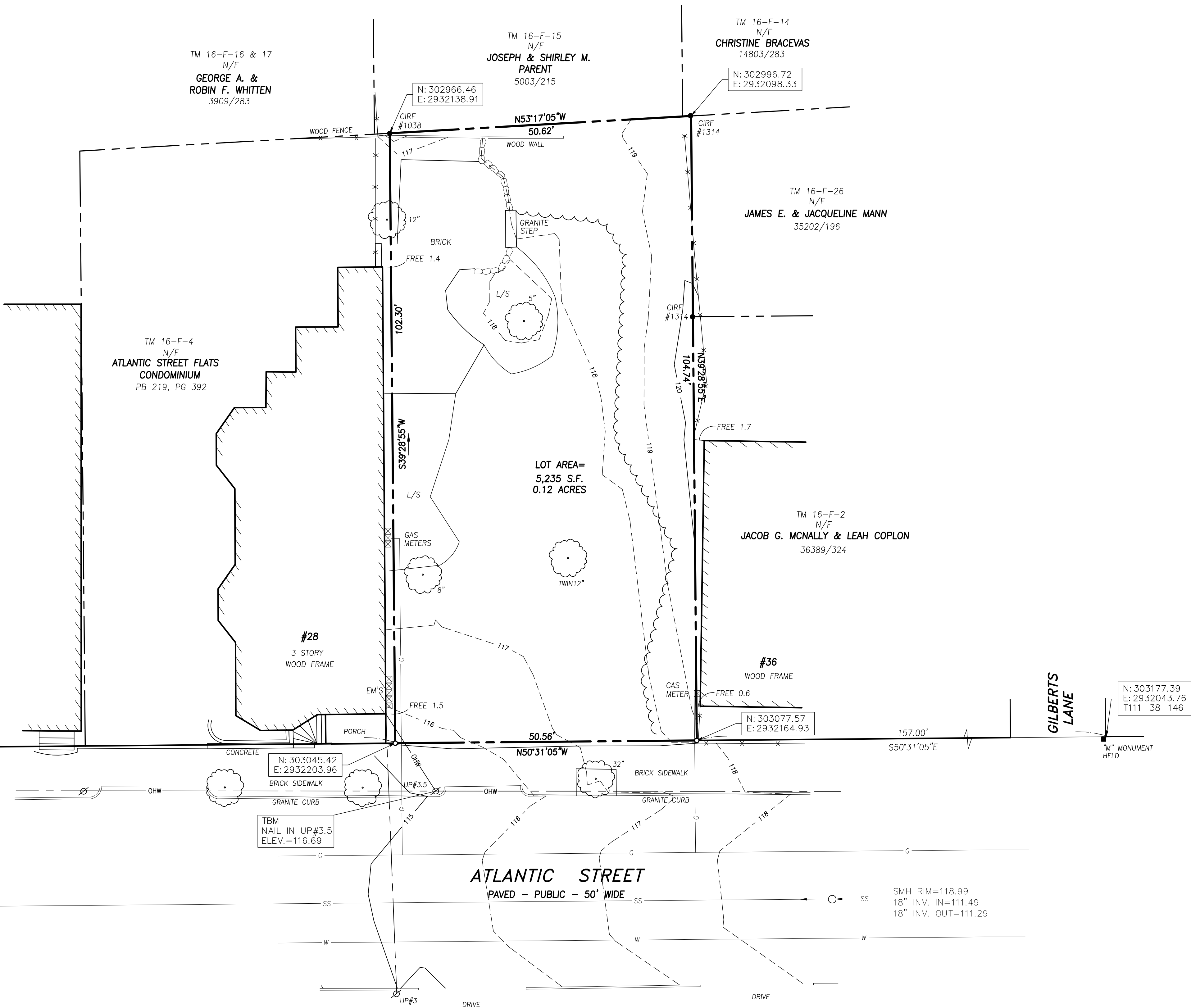
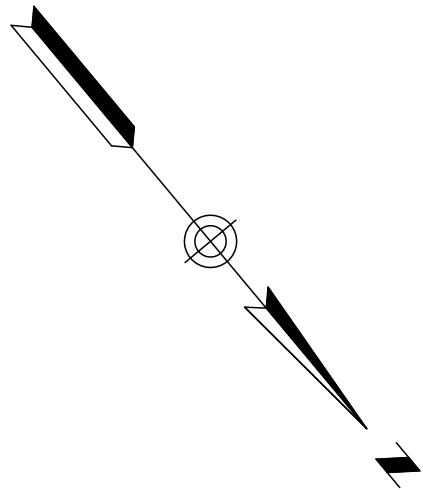
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TEST PIT TO DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES TO COORDINATE WITH THE PROPOSED CONNECTIONS OR CROSSING. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO ACORN FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.

3. CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, CONDUCT EXPLORATORY EXCAVATIONS AT LOCATIONS WHERE PROPOSED EXCAVATION WILL INTERSECT WITH EXISTING UTILITIES, PRIOR TO THE ORDERING OF STRUCTURES.
4. ALL NEW SANITARY MANHOLES SHALL BE VACUUM TESTED BEFORE BACKFILLING. TESTING SHALL BE COMPLETED IN ACCORDANCE WITH TECHNICAL REPORT #16 (TR-16): GUIDES FOR THE DESIGN OF WASTEWATER TREATMENT WORKS, PREPARED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.
5. SEWER MANHOLES SHALL BE 4' ID UNLESS OTHERWISE STATED ON THE PLANS.
6. CONTRACTOR TO PROVIDE 5.5' OF COVER FROM TOP OF PIPE TO FINISH GRADE FOR WATER MAINS.
7. THRUST BLOCKS SHALL BE USED FOR THRUST RESTRAIN ON WATER MAINS. DETAIL AND LIMITS FOR THRUST BLOCKS ARE SHOWN WITHIN THE PLAN SET.
8. WATER INFRASTRUCTURE SHALL BE TESTED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT DOCUMENT "WATER AND SEWER CONSTRUCTION SPECIFICATIONS AND PROCEDURE", MOST RECENT REVISION.
9. ALL REQUIRED FITTINGS FOR THE WATER MAIN ARE NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FITTINGS REQUIRED TO CONSTRUCT THE WATER MAIN IN ACCORDANCE WITH CITY OF PORTLAND, STATE OF MAINE, AND AMERICAN WATER WORKS ASSOCIATION STANDARDS AND REGULATIONS.
10. CONTRACTOR SHALL COORDINATE WORK REGARDING ANY WATER MAIN CONNECTION AND WATER MAIN SHUTDOWN WITH THE PORTLAND WATER DISTRICT AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
11. ALL WATER PIPE INSTALLATION SHALL CONFORM WITH THE PORTLAND WATER DISTRICT SPECIFICATIONS AND PROCEDURES, MOST RECENT EDITION.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
13. SEWER, GAS, TELEPHONE, ELECTRICITY, CABLE, WATER AND ANY OTHER UTILITY CONNECTIONS SHALL BE REVIEWED BY PLUMBING, ELECTRICAL, AND MECHANICAL DESIGNER FOR CONSISTENCY WITH THEIR PLANS PRIOR TO CONSTRUCTION.
14. COORDINATE EXIT POINT FOR SECONDARY UTILITY SERVICES WITH THE ARCHITECT/ELECTRICAL ENGINEER. SECONDARY LINE LOCATIONS NOT PROVIDED BY ACORN WITHIN THE UTILITY PLAN.
15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL THE NECESSARY PERMITS FOR THE INSTALLATION OF THE UTILITIES AND STORMDRAINS WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE CITY IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL PRIOR TO ANY WORK.
16. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL AT NO EXTRA EXPENSE TO THE OWNER.
17. ALL PIPE LINES SHALL SLOPE UNIFORMLY BETWEEN ELEVATIONS INDICATED ON THE DRAWINGS. NO CRESTS OR SAGS IN THE PIPING WILL BE PERMITTED. ALL HORIZONTAL AND VERTICAL BENDS IN PRESSURIZED PIPE LINES SHALL BE SUITABLY RESTRAINED WITH THRUST BLOCKS OR RETAINER GLANDS. RETAINER GLANDS ALLOWED FOR DUCTILE IRON PIPE ONLY. PROVIDE ALL BENDS, HORIZONTAL AND VERTICAL, AS REQUIRED TO MEET THE GRADES AND ALIGNMENTS INDICATED ON THE DRAWINGS.
18. ALL WASTEWATER PIPING, EXCLUDING BUILDING DRAINS, AND ALL PRESSURIZED PIPING, TO INCLUDE WATER MAINS, INSTALLED BENEATH STRUCTURES SHALL BE ENCASED IN CONCRETE.
19. WHERE NEW PIPING IS TO BE CONNECTED TO EXISTING PIPING, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ADAPTERS, FITTINGS AND ADDITIONAL PIPE AS REQUIRED TO ENSURE A COMPLETE AND PROPERLY FUNCTIONING CONNECTION. CONTRACTOR TO VERIFY LOCATION, ELEVATION, ORIENTATION AND MATERIAL OF CONSTRUCTION. ADAPTERS AND FITTINGS ARE INCIDENTAL TO THE PIPE INSTALLATION.
20. WHENEVER POSSIBLE, WATER LINES SHOULD BE INSTALLED OVER WASTEWATER LINES. A MINIMUM SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE WASTEWATER LINE SHALL BE MAINTAINED WHERE POSSIBLE. WHERE A WATER LINE CROSSES UNDER THE WASTEWATER LINE, A FULL LENGTH OF WASTEWATER PIPE SHALL BE CENTERED ABOVE THE WATER LINE SO THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE.
21. THE CONTRACTOR SHALL BE ANTICIPATE THAT THE NATIVE SILT AND CLAY SOILS WILL NOT BE SUITABLE FOR PIPE TRENCH BACKFILL IN PAVED AREAS.
22. GROUNDWATER SHALL BE CONTROLLED TO A LEVEL OF AT LEAST ONE FOOT BELOW SUBGRADE OF THE PIPE OR STRUCTURE. THE CONTRACTOR SHALL MAINTAIN THE LOWERED GROUNDWATER LEVEL UNTIL CONSTRUCTION HAS BEEN COMPLETED TO SUCH AN EXTENT THAT THE STRUCTURES OR PIPES WILL NOT BE FLOATED OR OTHERWISE DAMAGED.
23. EXCAVATION TO SUBRADE IN NATIVE SILT AND CLAY SHALL BE COMPLETED WITH A SMOOTH EDGE BUCKET TO MINIMIZE SUBGRADE DISTURBANCE.
24. ALL ADJUSTMENTS TO FINISHED GRADE ARE TO BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONFIRM STRUCTURES THAT REQUIRE ADJUSTMENT WITH THE ENGINEER OR OWNERS REPRESENTATIVE PRIOR TO ADJUSTING FRAMES.

1. THE FOLLOWING ITEMS ARE TYPICAL OF MATERIAL WHICH MAY BE ON SITE:

- ROCK AND CONCRETE FOUNDATIONS
- CONCRETE SLABS
- BITUMINOUS ASPHALT PAVEMENT
- CONCRETE PADS AND BLOCKS
- FENCE POST AND FENCING
- UNDERGROUND UTILITY LINES
- ABOVE AND OR BELOW FUEL OIL AND PROPANE GAS TANKS
- STORM DRAIN PIPES AND APPURTENANCE STRUCTURES
- OTHER TRASH & MISCELLANEOUS SOLID WASTES

2. THE CONTRACTOR IS ADVISED TO VISIT THE SITE TO CONFIRM DEMOLITION ITEMS SINCE THE LIST IS NOT INCLUSIVE OF THE SITE CONDITIONS WHICH MAY BE ENCOUNTERED
3. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTORS SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" DEMONSTRATING PROPER DISPOSAL OF ALL MATERIALS.



LOCATION MAP N.T.S.

LEGEND	
●	IRON PIPE OR ROD FOUND
■	MONUMENT FOUND
○	CAPPED IRON ROD SET
○	UTILITY POLE
○	MANHOLE
⊗	ELECTRIC/GAS METER
⊗	DECIDUOUS TREE
—	IRON PIPE OR ROD FOUND
N/F	NOW OR FORMERLY
000/000	DEED BOOK / PAGE
L/S	LANDSCAPE
—X—X—	FENCE
—	STONEWALL
—	CURB
—	OVERHEAD WIRES
—W—	WATER LINE
—G—	GAS LINE
—SS—	SANITARY SEWER
—100—	1' CONTOUR

PLAN REFERENCES

- CITY OF PORTLAND CITY BLUE SHEET FOR ATLANTIC STREET.
- E.C. JORDAN CO. WORKSHEETS FOR FORE STREET AND ATLANTIC STREET.
- CONDOMINIUM PLAT "ATLANTIC STREET FLATS, A CONDOMINIUM" 28 ATLANTIC STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD 28 ATLANTIC STREET LLC MAY 3, 2019 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 219, PAGE 392.

GENERAL NOTES

- OWNER OF RECORD: KESTREL, LLC
118 ROWLEY DRIVE, STONINGTON, CT 06378
C.C.R.D. BOOK 37252 PAGE 290
- LOCUS IS SHOWN AS LOTS 3, 25 ON CITY OF PORTLAND'S ASSESSORS MAP 16 BLOCK F.
- PROPERTY IS LOCATED IN CITY OF PORTLAND RESIDENTIAL ZONE R6.
- BEARINGS ARE BASED ON CITY DATUM UTILIZING THE CONTROL POINTS SHOWN.
- ELEVATIONS ARE BASED ON ELEVATIONS ARE CITY DATUM AS BASED ON CITY MONUMENT T102-69-7 ELEVATION 131.02.

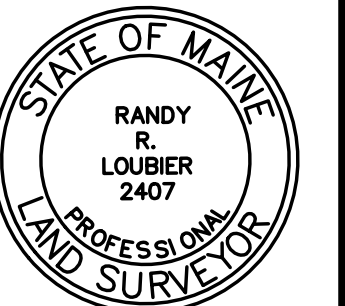
UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

CERTIFICATE

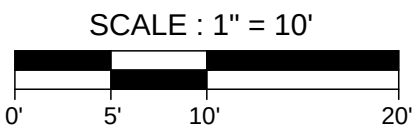
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

Randy R. Loubier
RANDY R. LOUBIER, PLS #2407
12/14/2020
DATE



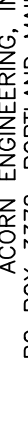
Boundary & Topographic Survey
At
30-32 Atlantic Street, Portland, Maine
Made for
Kent Parson
30 Atlantic Street, Portland, Maine

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424
DRAWN BY: RS / JLW DATE: DEC. 14, 2020 JOB NO. 2020-341 P
CHECKED BY: RRL SCALE: 1" = 10' DRWG. NO. 1

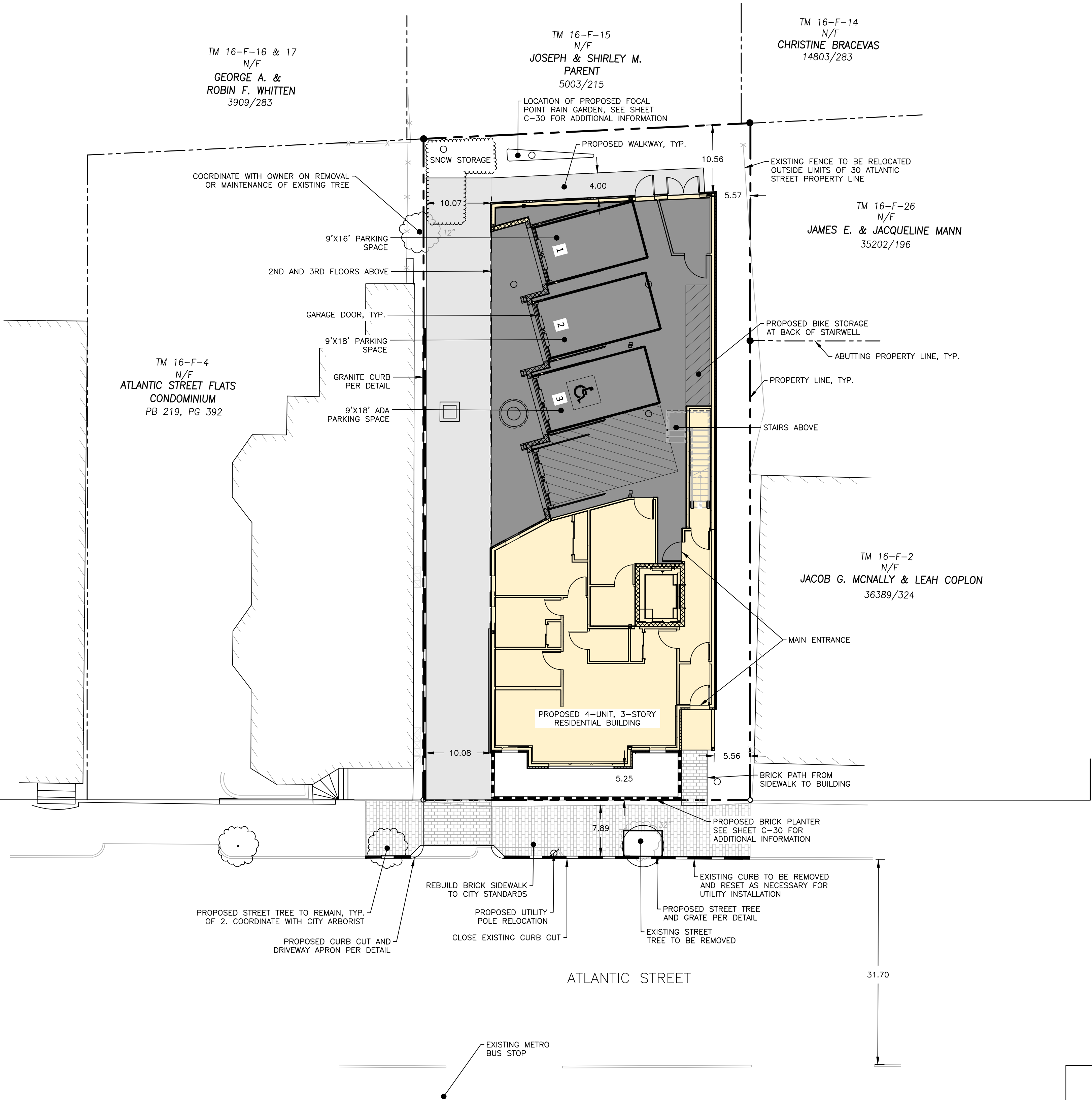


4. EXISTING ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
5. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE OWNER WITH APPROPRIATE RECORDS OF LADING TO DEMONSTRATE PROPER DISPOSAL OF ALL MATERIALS.
6. SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE OCCURRED. ABATEMENT, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE POTENTIAL CONFLICT WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
8. ALL CONSTRUCTION SIGNAGE IS TEMPORARY AND WILL BE REMOVED AT PROJECT COMPLETION. FINAL SIGNAGE WORDING AND PLACEMENT LOCATION TO BE ACCEPTED BY THE CITY.
9. SEDIMENT BARRIERS TO BE PLACED DIRECTLY ON THE FRONT AND SIDE PROPERTY LINES, DOWN GRADAGE OF THE PROPOSED PROJECT WORK PER DETAIL; FENCES ARE OFFSET OF THE PROPERTY LINES AS SHOWN ON PLANS FOR CLARITY PURPOSES AND DO NOT NECESSARILY DEPICT THE PHYSICAL LOCATION.
10. CONTRACTOR SHALL PLACE PROTECTIVE BARRIERS TO PROTECT ALL EXISTING ADJACENT BASIN AND ALL NON-STABILIZED SURFACES, PER DETAIL.
11. DEMOLITION PLAN IS NOT INCLUSIVE OF ALL EXISTING ITEMS TO BE PART OF SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES, WORK WITHIN THE ROW, ETC. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND REGULATIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY FOR CLOSING ANY ON-STREET PARKING SPACES DURING THE CONSTRUCTION PERIOD.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR SNOW REMOVAL ALONG CONSTRUCTION FENCE AND GATE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF ANY PUBLIC WORKS PRIOR TO THE PRE-CONSTRUCTION MEETING, DURING THE CONSTRUCTION MEETING, AND AT THE END OF THE PROJECT. THE CITY WILL BE RESPONSIBLE FOR THE POSTING OF PUBLIC WORKS PRIOR TO THE PRE-CONSTRUCTION MEETING, DURING THE BUILDING PERMIT APPLICATION PROCESS, OR PRIOR TO ADVANCED SITE WORK. CONTACT THE DEPARTMENT OF PUBLIC WORKS FOR ADDITIONAL INFORMATION AND CURRENT REGULATIONS.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE FOLLOWING:
 - 12.1. REQUEST AND REVIEW RELEVANT DOCUMENTS THAT SUMMARIZE FINDINGS FROM INITIAL ENVIRONMENTAL DUE DILIGENCE ACTIVITIES COMPLETED AT THE SITE PERFORMED BY "INSERT COMPANY NAME"
 - 12.2. DETERMINE IF THE SITE, RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs) IDENTIFIED SUBSEQUENT TO ENVIRONMENTAL DUE DILIGENCE ACTIVITIES MAY AFFECT THE CONTRACTOR'S WORK.
 - 12.3. DETERMINE IF THE SITE IS/HAS BEEN IDENTIFIED AS A STATE &/OR FEDERAL HAZARDOUS SUBSTANCE SITE, OR SIMILARLY REGULATED SITE. IF SO, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMMUNICATE AND COORDINATE WITH AN ENVIRONMENTAL PROFESSIONAL (EP) TO UNDERSTAND WHAT CONTAMINANTS &/OR CONDITIONS HAVE BEEN IDENTIFIED AND HOW THEY MAY AFFECT THE CONTRACTOR'S WORK. THE EP SHALL BE EMPLOYED BY THE CLIENT.
 - 12.4. SHOULD THE CLIENT REQUIRE ACOGN'S EP SERVICES IT SHALL BE REQUESTED IN WRITING.
 - 12.5. COMMUNICATE AND COORDINATE WITH AN EP TO REQUEST, REVIEW AND ADHERE TO RELEVANT DOCUMENTS PREPARED FOR THE SITE DESCRIBING BEST MANAGEMENT PRACTICES FOR IMPACTED OR POTENTIALLY IMPACTED MEDIA THAT MAY BE ENCOUNTERED AS PART OF THE CONTRACTOR'S WORK INCLUDING BUT NOT LIMITED TO THE SOIL REMEDIATION PLAN.
16. ENSURE THE APPROPRIATE STATE &/OR FEDERAL REGULATORY AGENCY(ES) HAVE BEEN NOTIFIED OF THE CONTRACTOR'S PLANNED WORK ACTIVITIES.



