

**From:** "David White" <dmwarch@comcast.net>  
**To:** "Helen Donaldson" <HCD@portlandmaine.gov>  
**CC:** "Will Conway" <wconway@sebagotechnics.com>, "Gordon Reger" <greger@regerholdings.com>, "Demetri Dasco" <dasco@atlasboston.com>, "Alex Dasco" <adasco@atlasboston.com>  
**Date:** 10/11/2013 11:05 AM  
**Subject:** RE: comments on Seaport Lofts elevations

Nell,

See below.

David

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From: Helen Donaldson [mailto:HCD@portlandmaine.gov]  
Sent: Thursday, October 10, 2013 9:47 AM  
To: David White  
Cc: Will Conway  
Subject: comments on Seaport Lofts elevations

David,

We had a chance to meet briefly yesterday on the revised elevations. We like how you pulled out the Newbury Street door and added the window mullions. The composition works better now too. We have the following thoughts (also noted on the markup attached):

- The awning still isn't working. I'm attaching a couple of options that are closer to what we were envisioning - a little more contemporary in style. Take a look and let me know if you feel like this direction is possible.

I will change the awning. I will suggest that the final detail for the Newbury Street canopy be worked out with staff. The Hancock canopy to remain as shown.

- Is there a reason for removing the sidelights at the Hancock Street door? Could you replace?

No reason other than trying to down play this non entrance. I will cave on this.

- Some of the balcony doors appear to have mullions as well. We think they would read better if they were styled after the first floor doors (i.e. no mullions at all).

No problem with removing these mullions.

- The openings on the building's left side (looking into the driveway) appear better now, but the idea was to have them match the balcony openings in proportion (like the areas we've asked you to screen). Can you change the dimensions there?

I can't line this up with the balcony above because of the structure I have to have in the outside corner, so I used the proportions of the smaller window and lined it up with the inside line of the balcony above. No change.

- The urban designer suggested adding a belt course at the top of the second floor (to match the transition strip between the metal cladding and the brick).

If the intent was to create different heights of brick, adding this belt course would go against this intent. I do not recommend and it will not be included in the revised elevations.

- On the NW corner, I'm wondering if there's some alternative to odd post configuration. I think you need the aisle width in that location, so pulling the post underneath the building won't work. That said, is there another option besides the triangular filler there? What is the material on the post and the triangle?

This configuration allows water to shed off this "post configuration". It is all metal including the "roof". I would not want it flat, the angle could be flattened, but not below 4/12. My preference is to leave it as shown and if the staff and I can work something out differently later, fine.

-On the revised elevations, is it possible to show all openings (e.g. HVAC vents)? Folks here have mentioned the pattern of openings on Phase I, and that it might be good to have a look.

Right now I am not sure whether we will have HVAC units that will have a packaged condenser which will require a louver or whether we will have roof mounted condensing units, so I cannot definitively show something that may not be there. There will be the usual vents for interior unit fans and an exhaust/intake vent for the gas fired HWH.

We're looking forward to seeing revisions and renderings as soon as you can provide them. Hopefully you can get them to us by Tuesday afternoon at the latest? Let me know if you think this is possible.

I should have these to you by Tuesday. The revised renderings won't be available until later. I have not yet been authorized to revise the renderings.

Thanks, David.

Nell

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Nell Donaldson

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