

PROJECT NAME: The Bay House Phase 2

PROPOSED DEVELOPMENT ADDRESS:
Newbury Street

PROJECT DESCRIPTION:
39 Unit, Four Story Residential Multi - Plex

CHART/BLOCK/LOT: 020 - D013
020 - D014
020 - D015
020 - D032

PRELIMINARY PLAN 7-16-13 (date)
FINAL PLAN TBD (date)

CONTACT INFORMATION:

Applicant - must be owner, Lessee or Buyer Name: <u>113 Newbury Street LLC</u> Business Name, if applicable: <u>Same</u> Address: <u>35 Fay Street, 107B</u> City/State: <u>Boston MA</u> Zip Code: <u>02110</u>	Applicant Contact Information Work # <u>Demetri Dasco 617.482.3006</u> Home# <u>N/A</u> Cell # <u>N/A</u> Fax# <u>N/A</u> e-mail: <u>dasco@atlusboston.com</u>
Owner - (if different from Applicant) Name: <u>N/A</u> Address: City/State: Zip Code:	Owner Contact Information Work # <u>N/A</u> Home# Cell # Fax# e-mail:
Agent/ Representative Name: <u>William Conway, Sebago Technics</u> Address: <u>75 John Roberts Road</u> City/State: <u>So. Portland ME</u> Zip Code: <u>04106</u>	Agent/Representative Contact information Work # <u>207.200.2055</u> Cell # <u>207.205.5271</u> e-mail: <u>Wconway@sebago technics.com</u>
Billing Information Name: <u>Same as applicant</u> Address: City/State: Zip Code:	Billing Information Work # <u>See Applicant Contact Info</u> Cell # Fax# e-mail:

Engineer Name: Sebago Technics, Inc. Address: City/State : Zip Code:	Engineer Contact Information Work # See Agent Contact Info Cell # Fax# e-mail:
Surveyor Name: Sebago Technics, Inc. Address: City/State : Zip Code:	Surveyor Contact Information Work # See Agent Contact Info Cell # Fax# e-mail:
Architect Name: David M. White Address: City/State : Zip Code:	Architect Contact Information Work # 603 - 494 - 0816 Cell # Fax# e-mail:
Attorney Name: N/A Address: City/State : Zip Code:	Attorney Contact Information Work # N/A Cell # Fax# e-mail:

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

<p>Level III Development (check applicable reviews)</p> <p><input checked="" type="checkbox"/> Less than 50,000 sq. ft. (\$500.00) <input checked="" type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000) <input type="checkbox"/> over 300,00 sq. ft. (\$5,000) <input type="checkbox"/> Parking lots over 11 spaces (\$1,000) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p> <hr/> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none">- Notices (\$.75 each)- Legal Ad (% of total Ad)- Planning Review (\$40.00 hour)- Legal Review (\$75.00 hour) <p>Third party review is assessed separately.</p>	<p>Other Reviews (check applicable reviews)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input checked="" type="checkbox"/> Subdivisions (\$500 + \$25/lot) [\$ 1175] # of Lots ___ x \$25/lot = ___ <input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = ___</p> <p><input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation</p>
<p>Plan Amendments (check applicable reviews)</p> <p><input type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500)</p>	

APPLICATION SUBMISSION

All site plans and written application materials must be submitted in digital format. Each plan shall be submitted as a separate file and named as noted on page 12. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), written materials, and application fee must be submitted to the Planning Division Office to start the review process.

Submissions shall include one (1) paper packet with folded plans containing the following materials:


1. One (1) full size set of plans that must be folded.
2. One (1) copy of all written materials as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
6. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

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

Signature of Applicant: 	Date: 7/16/13
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PROJECT DATA

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

Total Area of Site	30,492	sq. ft.
Proposed Total Disturbed Area of the Site	30,492	sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland		
Impervious Surface Area		
Impervious Area (Existing)	30,492	sq. ft.
Impervious Area (Proposed)	27,492	sq. ft.
Building Ground Floor Area and Total Floor Area		
Building Footprint (Existing)	0	sq. ft.
Building Footprint (Proposed)	17,395	sq. ft.
Floor Area (Existing)	0	sq. ft.
Floor Area (Proposed)	60,085	sq. ft.
Zoning		
Existing		
Proposed, if applicable	B2b B2b	
Land Use		
Existing		
Proposed	VACANT LOT RESIDENTIAL	
Residential, if applicable		
Residential Units (Existing)	0	
Residential Units (Proposed)	39	
# Number of Lots (Proposed)	1	
Affordable Housing Units (Proposed)	0	
Efficiency Units (Proposed)	0	
One-Bedroom Units (Proposed)		
Two-Bedroom Units (Proposed)	34	
Three-Bedroom Units (Proposed)	MIX	
Parking Spaces		
Parking Spaces (Existing)	0	
Parking Spaces (Proposed)	42	
Handicapped Spaces (Proposed)	2	
Bicycle Parking Spaces		
Bicycle Spaces (Existing)	0	
Bicycle Spaces (Proposed)	16	
Estimated Cost of Project	\$ 12.0 M	

**General Submittal Requirements – Preliminary Plan (Optional)
Level III Site Plan
Preliminary Plan Phase Check list (if elected by applicant)**

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Completed application form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written description of project <i>See Attachment A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of right, title and interest. <i>See Attachment C</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Copies of required State and/or Federal permits. <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of proposed project's compliance with applicable zoning requirements. <i>Cover letter / Site Plan Notes</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written description of existing and proposed easements or other burdens. <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written requests for waivers from individual site plan and/or technical standards, where applicable. <i>See Attachment E</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Traffic analysis (may be preliminary, in nature, during the preliminary plan phase). <i>See Attachment D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written summary of significant natural features located on the site. <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written summary of project's consistency with related city master plans. <i>Attach. A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Neighborhood Meeting Material (refer to page 13 of this application.) <i>TBD</i>
Applicant Checklist	Planner Checklist	Number of Copies	Site Plan Submittal Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Preliminary Site Plan including the following: <i>(Information provided may be preliminary in nature during preliminary plan phase)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed site access and circulation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (preliminary layout).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary Infrastructure Improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, transit infrastructure, roadway improvements).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary stormwater management and erosion control plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b) 1. of the Land Use Code). <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed alterations to and protection measures for significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed easements or public or private rights of way. <i>N/A</i>