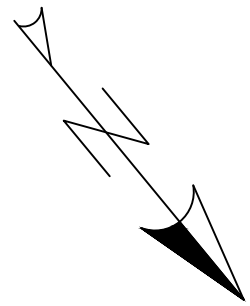
DRAWING NO. C - #	CHECKED BY: WHS	DRAWN BY: ZMS	DESIGNED BY: SJL	SCALE: AS NOTED	JN: 1109.5	FILE: 1109.5_CIVIL	 A C O R N ENGINEERING, INC.	THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS AUTHORIZED TO ACORN ENGINEERING, INC. SHALL BE MADE IN THE FIELD AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC. PO BOX 3372, PORTLAND MAINE 04104 (207) 775-2655	CLIENT: PROJECT NAME: CONSTRUCTION MANAGEMENT PLAN 30-32 ATLANTIC STREET DEVELOPMENT	ISSUED FOR XXXX	DATE XX/XX/XX	BY XXXX

- GENERAL NOTES:
1. ALL BRICK SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF PORTLAND STANDARD.
 2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
 3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFF-SITE.
 4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 5. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
 6. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
 7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
 8. PLAN REFERENCES
 - 8.1. PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY OWEN HASKELL, INC. DATED DECEMBER 14TH, 2020



SPACE AND BULK STANDARDS		
ZONING: R6 RESIDENTIAL & MUNJOY HILL NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT	REQUIRED	PROPOSED
MINIMUM LOT SIZE	2000 SF	5235 SF
MINIMUM STREET FRONTAGE	20'	51'
MINIMUM FRONT YARD SETBACK	5'	5.25'
MINIMUM SIDE YARD SETBACK	5'	5.56'
MINIMUM REAR YARD SETBACK	10'	10.56'
MAXIMUM LOT COVERAGE	60%	58.2%
SIDE YARD SETBACK	10'	N/A
REAR YARD SETBACK	7.5'	N/A
MINIMUM LOT WIDTH	20'	51'
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM LANDSCAPED OPEN AREA	20%	20.4%
MAX IMPERVIOUS AREA	80%	79.6%
MAXIMUM NUMBER OF DWELLING UNITS	725 SF/UNIT = 7 UNITS	4 UNITS
RESIDENTIAL PARKING	1 SPACE PER UNIT AFTER 3 UNITS = 1 SPACE	3 SPACES
MINIMUM INTERNAL RESIDENT BICYCLE STORAGE SPACES	2 SPACES/5 UNITS = 1.6	2

PARKING SUMMARY	
	# PARKING SPACES
EXISTING	N/A
STANDARD (9'X18')	1
COMPACT (9'X16')	1
ADA (9'X18')	1
TOTAL PROPOSED SPACES	3



ISSUED FOR: **BY DATE**

SCHEMATIC DESIGN/ISSUE SET FOR BUDGET ESTIMATE: **SJL 3/8/21**

MAJOR SITE PLAN: **SJL 6/22/21**

DRAWING NAME: **SITE & LANDSCAPE PLAN**

PROJECT NAME/ADDRESS: **30-32 ATLANTIC STREET DEVELOPMENT**

CLIENT/OWNER OF RECORD: **KESTREL LLC. 72 PINE STREET SUITE #16, PORTLAND, MAINE 04102**

ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC. 04101
PO BOX 3372, PORTLAND MAINE 04101
(207) 775-2655

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

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JN: 1109.5

SCALE: AS NOTED

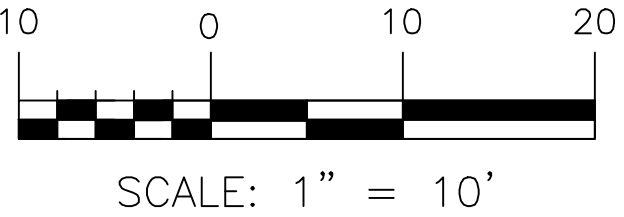
DESIGNED BY: SJL

DRAWN BY: ZMS

CHECKED BY: SJL/WHIS

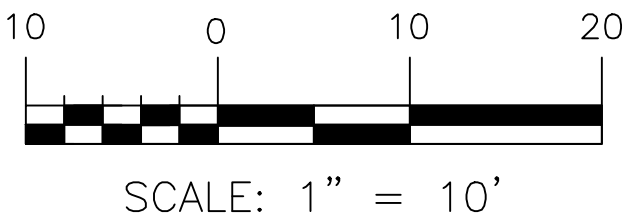
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PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

1. LOCATION OF PROPOSED CONNECTIONS ARE APPROXIMATE. CONTRACTOR TO CONTACT ENGINEER IF FIELD INFORMATION VARIES FROM INFORMATION ON PLANS.
2. CONTRACTOR IS TO BE CAUTIONED THAT CERTAIN LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES HAVE BEEN PROVIDED THROUGH THE UTILITY INFORMATION, OR OTHER OBSERVATIONS. INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH UTILITY COMPANY AND DIG SAFE NO LESS THAN 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONTRADICT THE INFORMATION INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENTIATIONS FROM EXISTING CONDITIONS, INCLUDING UTILITY INFORMATION, PRIOR TO ANY CHANGES.
3. FOR ALL UTILITIES, ACOERN ENGINEERING DESIGN LIMITS END AT EXTERIOR WALL OF BUILDING. METERING OF UTILITIES TO BE PROVIDED BY M.E.P. UNLESS SPECIFICALLY NOTED.
4. CONTRACTOR TO COORDINATE WITH ARCHITECT ON FINAL UTILITY CONNECTIONS WITHIN THE BUILDING.
5. SEWER UTILITIES: CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINAL SERVICE CONNECTION. SEWER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL STANDARDS. VALVE FOR BACKFLOW PREVENTION SHALL BE INSTALLED WITHIN THE THE PROPERTY LINES FOR EACH CITY SEWER CONNECTION. CONTACT ENGINEER IF INVERT FIELD CONDITIONS DIFFER FROM DESIGN.
6. WATER UTILITIES: FINAL PIPE SIZING PROVIDED BY M.E.P. ENGINEER AND FIRE PROTECTION DESIGNER. INTERNAL METERING, BACKFLOW PREVENTION, AND PRESSURE REDUCERS TO BE COMPLETED BY M.E.P. ENGINEER. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN PROPOSED WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS. CONTRACTOR TO FOLLOW METERING GUIDELINES OF THE PORTLAND WATER DISTRICT AND CITY OF PORTLAND.
7. GAS UTILITIES: PROJECT GAS LOAD, GAS UTILITY DESIGN, AND FINAL GAS SERVICE LOCATION AND METERS TO BE DEFINED BY M.E.P. AND IN ACCORDANCE WITH UNIL.
8. ELECTRIC UTILITIES: ELECTRIC DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD TO BE DETERMINED BY M.E.P. ENGINEER. METER AND TRANSFORMER SIZE, IF NECESSARY DEFINED BY M.E.P. M.E.P. TO FINALIZE SERVICE CONNECTION TO BUILDING. ALL ELECTRIC CONNECTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION. DESIGN SUBJECT TO FINAL APPROVAL FROM CMP.
9. CABLE AND TELEPHONE PULLBOXES AND PEDESTAL LOCATIONS TO BE DETERMINED BY CHARTER COMMUNICATIONS AND FAIRPOINT PRIOR TO GROUND CONSTRUCTION. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND UTILITIES WITH ALL UTILITY COMPANIES INVOLVED.
10. FIRE SUPPRESSION LINE TO BE DESIGNED BY FIRE SUPPRESSION DESIGNER AND/OR MEP.



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UTILITY PLAN

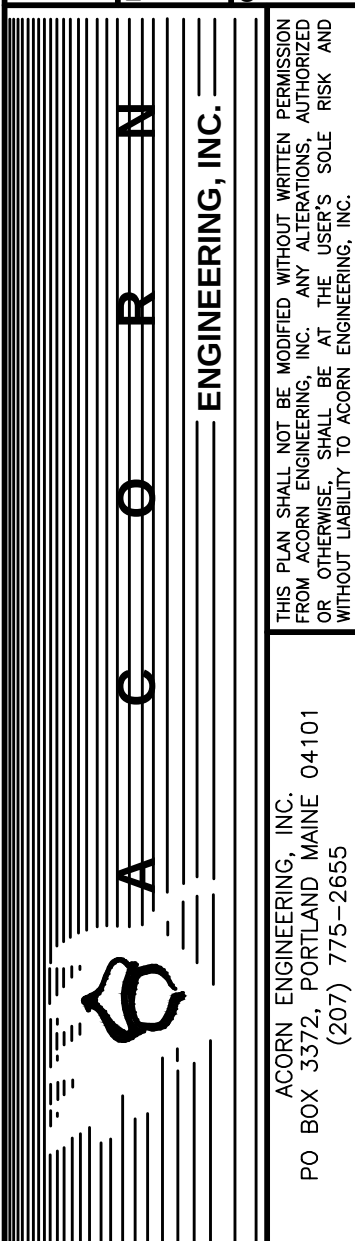
ADDRESS:
30-32 ATLANTIC STREET DEVELOPMENT

OWNER OF RECORD:
KESTREL LLC.
72 PINE STREET SUITE #16, PORTLAND, MAINE 04102

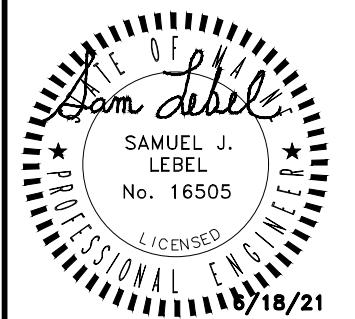
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PROJECT NAME/ADDRESS:

CLIENT/OWNER OF RECORD:



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CHECKED BY:	SJL/WHs



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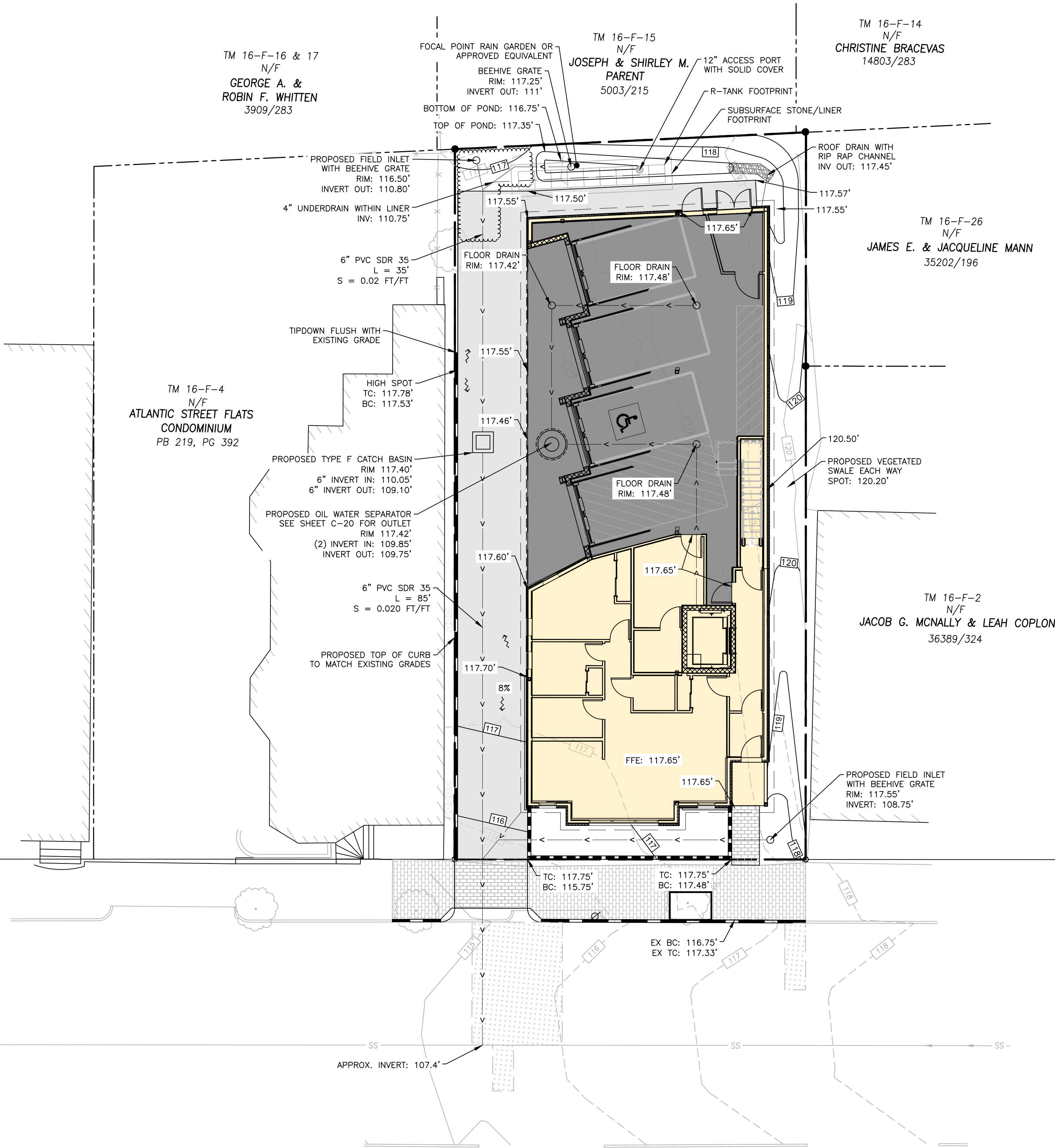
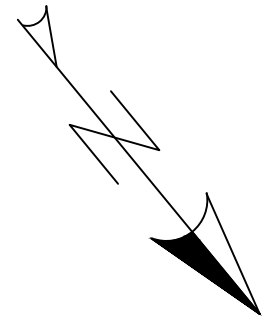
GENERAL NOTES:

1. ALL WORK WITHIN THE CITY STREET RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
2. DESIGN OF TEMPORARY SOIL RESTRAINT MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF NECESSARY FOR CONSTRUCTION.
3. CONTRACTOR SHALL ENSURE THAT UNDERDRAINS ARE CONSTRUCTED WITH POSITIVE OUTLET TO PROPOSED CONNECTIONS.
4. CATCH BASIN INLET PROTECTION TO BE INSTALLED WITHIN ANY STRUCTURES DOWNGRADIENT OF ACTIVE CONSTRUCTION.
5. SEDIMENTATION BARRIERS ARE TO BE INSTALLED DOWNGRADIENT OF ALL ACTIVE CONSTRUCTION WORK PER DETAIL. BARRIERS TO NOT EXTEND PAST PROPERTY LINES; BARRIERS SHOWN OFFSET FROM PROPERTY LINES ON PLANS FOR VISUAL PURPOSES ONLY.

BUILDING ELEVATIONS

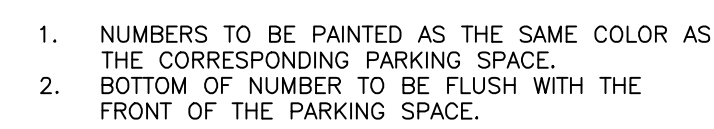
NORTH: 117.87'
EAST: 116.30'
SOUTH: 117.55'
WEST: 117.65'
AVERAGE: 117.34'

STAGE STORAGE TABLE						
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
116.8	15.8	N/A	N/A	0	N/A	0
117.3	70.0	1	21	21	20	20

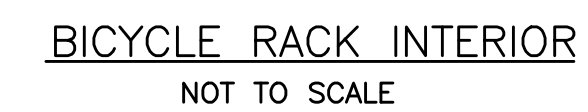




1. CONCRETE 5,000 PSI AT 28 DAYS
2. REINFORCE WITH (2) #4 REBARS
3. ALL CURBING SHOULD BE COATED WITH A CLEAR SEALER EACH FALL TO PROTECT FROM ROAD SALT DAMAGE. CHECK WITH MANUFACTURER FOR APPROPRIATE TYPE.
4. JOINTS SHALL BE BACKED WITH GEOTEXTILE FABRIC WHEN ADJACENT TO TOPSOIL



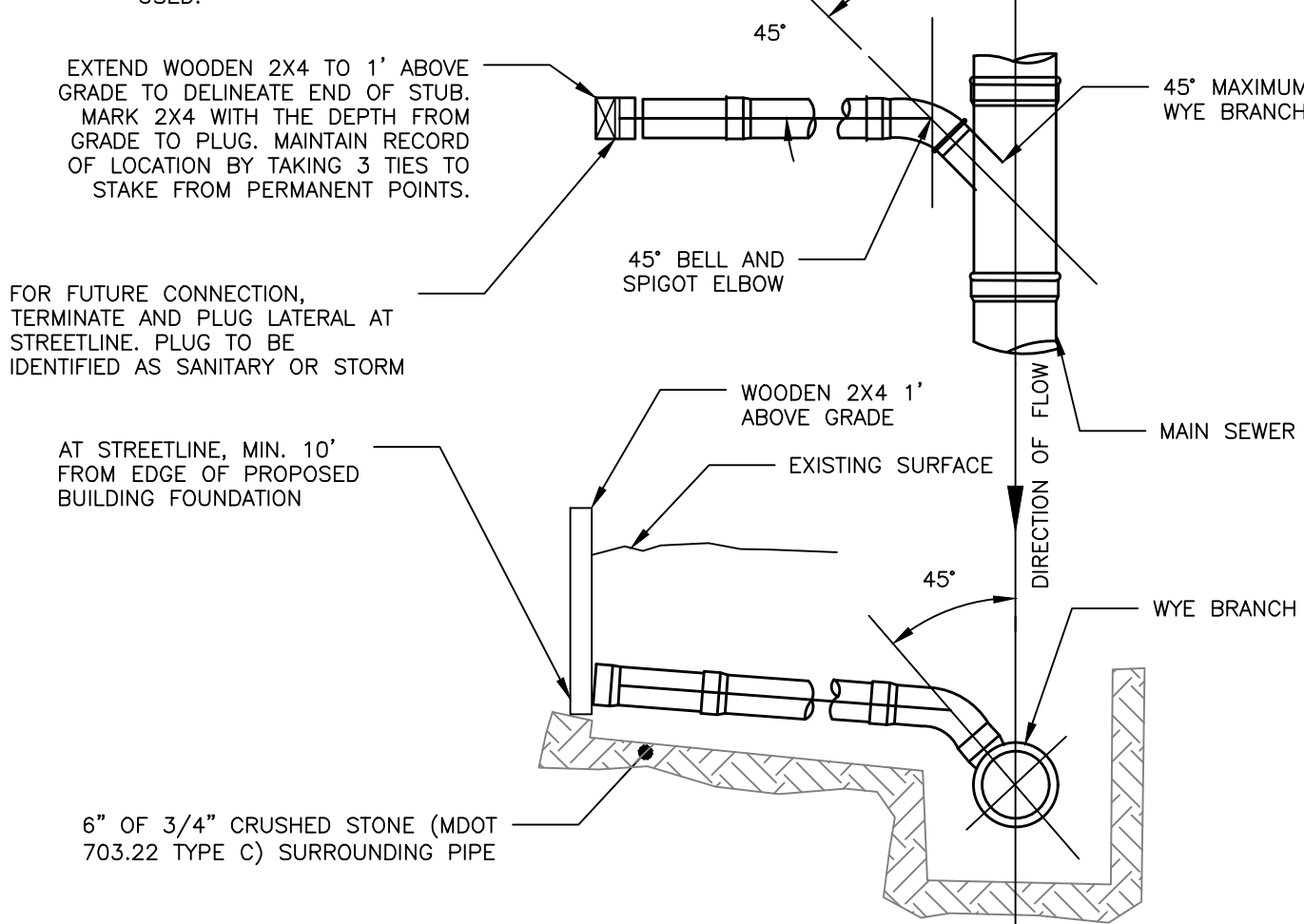
INTERNATIONAL BARRIER FREE SYMBOL
NOT TO SCALE



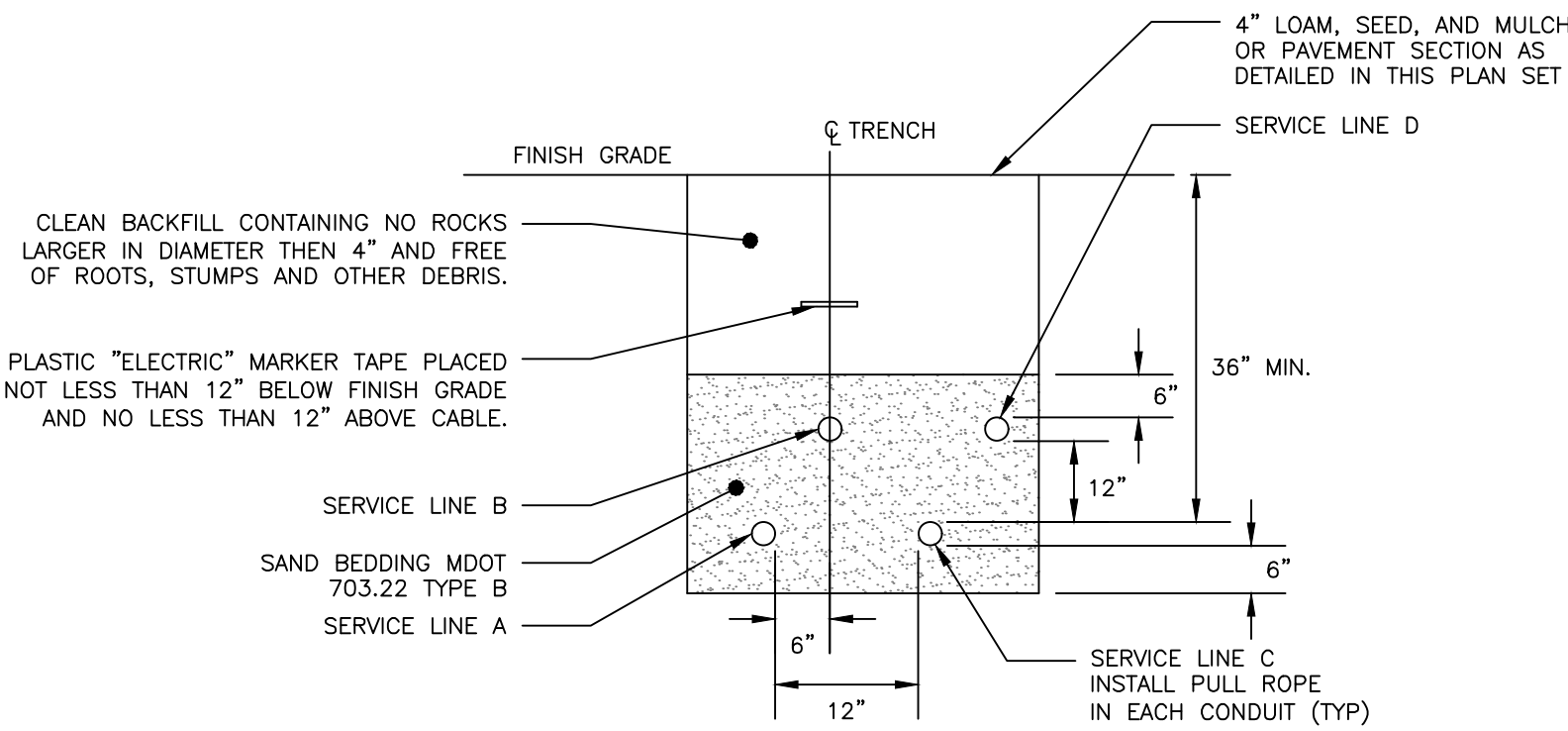
PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

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- NOTES:
1. LOCATION WITH WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.
 2. SITE CONTRACTOR TO COORDINATE CONNECTION OF SEWER LATERAL TO HOUSEHOLD PLUMBING WITH ARCHITECTURAL CONTRACTOR
 3. CONNECTION OF PROPOSED SEWER LATERAL TO HOUSEHOLD PLUMBING SHOULD INCORPORATE USE OF SIMILAR PIPE MATERIALS. IN THE CASE OF DISSIMILAR PIPES BEING USED, A FERNCO FLEXIBLE COUPLING SHALL BE USED.



