



January 7, 2014
13251

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

Level III Site Plan Application
Seaport Lofts: Submittal No. 7

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. As required by the conditions of approval, the building architecture has been revised, most notably in the rear of the building, where additional fenestration, detail and interest has been incorporated in the revised elevation. The site plan drawings have been updated in coordination with the building footprint revisions.

The applicant respectfully submits the enclosed materials for final review. We appreciate your consideration and we are committed to responding quickly to any requests for additional information that you may have.

Sincerely,

SEBAGO TECHNICS, Inc.

A handwritten signature in black ink that reads "William T. Conway". The signature is fluid and cursive, with a long, sweeping tail on the letter "y".

William T. Conway, RLA / LEED AP

WTC:jsf

Cc: Demetri Dasco
David White
Gordon Reger

Will Conway

From: David White [dmwarch@comcast.net]
Sent: Monday, January 06, 2014 3:16 PM
To: Will Conway
Subject: RE: Seaport Lofts
Attachments: scan124.pdf

Will,

The changes to the entire building include:

The breaking up of the parapets. The forward building plan have a raised parapet while the receding planes have the original height.
The main entrance is recessed to insure that the door does not swing out into the ROW. This door and sidelites will have transparent glazing.
The lights for the main entrance will be ceiling recessed.
The Townhouse entrances have been pulled forward 2'. This will allow for recessed can lights in the ceilings.
The Townhouse doors will be solid doors with sidelites of opaque glazing.
The entrance to these doors will be flush with the sidewalk with the step up occurring at the door.
The Newbury Street entrance will have a canopy designed similar to the main entrance. This door and sidelites will have transparent glazing.
The siding to be fiber cement clapboards, 5" to the weather. There will be two color selections. One for the recessed building planes and one for all other surfaces. Trim shall be fiber cement board to match the field color.
All exhaust venting on the first three floor to be set in fiber cement trim and shall be color coated to match the field color. The top floor to be vented through the roof.
Any fireplaces will be non-vented and therefore have no protrusions.
The mechanical systems are still being discussed.
The rear of the building has been divided up with breaks the same size breaks as the front of the building and will have the same two colors of clapboard.
The angled support of the left side has been eliminated and the building has been widened in this area to accommodate this support. This gives a further break to this side of the building.
The openings at the rear of the building on the first floor have been lowered to minimize the ability of the neighbors to view into the parking drive.
The lights on the balconies is a surface mounted can light with downlight only. See attached.
The windows and patio doors remain aluminum clad wood windows with aluminum clad casings and sills.

We added shadows on the elevations to more clearly show the different planes of the building.

David

-----Original Message-----

From: Will Conway [mailto:wconway@sebagotechnics.com]
Sent: Thursday, January 02, 2014 5:37 PM
To: <dmwarch@comcast.net>
Subject: Re: Seaport Lofts

David, ok will submit without rendering. Use current site plan unless its needed after Monday. Can you send a summary of architectural modifications I can include in submittal?

Sent from my iPhone

On Jan 2, 2014, at 5:33 PM, "David White" <dmwarch@comcast.net> wrote:

> Will,
>
> Yes, but these will not be part of the submission. We will submit them
later
> when completed.
>
> Could you send me the Cadd file for the site plan? I will eventually
> need the revised plan, but if that is not ready I can use the present
> one. This is for the renderer.

> David
> -----Original Message-----
> From: Will Conway [<mailto:wconway@sebagotechnics.com>]
> Sent: Thursday, January 02, 2014 4:40 PM
> To: David White
> Subject: Re: Seaport Lofts

> Rendering in progress ?