General Submittal Requirements – Final Plan (Required)

Level III Site Plan

Final Plan Phase Check list (including items listed above in General Requirements for Preliminary Plan, if applicant did not elect to submit for a preliminary plan review)

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of financial and technical capacity. <i>Attachment F</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of utilities' capacity to serve the development. <i>At Final Plan</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). <i>Attachment B</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Construction management plan. <i>At Final Plan</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Traffic Plan (if development will (1) generate 100 or more PCE or (2) generate 25 or more PCE and is located on an arterial, within 1/2 mile of a high crash location, and/or within 1/4 mile of an intersection identified in a previous traffic study as a failing intersection). <i>See Attachment D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Stormwater management plan. <i>See Attachment G</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written summary of solid waste generation and proposed management of solid waste. <i>Title Cover letter</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of conformity with applicable design standards. <i>Attach A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements. <i>Title Cover letter</i>

Final Plan Phase			
<input type="checkbox"/>	<input type="checkbox"/>	1	Final Site Plan including the following
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures on the site with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed site access and circulation.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed grading and contours.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. Proposed curb lines must be shown.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed loading and servicing areas, including applicable turning templates for delivery vehicles
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed snow storage areas or snow removal plan.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed trash and recycling facilities.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, public transit infrastructure, roadway improvements).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed septic system, if not connecting to municipal sewer. (Portland Waste Water Application included in this application)
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed finish floor elevation (FFE).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Exterior building elevation(s) (showing all 4 sides).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Exterior lighting plan, including street lighting improvements..

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<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Proposed signage.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Identification of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). Wetlands must be delineated.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Proposed alterations to and protection measures for of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Total area and limits of proposed land disturbance.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Soil type and location of test pits and borings.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Details of proposed pier rehabilitation (Shoreland areas only).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Existing and proposed easements or public or private rights of way.</i>



October 3, 2013
13251

Ms. Carol Morrisette, Chair
Portland Planning Board
389 Congress Street
Portland, Maine 04101

Level III Site Plan Application
Seaport Lofts: Submittal No. 4

Dear Carol:

On behalf of 113 Newbury Street, LLC we are pleased to submit the enclosed supplemental application materials for your review of Seaport Lofts, (formerly called The Bay House Phase II). Located on the westerly corner of Hancock and Newbury Streets, Seaport Lofts is a four story structure fronting on Newbury Street. The building is a multi- family structure with 39 units, of which 7 are townhouse units on the ground level, with 32 flats situated on the upper floors. There are 43 parking spaces under and behind the building and bicycle racks are also located in this area. Enclosed are additional materials including reports, plan set and graphic renderings which supplement and revise documents previously submitted.

**SUMMARY OF RESPONSES TO PROPOSED CONDITIONS OF APPROVAL ON STAFF REPORT
DATED SEPTEMBER 24, 2013.**

SUBDIVISION REVIEW

The applicant is comfortable with the (3) conditions as written.

DEVELOPMENT REVIEW

1. The enclosed revised plans include the information requested ; we are hopeful that condition 1 can be removed.
2. The enclosed revised plans incorporate the edits requested by David Sensus in his memo dated 9/18/13 ; we are hopeful that condition 2 can be removed.
3. The applicant has provided confirmation of the Portland Water District's acceptance of the location of storm drains in proximity to water infrastructure per email from PWD dated 10/01/13. Today we confirmed that the plans provided include as built information and that the hydrant location is shown correctly. We are hopeful that condition 3 can be removed.

4. Enclosed are calculations used to calculate the average finished grade at the perimeter of the building as requested by the City's zoning administrator; we are hopeful that condition 4 can be removed.
5. We understand that condition 5 pertains to Council approval to modify on street parking; we understand that this condition will remain and will be re-worded.
- 6-9. We understand that condition 6 – 9 will remain as written.
10. The applicant and architect are working on elevations and renderings of the building; any new materials will be submitted under separate cover.

The applicant respectfully submits the enclosed materials for final review. It is very important to the applicant to complete the review process as soon as possible, and is requesting that this project be placed on the October 22, 2013 Planning Board agenda. We appreciate your consideration of this request and we are committed to responding quickly to any requests for additional information that you may have.

Sincerely,

SEBAGO TECHNICS, Inc.



William T. Conway, RLA / LEED AP

WTC:jsf

Cc: Demetri Dasco
David White
Gordon Reger

13251 Seaport Lofts Average Grade Calculation

	Perimeter Length	Elevations	Extension
	30	39.50	1,185.00
	8	39.74	317.92
	17	40.07	681.19
	10	40.40	404.00
	17	40.73	692.41
	10	41.07	410.70
	17	41.35	702.95
	8	41.69	333.52
	8	41.74	333.92
	17	42.07	715.19
	10	42.40	424.00
	17	42.73	726.41
	10	43.07	430.70
	17	43.19	734.23
	10	43.32	433.20
	17	43.66	742.22
	33	45.43	1,499.19
	14	46.86	656.04
	29	48.13	1,395.77
	40	49.70	1,988.00
	27	42.35	1,143.45
	17	42.15	716.55
	120	41.05	4,926.00
	10	39.73	397.30
	28	39.45	1,104.60
	27	39.62	1,069.74
	39	39.62	1,545.18
	<hr/>		<hr/>
Total Perimeter (A) Length	607		
		Elevation Subtotal (B)	25,709.38
Average Grade (B/A)	42.35482702		

From: "David White" <dmwarch@comcast.net>
To: "Helen Donaldson" <HCD@portlandmaine.gov>
CC: "Will Conway" <wconway@sebagotechnics.com>
Date: 10/8/2013 10:02 PM
Subject: RE: comments from zoning regarding height

Nell,

We measure the top of the roof to the top of the plywood on the roof trusses, so we are probably on the safe side. The roof slopes to drains, so the measurement would be to the highest location. The parapet that surrounds the roof are is to shield the roof ventilators, the plumbing stacks and the condenser units for each dwelling unit. Also on the roof is the make up air unit which serves the corridors. The elevator hoistway will extend above the roof deck, probably to or slightly above the roof deck. This is allowed by the zoning ordinance. Having the parapet does effectively shield these items from street level as well as any floor height 6' lower than the roof level unless you happen to be on the top floor of the townhouses beyond as they are higher than the roof level. This parapet works the same way as the parapet on the adjoining Bay House project.

