



July 31, 2014

Portland City Hall
Planning Division
389 Congress Street
Portland, ME 04101

Re: 113 Newbury Street – Seaport Lofts
Construction Management Plan

To Whom It May Concern:

The Seaport Lofts project located at 113 Newbury Street is scheduled to undergo select foundation demolition, site work along with multi-story residential units with design build life safety and mechanical, electrical and plumbing work. The following and attached documentation outline out plan to achieve a safe site for both public as well as construction personnel during the construction. As a requirement of the planning division, we understand a pre-construction meeting is needed in order to approve the building permit for construction. We ask that the included information herein be reviewed and this meeting be set up as soon as possible.

Pursuant to the request from Tom Errico, we will address schedule, pedestrian/vehicular traffic, signage, contractor and construction vehicle parking.

Schedule (Attached): the scheduled start date is currently set for September 2, 2014. Construction completion is anticipated for July 2015. Please find the attached schedule for the project that separates building from site items.

Traffic Management: During all times of this project, we will have temporary signage and protection in place to route pedestrians and limit access to the construction areas to approved personnel only. During all times of utility work in city streets of Hancock, Newbury and Middle Streets, we will have temporary signs identifying road closures, detours, pedestrian routing and flaggers while working. All street opening permits and road closures will be planned and permitted. Temporary Fencing and signage will be put into place (see attached layout for fencing/gates as well as proposed crosswalks at Newbury and Hancock Streets).

Contractor Parking: No construction or employee vehicles allowed on street. Employee and contractor vehicle parking shall be within parking garage or city parking lot off of Thames Street.

Emergency Access: The project will have a Knox pad lock on the site gate for emergency response vehicle use and access.

We anticipate your review of our Management plan will be sufficient to approve the permit for the building, however, if you require further explanation or additional information, please do not hesitate to contact the undersigned.