SEWER AND STORM DRAIN TEE/WYE CONNECTION DETAIL
NOT TO SCALE



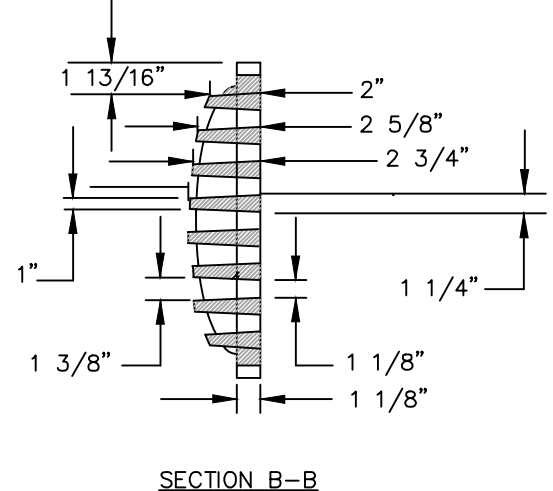
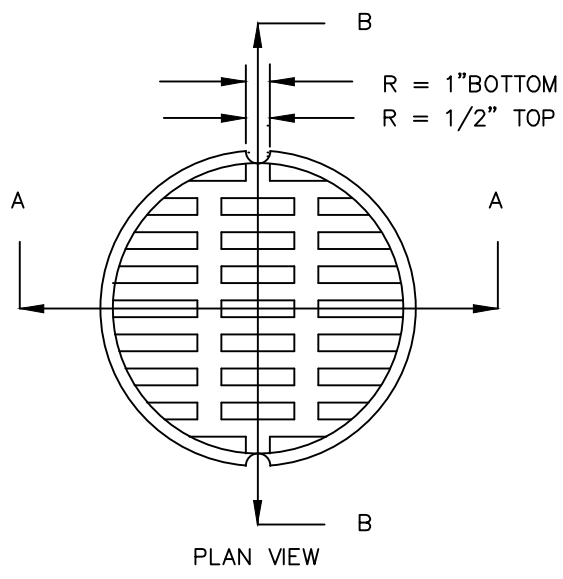
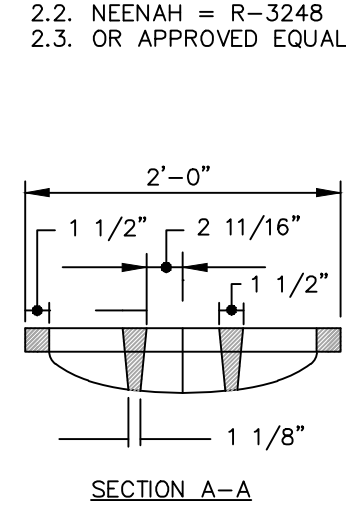
CONDUIT TYPE				
SERVICE	CONDUIT SIZE	GRASS AND PAVED AREAS	UTILITY	REMARKS
A	2-5"	SCHEDULE 40 PVC ELECTRICAL GRADE	PRIMARY POWER	SEE NOTE 1
B	2-4"	SCHEDULE 40 PVC	COMMUNICATION	-
C	2-4"	SCHEDULE 40 PVC ELECTRICAL GRADE	SPARE	IF REQUIRED
D	2-4"	SCHEDULE 40 PVC	CABLE	-

- NOTES:
1. ONE CONDUIT CAPPED FOR SPARE, PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10" ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS.
 2. MINIMUM SEPARATION OF 24 INCHES BETWEEN PRIMARY CABLE/CONDUIT AND GAS LINES SHALL BE MAINTAINED.
 3. CONDUITS WITHIN THE CITY RIGHT-OF-WAY SHALL BE ENCASED IN CONCRETE.

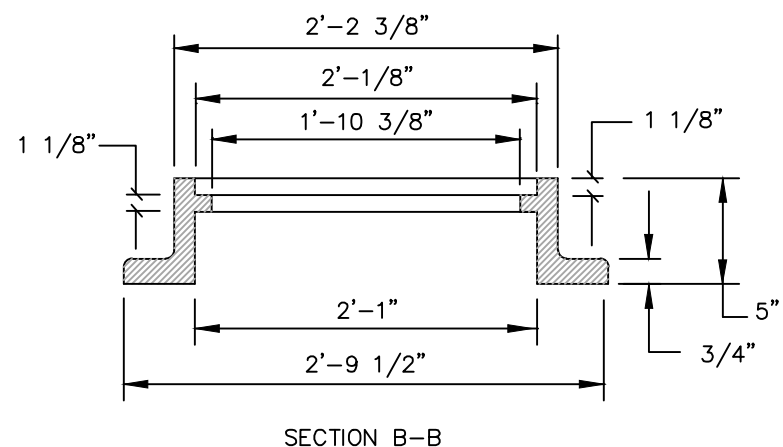
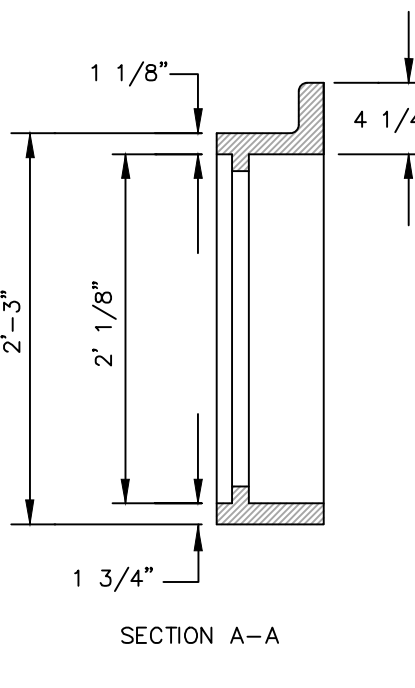
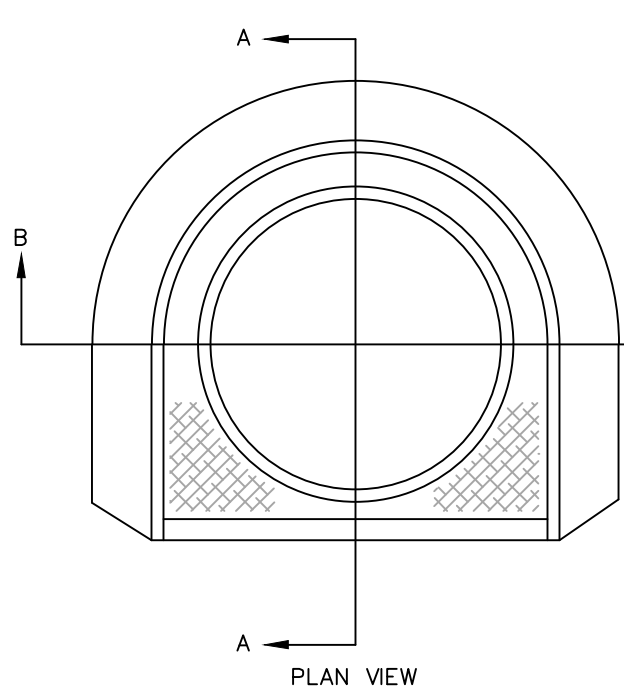
UTILITY TRENCH — PRIMARY AND SECONDARY POWER, TELEPHONE, AND CABLE
NOT TO SCALE

NOTES:

1. APPROVED CATCH BASIN FRAMES:
1.1. EAST JORDAN = 73752
1.2. NEENAH = R-3248
1.3. OR APPROVED EQUAL
2. APPROVED CATCH BASIN GRATES
2.1. EAST JORDAN = 2440M
2.2. NEENAH = R-3248
2.3. OR APPROVED EQUAL

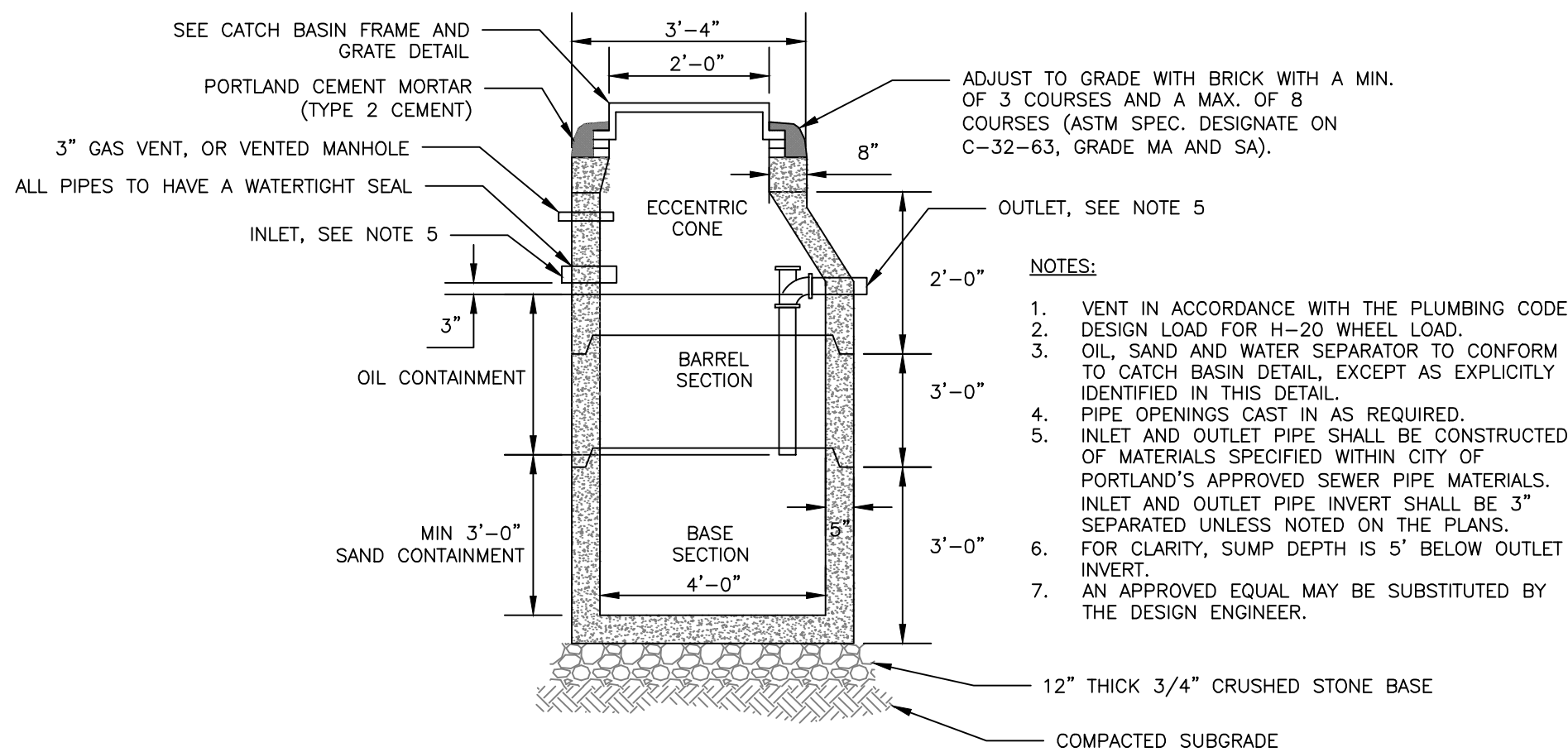


GRATE DETAIL



FRAME DETAIL

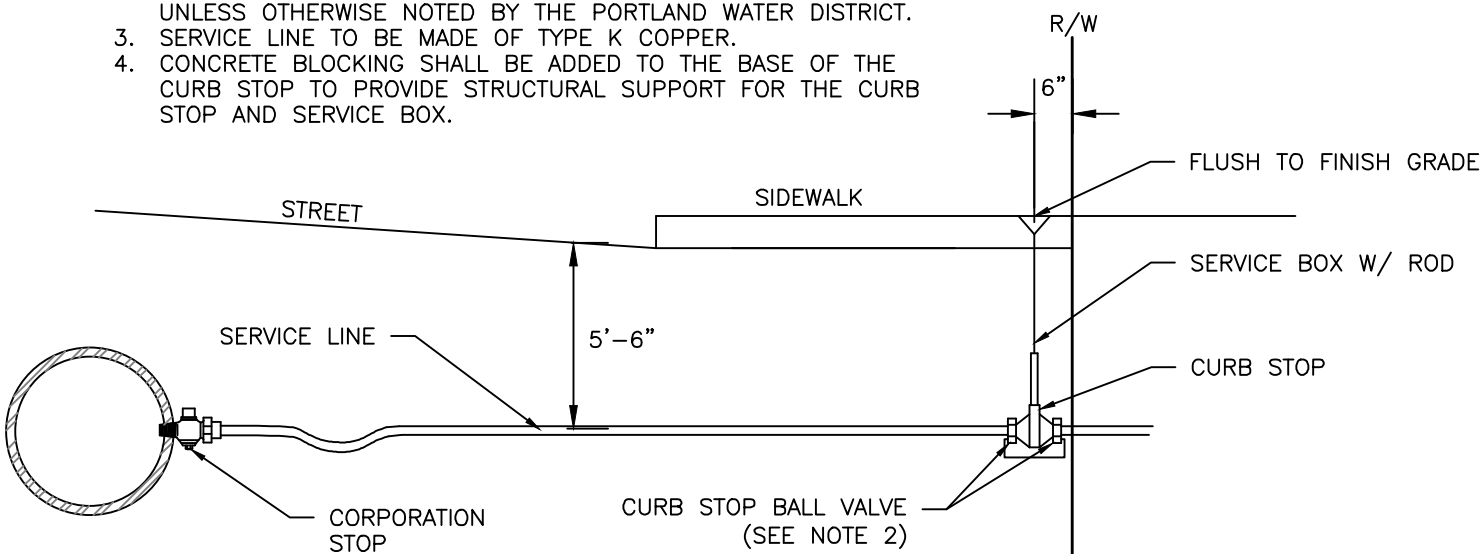
OIL AND WATER SEPARATOR FRAME & GRATE
NOT TO SCALE



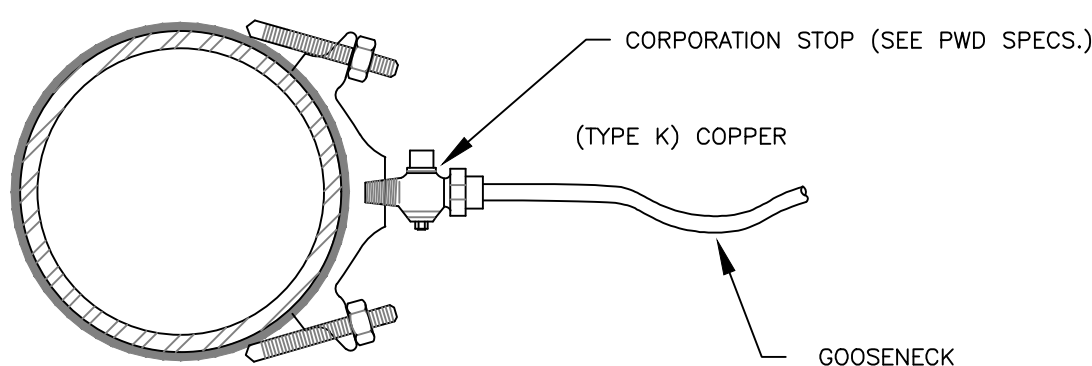
4'-0" DIAMETER PRECAST OIL AND WATER SEPARATOR
NOT TO SCALE

NOTES:

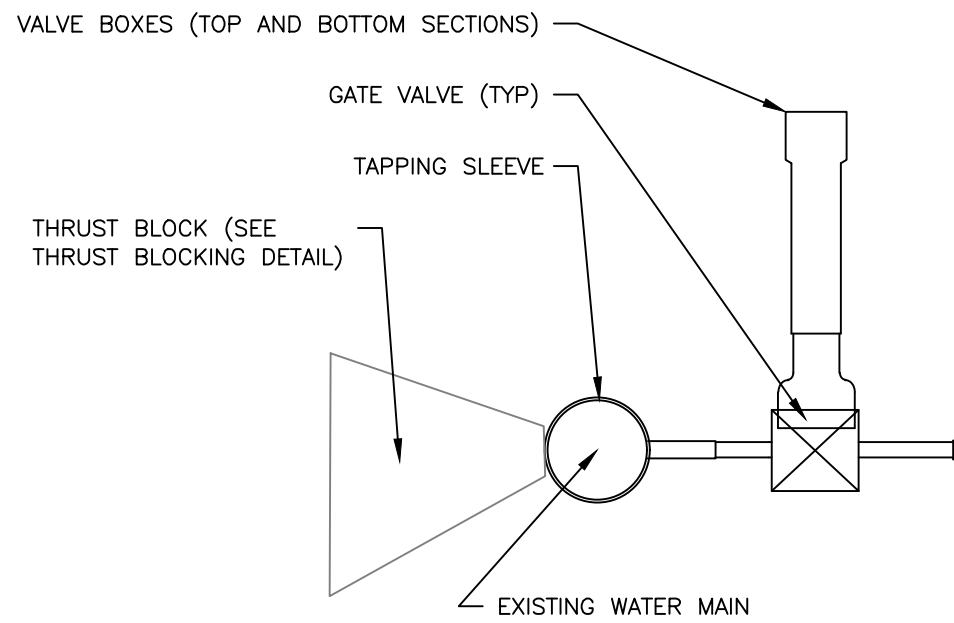
1. ALL MATERIALS AND INSTALLATION PROCEDURES MUST COMPLY WITH THE CITY OF PORTLAND WATER DISTRICT (PWD) SPECIFICATIONS.
2. CURB STOP BALL VALVE TO BE MADE OF COPPER OR BRASS UNLESS OTHERWISE NOTED BY THE PORTLAND WATER DISTRICT.
3. SERVICE LINE TO BE MADE OF TYPE K COPPER.
4. CONCRETE BLOCKING SHALL BE ADDED TO THE BASE OF THE CURB STOP TO PROVIDE STRUCTURAL SUPPORT FOR THE CURB STOP AND SERVICE BOX.



TYPICAL SERVICE CONNECTION
NOT TO SCALE



SERVICE SADDLE: 1-1/2" AND 2" C.C. THREAD
NOT TO SCALE



SIDE VIEW

TAPPING SLEEVE AND VALVE
NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

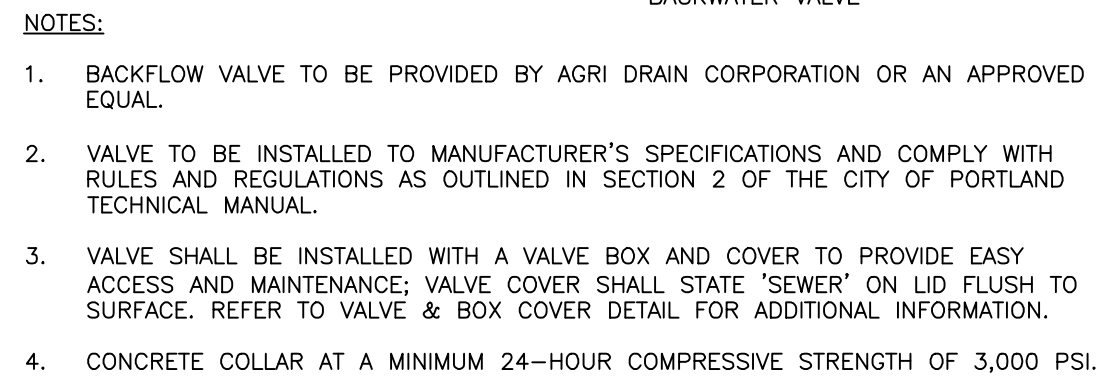
ISSUED FOR: BY: DATE: 3/8/21
SCHEMATIC DESIGN/ISSUE: SJL
FOR BUDGET ESTIMATE: 3/8/21
MAJOR SITE PLAN: SJL
6/22/21

UTILITY DETAILS -1
PROJECT NAME/ADDRESS: 30-32 ATLANTIC STREET DEVELOPMENT
CLIENT/OWNER OF RECORD: KESTREL LLC.
72 PINE STREET SUITE #16, PORTLAND, MAINE 04102

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04101
(207) 775-2655
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, SHALL BE THE SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

FILE: 1109.5_DETAILS
JN: 1109.5
SCALE: AS NOTED
DESIGNED BY: SJL
DRAWN BY: ZMS
CHECKED BY: SJL/WHs

DRAWING NO.
C-43



NOTE: BELL TYPE BASE WITH BOTTOM LIP

BASE SECTION NO. 645

INTERMEDIATE SECTION NO.58

TOP SECTION NO.56

DROP STYLE COVER

(NUMBERS ARE FOR 5 1/4" BUFFALO VALVE BOXES)
(BASE SECTION MAY BE USED AS INTERMEDIATE SECTION)

Dimensions shown in drawings:

- Base Section No. 645: 5" (top opening), 5 3/4" (base width), 8" (top opening), 10 1/4" (base width)
- Intermediate Section No. 58: 5" (top opening), 6" (base width), 5" (top opening), 6" (base width), 7" (base width)
- Top Section No. 56: 6" (top opening), 6 1/4" (top opening), 7 1/2" (top opening), 9" (base width), 5 3/4" (base width)
- Drop Style Cover: 7 1/4" (width), 5 3/4" (width), 6" (height)

4" LOAM, SEED, AND MULCH OR PAVEMENT SECTION AS DETAILED IN THIS PLAN SET

CLEAN BACKFILL CONTAINING NO ROCKS LARGER IN DIAMETER THEN 4" AND FREE OF ROOTS, STUMPS AND OTHER DEBRIS.