David

From: Helen Donaldson [mailto:HCD@portlandmaine.gov]
Sent: Tuesday, October 08, 2013 6:37 PM
To: dmwarch@comcast.net
Cc: Will Conway
Subject: comments from zoning regarding height

David and Will,

Marge's comments on the elevation calculations are as follows:

More plans have been submitted showing the average grade and the roof elevation. I would want a little more clarity as to what is being considered as the "roof elevation". The definitions required the height of a building to be measure to the top of the roof beam. Is that where the 87.25 measurement is taken? Also what is above that area? The plans show a higher elevation going around the building. I did not see any plans that explain that level. Is it for sheilding mechanical equipment? The dBA's can be assessed at the time of a building permit for the HVAC systems.

To follow up the 45' maximum height is being exactly met based upon the information received, if the upper roof shown on the plans is for mechanical systems.

Marge Schmuckal
Zoning Administrator

Can you provide me with a response for Marge? I'm still hoping we can get rid of this condition!

Thanks,

Nell

Nell Donaldson

City of Portland Planning Division

389 Congress Street

Portland, Maine 04101

874-8723

hcd@portlandmaine.gov

>>> "David White" <dmwarch@comcast.net> 10/7/2013 2:00 PM >>>

Helen,

I was already to send earlier, but Gordon had me make a change to the upper left corner of the building. Since we no longer have the dumpster in this area we squared off the building which creates a better corner unit.

I did include another canopy for Newbury Street which has more prominence given the area in which I have to work. I still want to keep the materials the same. I did not change the one on Hancock Street as I do not want to over emphasize that entrance.

I think I incorporated all the other items we discussed. I did show a grille at the "under balcony areas". These will serve as a placeholder for the final selection.

Let me know if there is anything else you need.

David M. White

David M. White, Architect

54 Todd Farm Lane

PO Box 817

New London, NH 03257

(603) 763-1335

dmwarch@comcast.net

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested. --

From: Will Conway <wconway@sebagotechnics.com>
To: Rico Spugnardi <RSpugnardi@pwd.org>
CC: David Margolis-Pineo <dmp@portlandmaine.gov>, Helen Donaldson <HCD@portlandmaine.gov>, Mark Lozoraitis <mLozoraitis@sebagotechnics.com>
Date: 10/1/2013 5:09 PM
Subject: RE: Seaport Lofts Storm Drain

Thank you Rico see replies below,

Will

From: Rico Spugnardi [RSpugnardi@pwd.org]
Sent: Tuesday, October 01, 2013 3:42 PM
To: Will Conway
Cc: David Margolis-Pineo
Subject: RE: Seaport Lofts Storm Drain

Thanks Will,

I did get a chance to take a quick look. I just have a couple of questions/comments that we would like to see addressed.

- 1) The survey plan looks to show design information from the water main renewal on Newbury Street that occurred this year. Would it be possible to show as-built information? The only critical pieces are the two service lines entering the new site and the new hydrant. The survey plan shows the hydrant as being located on the south side of Newbury Street, when in reality it was installed on the north side. Without that exact locational information, I can't tell if there will be a conflict between the new 4-inch underdrain and the hydrant. The service locations appear correct, but it would be helpful to know exactly where they enter the site to see if there are conflicts. I'll check but I think we did use as built data...except for the hydrant, we'll fix that.
- 2) Unrelated to the storm drain design but relevant to water service is the proposed location of the mechanical room on the plan. The services look to enter the building at the basement of Unit 2. Yet the mechanical room is located on the other side of the lot. Are there plans yet of how the internal piping will work? PWD does not typically allow a meter location that far away from the building entrance, as it would be very easy to tap before the meter. Just curious if that has been worked out with the development team. We don't have a mechanical engineer on board yet, so we'll have to address this when we do. We will at that time coordinate the meter location.

Other than these comments, we don't see any issues with the proposed storm drain design. We really do appreciate getting the opportunity to take a look at the plans as part of the City's review process and want to thank both you and David for sending them along.

Best of luck on your project. Thank you...Nell, is this sufficient to remove one of the conditions of approval ???

Sincerely,
Rico Spugnardi

Rico Spugnardi, P.E.
Business Development Engineer
Portland Water District

Phone: 207-774-5961 Ext. 3198

E-mail: RSpugnardi@pwd.org

<http://www.pwd.org>

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[cid:signature-17e87.gif]

From: Will Conway [mailto:wconway@sebagotechnics.com]
Sent: Tuesday, October 01, 2013 1:18 PM
To: Rico Spugnardi
Subject: Seaport Lofts Storm Drain

Hi Rico, we had sent plans over for your review (regarding its proximity to your water main), and the Planning Department is asking us for either your approval - or if you want us to make any changes...any chance you can have a look soon ?

Will
200-2055

From: Will Conway <wconway@sebagotechnics.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
CC: 'Gordon Reger' <greger@regerholdings.com>, 'Demetri Dasco' <dasco@atlasboston.com>, "dmwarch@comcast.net" <dmwarch@comcast.net>
Date: 10/8/2013 1:36 PM
Subject: Seaport Parking/ CM Plan Responses

Nell,

The parking spaces will be assigned to the units prior to unit closings and once the units are sold and closed they will be attached to the units in perpetuity. I'm not sure if that will be through a deed, easement, license to use or other legal document. We have not yet determined if the spaces will be assigned by the developer or if we will let buyers select their spaces. In the current Bayhouse project, the unit buyers are allowed to select their space on a first come, first serve basis. Seaport will probably be done a little differently as it probably makes sense for parking spaces directly behind the townhouse rear entrances to be assigned to that unit.

All that being said, we have more than enough parking spaces for each unit to get at least one and they will be attached to the unit through legal document that will run with the unit.