Sincerely,

Matthew Gagnon, Leed A.P.
Project Manager

Landry/French Construction Company

Cc: Denis Landry
Kevin French
Rick Cormier
Joe Dasco
Ali Monroe
Mark Mueller

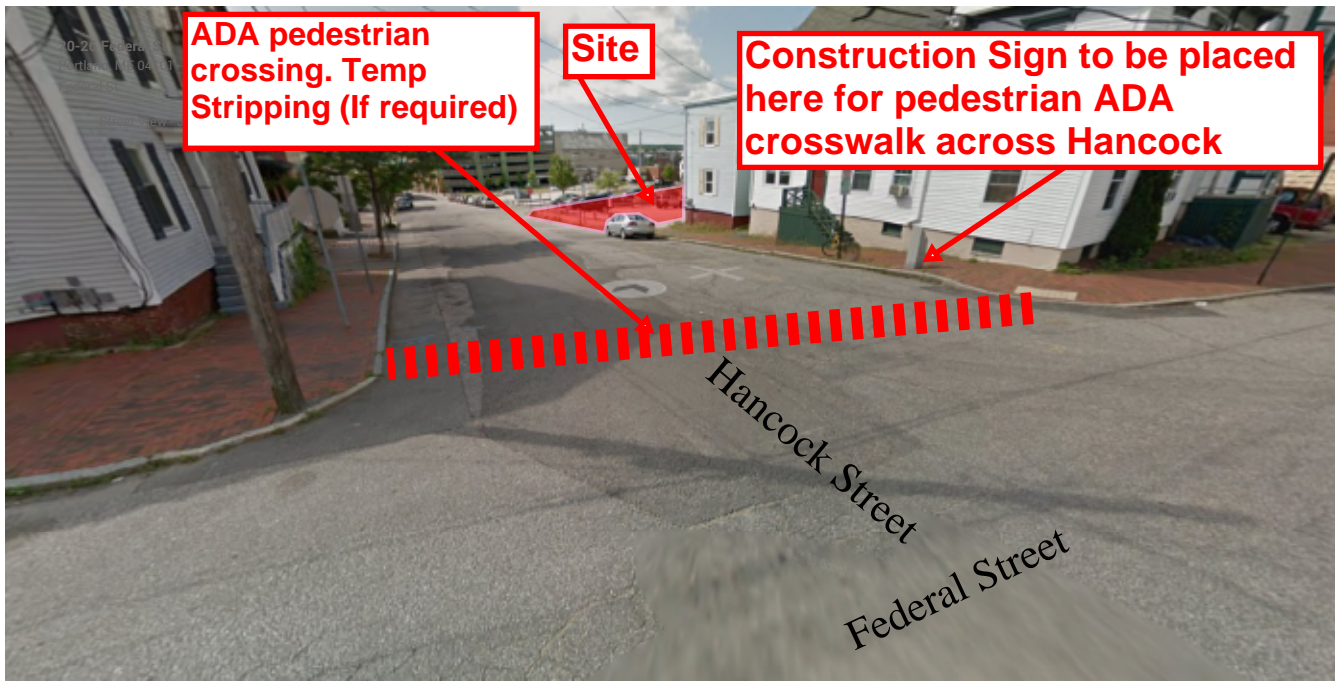
Construction Management Plan



Site Logistics

1. Schedule anticipated from 09/14 thru 07/15. Please find the attached schedule for the project identifying site related activities and work in Newbury/Hancock Streets.
2. Signage - temporary signs will identify the construction zone and will alert vehicles and pedestrians.
3. Temporary crosswalks (See attached) will be done to route pedestrian traffic across Hancock and Newbury streets during construction
4. The site will be fenced in on (3) sides leaving the existing retaining walls/fencing adjacent to the residents in place
5. Utilities will take place the fall of 2014 and traffic will be detoured away as needed. Flaggers will be provided.
 - a. Drainage work will impact Newbury street and the intersection of Hancock/Middle Streets
 - b. Gas, Electrical and Tel/Data will impact Newbury and Hancock Streets
6. Construction vehicle parking within the confines of the construction site will be at the discretion of Landry/French Supervisor
7. Parking for construction employee vehicles is not allowed on site.
8. Road Closures will have a detailed "street closure plan" prepared and submitted for review and approval.

Hancock Street Pedestrian Plan



1. Access to be granted to residents. All other pedestrian traffic to be routed accross Hancock
2. Sign shall read "sidewalk closed ahead - cross here".

Newbury Street Pedestrian Plan



- 1. Access to be granted to residents. All other pedestrian traffic to be routed across Newbury**
- 2. Sign shall read "sidewalk closed ahead - cross here"**

UNIT NO.	SIZE (S.F.)
UNIT 1	1687
UNIT 2	1571
UNIT 3	1713
UNIT 4	1601
UNIT 5	1520
UNIT 6	1670
UNIT 7	1607
UNIT 8	931
UNIT 9	916
UNIT 10	1219
UNIT 11	1193
UNIT 12	1211
UNIT 13	1193
UNIT 14	1509
UNIT 15	945
UNIT 16	1193
UNIT 17	960
UNIT 18	1639
UNIT 19	1632
UNIT 20	930
UNIT 21	937
UNIT 22	1219
UNIT 23	1193
UNIT 24	1219
UNIT 25	1193
UNIT 26	1509
UNIT 27	1384
UNIT 28	1193
UNIT 29	960
UNIT 30	1639
UNIT 31	1632
UNIT 32	930
UNIT 33	937
UNIT 34	1219
UNIT 35	1193
UNIT 36	1215
UNIT 37	1193
UNIT 38	1509
UNIT 39	1384