PLASTIC "ELECTRIC" MARKER TAPE PLACED NOT LESS THAN 12" BELOW FINISH GRADE AND NO LESS THAN 12" ABOVE CABLE.

SAND BEDDING

FINISH GRADE

36" MIN.

6"

6"

6"

PAVED AREAS

UNPAVED AREAS

FINISH GRADE

12"

12"

4" LOAM, SEED AND MULCH

HMA SURFACE COURSE (NOTE 7)

HMA BASE COURSE (NOTE 7)

AGGREGATE BASE COURSE (NOTE 7)

AGGREGATE SUBBASE COURSE (NOTE 7)

SIDE OF TRENCH MAY BE SLOPED BACK IN UNPAVED AREAS ONLY

SELECT BACKFILL SEE TRENCH SCHEDULE OF MATERIALS

TRENCH WIDTH SHALL BE MAINTAINED TO TOP OF SPECIAL BACKFILL

GRANULAR BEDDING SEE TRENCH SCHEDULE OF MATERIALS

WIDTH

4 3/4" I.D. PIPE + 1.5" (MIN. 3')

*SEE PAVEMENT SCHEDULE FOR THICKNESS

PIPE SIZE AS NOTED ON THE PLANS

RIGID INSULATION WHERE INDICATED ON THE PLANS. THICKNESS PER NOTE 2.

BACKFILL WITH EXCAVATED MATERIAL OR SELECT BACKFILL AS DIRECTED BY THE ENGINEER. MDOT 703.22 TYPE B UNDERDRAIN BACKFILL SHALL BE USED FOR PERFORATED UNDERDRAIN.

1/2' O.D.+A"

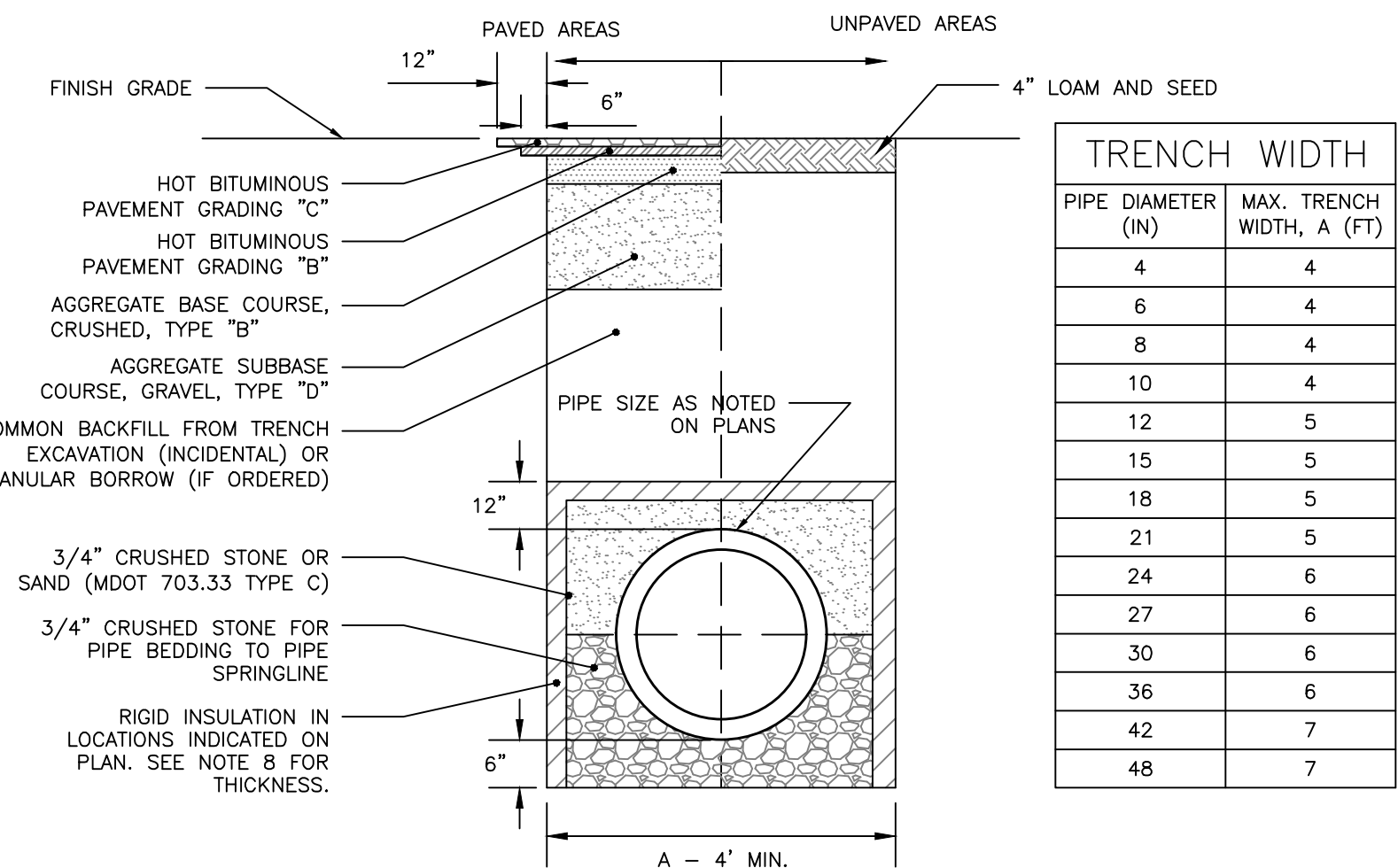
1/2' O.D.+6"

ALLOWABLE PIPE MATERIALS:

- REINFORCED CONCRETE PIPE (RCP) MIN. STRENGTH OF CLASS III
- PVC RING TYPE SEWER (SDR 35) OR EQUIVALENT, MIN PS-46 RATING
- PVC RING TYPE SEWER PIPE MEETING ASTM F 789
- DUCTILE IRON PIPE (DIP)
- ADS N-12 HP TRIPLE-WALL, MIN PS-46 RATING
- ADS SANITITE HP MIN. PS-46

SCHEDULE OF MATERIALS		
TYPE OF PIPE	GRANULAR BEDDING	SELECT BACKFILL
CMP DUCTILE IRON RCP	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE S UD BACKFILL
PVC/HDPE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL
CMP	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE

1. BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. STORM DRAIN COVERS BETWEEN 2' AND 3' SHALL INCLUDE 4" OF RIGID INSULATION. COVER BETWEEN 3' AND 4' SHALL INCLUDE 2" RIGID INSULATION. OTHER UTILITY COVERS 2' TO 4' SHALL INCLUDE 2" OF RIGID INSULATION FOR EACH FOOT ABOVE MINIMUM DEPTH.
3. INSTALL WARNING TAPE DIRECTLY ABOVE UTILITIES AT THE TOP OF SUBGRADE.
4. MINIMUM COVER:
 - 4.1. 2'-0" - STORM DRAIN
 - 4.2. 5'-0" - SEWER
5. NO TREES SHALL BE PLANTED WITHIN 5' OF A SEWER PIPE OR SERVICE
6. THIS DETAIL SHALL BE APPLIED ONLY TO DRAINAGE PIPE TRENCH LOCATED OUTSIDE OF THE CITY OF PORTLAND ROW.
7. THICKNESS AS NOTED BY SURFACE DETAILS

[illegible]

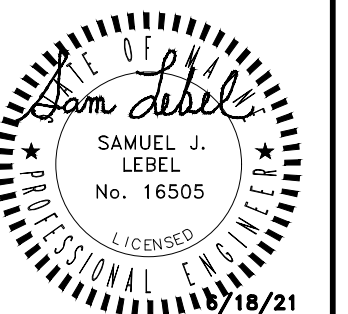
UTILITY DETAILS - 2

PROJECT NAME/ADDRESS: **30-32 ATLANTIC STREET DEVELOPMENT**

CLIENT/OWNER OF RECORD: **KESTREL LLC,
72 PINE STREET SUITE #16, PORTLAND, MAINE 04101**


A C O R N
ENGINEERING, INC.
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DESIGNED BY:	SJL
DRAWN BY:	ZMS
CHECKED BY:	SJL/WHs



DRAWING NO.

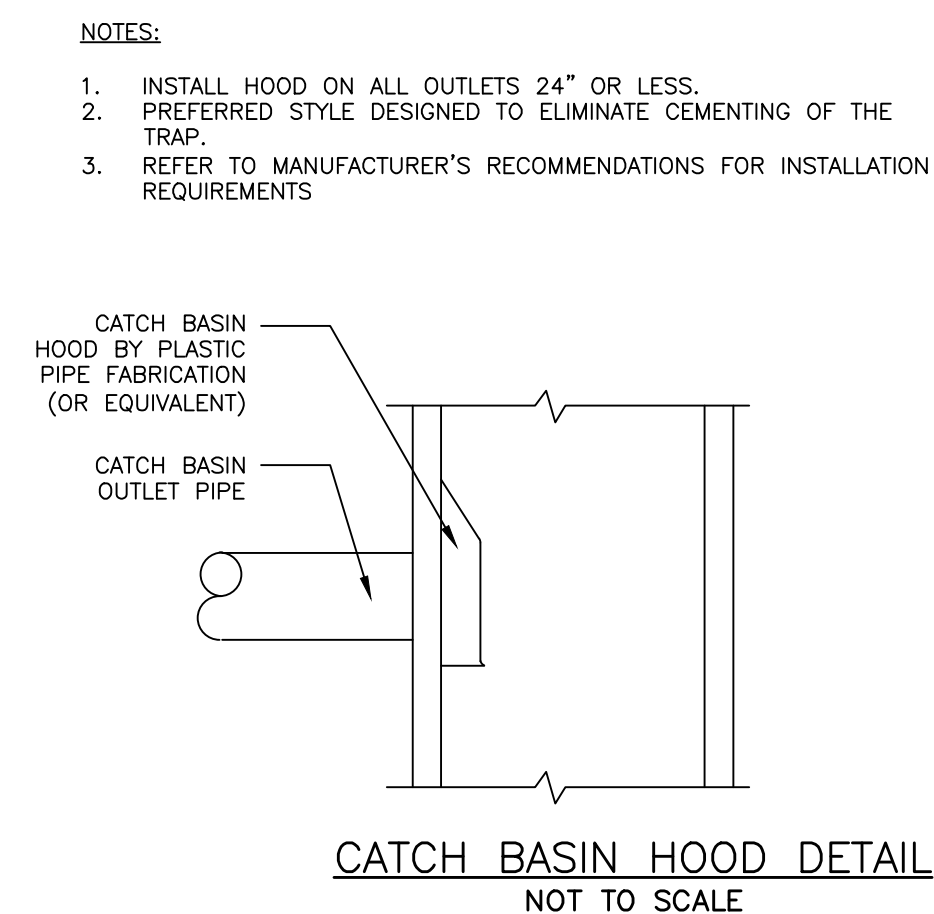
PERMIT LEVEL
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CONSTRUCTION

C-44

1. CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE ROOF DRAIN, ADAPTER AND COVER, GUTTERS, AND DOWNSPOUTS, UNLESS OTHERWISE DIRECTED.
2. ALL PIPES SHALL BE OF UNIFORM SIZE.



1. CATCH BASIN TO BE PRECAST AS A SINGLE PORTLAND CEMENT CONCRETE UNIT, AS MANUFACTURED BY AMERICAN CONCRETE INDUSTRIES OR AN APPROVED EQUAL.
2. FRAME AND GRATE TO BE NEEHAN FOUNDRY ENTERPRISES R-4826 OR AN APPROVED EQUAL.
3. REBAR FRAMING TO BE #4, MIN 8" O.C. OR AN APPROVED EQUAL.
4. DIAMETER OF DRAINAGE HOLE TO BE 3" LARGER THAN THE INSIDE DIAMETER OF A FLEXIBLE PIPE OR THE OUTSIDE DIAMETER OF RIGID PIPE.



1. INSTALL HOOD ON ALL OUTLETS 24" OR LESS.
2. PREFERRED STYLE DESIGNED TO ELIMINATE CEMENTING OF THE TRAP.
3. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION REQUIREMENTS

[illegible]

DRAINAGE DETAILS

DDRESS: 330-32 ATLANTIC STREET DEVELOPMENT

CLIENT/OWNER OF RECORD: KESTREL LLC.
72 PINE STREET SUITE #16, PORTLAND, MAINE 04102

DRAWING NAME:

R N
ENGINEERING, INC. =

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04101
(207) 775-2855

FILE: 1109.5_DETAILS

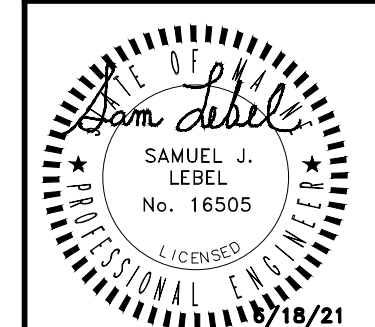
JN:	1109.5
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SCALE: AS NOTED

DESIGNED BY:	SJL
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DRAWN BY: ZMS

CHECKED BY: SJL/WHs



DRAWING NO.

C-45

1. REFER TO THE GRADING & DRAINAGE PLAN FOR LAYOUT, ELEVATIONS OTHER DETAILS.



1. REFER TO THE BUILDING ARCHITECTS PLANS FOR THE BUILDING FOUNDATION, BACKFILL, ROOF DRAIN, SIDEWALK AND OTHER DETAILS.
2. PERFORATIONS IN UNDERDRAIN PIPE SHALL BE ORIENTED DOWN.
3. INSTALL STONE DRIP EDGE IN A LOCATIONS SUBJECT TO ROOF RUNOFF. WIDTH SHALL BE A MIN. 12" BEYOND THE PROJECTION OF THE ROOF EVE.
4. FOUNDATION WALL FOOTINGS SHALL BE CONSTRUCTED TO A MIN. DEPTH OF 4 FT BELOW ADJACENT FINISH GRADE. REFER TO STRUCTURAL ENGINEERS PLANS FOR ADDITIONAL INFORMATION AND MIN. REQUIREMENTS.



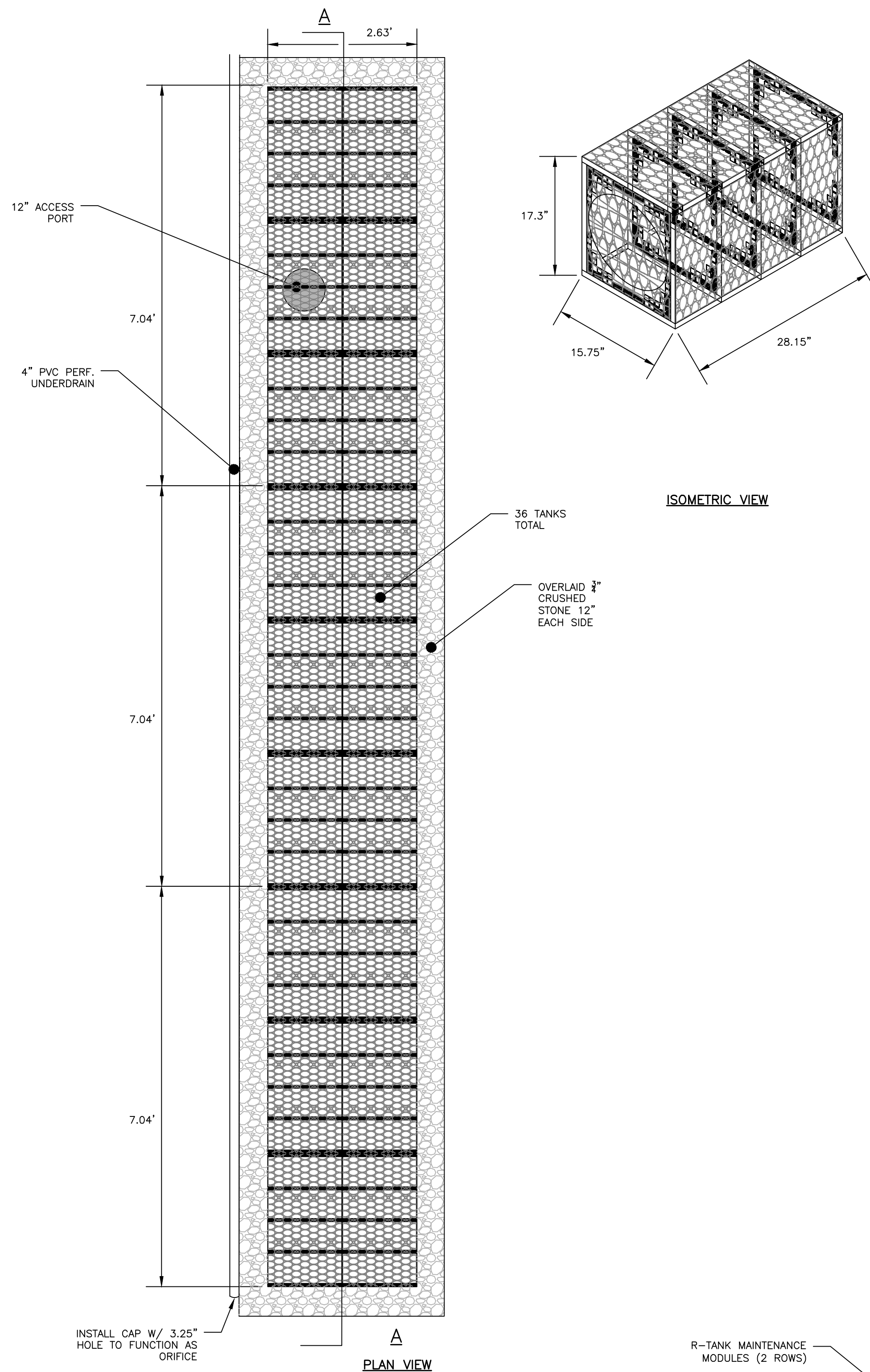
NOT TO SCALE

1. REFER TO THE GRADING AND DRAINAGE PLANS FOR ADDITIONAL INFORMATION

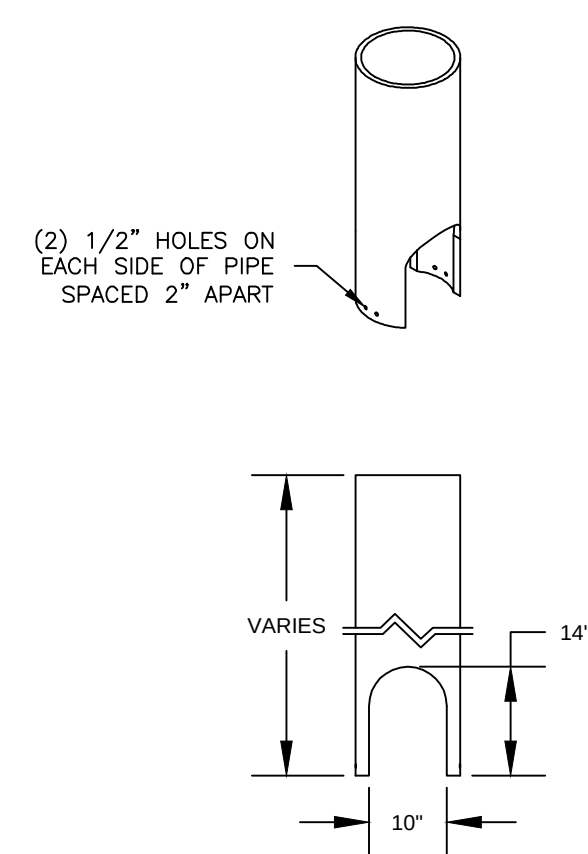


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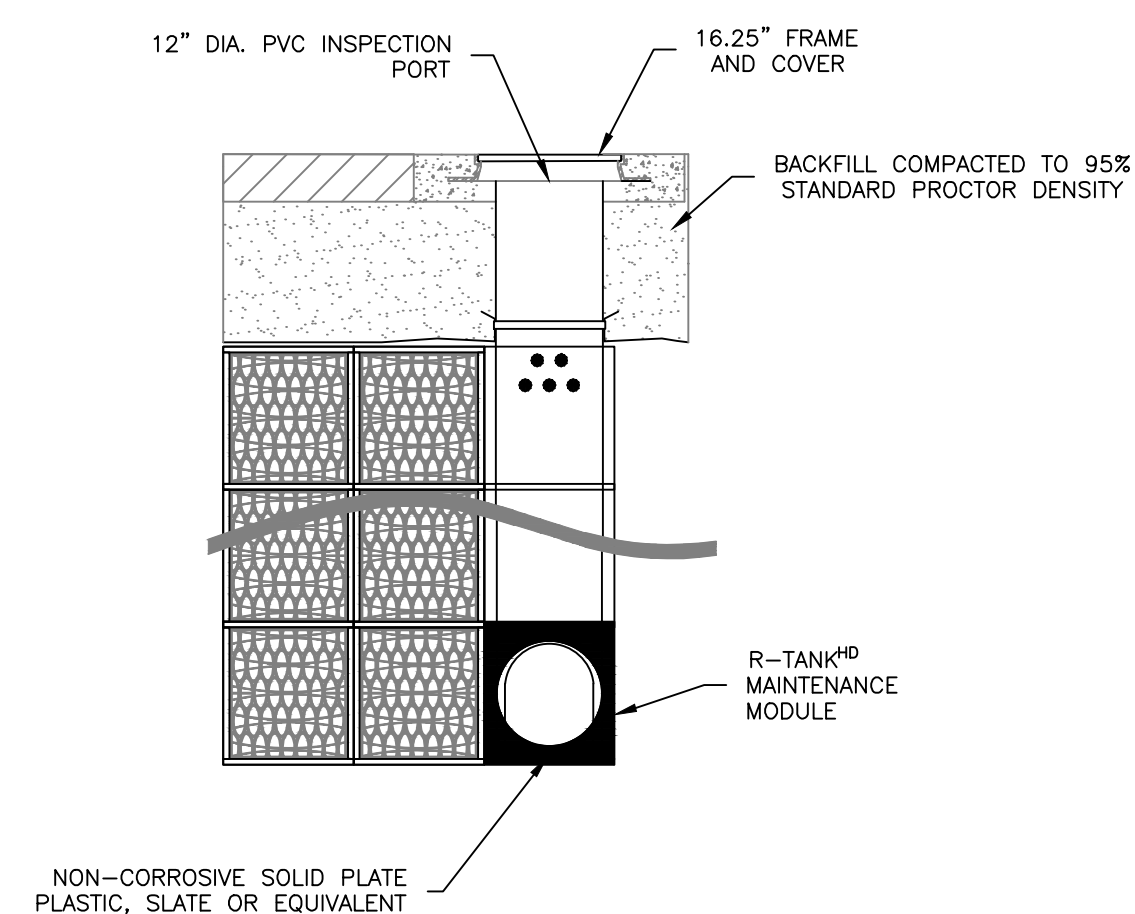
PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION



- NOTES**
1. THE INSPECTION PORT IS USED IN THE MAINTENANCE MODULE TO INSPECT THE LEVEL OF SEDIMENT ACCUMULATION.
 2. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH MAINTENANCE ROW VIA THE ACCESS STRUCTURE FROM EITHER END AS NEEDED.