> Sent from my iPhone

> On Jan 2, 2014, at 4:17 PM, "David White" <dmwarch@comcast.net> wrote:

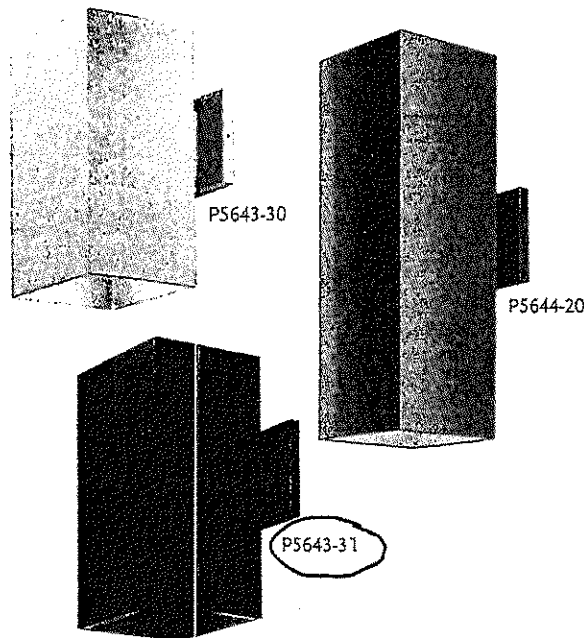
>> Will,
>>
>> Attached are our drawings.
>>
>> David M. White
>>
>> David M. White, Architect
>> 54 Todd Farm Lane
>> PO Box 817
>> New London, NH 03257
>> (603) 763-1335
>>
>> dmwarch@comcast.net<<mailto:dmwarch@comcast.net>>
>>
>> <p1.pdf>
>> <p2.pdf>
>> <p3.pdf>
>> <p4.pdf>
>> <p5.pdf>
>> <p6.pdf>
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Aluminum Squares

HEAVY-DUTY ALUMINUM CONSTRUCTION, DIE-CAST ALUMINUM WALL BRACKET, UL LISTED FOR WET LOCATIONS. POWDER COAT FOR CHIPPING AND FADING RESISTANCE. DARK SKY COMPLIANT.

Product No.	Finish	Description	Size	Lamp(s)
P5643-20	Bronze	One-light 6" square	6" W., 12" ht.	1 250w PAR-38
P5643-30	White		Extends 8-7/8"	or 150w BR-40
P5643-31	Black		H/CTR 4-1/2"	
P5644-20	Bronze	Two-light 6" up/down square*	6" W., 18" ht.	2 250w PAR-38
P5644-30	White		Extends 8-7/8"	or 150w BR-40
P5644-31	Black		H/CTR 8"	

*For use in wet locations, specify P8797-31 top cover.



Accessories for Squares and Cylinders

Deep Groove Step Baffles

Black anodized aluminum to minimize glare

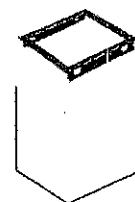
Product No.	Finish	Description	Size
P8710-31	Black	Deep groove step baffle for P5641, P5642 and P5741 6" cylinders.	6" dia., 4" ht.



Top Cover Lens

Adapts up/down fixtures for wet location use. Heat & shatter-resistant clear tempered lens w/black trim.

Product No.	Finish	Description	Size
P8797-31	Black	Top cover lens for P5644 6" squares	6" sq.
P8798-31	Black	Top cover lens for P5642 6" cylinders	6" dia.
P8799-30	White	Top cover lenses for P5675 & P5713 5" cylinders	5" dia.
P8799-31	Black		



P8797-31



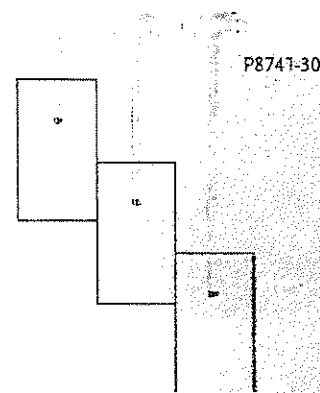
P8798-31
P8799-31

Pendant Kit

Pendant kit adapts P5741 ceiling fixture to 6", 12" or 18" stem mounting. Includes canopy, hang-straight swivel, 6" and 12" sections with coupling.

Product No.	Finish	Description
P8741-20	Bronze	Pendant kit for P5741
P8741-30	White	
P8741-31	Black	

See page 285 for additional chain, and page 589 for posts.



P8741-30