WAIVERS GRANTED

CONDITIONS OF APPROVAL

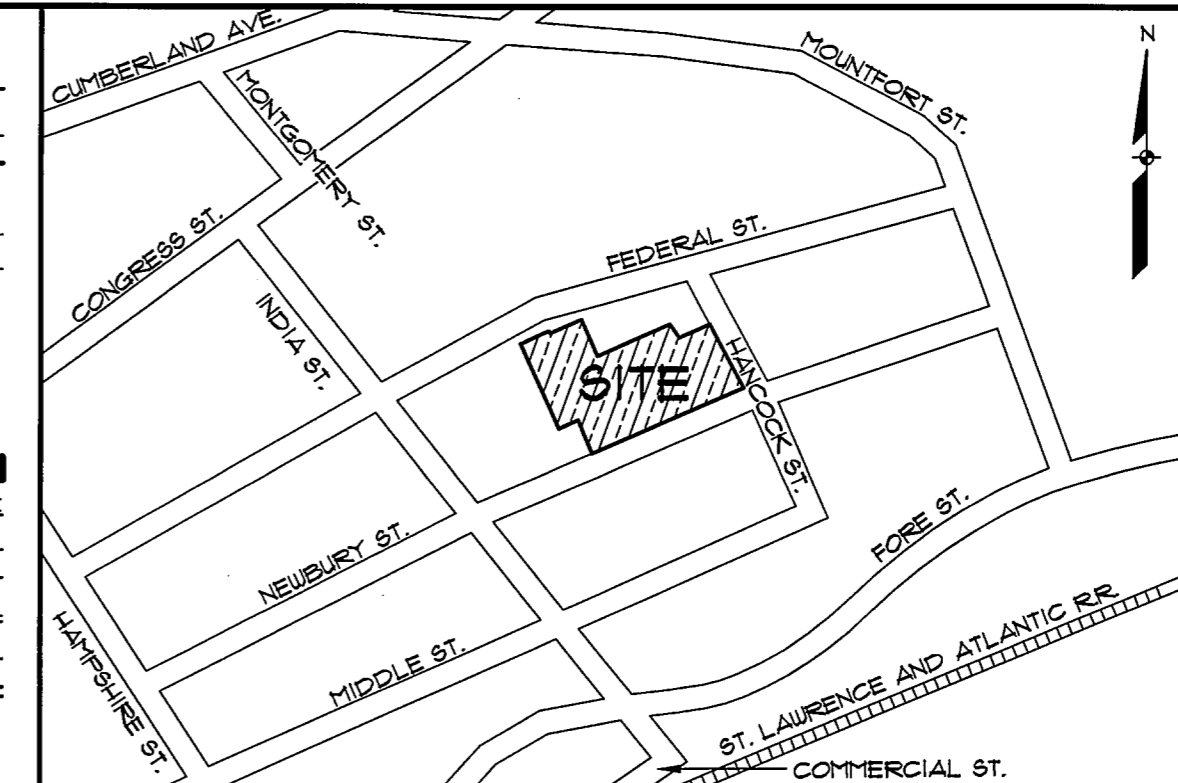
LIST OF ABUTTERS

KEY	ABUTTER	BOOK/PAGE
A	ROLAND SMALLEY, JR.	12514/217
	TIM HARDY	1254/50
	DAVID FILIPPO	15376/289
	HUGH R. NAZOR & LINDA J. MURNIK	24327/233
	PAUL & MARIA DESJARDINS	25302/65
	JOHN & ZDENKA S. GRIBOLD	25395/117
	STEPHEN M. & WILMA ROSE	24151/259
	RICHARD H. & LENDY E. FENLEY	28551/308
	RICHARD B. & ELIZABETH M. CARSON	28071/288
	PETER & PATRICIA BAGG	24619/252
	LIV R. CHASE & BRENT L. ADLER	2184/123
	JUBILACION, LLC	25943/282
	BETTY POMROY	6706/216
	DASHA, LLC	21029/29
	DOMINIC REALTY, LLC	15585/307
	DOMINIC REALTY, LLC	14437/266
	DOMINIC REALTY, LLC	15588/304
	DAVID & ALLISON BERGIN	15168/132
	ELIZABETH MONAGHAN & KURT NIELSEN	23346/36