As far as CM plan, we are not able to develop this until we have a contractor on board and we are not able to select a contractor until we have approval, so this is really a case of trying to put the cart before the horse, as the saying goes.

I hope this is helpful.

Thank you,

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

<image001.png>

www.sebagotechnics.com
An Employee Owned Company

Office: 207.200.2100
Fax: 207.856.2206

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From: Helen Donaldson [mailto:HCD@portlandmaine.gov]
Sent: Tuesday, October 08, 2013 9:14 AM
To: dmwarch@comcast.net<mailto:dmwarch@comcast.net>
Cc: Will Conway
Subject: Re: Seaport Lofts

David,

We will take a look as soon as possible and get your our comments. I'm hoping we can do this today or tomorrow.

Per our conversation from last week, I'm also hoping for something written with respect to the parking concerns (and perhaps, maybe too optimistically the construction management plan condition?) I'm not sure who exactly those would be coming from, but I think it's important to have a response on the record.

Let me know if I can facilitate in any way.

Nell

>>> "David White" <dmwarch@comcast.net<mailto:dmwarch@comcast.net>> 10/7/2013 2:00 PM >>>
Helen,

I was already to send earlier, but Gordon had me make a change to the upper left corner of the building. Since we no longer have the dumpster in this area we squared off the building which creates a better corner unit.

I did include another canopy for Newbury Street which has more prominence given the area in which I have to work. I still want to keep the materials the same. I did not change the one on Hancock Street as I do not want to over emphasis that entrance.

I think I incorporated all the other items we discussed. I did show a grille at the "under balcony areas". These will serve as a placeholder for the final selection.

Let me know if there is anything else you need.

David M. White

David M. White, Architect
54 Todd Farm Lane
PO Box 817
New London, NH 03257
(603) 763-1335

dmwarch@comcast.net<<mailto:dmwarch@comcast.net>>

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October 15, 2013
13251

Ms. Carol Morrisette, Chair
Portland Planning Board
389 Congress Street
Portland, Maine 04101

Level III Site Plan Application
Seaport Lofts: Submittal No. 6

Dear Carol:

On behalf of 113 Newbury Street, LLC we are pleased to submit the enclosed supplemental application materials for your review of Seaport Lofts, (formerly called The Bay House Phase II). Located on the westerly corner of Hancock and Newbury Streets, Seaport Lofts is a four story structure fronting on Newbury Street. The building is a multi- family structure with 39 units, of which 7 are townhouse units on the ground level, with 32 flats situated on the upper floors. There are 43 parking spaces under and behind the building and bicycle racks are also located in this area. Enclosed are additional materials including reports, plan set and graphic renderings which supplement and revise documents previously submitted.

SUMMARY OF RESPONSES TO NEIL DONALDSON EMAILED COMMENTS DATED OCTOBER 09.

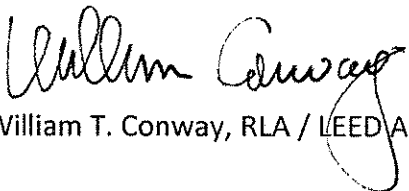
1. We understand that David Senus and Marge Schmuckl are satisfied with prior responses and have no further comments.
- 2a). The site drawings have been updated to reflect changes to the building footprint and canopies.
- 2b). We added a note on the Site Plan that the townhouse entries will be illuminated "with details to be provided to the City per conditions of approval".
- 2c). We have selected a more contemporary, less ornate wall mounting bracket for light fixtures – see Revised Attachment T- Lighting Cut Sheets.
- 2d). Note # 23 on the Subdivision Plat has been revised as requested.
- 2e). The stormtech/ subsurface detention system has been added to the Subdivision Plat as requested.

- 2f). The location of the fire hydrant on Newbury Street has been revised as requested.
3. We await comments from Tom Errico and John Peverada respective to our prior response on parking.
4. We understand that you are providing additional comments on architecture to David White and he is working with staff to address remaining concerns.
5. We offer the following responses to additional comments from David Margolis – Pineo:
 - 5.1). We added a note on the Subdivision Plat regarding the responsibility of maintaining the retaining walls, as requested.
 - 5.2). The invert elevations of the pipes noted have been revised as requested.
 - 5.3). The catch basin sump is now shown as 3' and the notes pertaining to the drain manholes have been added, as requested.
 - 5.4). We removed the extraneous text near Line L1 on the Subdivision Plat.
 - 5.5). We added a note to the Subdivision Plat regarding the ownership of retaining walls at the northwest corner of the site, as requested.
- 6). We revised the note regarding the street monument as requested.
- 7). We enlarged the text boxes on the Subdivision Plat as requested.

The applicant respectfully submits the enclosed materials for final review. It is very important to the applicant to complete the review process as soon as possible, and is requesting that this project be placed on the October 22, 2013 Planning Board agenda. We appreciate your consideration of this request and we are committed to responding quickly to any requests for additional information that you may have.

Sincerely,

SEBAGO TECHNICS, Inc.