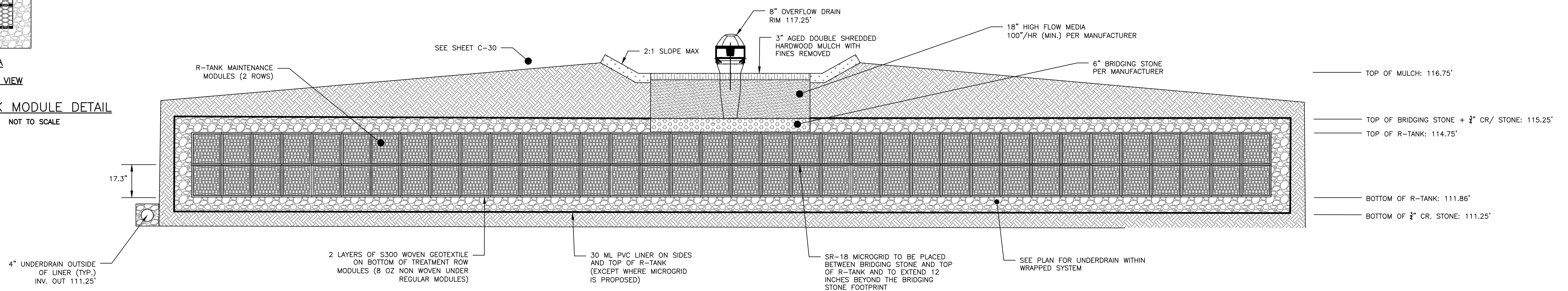


ACCESS PORT WITH SOLID COVER
NOT TO SCALE



OVERFLOW BEEHIVE DRAIN
NOT TO SCALE

R-TANK MODULE DETAIL
NOT TO SCALE



SECTION A-A

FOCAL POINT RAIN GARDEN WITH R-TANK TREATMENT ROW
NOT TO SCALE

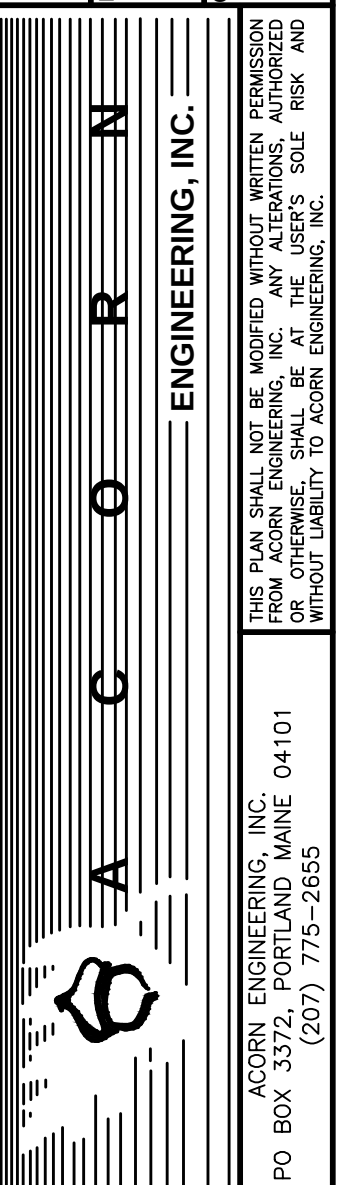
PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
SCHEMATIC DESIGN/ISSUE	DATE
FOR BUDGET ESTIMATE	3/8/21
MAJOR SITE PLAN	SJL
	6/22/21

FOCAL POINT DETAIL

PROJECT NAME/ADDRESS: 30-32 ATLANTIC STREET DEVELOPMENT

CLIENT/OWNER OF RECORD: KESTREL LLC.
72 PINE STREET SUITE #16, PORTLAND, MAINE 04102



FILE: 1109.5_DETAILS

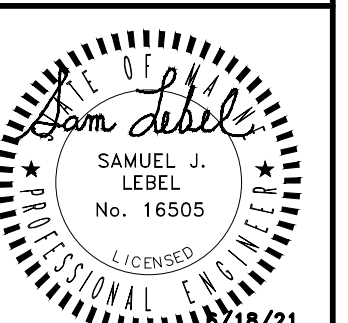
JN: 1109.5

SCALE: AS NOTED

DESIGNED BY: SJL

DRAWN BY: ZMS

CHECKED BY: SJL/WH



DRAWING NO.

C-46



SMARTSIDE®
TRIM & SIDING

THE REAL BEAUTY OF TREATED ENGINEERED WOOD

Product Guide & Specifications



lpsmartside.com

BUILD WITH US.®



Top: LP SmartSide Lap, Trim and Fascia | Middle: LP SmartSide Lap, Cedar Shakes (straight), Trim and Fascia | Bottom: LP SmartSide Lap, Trim and Fascia



Product Guide & Specifications



Featured: LP SmartSide Cedar Shakes (staggered), Panel (Board and Batten), Soffit, Trim and Fascia

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The Beauty Of Treated Engineered Wood

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LP® SmartSide® Lap Siding

Cedar Texture Lap	15
Cedar Shakes	16
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16" Bold Profiles	18
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LP SmartSide Panel Siding

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Stucco Panel	27
Smooth Panel	28
Reverse Board & Batten	29

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LP SmartSide Trim & Fascia

Cedar Trim	33
Reversible Trim	34

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LP SmartSide Soffit

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Vented Soffit	40
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Applications

New Home	43
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ENGINEERED TO IMPRESS

With more than 18 years of successful performance, it's easy to see why LP® SmartSide® is one of the fastest-growing brands of siding materials in the U.S.

A Pioneer Of Change

LP SmartSide is redefining traditional building materials with treated engineered wood products that are designed to offer game-changing durability, beauty and workability. It's a building industry leader in a category that is shaping the way homes, outdoor building structures and light commercial properties are being built.

See the innovation that goes into making LP SmartSide products at youtube.com/lpsmartside.



STRENGTH IS AT THE CORE

LP® SmartSide® products are built with bold innovations that make them stronger and longer-lasting than traditional wood trim and siding. It's a material that boasts clear durability advantages when compared to vinyl and fiber cement cladding.



A Natural Defense Against Nature

SmartGuard® helps LP SmartSide products withstand extreme temperatures, heavy humidity, arctic freeze thaws and everything in between. It's a process that treats our products to the core with four components of protection that add strength and resist fungal decay and termites.



LP® SmartSide®

5/50

YEAR

LIMITED WARRANTY

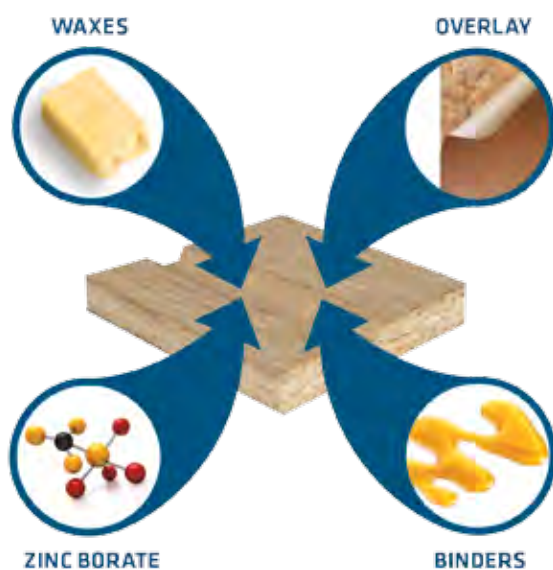
A Warranty That Builds Trust

LP has your back with an industry-leading warranty that offers exceptional peace of mind for you and your customers.

* For complete warranty details visit

LPSmartSide.com

Four Components of Protection



Give It Your Best Shot

LP SmartSide products withstand impact from airborne debris and everyday bumps better than vinyl and fiber cement siding. That means fewer callbacks for repairs and happier homeowners. See how LP SmartSide is made at youtube.com/lpsmartside.



LP SmartSide



Fiber Cement



Vinyl



STAND OUT WITH YOUR OWN CUSTOM LOOK



Picture Perfect

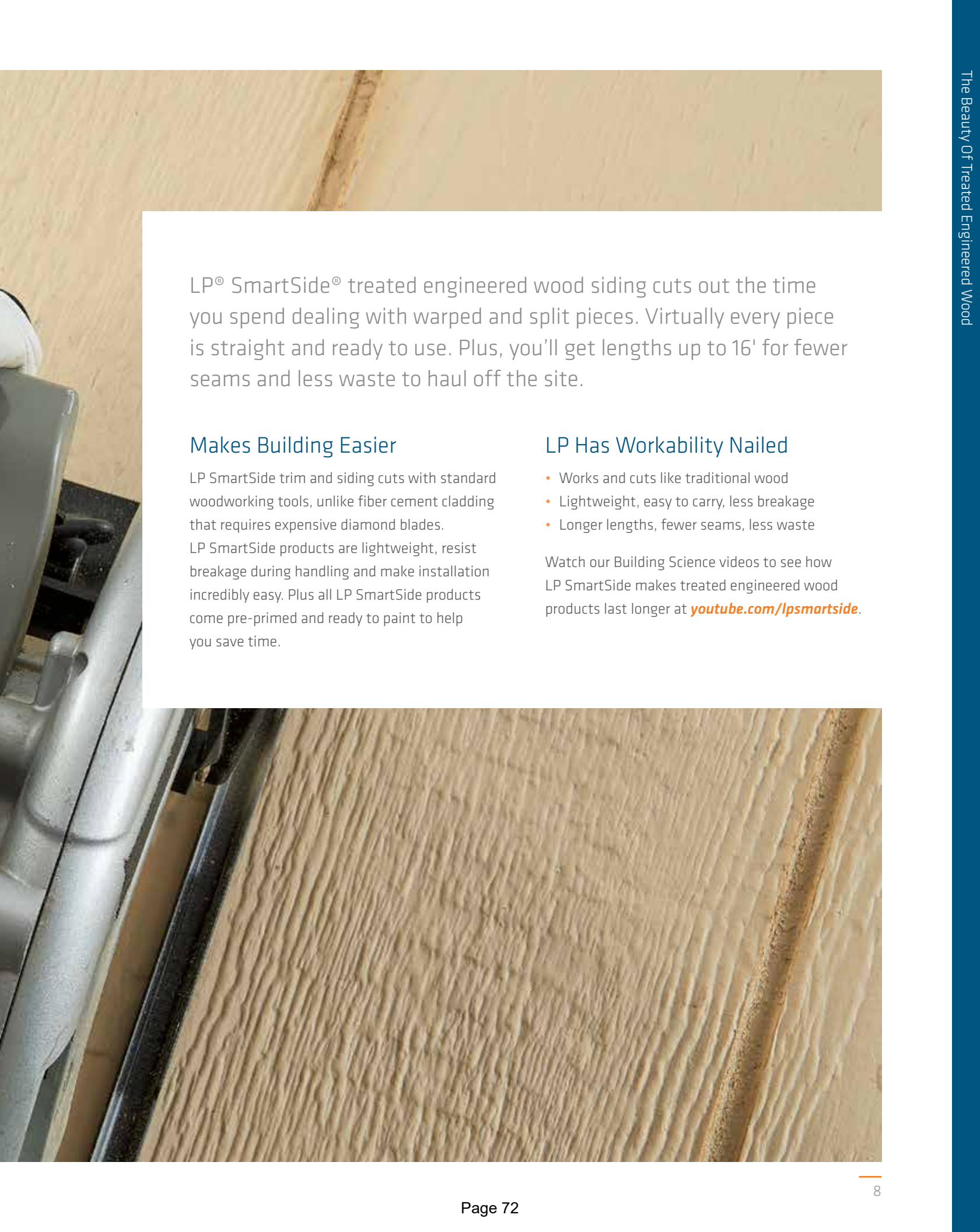
LP® SmartSide® products offer homeowners the bold look of their signature cedar-grain texture in profiles that are always in style. It's been the siding of choice for more than 18 years for homeowners who want uncompromising quality and distinctive curb appeal.

Choose your style. Choose your colors. Get the look you want. That's the beauty of working with treated engineered wood trim and siding. LP SmartSide products offer you the versatility to achieve stunning results with ease. Whether you're building a traditional craftsman or a modern masterpiece, LP SmartSide is a beautiful choice.





**WORKS
THE WAY
WOOD IS
SUPPOSED
TO**



LP® SmartSide® treated engineered wood siding cuts out the time you spend dealing with warped and split pieces. Virtually every piece is straight and ready to use. Plus, you'll get lengths up to 16' for fewer seams and less waste to haul off the site.

Makes Building Easier

LP SmartSide trim and siding cuts with standard woodworking tools, unlike fiber cement cladding that requires expensive diamond blades.

LP SmartSide products are lightweight, resist breakage during handling and make installation incredibly easy. Plus all LP SmartSide products come pre-primed and ready to paint to help you save time.

LP Has Workability Nailed

- Works and cuts like traditional wood
- Lightweight, easy to carry, less breakage
- Longer lengths, fewer seams, less waste

Watch our Building Science videos to see how LP SmartSide makes treated engineered wood products last longer at [youtube.com/lpsmartside](https://www.youtube.com/lpsmartside).

GROW WITH US

A Smart Choice For Our Planet

LP® SmartSide® is a must-have material to help builders qualify for green building programs. Plus, many homeowners and building owners are demanding sustainable products that have minimal impact on our environment.





We're not just building for the future, we're helping to protect it by actively investing in reforestation and preserving wildlife habitats.

Naturally Sustainable

The LP SmartSide manufacturing process begins with wood, a renewable resource, grown and gathered under strict Sustainable Forestry Initiative® standards. We source fast-growing trees and use 99% of the log for either the product or the fuel to make it. Plus, all binding agents and resins are low-emitting and safe for children and pets.

Responsibly Made With Wood

- Responsibly made with a renewable resource – wood
- 99% of the log is used
- No added formaldehyde
- Qualifies for green building programs

Learn more about LP's environmental programs at [LPCorp.com](https://www.lpcorp.com).

**THE
BEAUTIFUL
DIFFERENCE
BETWEEN**

**FIBER AND
STRAND
PRODUCTS**

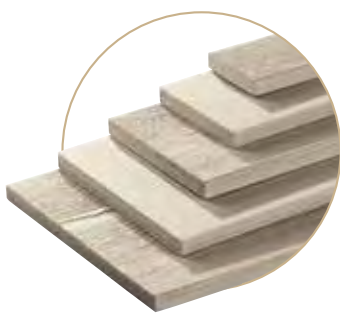
LP® SmartSide® products are available in two similar types of treated engineered wood substrates to achieve distinctly different looks.

Both treated engineered strand and treated engineered fiber substrates incorporate our proprietary SmartGuard® process to enhance strength and offer protection against termites and fungal decay. However, strand substrates are better suited to create deep wood-grain textures, and fiber substrates are ideal for smooth finishes.



Treated Engineered Strand Substrate

- Treated with the SmartGuard process
- Best substrate for deep cedar-grain texture
- Excellent resistance to warping, splitting and cupping
- Offers superior impact resistance
- LP's 5/50 year limited warranty*



Treated Engineered Fiber Substrate

- Treated with the SmartGuard process
- Best substrate for a smooth finish
- Excellent resistance to warping, splitting and cupping
- Superb design versatility
- LP's 5/50 year limited warranty*

**See LPSmartSide.com for complete warranty details.*

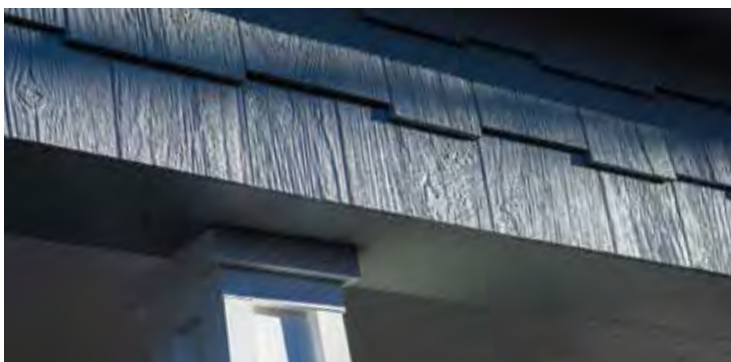
GET THE TIMELESS LOOK OF WOOD LAP

Traditional, Bold, Subtle, Daring, Modern

Create the look you want with a versatile selection of LP SmartSide products. Easy to install and engineered to stand up to extreme weather, LP SmartSide lap siding is a natural, durable choice for buildings in any region. Plus, it's the perfect companion cladding for structures partially finished in stucco, stone and brick.



Featured: LP SmartSide Lap, Panel, Trim and Fascia



Featured: LP SmartSide Cedar Shakes (reversible staggered and straight)



Featured: LP SmartSide Lap, Cedar Shakes (staggered), Trim and Fascia



Featured: LP SmartSide Lap, Cedar Shakes (straight), Trim and Fascia

Cedar Texture Lap

The Bold Look Of Cedar Without Many Of The Worries

- One of the most durable lap siding options in the market today
- 16' length can result in faster installation and fewer seams
- Up to 33% fewer seams than traditional 12' siding
- Pre-primed for exceptional paint adhesion
- Self-aligning SmartLock™ option installs faster and more efficiently
- Treated engineered wood strand substrate
- APA-certified lap siding

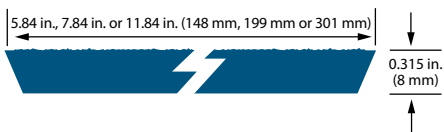
Also available in fiber substrate.

- CPA-certified lap siding
- Treated engineered wood fiber substrate

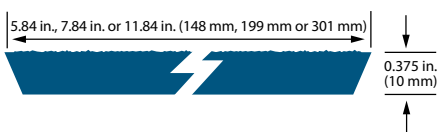


Cedar texture

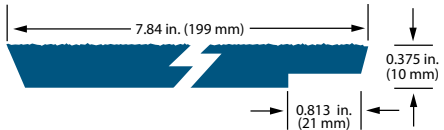
38 Series Cedar Lap (strand)



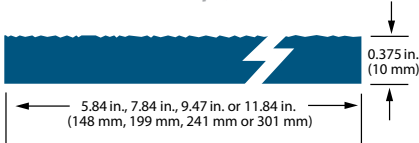
76 Series Cedar Lap (strand)



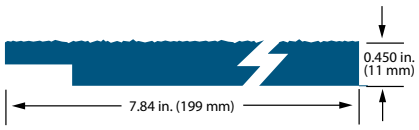
76 Series SmartLock Cedar Lap (strand)



76 Series Cedar Lap (fiber)



120 Series Self-Aligning Cedar Lap (fiber)



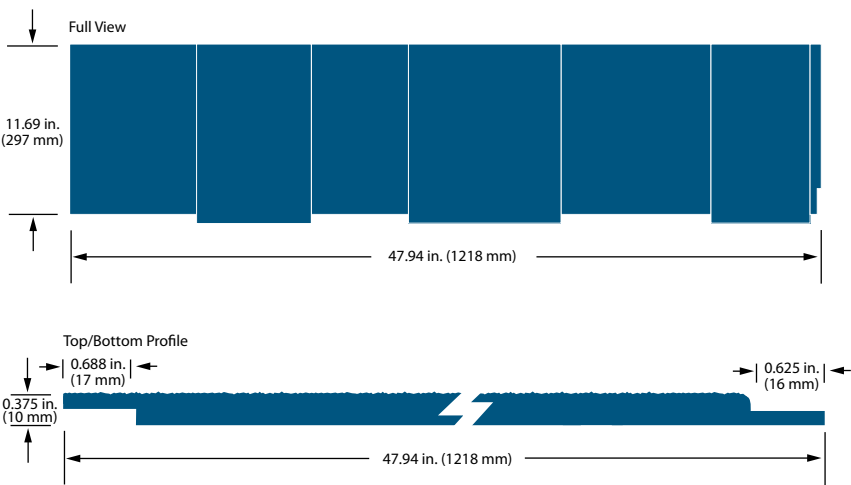
DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
38 Series Cedar Lap (strand)	16ft. (192 in.)(4877 mm)	5.84 in. (148 mm)	0.315 in. (8 mm)	25796
	16ft. (192 in.)(4877 mm)	7.84 in. (199 mm)	0.315 in. (8 mm)	25797
	16ft. (192 in.)(4877 mm)	11.84 in. (301 mm)	0.315 in. (8 mm)	25799
76 Series Cedar Lap (strand)	16ft. (192 in.)(4877 mm)	5.84 in. (148 mm)	0.375 in. (10 mm)	25785
	16ft. (192 in.)(4877 mm)	7.84 in. (199 mm)	0.375 in. (10 mm)	25786
	16ft. (192 in.)(4877 mm)	11.84 in. (301 mm)	0.375 in. (10 mm)	25787
76 Series Cedar Lap (fiber)	16ft. (192 in.)(4877 mm)	5.84 in. (148 mm)	0.375 in. (10 mm)	25922
	16ft. (192 in.)(4877 mm)	7.84 in. (199 mm)	0.375 in. (10 mm)	25923
	16ft. (192 in.)(4877 mm)	9.47 in. (241 mm)	0.375 in. (10 mm)	25924
	16ft. (192 in.)(4877 mm)	11.84 in. (301 mm)	0.375 in. (10 mm)	25925
76 Series SmartLock Cedar Lap (strand)	16ft. (192 in.)(4877 mm)	7.84 in. (199 mm)	0.375 in. (10 mm)	30317
120 Series Self-Aligning Cedar Lap (fiber)	16ft. (192 in.)(4877 mm)	7.84 in. (199 mm)	0.450 in. (11 mm)	25905