LINE	BEARING	LENGTH
L1	S40°10'12"E	6.92'
L2	N41°39'51"W	4.44'
L3	N36°18'30"W	2.01'
L4	N48°06'32"E	7.43'
L5	S35°38'51"E	20.00'

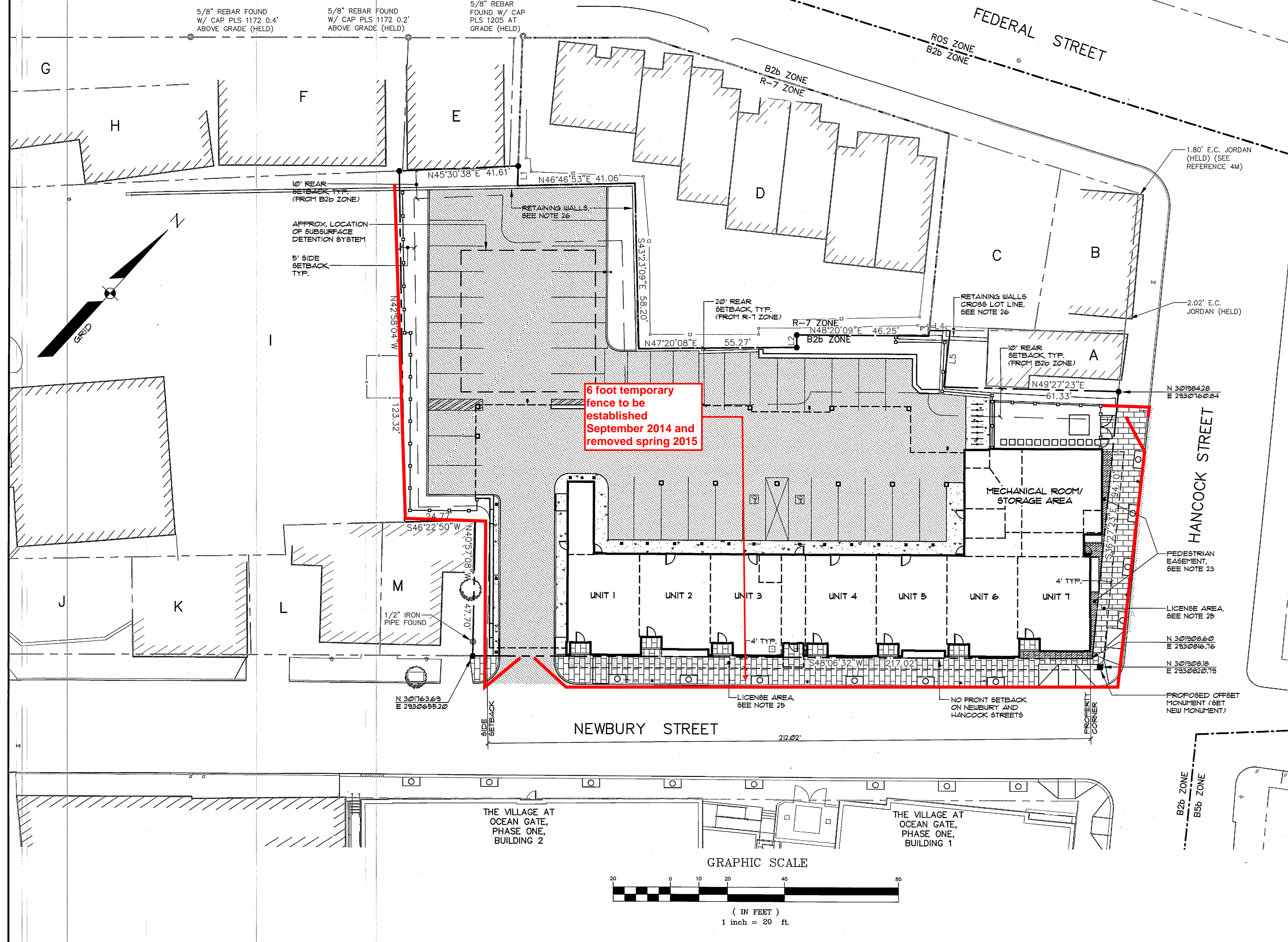
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	C1/L1	---
---	CURVE/LINE NO.	---
---	ZONE LINE	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
---	STOCKADE FENCE	---
---	RETAINING WALL	---