William T. Conway, RLA / LEED AP

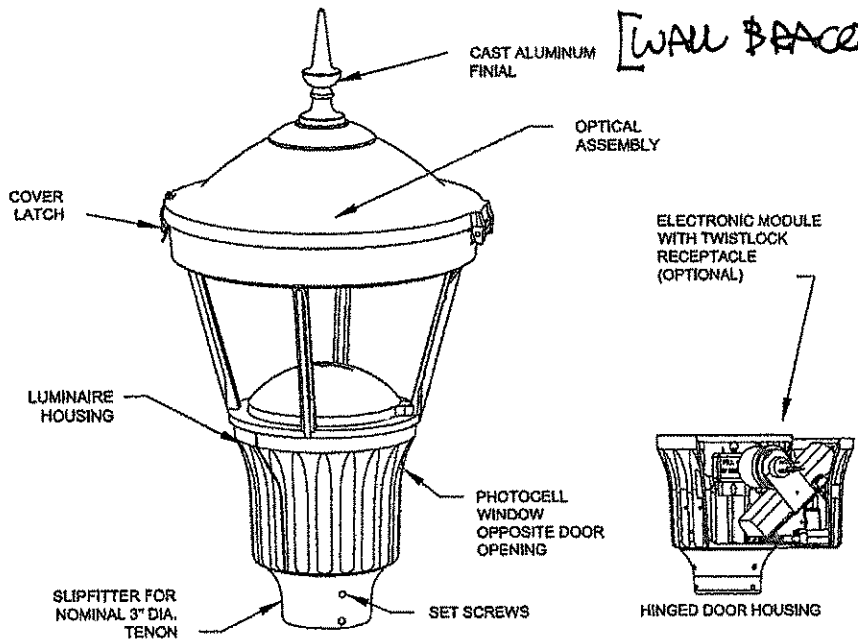
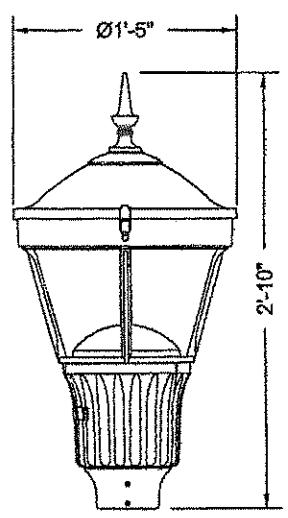
WTC:jsf

Cc: Demetri Dasco
David White
Gordon Reger

City Submittal 4 - Attachment 1

Maximum weight - 39 lbs
Maximum effective projected area - 1.24 sq. ft.

[REVISED 10-15-13]
[WALL BRACKET]



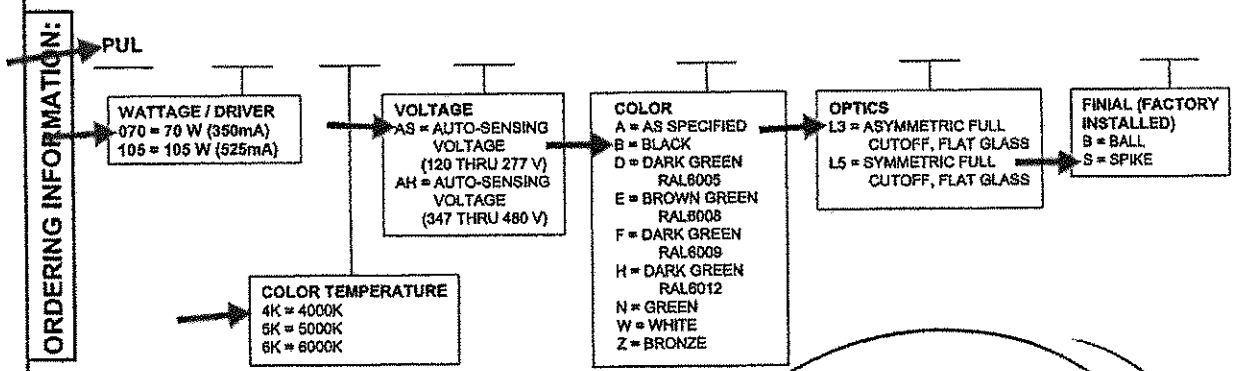
Utility Postop
Series Luminaire
Full Cutoff LED

DECORATIVE
OUTDOOR



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EXAMPLE: PUL 070 6K AS B L3 S



Support Costs
Bay House - Portland ME
type A and B fixture

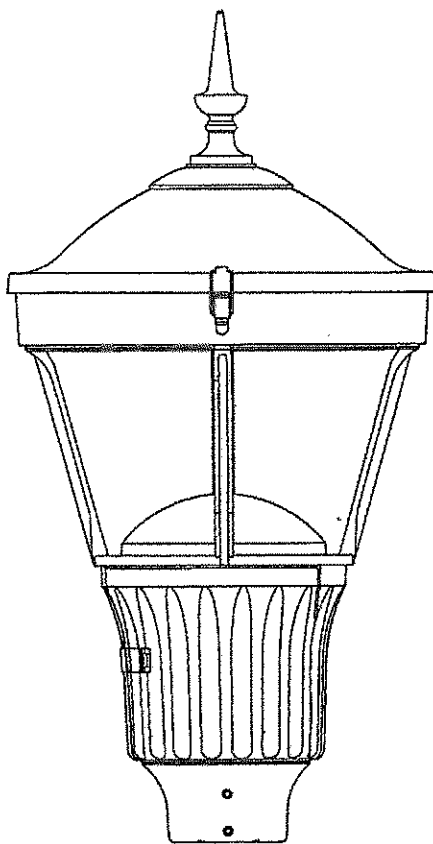
OPTIONS

- OPTIONS**
- DM = 0-10V DIMMING
 - H = NEMA TWISTLOCK PHOTOCONTROL RECEPTACLE ONLY
 - L03 = 3 FEET OF PREWIRED LEADS*
 - L10 = 10 FEET OF PREWIRED LEADS*
 - L20 = 20 FEET OF PREWIRED LEADS*
 - L25 = 25 FEET OF PREWIRED LEADS*
 - L30 = 30 FEET OF PREWIRED LEADS*
 - PCS = DTL SOLID-STATE LIGHTING PHOTOCONTROL 120-277 VOLT (MUST BE USED WITH OPTION "H")
 - P34 = DTL TWISTLOCK PHOTOCONTROL 347 VOLT (MUST BE USED WITH OPTION "H")
 - P48 = DTL TWISTLOCK PHOTOCONTROL 480 VOLT (MUST BE USED WITH OPTION "H")
 - PSC = SHORTING CAP (MUST BE USED WITH OPTION "H")

*UNIT IS PROVIDED WITH 2 FEET OF PREWIRED LEADS UNLESS OTHERWISE SPECIFIED

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ORDER #:	
TYPE:	
DRAWN: SGK	
DATE: 05/04/11	
DWG #: LUM_PUL	



FINIALS

BALL



SPIKE



Specifications

GENERAL DESCRIPTION

The Utility Postop LED is designed for ease of maintenance with the plug-in driver module common to each of the luminaires in Holophane's Utility Luminaire Series. A precision optical system maximizes post spacings while maintaining uniform illumination.

