
(no subject)

1 message

Jean Fraser <jf@portlandmaine.gov>

Fri, May 27, 2016 at 4:12 PM

To: Will Savage <wsavage@acorn-engineering.com>, Olivia Dawson <odawson@acorn-engineering.com>

Cc: "robertleblanc1@me.com" <robertleblanc1@me.com>, "andy@portcityarch.com" <andy@portcityarch.com>, "jason@portcityarch.com" <jason@portcityarch.com>

Will & Co

I am writing with reference to the attached submissions (excluding some of the civil plans) that you sent earlier this month to address the conditions of the Planning Board's approval for this this project. My comments IN CAPS and are set in the context of the relevant condition:

i. That the applicant shall confirm which entrance is the main entrance and revise this main entrance to meet the R6 Design standards as outlined in the Design Review comments, and to meet the Site Lighting Standards of the Technical Manual, with the revised proposals submitted to the Planning Authority for review and approval prior to the issuance of a building permit; and

THE ENTRANCE AS PROPOSED ON WATERVILLE STREET IS OK AS THE MAIN ENTRANCE, BUT THE FIRE DEPARTMENT REQUESTS THAT THE "31 FORE STREET" SIGN ALSO BE PLACED AT THE FORE STREET ENTRANCE SO THAT EMERGENCY RESPONDERS KNOW THERE ARE 2 ENTRANCES - THE FIRE DEPT WILL HAVE THE FLOOR PLANS ON FILE AND MAY NEED TO KNOW WHERE THE ELEVATOR AND STAIRS ARE LOCATED SINCE THEY ARE NOT RIGHT BY THE "MAIN ENTRANCE" AND THERE MAY BE COMBUSTABLES BETWEEN THE ENTRANCE AND THE STAIRS.

ii. That the applicant shall prepare a revised Construction Management Plan to address the comments of the Traffic Engineering reviewer Tom Errico dated 3.16.2016, for review and approval by the Planning Authority; and

PLEASE REVISE AND RESUBMIT THE CMP TO INCLUDE THE COMMENTS FROM THE TRAFFIC ENGINEERING REVIEWER, AS ATTACHED (SO THAT THIS IS A STAND ALONE DOCUMENT FOR REFERENCE BY THE CONTRACTOR AND PHIL DIPIERRO DURING PRE -CONSTRUCTION AND CONSTRUCTION).

iii. That the applicant shall submit plans and associated information the

clarify the location and sound levels of all external heating, ventilation and other mechanical equipment and document that they meet the City's Site Plan, Zoning and Technical Standards, for review and approval by the Planning Authority; and

THE SUBMITTED INFORMATION SHOWED ONLY AN OUTLINE LOCATION; PLEASE SEND THE SOUND LEVELS FOR ALL OF THE EQUIPMENT (MODEL SPECS OK IF THEY CONFIRM THE NOISE LEVELS AT A PARTICULAR LOCATION). ALSO THE EQUIPMENT NEEDS TO BE SCREENED FROM ADJACENT PROPERTIES (PER ORDINANCE) SO PLEASE SUBMIT THE SCREENING PROPOSALS.

i. That in respect of the City's ROW the applicant shall:

a. Address the comments of the Department of Public Work David Margolis - Pineo dated 3.16.2016 and the comments of the Peer Engineer Dave Senus dated 3.17.2016;

PLEASE ADVISE ME AS TO WHERE THE REQUESTED NOTE (SEE #5 FROM DAVID MARGOLIS-PINEO) HAS BEEN ADDED TO THE PLAN SET; WE NOTE THAT THE BACKFLOW PREVENTER HAS BEEN RELOCATED WITH A CONCRETE COLLAR, BUT STILL APPEARS TO BE IN THE ROW (AND THE NOTE REFERS TO IT BEING IN THE ROW) AND I DO NOT HAVE A DPW SIGN OFF RE THAT..

b. Ensure that the bicycle parking hitches in the ROW are designed to meet the Technical Standards; and

THESE ARE OK

c. Show that the design of the balconies will direct drainage and ice/snow so that it will not fall on the sidewalk.

THE PROPOSED SLOPE IS OK RE RAIN BUT WE STILL ARE NOT SURE THAT THIS WILL ADDRESS SNOW AND ICE BUILD UP. IS THERE A LIP ALONG THE FRONT SIDE?

i. That the applicant shall submit a revised parking layout within the parking garage to show an ADA compliant parking space, for review and approval by the Planning Authority prior to the issuance of a building permit. The applicant may convert up to 2 spaces to be less than standard size and may reduce the number of parking spaces to meet this requirement, subject to meeting zoning requirements and satisfying the Traffic Engineer regarding operation.

PLEASE SEND THE FINAL SET OF FLOOR PLANS (INCLUDING THE GARAGE LEVEL TO MATCH THE SITE PLAN) WITH AN ARCHITECTS STAMP AND NOTE TO SHOW THAT THE ARCHITECT HAS CONFIRMED

THESE MEET ADA REQUIREMENTS. [WE ARE NOT SURE THAT THE PARKING SPACE MEETS ADA BUT IF THE ARCHITECT CONSIDERS IT DOES THEN HIS STAMP WILL COVER THAT re the condition.]

Sorry to lob you this just before the holiday weekend - I am in the office on tuesday so please do not hesitate to contact me if there are any questions.

thank you
Jean

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Jean Fraser, Planner
City of Portland
874 8728

4 attachments



Architectural Narrative_4-29-16.pdf
392K



Construction Management Plan_5-12-16.pdf
154K



Site Plan rev to meet condition 5-12-16 re 31 Fore St.pdf
279K



Traffic Eng comments on CMP dated 5.12.16 31 Fore.pdf
140K