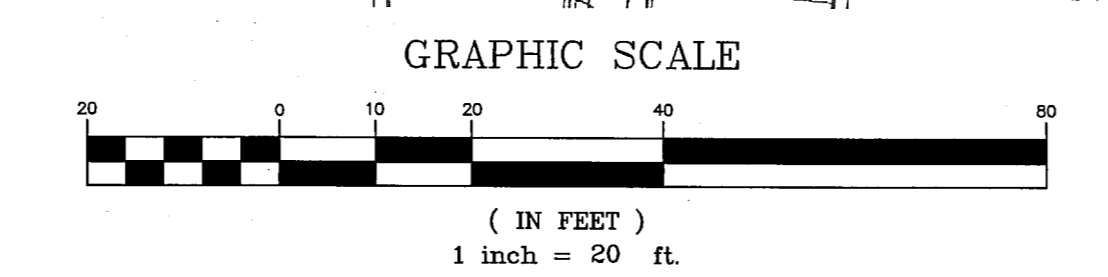


GENERAL NOTES

- THE RECORD OWNER OF THE PROPERTY IS THE VILLAGE CAFE AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) IN BOOK 9591 PAGE 34, BOOK 4034 PAGE 222, AND BOOK 4351 PAGE 289.
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP 20, BLOCK D, AS LOTS 013, 014, 015 & 022.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2005. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2009 WITH UPDATES PERFORMED THROUGH 2013. THE SITE IS CURRENTLY BEING USED AS A CONSTRUCTION YARD. CURRENT SITE CONDITIONS MAY HAVE CHANGED SINCE 2009 BUT HAVE NOT BEEN UPDATED DUE TO CONSTRUCTION EQUIPMENT. SEE THE BOUNDARY AND TOPOGRAPHIC SURVEY (SHEET 2 OF THIS SET) FOR ADDITIONAL BOUNDARY NOTES.
- THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983 MAINE WEST ZONE. CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF PORTLAND VERTICAL DATUM. THE CITY DATUM WAS DETERMINED UTILIZING US COAST AND GEODETIC SURVEY BENCHMARK BEING A DRILL HOLE LOCATED IN THE GRANITE STEPS OF THE CUSTOM HOUSE ON COMMERCIAL STREET. THE CITY ELEVATION IS 14.072 THE NGVD 29 ELEVATION IS 14.042 AND NAVD88 IS 13.30'.
- TOTAL AREA OF PARCEL IS 29,921 SF. (0.68 ACRES).
- ZONING DISTRICT: B-2b COMMUNITY BUSINESS ZONE.
- SPACE AND BULK CRITERIA FOR B-2b ZONE:
 - (a) MIN. LOT SIZE: NONE
 - (b) MIN. STREET FRONTAGE: NONE
 - (c) MIN. FRONT YARD: NONE
 - (d) MIN. REAR YARD: 10 FT. (20 FT. ABUTTING R-7 ZONE)
 - (e) MIN. SIDE YARD: 5 FT.
 - (f) MAX. IMPERVIOUS RATIO: 90%
 - (g) MAX. RESIDENTIAL DENSITY: 435 SF. PER DWELLING UNIT
 - (h) MAX. BUILDING HEIGHT: 45 FT.
- DEVELOPMENT SUMMARY:
 - (a) PROPOSED USE: (39) RESIDENTIAL HOUSING UNITS
 - (b) ALLOWABLE DENSITY: 29,921 SF. / 435 SF./UNIT = 68 UNITS
 - (c) PROPOSED IMPERVIOUS RATIO: 26,332 SF. / 29,921 SF. = 88.19% OF LOT AREA
 - (d) PROPOSED BUILDING HEIGHT: 44 FT.
 - (e) REQUIRED PARKING: 39 SPACES (43 PROPOSED)
 - (f) ADA PARKING PROVIDED: 2 SPACES
 - (g) REQUIRED BICYCLE RACK SPACES: 16 (16 PROPOSED)
- SEAPORT LOFTS IS A PRIVATE DEVELOPMENT. LIGHTING, TRASH REMOVAL AND SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL MERCHANTS AND THE RESIDENTIAL CONDOMINIUM ASSOCIATION.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T STANDARDS AND SPECIFICATIONS.
- ALL ELECTRIC, TELEPHONE AND CABLE T.V. CONSTRUCTION SHALL BE UNDERGROUND AND IN CONFORMANCE WITH THE STANDARDS OF CENTRAL MAINE POWER CO., FAIRPOINT, TIME WARNER CABLE T.V. CO. OR OTHER UTILITIES PROVIDING SERVICE TO THE SITE.