OPTICAL SYSTEM

The optical system consists of a precisely engineered LED circuit board located in the top cover. A gasket between the cover and ring along with a flat glass plate and gasket beneath the reflector create a sealed optical compartment that meets an IP rating. Optics designed to provide an I.E.S. Asymmetric or Symmetric full cutoff distribution are available.

LUMINAIRE HOUSING

The luminaire housing, cast of aluminum, anchors the optical system and provides an enclosure for the plug in electrical module. The electrical enclosure conforms to an IP55 rating. For use with units with an E.E.I.-N.E.M.A. twist lock photocell receptacle, the housing contains a glass "window" to allow light to reach the cell. The nickel plated lamp grip socket and the three station incoming line terminal block are pre-wired to a five conductor receptacle for ease in connecting the electrical module. A slipfitter will accept a 3" high by 2 7/8" to 3 1/8" O.D. pole tenon.

LUMINAIRE HOUSING DOOR

Cast of aluminum, the housing door is hinged and latched to the housing. The door forms the mount for the electrical module, and allows easy access during maintenance.

ELECTRICAL MODULE

The electrical components are mounted to an aluminum plate that is removable with standard tools. A matching five plug connector connects the electrical components to the surge protector for quick replacement. For Photoelectric operation, the electrical module is provided with an E.E.I.-N.E.M.A. twist lock Photocell receptacle.

TOP COVER

The top cover, cast of aluminum, is attached to the top ring of the luminaire housing by a stainless steel hinge pin. The cover is latched by an overcenter, positive action, stainless steel latch which allows tool-less entry to the lamp chamber for relamping.

DRIVER

Voltage sensing 120-277V or 347-480V, 50/60 Hz electronic drivers are >90% efficient. Potted for increased thermal management. Removable through hinged door housing. Available with 0-10V dimming control signal input. Refer to Driver Data Sheet for specific operating characteristics.

FINISH

The luminaire is finished with polyester powder paint applied to ensure maximum durability.

UL

The luminaire is UL listed as suitable for wet locations at a maximum of 40 degrees C ambient temperature.

**Utility Postop[®]
Series Luminaire
Full Cutoff LED**

**DECORATIVE
OUTDOOR**

HOLOPHANE[®]
LEADER IN LIGHTING SOLUTIONS
An *Acuity Brands* Company

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TYPE: _____
DRAWN: SGK
DATE: 05/04/11
DWG #: LUM_PUL

OUTDOOR PHOTOMETRIC REPORT
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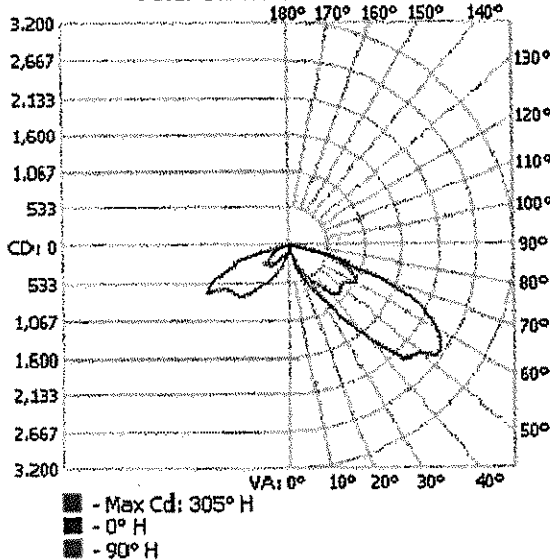


TEST #: 500660
 TEST LAB: ACUITY BRANDS LIGHTING GRANVILLE LAB
 ISSUE DATE: 6/20/2011
 CATALOG #: PUL0704KASXL3X
 LUMINAIRE: FCO LED POST TOP SERIES
 LAMP CAT #: 70W LED ARRAY
 LAMP: 70W LED ARRAY
 LAMP OUTPUT: 1 LAMP, TOTAL LUMINAIRE LUMENS: 4677.7
 TEST BASED ON ABSOLUTE PHOTOMETRY *
 BALLASTCAT: BL-1141
 BALLAST: 120V 70W 350MA ELECTRONIC LED DRIVER
 INPUT WATTAGE: 70
 LUMINOUS OPENING: CIRCULAR (DIA: 3")
 MAX CD: 3,124.0 AT HORIZONTAL: 305°, VERTICAL: 62.5°
 ROADWAY CLASS: SHORT, TYPE III

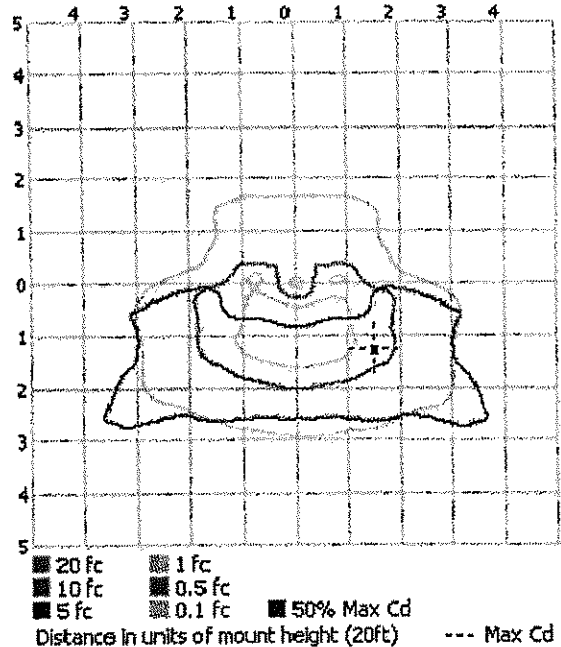


Seaport Cofts
 Bay House - Portland, ME
 type A and B

Polar Candela Distribution



Isofootcandle Plot



*TEST BASED ON ABSOLUTE PHOTOMETRY WHERE LAMP LUMENS=LUMENS TOTAL.
 *CUTOFF CLASSIFICATION AND EFFICIENCY CANNOT BE PROPERLY CALCULATED FOR ABSOLUTE PHOTOMETRY.