Cedar Shakes

The Luxurious Appeal Of Cedar

- The look of real cedar with easy installation and maintenance over time
- Staggered edges offer a lively, textured effect
- Can be used on all exterior walls or as a decorative accent with any substrate
- Shiplap ends for seamless appearance
- Treated engineered wood fiber substrate
- Reversible staggered or straight edge offers exceptional design versatility

Cedar Shakes (fiber)



DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
Cedar Shakes (fiber)	47.94 in. (1218 mm)	11.69 in. (297 mm)	0.375 in. (10 mm)	28541



Cedar texture



Staggered



Straight

12" Bold Profiles

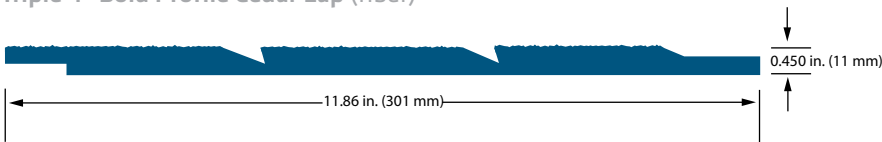
Genuine Detail

- Distinctive Triple 4" and Double 5" profiles
- Shiplap edges make it easier to level and apply
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate

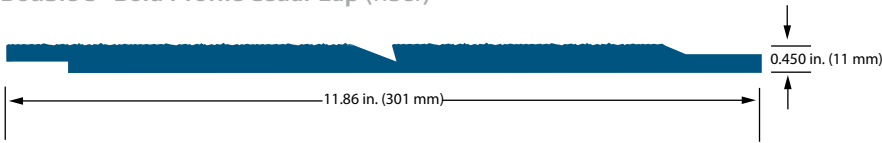


Cedar texture

Triple 4" Bold Profile Cedar Lap (fiber)



Double 5" Bold Profile Cedar Lap (fiber)



DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
Triple 4" Bold Profile Cedar Lap (fiber)	16ft. (192 in.)(4877 mm)	11.86 in. (301 mm)	0.450 in. (11 mm)	25906
Double 5" Bold Profile Cedar Lap (fiber)	16ft. (192 in.)(4877 mm)	11.86 in. (301 mm)	0.450 in. (11 mm)	25907

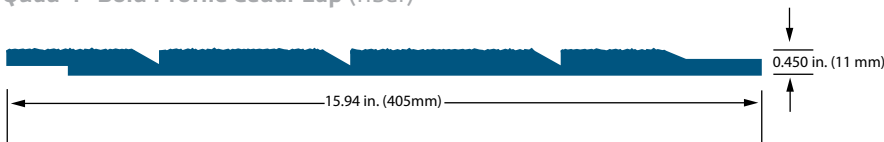
16" Bold Profiles

Choices That Make A Statement

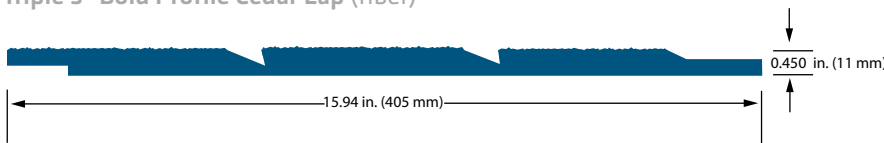
- This extra-wide 16" siding comes in three profiles: Quad 4", Triple 5" and Double 8"
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate



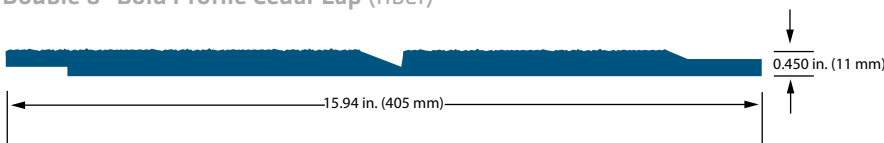
Quad 4" Bold Profile Cedar Lap (fiber)



Triple 5" Bold Profile Cedar Lap (fiber)



Double 8" Bold Profile Cedar Lap (fiber)



Cedar texture

DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
Quad 4" Bold Profile Cedar Lap (fiber)	16ft. (192 in.)(4877 mm)	15.94 in. (405 mm)	0.450 in. (11 mm)	25908
Triple 5" Bold Profile Cedar Lap (fiber)	16ft. (192 in.)(4877 mm)	15.94 in. (405 mm)	0.450 in. (11 mm)	25910
Double 8" Bold Profile Cedar Lap (fiber)	16ft. (192 in.)(4877 mm)	15.94 in. (405 mm)	0.450 in. (11 mm)	25911

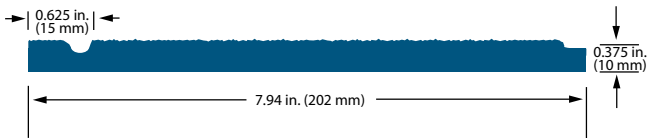
Colonial Beaded Lap

Cutting Edge Meets Classical

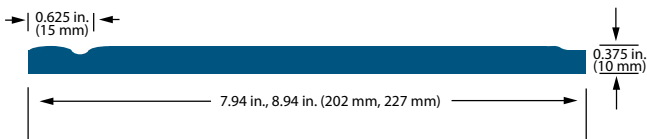
- Colonial Beaded Lap siding endows homes with authentic American style
- Drip lines cast crisp shadows for maximum curb appeal
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate



Colonial Beaded Cedar Lap (fiber)



Colonial Beaded Smooth Lap (fiber)



Cedar texture



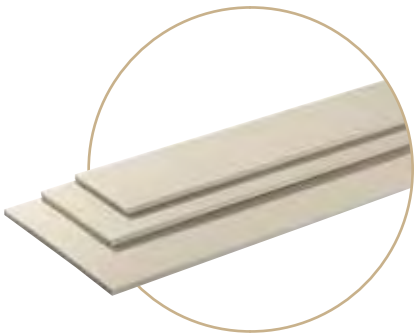
Smooth finish

DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
Colonial Beaded Cedar Lap (fiber)	16ft. (192 in.)(4877 mm)	7.94 in. (202 mm)	0.375 in. (10 mm)	25904
Colonial Beaded Smooth Lap (fiber)	16ft. (192 in.)(4877 mm)	7.94 in. (202 mm)	0.375 in. (10 mm)	25903
	16ft. (192 in.)(4877 mm)	8.94 in. (227 mm)	0.375 in. (10 mm)	25909

Smooth Lap

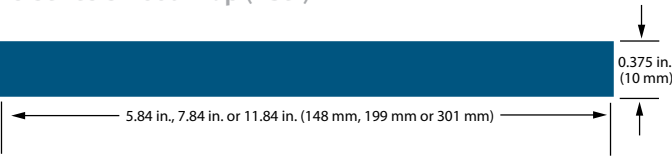
A Traditional, Subtle Look

- Traditional look that accentuates the architectural features of any home
- Smooth finish for a clean appearance
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate



Smooth finish

76 Series Smooth Lap (fiber)



DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
76 Series Smooth Lap (fiber)	16ft. (192 in.)(4877 mm)	5.84 in. (148 mm)	0.375 in. (10 mm)	25919
	16ft. (192 in.)(4877 mm)	7.84 in. (199 mm)	0.375 in. (10 mm)	25920
	16ft. (192 in.)(4877 mm)	11.84 in. (301 mm)	0.375 in. (10 mm)	25921



1: LP SmartSide Lap and Trim

2: LP SmartSide Lap (Colonial Beaded) and Trim

3: LP SmartSide Lap, Cedar Shakes (straight), Trim and Fascia

4: LP SmartSide Lap, Soffit, Trim and Fascia

5: LP SmartSide Lap



DURABILITY REDEFINED

Strength Has A New Look

Tough to the core, LP SmartSide Panel Siding is a treated engineered wood product that's more durable, stable and consistent than traditional wood panels. It's easy to recommend for light commercial, shed and residential applications that require a premium look and the toughness to combat extreme weather.



Featured: LP SmartSide Panel, Trim and Fascia



Featured: LP SmartSide Panel (Board and Batten), Cedar Shakes (staggered), Trim and Fascia



Featured: LP SmartSide Panel, Cedar Shakes (staggered), Trim and Fascia



Featured: LP SmartSide Trim, Fascia and Panel with SmartFinish

Please contact your local LP SmartSide sales representative for product availability.

Cedar Texture Panel

Rated For Structural Use By
The Engineered Wood Association

- Shiplap edges with advanced bead system for easier alignment
- Pre-primed for exceptional paint adhesion
- Significantly lighter than comparable fiber cement panel
- Strong enough to be nailed directly to stud, making additional sheathing unnecessary in many applications
- Eliminates need for additional bracing on load-bearing walls
- Ideal exterior for homes in areas of high winds or seismic activity
- Treated engineered wood strand substrate

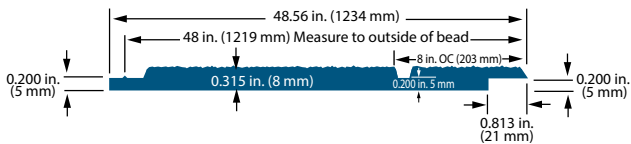
Also available in fiber substrate.

- Not rated for structural use
- Treated engineered wood fiber substrate

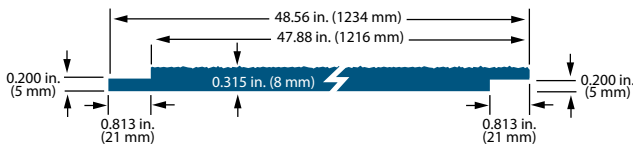


Cedar texture

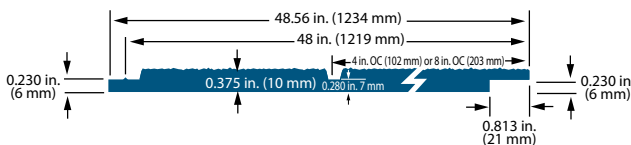
38 Series Cedar Panel 8" o.c. (strand)



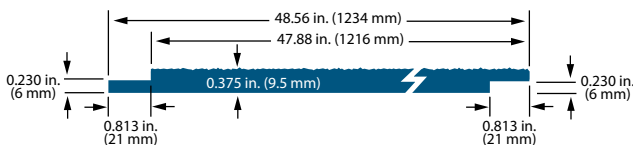
38 Series Cedar Panel – No Groove (strand)



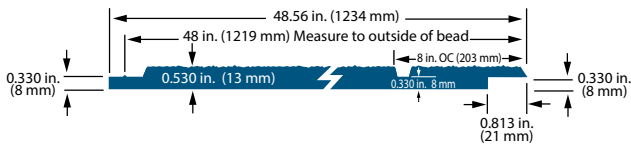
76 Series Cedar Panel 4" & 8" o.c. (strand)



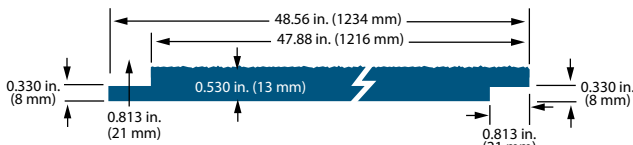
76 Series Cedar Panel – No Groove (strand)



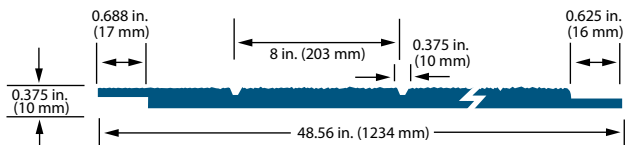
190 Series Cedar Panel 8" o.c. (strand)



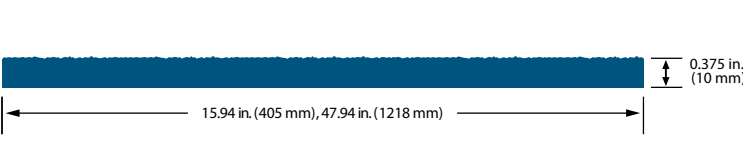
190 Series Cedar Panel – No Groove (strand)



76 Series Cedar Panel 8" o.c. (fiber)

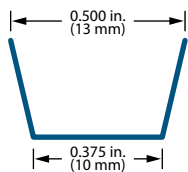


76 Series Cedar Panel - Square Edge (fiber)



DESCRIPTION	LENGTH	GROOVE	GROOVE WIDTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
38 Series Cedar Panel 8" o.c. (strand)	6ft. (72 in.)(1829 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.315 in. (8 mm)	27805
	7ft. (84 in.)(2134 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.315 in. (8 mm)	27806
	8ft. (96 in.)(2438 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.315 in. (8 mm)	25840
	9ft. (108 in.)(2743 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.315 in. (8 mm)	25843
	10ft. (120 in.)(3048 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.315 in. (8 mm)	25844
38 Series Cedar Panel – No Groove (strand)	8ft. (96 in.)(2438 mm)	No Groove	N/A	48.56 in. (1234 mm)	0.315 in. (8 mm)	25855
76 Series Cedar Panel 4" and 8" o.c. (strand)	8ft. (96 in.)(2438 mm)	4 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25831
	9ft. (108 in.)(2743 mm)	4 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25832
	10ft. (120 in.)(3048 mm)	4 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25833
	8ft. (96 in.)(2438 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25848
	9ft. (108 in.)(2743 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25850
	10ft. (120 in.)(3048 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25851
76 Series Cedar Panel – No Groove (strand)	8ft. (96 in.)(2438 mm)	No Groove	N/A	48.56 in. (1234 mm)	0.375 in. (10 mm)	25856
	9ft. (108 in.)(2743 mm)	No Groove	N/A	48.56 in. (1234 mm)	0.375 in. (10 mm)	25857
	10ft. (120 in.)(3048 mm)	No Groove	N/A	48.56 in. (1234 mm)	0.375 in. (10 mm)	25858
190 Series Cedar Panel 8" o.c. (strand)	8ft. (96 in.)(2438 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.530 in. (13 mm)	25852
	9ft. (108 in.)(2743 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.530 in. (13 mm)	25853
	10ft. (120 in.)(3048 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.530 in. (13 mm)	25854
190 Series Cedar Panel – No Groove (strand)	8ft. (96 in.)(2438 mm)	No Groove	N/A	48.56 in. (1234 mm)	0.530 in. (13 mm)	25859 *
	9ft. (108 in.)(2743 mm)	No Groove	N/A	48.56 in. (1234 mm)	0.530 in. (13 mm)	25860 *
	10ft. (120 in.)(3048 mm)	No Groove	N/A	48.56 in. (1234 mm)	0.530 in. (13 mm)	25861 *
76 Series Cedar Panel 8" o.c. (fiber)	8ft. (96 in.)(2438 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25934
	9ft. (108 in.)(2743 mm)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25935
76 Series Cedar Panel – Square Edge (fiber)	8ft. (96 in.)(2438 mm)	No Groove	N/A	47.94 in. (1218 mm)	0.375 in. (10 mm)	25926
	9ft. (108 in.)(2743 mm)	No Groove	N/A	47.94 in. (1218 mm)	0.375 in. (10 mm)	25927

Groove Detail



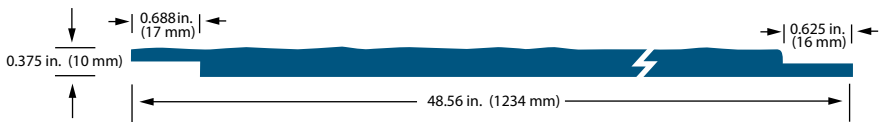
*Special order item. Requires minimum quantity and extended lead times.
Metric units are rounded to the nearest millimeter.

Stucco Panel

The Rich Look Of Stucco Made Easy

- The remarkably detailed soft, earthy, hand-troweled effect of stucco on a panel
- Deeply textured and varied from board to board
- Comes in easy-to-install shiplap edge panels
- Available pre-primed
- Not rated for structural use
- Treated engineered wood fiber substrate

Stucco Panel (fiber)



Stucco Texture

DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
Stucco Panel (fiber)	8ft. (96 in.)(2438 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25912
	9ft. (108 in.)(2743 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25913

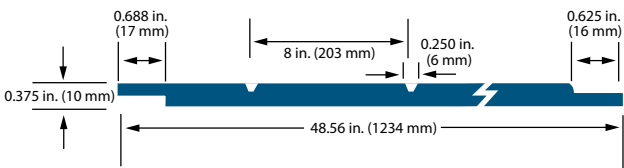
Smooth Panel

Designed For Ease And Performance

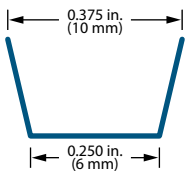
- The shi lap edge makes it easy to install
- Pre-primed for exceptional paint adhesion
- Not rated for structural use
- Smooth finish
- Treated engineered wood fiber substrate



76 Series Smooth Panel 8" o.c. (fiber)

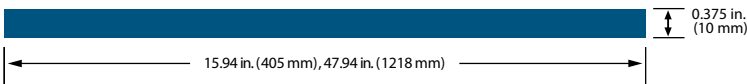


Groove Detail



Smooth finish

76 Series Smooth Panel - Square Edge (fiber)



DESCRIPTION	LENGTH	GROOVE	GROOVE WIDTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
76 Series Smooth Panel 8" o.c. (fiber)	8ft. (96 in.)(2438 mm)	8 in. o.c.	1/4 in. (6 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25932
76 Series Smooth Panel - Square Edge (fiber)	8ft. (96 in.)(2438 mm)	No Groove	N/A	47.94 in. (1218 mm)	0.375 in. (10 mm)	25926
	9ft. (108 in.)(2743 mm)	No Groove	N/A	47.94 in. (1218 mm)	0.375 in. (10 mm)	25927

Reverse Board & Batten

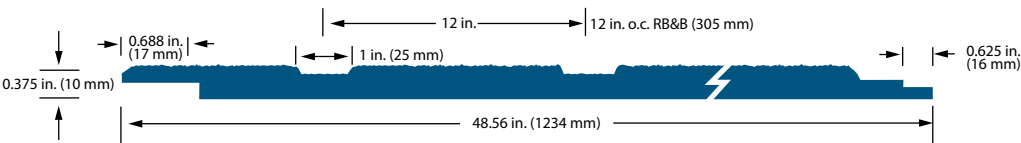
The Resilient Spirit Of Historic Architecture

- Rustic and cross-sawn texture, this panel features the weathered grain appearance of cedar
- Available in 8' and 9' lengths
- Shiplap edges make it easier to level and apply
- Pre-primed for exceptional paint adhesion
- Not rated for structural use
- Treated engineered wood fiber substrate

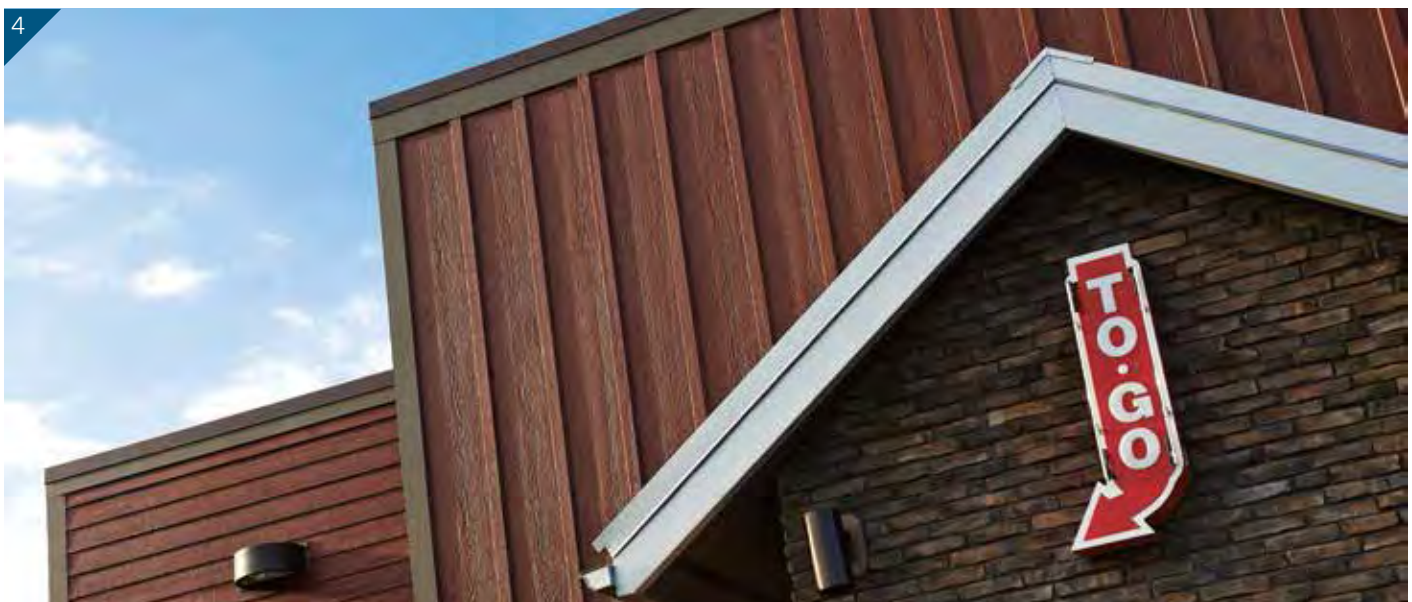


Cedar texture

Reverse Board and Batten Cedar Panel 12" o.c. (fiber)



DESCRIPTION	LENGTH	GROOVE	GROOVE WIDTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
Reverse Board and Batten Cedar Panel 12" o.c. (fiber)	8ft. (96 in.)(2438 mm)	12 in. o.c.	1 in. (25 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25915
	9ft. (108 in.)(2743 mm)	12 in. o.c.	1 in. (25 mm)	48.56 in. (1234 mm)	0.375 in. (10 mm)	25917



1: LP SmartSide Panel | 2: LP SmartSide Panel | 3: LP SmartSide Panel, Trim and Fascia | 4: LP SmartSide Lap, Panel and Trim (Board and Batten)

THE DETAILS BRING OUT THE BEAUTY

Creating Your Vision

LP SmartSide Trim & Fascia are the finishing touch that's the first to get noticed. With its smooth or deep cedar-grain texture and variety of widths and thicknesses, you can add custom design accents that take curb appeal to the next level. LP SmartSide Trim is a must-have product for when you want your craftsmanship to stand out on any home, shed or light commercial building.