- ALL WATER MAINS, SERVICES AND ASSOCIATED AFFURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
- ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED AFFURTENANCES SHALL BE IN CONFORMANCE WITH UNTIL STANDARDS.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION. BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- THE FACILITY IS SERVICED BY CITY SEWER, WATER, GAS, UNDERGROUND ELECTRIC, STORM DRAINAGE, TELEPHONE AND CABLE.
- A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT AND DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. THE CONTRACTOR OR PLANNING BOARD SHALL BE REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND RECREATION DEPARTMENT AND INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (814-8300 EXT. 8038). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE AUTHORITY.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE AT ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
- LANDSCAPING SHALL MEET THE "AGRICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- NEWBURY STREET LIGHTING SHALL CONFORM TO THE CITY OF PORTLAND EASTERN WATERFRONT MEDIUM SCALE LIGHTING FIXTURES. HANCOCK STREET LIGHTING SHALL CONFORM TO THE CITY OF PORTLAND EASTERN WATERFRONT SMALL SCALE LIGHTING FIXTURES.
- PAINT: POLYESTER FOUNDER COAT PAINT, BLACK.
- SHOP DRAWINGS SHALL BE SUBMITTED TO CITY ENGINEER FOR REVIEW PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE A METER FOR ALL STREET LIGHTS FOR FUTURE CITY OWNERSHIP.
- BIKE RACKS SHALL BE MODEL "BIKE HITCH" FROM DERO (www.dero.com), IN-GROUND MOUNT, COLOR BLACK.
- SITE LIGHT FIXTURES SHALL BE HOLOPHANE LED FIXTURES (SEE LIGHTING PLAN).
- PLAN DEPICTS A PEDESTRIAN EASEMENT TO BE CONVEYED TO THE CITY OF PORTLAND. APPLICANT SHALL RECORD THIS EASEMENT IN THE REGISTRY OF DEEDS AND PROVIDE A COPY TO THE CITY, INCLUDING PLAN BOOK AND PAGE NUMBERS, PRIOR TO THE RECEIPT OF A BUILDING PERMIT.
- A COPY OF THE HOMEOWNERS ASSOCIATION DOCUMENTS SHALL BE PROVIDED TO THE CITY PRIOR TO THE RECEIPT OF A CERTIFICATE OF OCCUPANCY.
- PLAN DEPICTS A PROPOSED LICENSE FROM THE CITY TO ALLOW THE CONSTRUCTION OF BUILDING FOUNDATIONS AND ALIANCE. APPLICANT SHALL PROVIDE A LEGAL DESCRIPTION OF THIS LICENSE AREA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- RESPONSIBILITY OF MAINTENANCE OF EXISTING RETAINING WALLS HAS NOT BEEN DETERMINED.