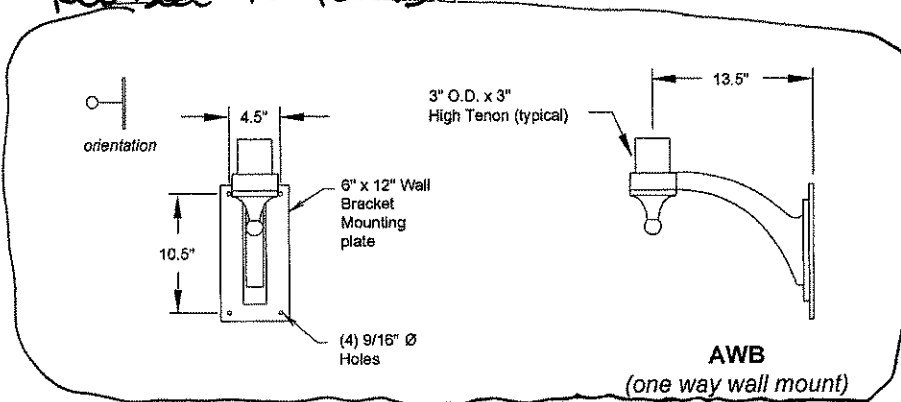
VISUAL PHOTOMETRIC TOOL 1.2.44 COPYRIGHT 2013, ACUITY BRANDS LIGHTING
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Seaport Lofts
Wall Bracket
Revised 10.15.13

ANNAPOLIS Series

Crossarms & Wall Bracket



SPECIFICATIONS

CONSTRUCTION

The crossarms and wall brackets shall be one-piece construction. The arms shall be welded to a center spool. For wall brackets the arms shall be welded to a flat wall plate. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per ANSI/AWS D1.2-90 Section 5.

MATERIALS

The arms, finials, and center spool tenons, shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The center spool and wall bracket mounting plate shall be aluminum, ASTM 6061 alloy, heat treated to a T6 temper. All hardware shall be stainless steel. All exterior hardware shall be tamper resistant.

INSTALLATION

The crossarms shall slip-fit a post top tenon and attach with socket set screws. The center finial shall be removable. The wall bracket shall have four 9/16" dia. holes for mounting to the wall. (Bracket mounting hardware furnished by others.) Both crossarms and wall bracket shall have 3" O.D. tenons for luminaire mounting.

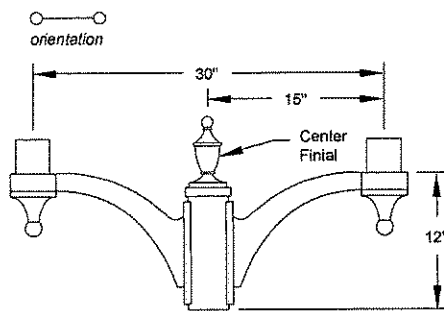
For finish specifications and color options see "Finish" section in catalog.

ORDERING GUIDE

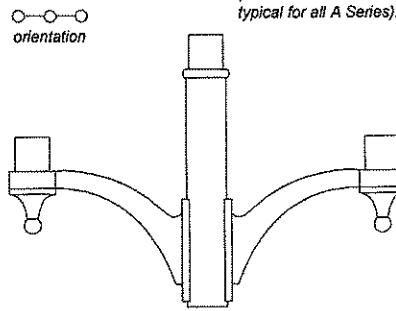
Arms & Bracket Catalog #'s	Number of Luminaires Required
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<input type="checkbox"/> ACA/2	two
<input type="checkbox"/> ACA/2T	three
<input type="checkbox"/> ACA/3	three
<input type="checkbox"/> ACA/3T	four
<input type="checkbox"/> ACA/4	four
<input type="checkbox"/> ACA/4T	five

Material / Finish

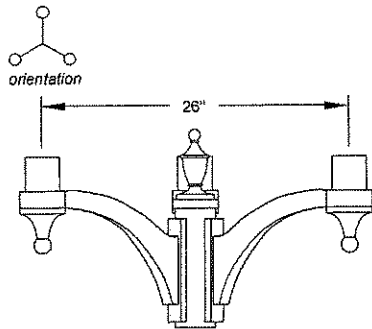
<input type="checkbox"/> -CA/BK	Cast Alum/Black
<input type="checkbox"/> -CA/DB	Cast Alum/Dark Bronze
<input type="checkbox"/> -CA/DG	Cast Alum/Dark Green
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<input type="checkbox"/> -CA/CC	Cast Alum/Custom Color



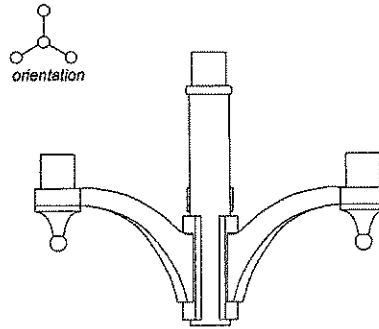
ACA/2
(two at 180°)



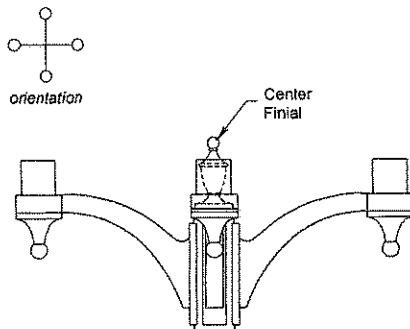
ACA/2T
(two at 180° w/ one at center)



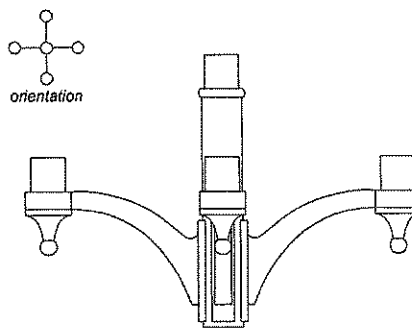
ACA/3
(three at 120°)



ACA/3T
(three at 120° w/ one at center)



ACA/4
(four at 90°)