Featured: LP SmartSide Lap, Panel (Board and Batten), Trim and Fascia



Featured: LP SmartSide Trim, Fascia and Cedar Shakes



Featured: LP SmartSide Lap, Cedar Shakes (staggered), Soffit, Trim and Fascia



Featured: LP SmartSide Lap, Panel, Cedar Shakes (staggered), Soffit, Trim and Fascia

Please contact your local LP SmartSide sales representative for product availability.

Cedar Trim

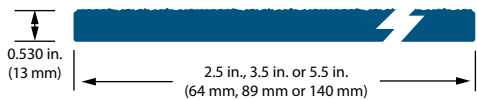
The Classic Appearance Of Cedar

- Interior or exterior use, including corner boards, windows and doors
- Narrow widths save cutting time with no ripped edges to reprime
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood strand substrate

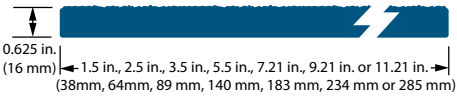


Cedar texture

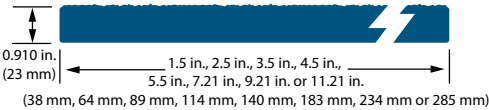
190 Series Cedar Trim (strand)



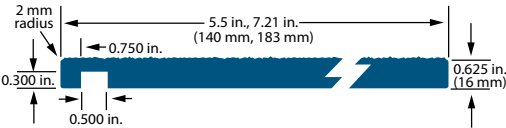
440 Series Cedar Trim (strand)



540 Series Cedar Trim (strand)



440 Series Cedar Ploughed Fascia (strand)



DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
190 Series Cedar Trim (strand)	16ft. (192 in.)(4877 mm)	2.50 in. (64 mm)	0.530 in. (13 mm)	28448
	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.530 in. (13 mm)	28450
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.530 in. (13 mm)	28452
440 Series Cedar Trim (strand)	16ft. (192 in.)(4877 mm)	1.50 in. (38 mm)	0.625 in. (16 mm)	25877
	16ft. (192 in.)(4877 mm)	2.50 in. (64 mm)	0.625 in. (16 mm)	25878
	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.625 in. (16 mm)	25880
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.625 in. (16 mm)	25882
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.625 in. (16 mm)	25883
	16ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.625 in. (16 mm)	25884
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.625 in. (16 mm)	25885
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.625 in. (16 mm)	25885
540 Series Cedar Trim (strand)	16ft. (192 in.)(4877 mm)	1.50 in. (38 mm)	0.910 in.(23 mm)	25886
	16ft. (192 in.)(4877 mm)	2.50 in. (64 mm)	0.910 in.(23 mm)	25887
	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.910 in.(23 mm)	25888
	16ft. (192 in.)(4877 mm)	4.50 in. (114 mm)	0.910 in.(23 mm)	25889 *
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.910 in.(23 mm)	25890
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.910 in.(23 mm)	25891
	16ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.910 in.(23 mm)	25892
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.910 in.(23 mm)	25893
440 Series Cedar Ploughed Fascia (strand)	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.625 in. (16 mm)	27240
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.625 in. (16 mm)	27819

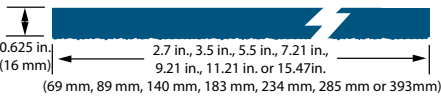
Reversible Trim

Two Great Looks In One

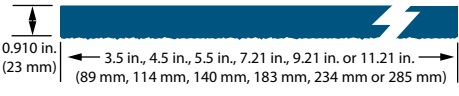
- The natural look of cedar on one side and smooth on the other
- Interior or exterior use, including corner boards, windows and doors
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate



440 Series Reversible Trim (fiber)



540 Series Reversible Trim (fiber)



DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
440 Series Reversible Trim (fiber)	16ft. (192 in.)(4877 mm)	2.70 in. (69 mm)	0.625 in. (16 mm)	25940 *
	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.625 in. (16 mm)	25941
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.625 in. (16 mm)	25942
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.625 in. (16 mm)	25943
	16ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.625 in. (16 mm)	25944
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.625 in. (16 mm)	25945
	16ft. (192 in.)(4877 mm)	15.47 in. (393 mm)	0.625 in. (16 mm)	38445
540 Series Reversible Trim (fiber)	16ft. (192 in.)(4877 mm)	3.50 in. (89 mm)	0.910 in. (23 mm)	25946
	16ft. (192 in.)(4877 mm)	4.50 in. (114 mm)	0.910 in. (23 mm)	25947
	16ft. (192 in.)(4877 mm)	5.50 in. (140 mm)	0.910 in. (23 mm)	25948
	16ft. (192 in.)(4877 mm)	7.21 in. (183 mm)	0.910 in. (23 mm)	25949
	16ft. (192 in.)(4877 mm)	9.21 in. (234 mm)	0.910 in. (23 mm)	25950
	16ft. (192 in.)(4877 mm)	11.21 in. (285 mm)	0.910 in. (23 mm)	25951



Smooth finish



Cedar texture

**Special order item. Requires minimum quantity and extended lead times.
Metric units are rounded to the nearest millimeter.*



1: LP SmartSide Lap, Panel (Board and Batten), Trim and Fascia

2: LP SmartSide Lap and Trim

3: LP SmartSide Soffit, Trim and Fascia

4: LP SmartSide Panel and Trim (Board and Batten)

5: LP SmartSide Lap and Trim





GET THE RIGHT LOOK FROM EVERY ANGLE

An Innovative Alternative To MDO, Plywood, Vinyl Or Metal Vents

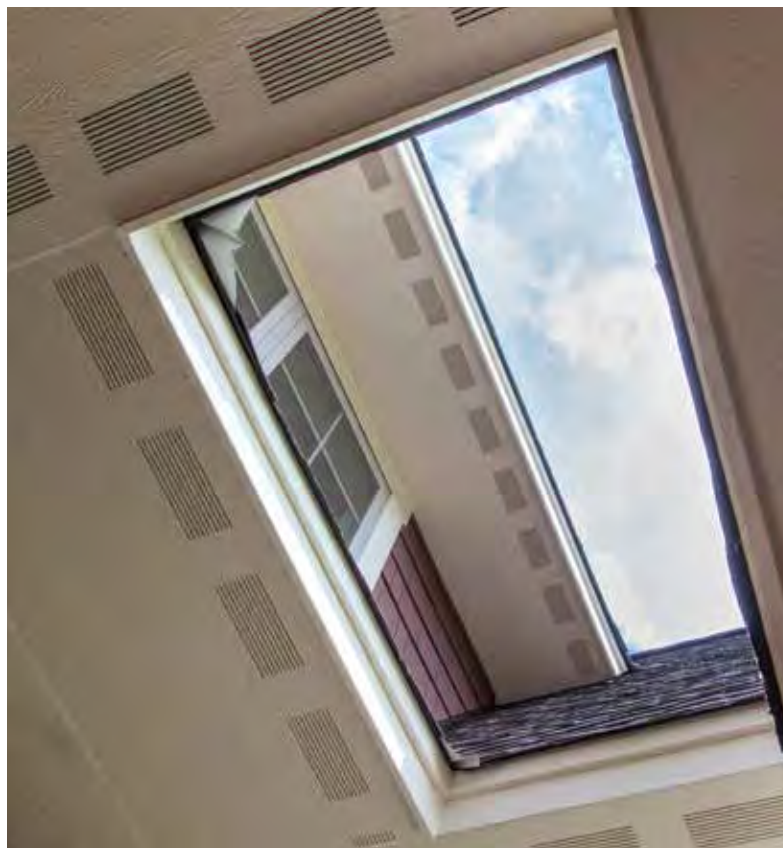
When you use LP SmartSide Soffit on your projects, people will notice your attention to every detail. You'll get the same wood grain or smooth look that matches other LP SmartSide products in a soffit that's pre-cut to the width you need. Vented soffits are also available with precisely cut, bug-resistant vents that exceed most building code requirements.



Featured: LP SmartSide Lap, Panel, Soffit, Trim and Fascia



Featured: LP SmartSide Soffit, Trim and Fascia



Featured: LP SmartSide Soffit and Trim



Featured: LP SmartSide Lap, Soffit, Trim and Fascia

Cedar Texture Soffit

The Finishing Touch

- The perfect alternative to MDO and plywood soffits
- Cut-to-width eliminates time spent ripping full sheets
- 38 Series engineered for closed soffit applications
- The 76 Series and 190 Series are ideal for use as the starter course for roofs with exposed eaves
- Treated engineered wood strand substrate

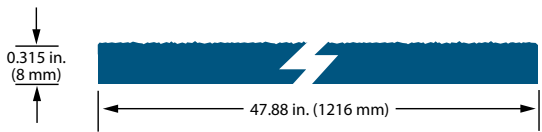
Also available in fiber substrate.

- Not rated for exposed eave applications
- Engineered for closed soffit applications
- Treated engineered wood substrate

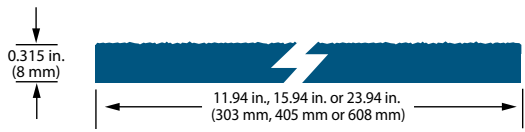


Cedar texture

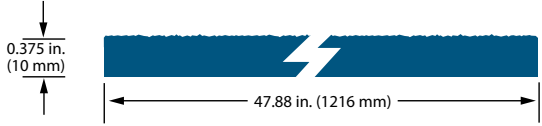
38 Series 4'x8' Cedar Soffit (strand)



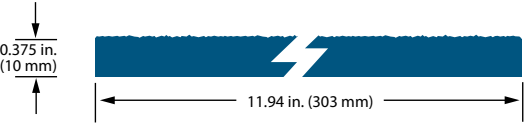
38 Series Cedar Soffit – Cut-to-Width (strand)



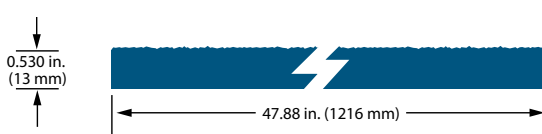
76 Series 4'x8' Cedar Soffit (strand)



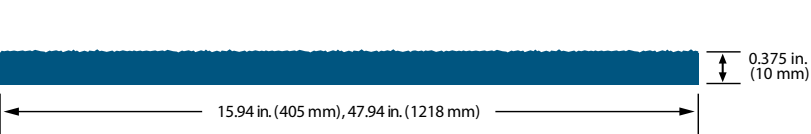
76 Series Cedar Soffit – Cut-to-Width (strand)



190 Series 4'x8' Cedar Soffit (strand)



76 Series Cedar Soffit (fiber)



DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
38 Series 4'x8' Cedar Soffit (strand)	8ft. (96 in.)(2438 mm)	47.88 in. (1216 mm)	0.315 in. (8 mm)	25813
76 Series 4'x8' Cedar Soffit (strand)	8ft. (96 in.)(2438 mm)	47.88 in. (1216 mm)	0.375 in. (10 mm)	25814
190 Series 4'x8' Cedar Soffit (strand)	8ft. (96 in.)(2438 mm)	47.88 in. (1216 mm)	0.530 in. (13 mm)	25816
38 Series Cedar Soffit – Cut-to-Width (strand)	16ft. (192 in.)(4877 mm)	11.94 in. (303 mm)	0.315 in. (8 mm)	25805
	16ft. (192 in.)(4877 mm)	15.94 in. (405 mm)	0.315 in. (8 mm)	25806
	16ft. (192 in.)(4877 mm)	23.94 in. (608 mm)	0.315 in. (8 mm)	25807
76 Series Cedar Soffit – Cut-to-Width (strand)	16ft. (192 in.)(4876 mm)	11.94 in. (303 mm)	0.375 in. (10 mm)	25808
76 Series Cedar Soffit (fiber)	8ft. (96 in.)(2438 mm)	47.94 in. (1218 mm)	0.375 in. (10 mm)	25926
	9ft. (108 in.)(2743 mm)	47.94 in. (1218 mm)	0.375 in. (10 mm)	25927
	16ft. (192 in.)(4877 mm)	15.94 in. (405 mm)	0.375 in. (10 mm)	28756

Vented Soffit

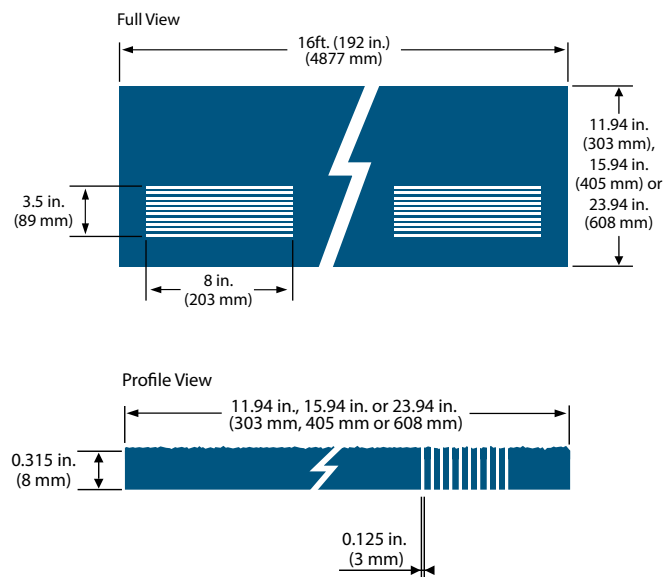
Engineered To Cut Out Problems

- The perfect alternative to MDO, plywood or hand-installed metal vents
- Precisely cut vents offer 10 square inches of ventilation per linear foot, making it easier to meet code requirements while adding architectural beauty
- Designed to minimize paint build-up and promote continuous airflow
- Vents are as small as International Building Codes allow (1/8"), to keep hornets and bees out
- Eliminates time spent ripping full sheets
- Treated engineered wood strand substrate



Cedar texture

38 Series Vented Cedar Soffit – Cut-to-Width (strand)



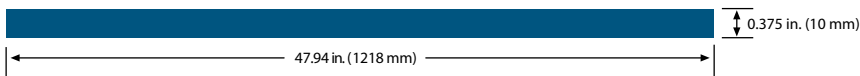
DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
38 Series Vented Cedar Soffit – Cut-to-Width (strand)	16ft. (192 in.)(4877 mm)	11.94 in. (303 mm)	0.315 in. (8 mm)	25822
	16ft. (192 in.)(4877 mm)	15.94 in. (405 mm)	0.315 in. (8 mm)	25824
	16ft. (192 in.)(4877 mm)	23.94 in. (608 mm)	0.315 in. (8 mm)	25823

Smooth Soffit

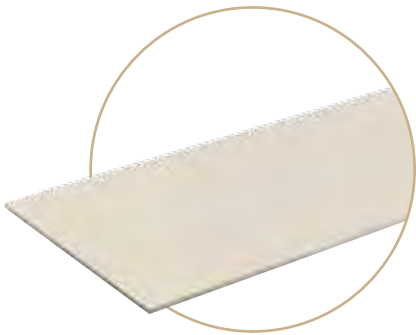
The Perfect Match

- Installs quickly and easily
- Pre-primed for exceptional paint adhesion
- Smooth finish
- Treated engineered wood fiber substrate

76 Series Smooth Soffit (fiber)



DESCRIPTION	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS	PID NUMBER
76 Series Smooth Soffit (fiber)	8ft. (96 in.)(2438 mm)	47.94 in. (1218 mm)	0.375 in. (10 mm)	25930
	9ft. (108 in.)(2743 mm)	47.94 in. (1218 mm)	0.375 in. (10 mm)	25931



Smooth finish



1: LP SmartSide Soffit and Trim | 2: LP SmartSide Soffit and Trim | 3: LP SmartSide Lap and Soffit

MAKE A BOLD FIRST IMPRESSION



New Home

Every homeowner wants a custom look that they can take pride in. They want a style that helps differentiate their new home from the one next door. LP® SmartSide® products give builders and architects the ability to design a signature look with a wow-factor that leaves a lasting impression. Plus you can rest assured that your new homes will continue to impress homeowners with lasting beauty and easy maintenance for decades to come.

LPSmartSide.com/Applications/NewHome

Popular Choices For New Homes:

- LP SmartSide Lap Siding
- LP SmartSide Cedar Shakes
- LP SmartSide Trim and Fascia
- LP SmartSide Soffit

CHANGE IS BEAUTIFUL



Remodel

LP SmartSide products can help give any home a new life with their beautiful selection of styles and profiles. They easily transform homes from boring to bold with their rich cedar-grain texture. When you start using LP SmartSide products, it's easy to see why homeowners love them and professional remodelers love to work with them.

Popular Choices For Remodeling:

- LP SmartSide Lap Siding
- LP SmartSide Cedar Shakes
- LP SmartSide Trim and Fascia
- LP SmartSide Soffit

UpsideToSmartSide.com

Featured: LP SmartSide Lap, Cedar Shakes (staggered), Trim and Fascia

SO MUCH MORE THAN A SHED



Outdoor Building Solutions

LP® Outdoor Building Solutions® treated engineered wood products feature innovations that help offer more value to customers. With innovations like SilverTech® for a brighter and cooler interior and SmartFinish® for a durable, attractive appearance, LP Outdoor Building Solutions gives you quality you can see inside and out.

LPShed.com

Popular Choices For Outdoor Buildings:

- LP® SmartSide® Panel Siding
- LP SmartSide Panel Siding with SilverTech
- LP SmartSide Panel Siding with SmartFinish
- LP SmartSide Lap Siding
- LP ProStruct® Floor with SmartFinish
- LP ProStruct Roof with SilverTech
- LP SmartSide Trim and Fascia

PRO-GRADE DURABILITY & BEAUTY

Light Commercial

Light commercial buildings put any exterior cladding to the test, but few can withstand the increased demands and come out looking as beautiful as LP SmartSide. LP SmartSide Panel and Lap Siding are fast becoming a popular choice for building owners who want the extraordinary curb appeal of wood-grain texture. It's a welcome alternative to metal cladding that's making the light commercial landscape more beautiful every day.

LPSmartSide.com/Applications/LightCommercial

Popular Choices For Light Commercial:

- LP SmartSide Panel Siding
- LP SmartSide Lap Siding
- LP SmartSide Trim and Fascia
- LP SmartSide Soffit

START STRONG WITH LP BUILDING PRODUCTS

LP® SolidStart® Laminated Strand Lumber (LSL)

LP SolidStart LSL installs like traditional lumber but surpasses it in strength and consistency. It's strong, straight and ideal for a variety of applications. Long lengths and uniform dimensions reduce jobsite waste, and low moisture content reduces shrinkage.

LP® TopNotch® Sub-Flooring

LP TopNotch Sub-Flooring features a line of performance OSB sub-flooring available in three options to fit any building project.

LP® FlameBlock® Fire-Rated OSB Sheathing

LP FlameBlock Fire-Rated OSB Sheathing has structural design values equal to standard sheathing in the same performance category. ICC-certified (ESR-1365) per AC264 with a Class A and 30-minute Flame Spread Rating (ASTM E84), it combines fire resistance and impressive structural performance in a single panel.

LP® TechShield® Radiant Barrier Sheathing

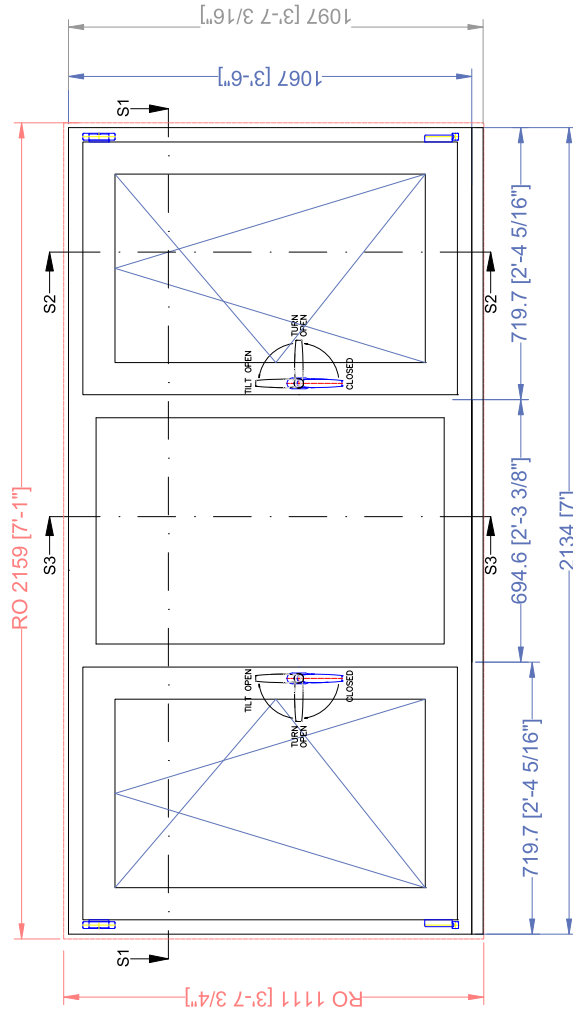
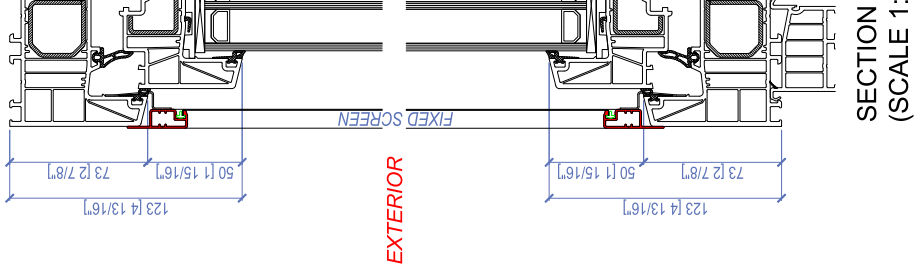
The original, #1 brand of radiant barrier sheathing, LP TechShield Radiant Barrier Sheathing reduces monthly cooling costs by blocking up to 97% of the radiant heat in the panel from emitting into a home's attic, lowering attic temperatures by up to 30° F.