6 foot temporary fence to be established September 2014 and removed spring 2015



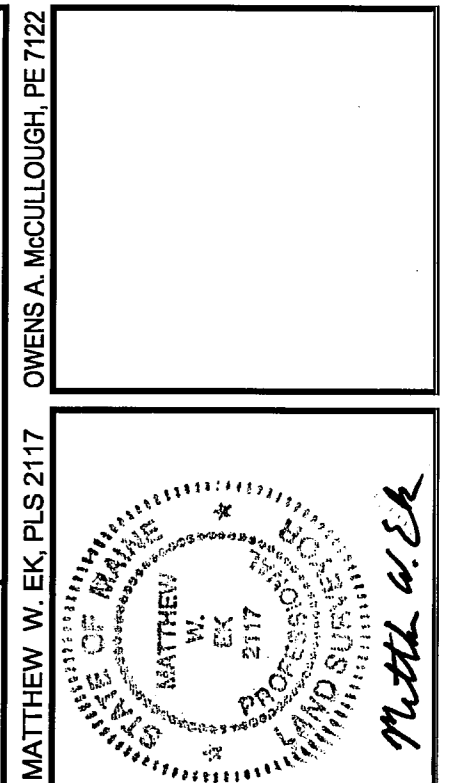
STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
 RECEIVED _____, 20____
 AT _____h _____m _____M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR

**APPROVAL -
 CITY OF PORTLAND
 PLANNING BOARD**

DATE _____
 CHAIRPERSON _____



REV.	DATE	BY	STATUS
F	01-07-13	WTC	CITY SUBMITTAL 7
E	10-15-13	WTC	CITY SUBMITTAL 6
D	10-03-13	WTC	CITY SUBMITTAL 5
C	09-17-13	WTC	CITY SUBMITTAL 4
B	09-03-13	WTC	CITY SUBMITTAL 3
A	07-29-13	WTC	PRELIMINARY SITE PLAN APPLICATION TO CITY

SEBAGO
 T E C H N I C S
 WWW.SEBAGOTECHNICS.COM
 75 John Road, South Portland, ME 04106
 Tel: 207-200-2100

RECORD OWNER:
 VILLAGE CAFE, INC.
 61 VILLOW DRIVE
 N. YARMOUTH, ME 04097

FOR:
 SEAPORT LOFTS
 NEWBURY / HANCOCK STREET
 PORTLAND, MAINE

FOR:
 113 NEWBURY STREET, LLC
 35 FAIR STREET, SUITE 107B
 BOSTON, MA 02118-4320

SUBMISSION PLAT
 OF:
 SEAPORT LOFTS
 NEWBURY / HANCOCK STREET
 PORTLAND, MAINE

DATE 07-26-13 **SCALE** 1" = 20'

