
Re: 31 Fore Street BP# 2016600916

1 message

Jean Fraser <jf@portlandmaine.gov>

Mon, Jun 13, 2016 at 2:31 PM

To: Mark Chaloupecky <mark@portcityarch.com>, Will Savage <wsavage@acorn-engineering.com>

Cc: "robertleblanc1@me.com" <robertleblanc1@me.com>, Andy Hyland <andy@portcityarch.com>, Jason Pica <jason@portcityarch.com>

Will

There is one more thing that needs to be clarified on the final plans so to meet ADA requirements - where a tip down ramp is being introduced into the sidewalk along Fore Street, on the corner nearest to the raingarden please make sure it meets ADA ie needs to have **3** feet between the curbing around the raingarden and the rear section of the ramp.

thanks
Jean

On Mon, Jun 13, 2016 at 2:26 PM, Jean Fraser <jf@portlandmaine.gov> wrote:

Mark and Will

Firstly, apologies for the delay in some of these comments which is due to a family emergency that started June 1 and I had to be out of the office unexpectedly for a number of days.

I would note that the ADA info is OK and this e-mail confirms that *cond vii* is met.

These are the outstanding items and the status of their review:

1. **Site Plan Amendment re doghouse**- discussed with Bob and when we receive the documenting e-mail, others here will resolve; make sure revised plan is sent to Building inspections to be included in their review as I expect it will be approved;

Please note that this project was subject to an R6 Design Review and the Board approved specific materials and design elements eg windows, cladding materials etc. Any changes to these would constitute site plan amendments and would need to be advised to me and I would arrange for review and approval to any amendments. The window changes seen in the BP submissions are OK.

2. **Street Tree:** I am waiting for Jeff Tarling, City Arborist, to sign off on this (again, I

think it will be OK).

3. **Condo docs:** Revised version received 6.1.16 and is under review by Legal
4. **Stormwater Agreement:** (copy of what we received is attached): Please put in date of the Stormwater Man Plan and put in reference to the approved Drainage Plan (C-30 Rev dated 3.7.16) - not sure what C-01 is but it was not reviewed and approved. The final agreement with the Stormwater Main Plan and Grading Plan attached should be signed and recorded and then a copy of the recorded doc sent to me. If this is the only item outstanding, we won't hold up the BP for this.
5. **Lighting and Mechanicals:** will be noted on the BP and should be reviewed & approved prior to CO; comments re any screening of mechanicals will be sent when doghouse issue is "signed off". I would like to see what and where there will be lighting at the side entrance area on Fore Street as neighbors are so close and trespass is a concern.
6. **Balconies and snow/ice onto sidewalk:** I note that it was confirmed that they would be sloped to the south to drain into the raingarden, but I had asked if the side overhanging the sidewalk would have a lip or something to keep "pushed"/"piled" (prior to melting) snow/ice from falling over the edge.
7. **Housing Replacement:** I had advised Will that the noticing (to tenants) requirements of the ordinance must be met and documentation of that be sent to me. (I believe the PG piece has been discussed with Phil DiPierro).

Please let me know if you have any questions.

Thank you
Jean

On Fri, Jun 10, 2016 at 4:21 PM, Mark Chaloupecky <mark@portcityarch.com> wrote:

Jean –

Per our conversation this afternoon:

1. On the ADA parking space issue: The parking space is an ADA parking space as required. The space itself is 96" with a 60" aisle (it is actually 79"). The plan of that level is stamped by Andy Hyland (principal). Furthermore, on the Titlesheet of our submission, we state that this project meets ADA. Finally, as part of the Building Permit Application, we have signed and stamped the Accessibility Building Code Certificate. All three of these documents are attached to this email for your reference.
2. On the sound levels for the rooftop units: We cannot provide this information. The mechanical portion of this project is design build and the actual units have not yet been determined. Until those units are actually ordered, the decision on which units to install may change, prices may change, and newer unit models may be introduced. We can provide sound level information when the units are ordered, but until that time, any information would not be pertinent.
3. On the exterior light fixture: You asked for a cut sheet of a proposed light fixture (attached). Again, this fixture may change slightly depending on what the owner decides, but the photometrics should be similar.

Bob –

Two other items of note came up in our discussion:

1. Jean asked if the Performance Guarantee and the Inspection Fees have been paid. These are necessary to release the plat.
2. Jean asked if you have discussed the updates to the doghouse with the abutters.

Jean – Thank you for discussing this with me this afternoon. Per our conversation, you will be contacting me on Monday to finalize any outstanding items so that we can get them resolved and move the project forward.

Mark Chaloupecky, LEED-AP

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