LPCorp.com

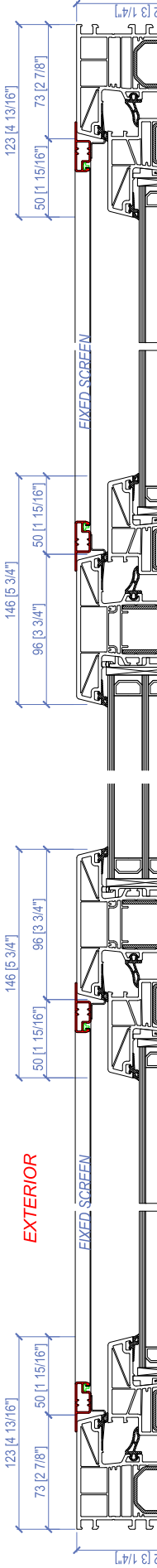
Cal. Prop 65 Warning: Use of this product may result in exposure to wood dust, known to the State of California to cause cancer.

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LPZB0720 10/15



UNIT W2- QUANTITY 1
TRIPLE TILT/TURN LEFT+ FIXED + TILT/TURN RIGHT WINDOW
KITCHEN
(SCALE 1:20)





EUROPEAN
ARCHITECTURAL
SUPPLY



North American Distributor
of Fine European Windows



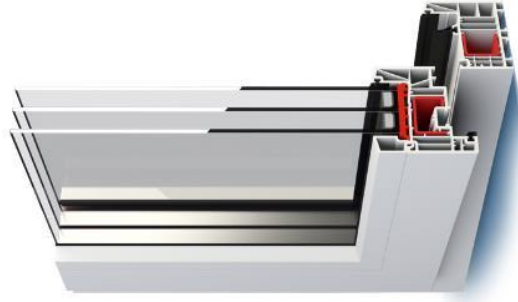
SUPERVISED DELIVERY | INSTALLATION | TRAINING | SERVICE

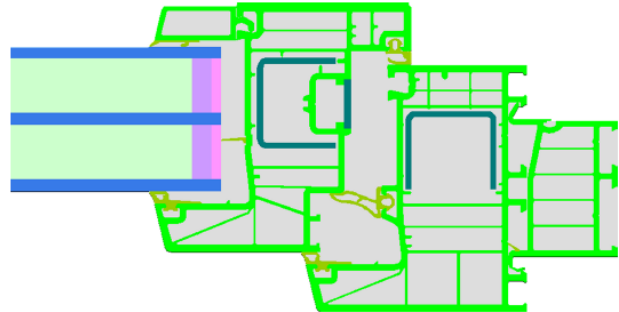
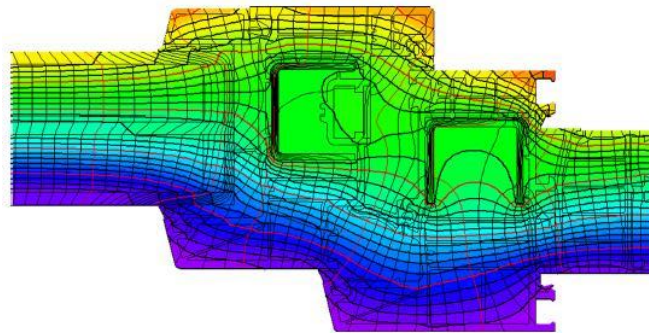
310 School St. Suite A | Acton, MA 01720 | Tel: (781) 647-4432

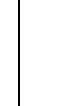
TECHNICAL INFORMATION	Bruegmann BE 82
Construction depth	3.23 in
Visual width	4.84 in
Glazing (thickness)	Up to 2.05 in
Heat transition coefficient DIN EN 12412-2 / 10077-2**	$U_f = 0.173 \text{ Btu/hr.ft}^2.K$
Air permeability DIN EN 12207(Class)	To Class 4
Resistance to pelting rain DIN EN 12208 (Class)	Class 9A
Wind resistance under wind load DIN EN 12210**	C5/B5
Operating forces DIN EN 13115 / 12247 (Class)	1
Mechanical load DIN EN 13115 (Class)	4
Burglary protection DIN EN 1627 - 1630	RC2
Sound insulation DIN EN 4109 (Class)	To Class 5
Sound Reduction in accordance with DIN EN ISO 140-3*	-

*Depending on profile and glazing

**Depending on profile





Brueggmann BE 82					
Frame Thermal Values	Frame width b_f [in]	U-value Frame U_f [Btu/hr.ft ² .F]	ψ -panel edge ψ_g^{**} [Btu/hr.ft.F]	Temp. Factor $f_{Rsi}=0.25$ [-]	
		4.84	0.173	0.013	0.70
	Operable window (top, side, bottom*)				
		2.87	0.173	0.013	0.70
	Fixed window (top, side, bottom*)				
		3.80	0.173	0.013	0.70
Mullion fixed/fixe (horizontal, vertical)					
	5.75	0.173	0.013	0.70	
Mullion fixed/oper (horizontal, vertical)					
	7.72	0.173	0.013	0.70	
Mullion oper/oper (horizontal, vertical)					

*without the base profile

**with triple-pane glass and Swisspacer Ultimate

Glazing thermal values		U _g -value [Btu/hr.ft².F]	SHGC [-]	VT [-]
SGG CLIMATOP XN TRIPLE PANE		0.088	0.54	0.74



SGG CLIMATOP 4 (18 ARGON 90) 4 (18 ARGON 90) 4
PLANITHERM XN F2 PLANITHERM XN F5

18 Oct 2018



Name : European Architectural Supply
Country : United States

Notes:

LUMINOUS FACTORS EN410-2011

Light Transmittance (TL) 74%

Outdoor Reflectance (RLe) 14%

Indoor Reflectance (RLi) 14%

THERMAL TRANSMISSION EN673-2011

Ug 0.5 W/(m² .K)

g_{0°} related to vertical position

MANUFACTURING SIZES

Nominal Thickness 48.00 mm

Weight 30 kg/m²

UV FACTORS EN410-2011

TUV 28%

SAFETY CLASS EN 12600

Pendulum Body Resistance NPD

ENERGY FACTORS EN410-2011

Transmittance (TE) 48%

Outdoor Reflectance (Ree) 32%

Indoor Reflectance (REI) 32%

Absorptance A1(AE1) 11%

Absorptance A2 4%

Absorptance A3 5%

SOLAR FACTORS EN410-2011

Solar Factor (g) 54%

Shading Coefficient (SC) 0.62

COLOR RENDERING

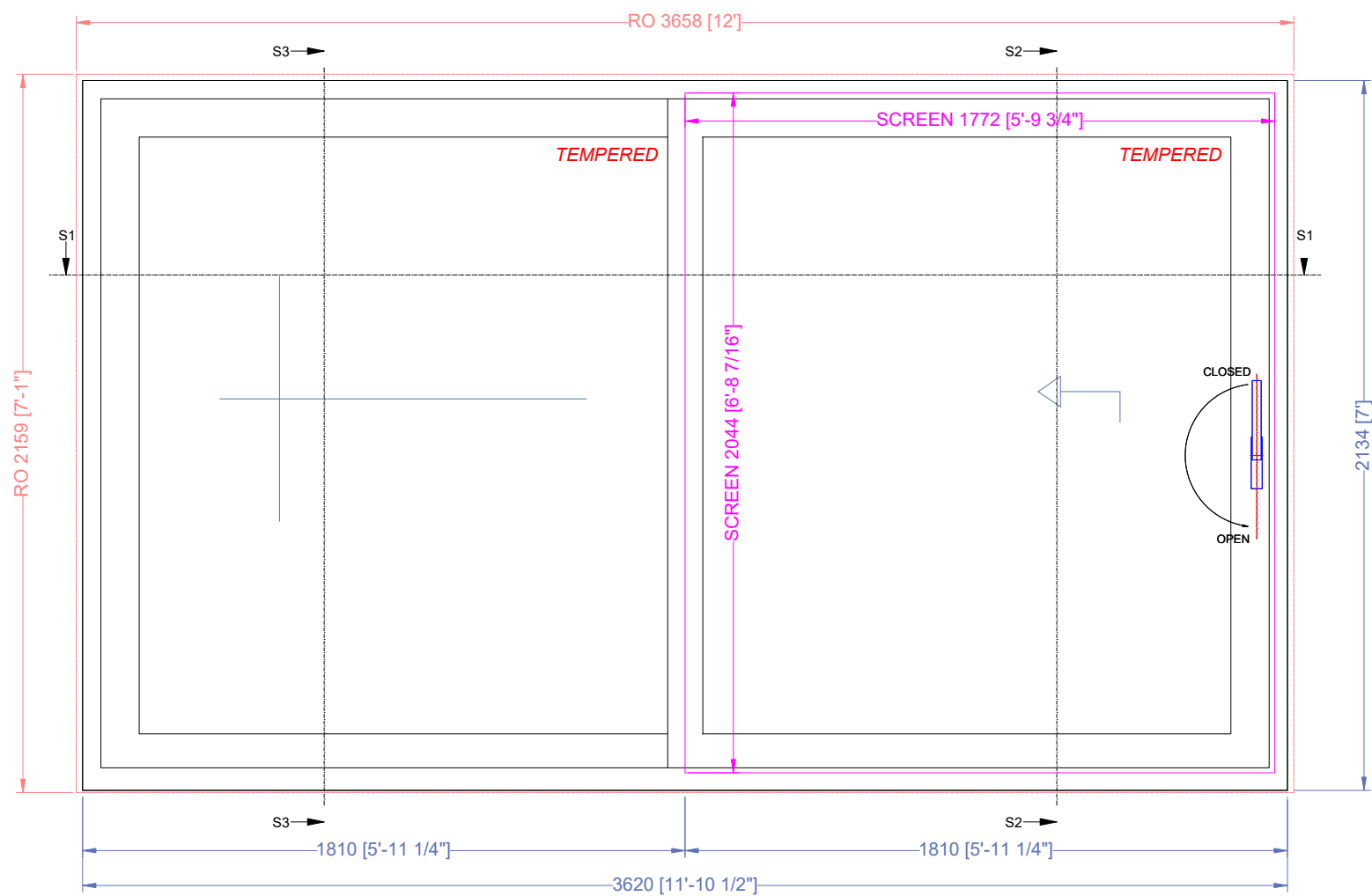
Ra Light Transmittance 97

Ra Outdoor Reflectance 94

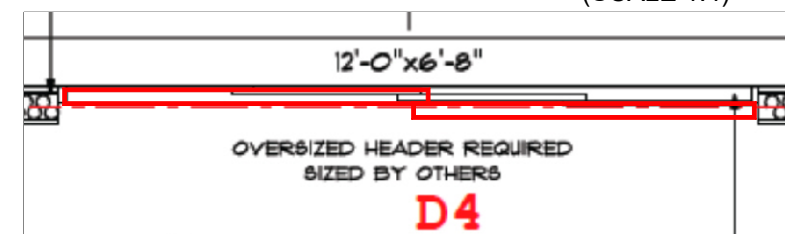
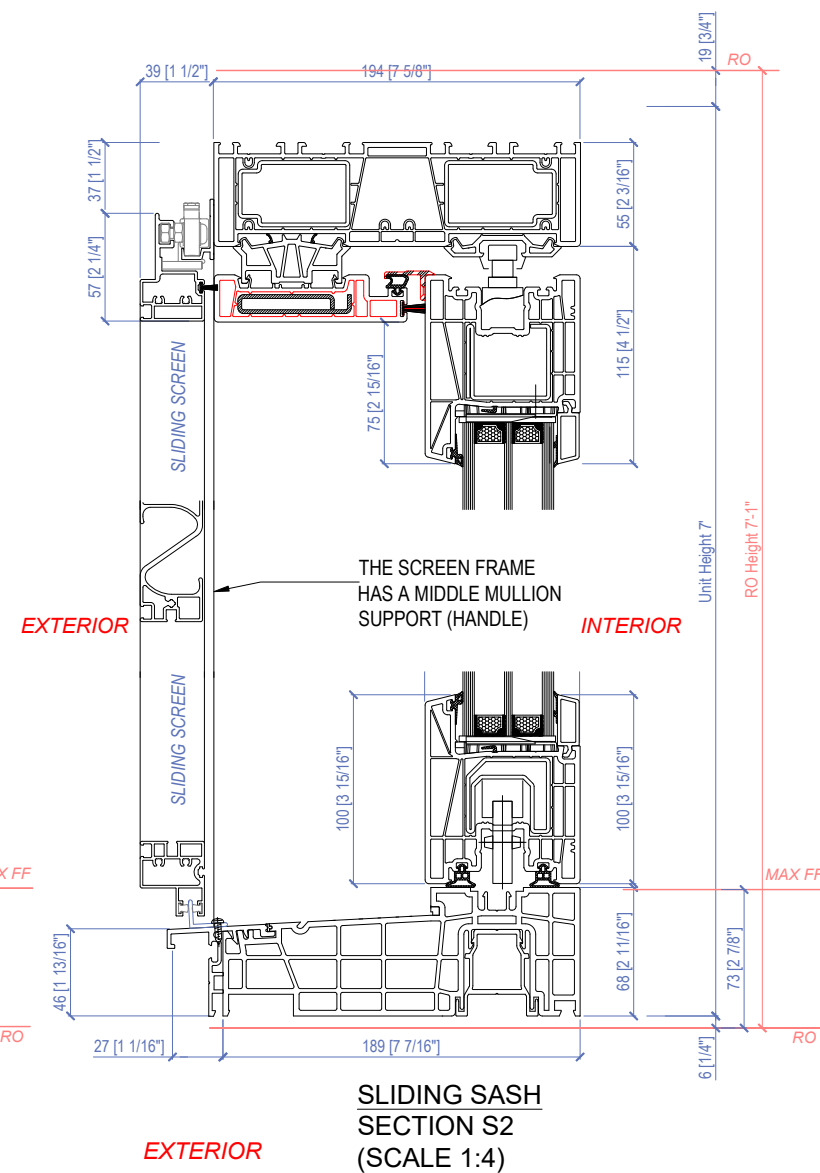
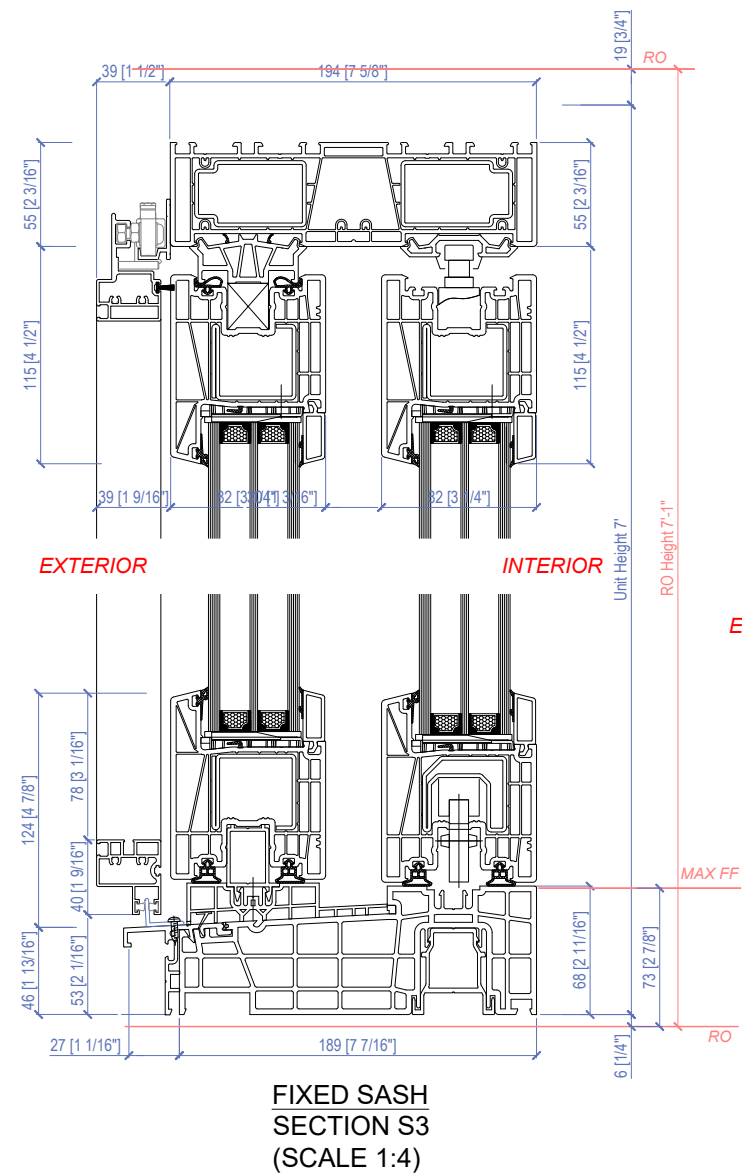
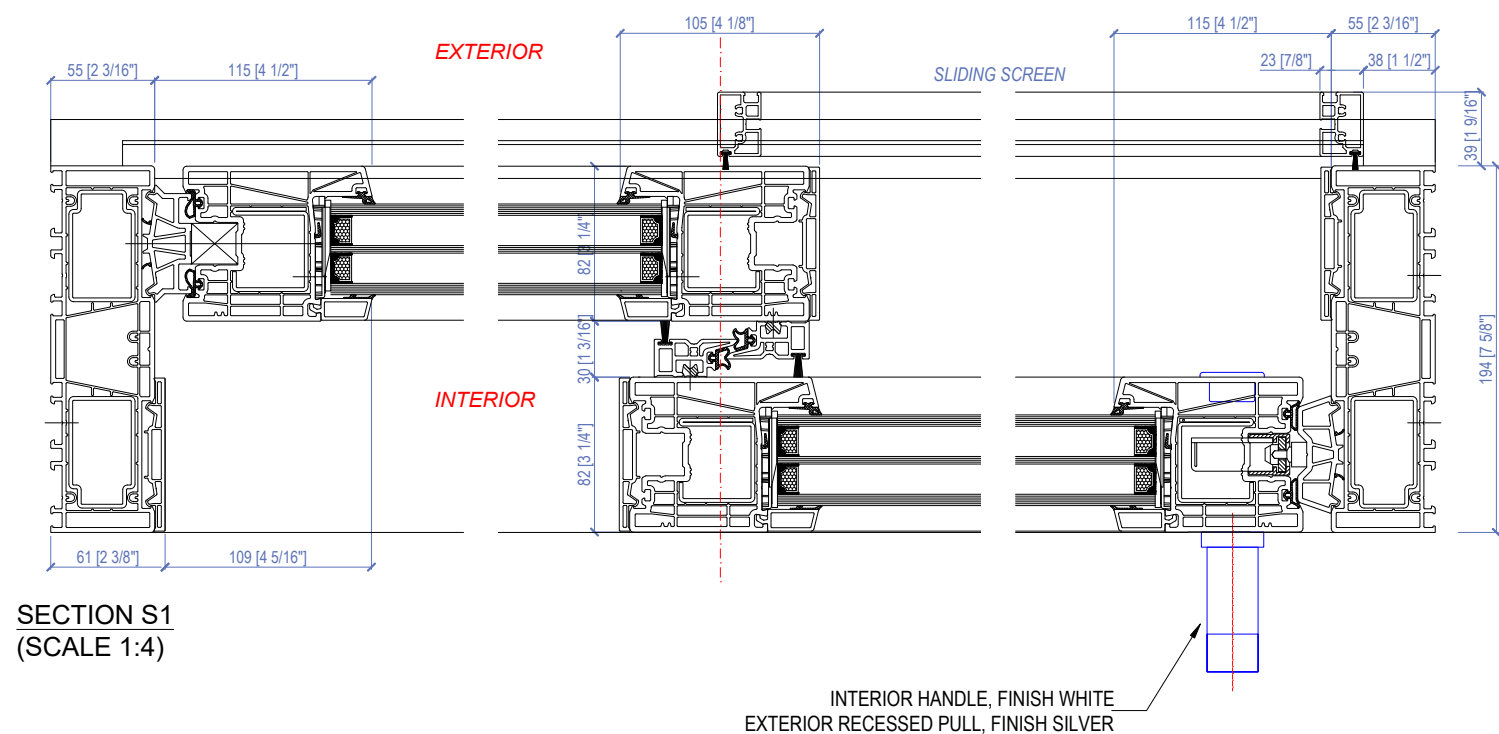
ANTI-BURGLARY EN356

Burglar Resistance NPD

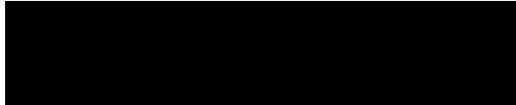
These values are calculated according to EN410-2011 and EN673-2011 standards, the international standard ISO 9050, the Japanese standard JIS R 3106/3107, the Korean standard KS L 2514/2525 and the NFPC-2010 standards. For European norms, tolerances are defined according to EN1094-4 standard. Nevertheless, user must check the reliability of the combination of glazing, particularly in terms of thickness and color. Furthermore, it is the user's responsibility to check that the resulting combination of glazing complies with the applicable standards. For the calculation of the solar factor, the user must use the calculation engine provided by Calumen Live. The calculation rules for EN410-2011, EN673-2011, ISO 9050 (2003) m1.5 and ISO 9050 (1990) m1.0 standards and functional output of Calumen Live use Calumen 1.2.4 calculation engine, and have been validated by TÜV Rheinland Quality Report 11023R-11-33705. Ug values are calculated according to the French thermal regulation 2012 (RT2012). Acoustic indexes are representative of performances tested in laboratory conditions of a glazing of size 1.23x1.48m (EN ISO 10140-3 and EN 12756). In situ measurements may differ from laboratory measurements. The accuracy of the given indexes is in the range +/- 1.0% (EN 12756). All glazing images are illustrative.



UNIT D4 - QUANTITY 1
FIXED+LIFT/ SLIDE LEFT DOOR
LIVING ROOM
(SCALE 1:20)



PARTIAL FLOOR PLAN - SLIDE DIRECTION
TAKEN FROM SHEET 4 OF 8
(CN201659 SET 10/15/2020)

	SHEET TITLE		SHEET No
	D4: Fixed+ Lift/Slide Left Lift/ Slide Door		A-21
European Architectural Supply, LLC 310 School St Suite A Sudbury, MA 01720 Tel: (781) 647-4432 Fax: (781) 207-0788	PROJECT		
	Fenestration Shop Drawings 		
	SCALE	DRAWN BY	DATE
	1:20 1:4	Demagos/Cheimonaki	11/10/2020