SHEET 4 OF 14

ID	Task Name	Duration	Start	Finish	2nd Half		July							August							September							October							November							December							1st Half							January							February							March							April							May							June							2nd Half						
					W-10	W-9	W-8	W-7	W-6	W-5	W-4	W-3	W-2	W-1	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32	W33	W34	W35	W36	W37	W38	W39	W40	W41	W42	W43	W44	W45	W46	W47																																											
1	Pre-Construction	121 days	Fri 7/11/14	Fri 1/2/15	Pre-Construction																																																																																																			
2	Award to proceed	1 day	Fri 7/11/14	Fri 7/11/14	Award to proceed																																																																																																			
3	Prepare and sign Contract Agreement	5 days	Mon 7/14/14	Fri 7/18/14	Prepare and sign Contract Agreement																																																																																																			
4	Set up Utility Accounts	10 days	Mon 7/14/14	Fri 7/25/14	Set up Utility Accounts																																																																																																			
5	Apply for Utility Easements	20 days	Mon 7/21/14	Fri 8/15/14	Apply for Utility Easements																																																																																																			
6	Hold Pre-Construction Meeting with City	10 days	Mon 7/21/14	Fri 8/1/14	Hold Pre-Construction Meeting with City																																																																																																			
7	Value Engineering	10 days	Mon 7/21/14	Fri 8/1/14	Value Engineering																																																																																																			
8	Update Permit/CD Set	20 days	Mon 7/21/14	Fri 8/15/14	Update Permit/CD Set																																																																																																			
9	Design Ground Improvements	20 days	Mon 7/21/14	Fri 8/15/14	Design Ground Improvements																																																																																																			
10	Bid Review and DeScope	10 days	Mon 8/18/14	Fri 8/29/14	Bid Review and DeScope																																																																																																			
11	Release Site, Steel, Elevator, Panels, Windows	5 days	Tue 9/2/14	Mon 9/8/14	Release Site, Steel, Elevator, Panels, Windows																																																																																																			
12	Obtain Property Easements	20 days	Wed 9/3/14	Tue 9/30/14	Obtain Property Easements																																																																																																			
13	Obtain Building Permit	20 days	Wed 9/3/14	Tue 9/30/14	Obtain Building Permit																																																																																																			
14	Release MEP and FP	5 days	Tue 9/9/14	Mon 9/15/14	Release MEP and FP																																																																																																			
15	Finalize GMP	0 days	Fri 9/19/14	Fri 9/19/14	Finalize GMP																																																																																																			
16	Panel and Steel Shops	15 days	Tue 9/9/14	Mon 9/29/14	Panel and Steel Shops																																																																																																			
17	Reinforcing Shops and Mix Designs	10 days	Tue 9/9/14	Mon 9/22/14	Reinforcing Shops and Mix Designs																																																																																																			
18	Window Shops	10 days	Tue 9/9/14	Mon 9/22/14	Window Shops																																																																																																			
19	Elevator Shops	10 days	Tue 9/16/14	Mon 9/29/14	Elevator Shops																																																																																																			
20	MEP Equipment Submittals	15 days	Tue 9/16/14	Mon 10/6/14	MEP Equipment Submittals																																																																																																			
21	Release Remaining Subs	15 days	Tue 9/16/14	Mon 10/6/14	Release Remaining Subs																																																																																																			
22	Reinforcing Steel Procurement	15 days	Tue 9/23/14	Mon 10/13/14	Reinforcing Steel Procurement																																																																																																			
23	Window Procurement	50 days	Tue 9/23/14	Wed 12/3/14	Window Procurement																																																																																																			
24	Elevator Procurement	60 days	Tue 9/30/14	Wed 12/24/14	Elevator Procurement																																																																																																			
25	Procure Steel	20 days	Tue 9/30/14	Mon 10/27/14	Procure Steel																																																																																																			
26	Procure Panels	20 days	Tue 9/30/14	Mon 10/27/14	Procure Panels																																																																																																			
27	Remaining Submittals	20 days	Tue 10/7/14	Mon 11/3/14	Remaining Submittals																																																																																																			
28	Procure Equipment	60 days	Tue 10/7/14	Fri 1/2/15	Procure Equipment																																																																																																			
29	Site-Work - Exterior Building	184 days	Wed 9/3/14	Fri 5/22/15	Site-Work - Exterior Building																																																																																																			
30	Set-up erosion control (Maintain Daily Thru Construction)	2 days	Wed 9/3/14	Thu 9/4/14	Set-up erosion control (Maintain Daily Thru Construction)																																																																																																			
31	Set up site and traffic management	3 days	Fri 9/5/14	Tue 9/9/14	Set up site and traffic management																																																																																																			
32	Mobilize/Clear and Demo site	5 days	Fri 9/5/14	Thu 9/11/14	Mobilize/Clear and Demo site																																																																																																			
33	Ground Improvements	36 days	Fri 9/12/14	Fri 10/31/14	Ground Improvements																																																																																																			

Project: Seaport Loft_ProjectSchedule
Date: Wed 7/30/14

Task Split Progress Milestone Summary Project Summary External Tasks External Milestone Deadline Task



Seaport Lofts
Portland, Maine
1 of 5

DRAFT CONSTRUCTION SCHEDULE