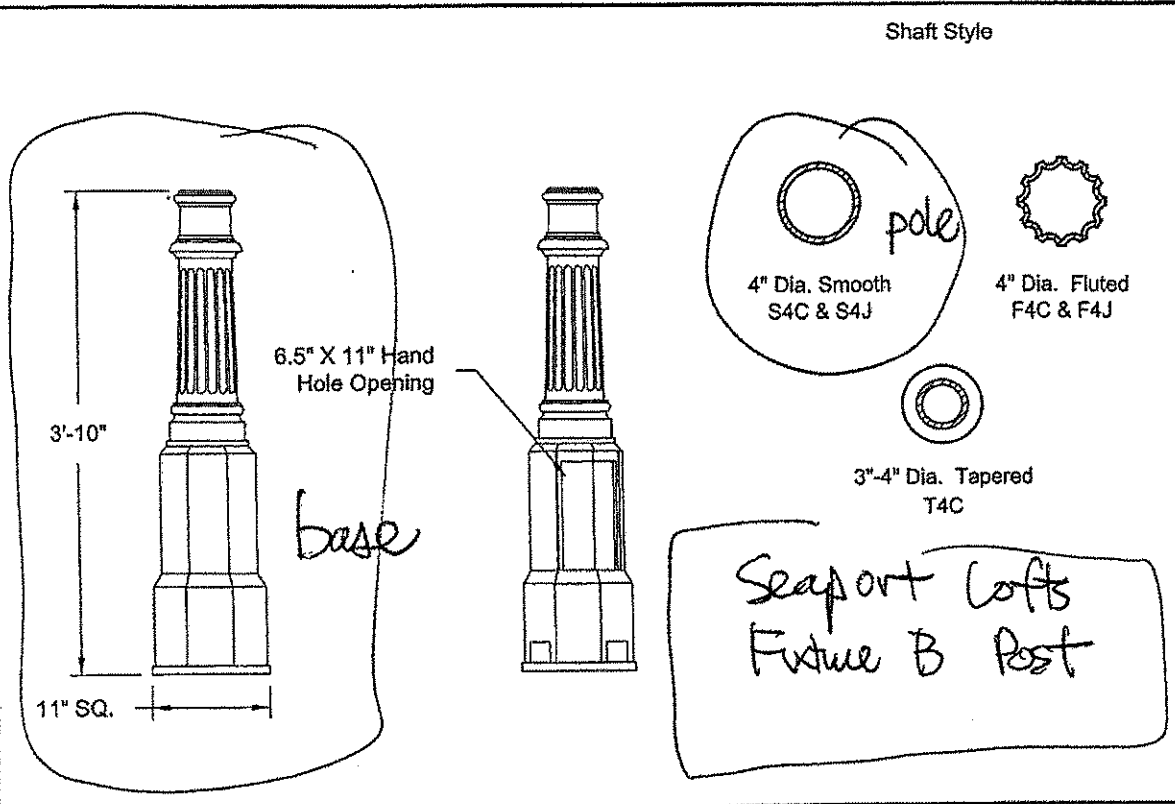


ACA/4T
(four at 90° w/ one at center)



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Shaft Style

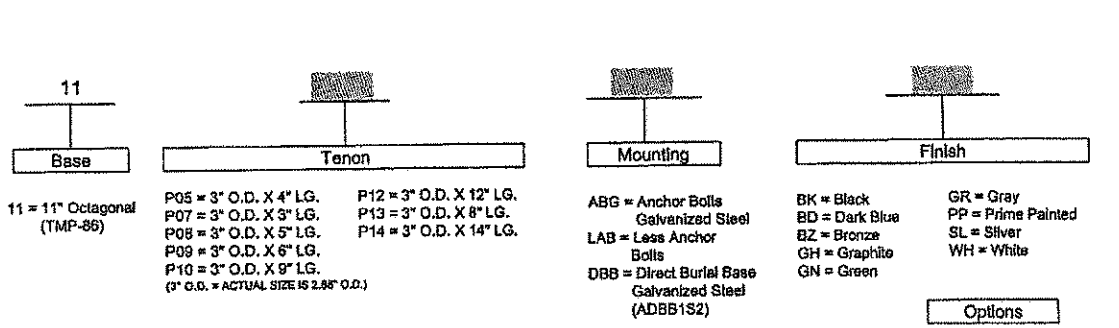
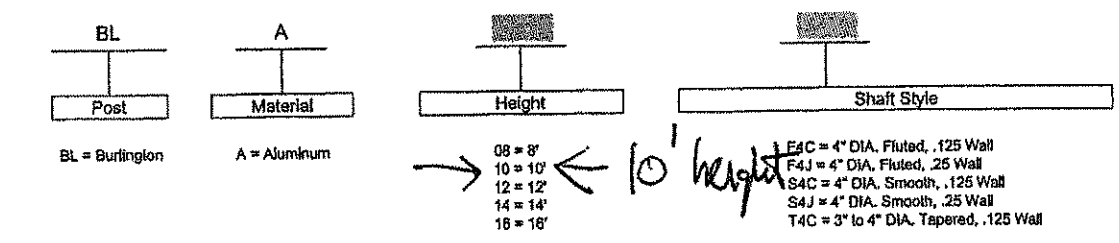
TM

BURLINGTON

Aluminum Pole

Architectural
Outdoor

ORDERING INFORMATION:



SPECIFICATIONS

DESCRIPTION

The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design.

MATERIALS

The base and fluted tapered cast shaft shall be heavy wall, cast aluminum produced from certified ASTM 356.1 Ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy, heat treated to a T6 temper. The tapered shaft shall be extruded from aluminum, ASTM 6063 alloy, spun to a tapered shape, then heat treated to a T6 temper. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION

The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All welding shall be per ANSI/AWS

DIMENSIONS

The post shall be X'-XX" in height with a 11" octagonal base. The shaft diameter shall be XX". At the top of the post, an integral tenon with a transitional donut shall be provided for luminaire mounting.

INSTALLATION

The post shall be provided with four, hot dip galvanized L-type anchor bolts. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

* - "XXX" in provision height can be up to 3 digits depending on height from grade. Must use whole numbers. Leading zeros are not used. Example: S120A for 120 inches or S80A for 80 inches.

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LEADER IN LIGHTING SOLUTIONS
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			DWG #: POL_BLA