



July 16, 2013
05109

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

Level III Site Plan Application
The Bay House Phase II

Dear Carol:

On behalf of Atlas Investment Group, LLC we are pleased to submit the enclosed preliminary application for your review of The Bay House Phase II. Located on the westerly corner of Hancock and Newbury Streets, The Bay House Phase II 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 42 parking spaces under and behind the building; a dumpster and bicycle racks are also located in this area. Enclosed is the completed application form, attachments and the preliminary plan set.

WRITTEN STATEMENTS:

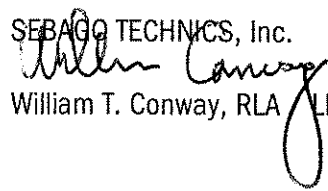
1. Written Description of project – See Memo from David White, Project Architect (Attachment A).
2. Evidence of Right, Title, Interest – Previously submitted with Phase 1 application.
3. Copies of required State/ Federal permits – Not applicable.
4. Compliance with applicable zoning requirements - This project conforms to the requirements of the B2b zoning district, therefore, conditional zoning is neither required nor requested. The project meets the following space and bulk regulations:
 - minimum lot size, street frontage, front yard (none)
 - minimum side yard (5 feet)
 - minimum rear yard (10 feet)
 - maximum impervious ratio (90%)
 - maximum density (435 sf. du per LUC Sec. 14-47)
 - maximum structure height (45)
5. Existing or Proposed Easements – Not applicable.
6. Waiver Requests – Driveway width at Newbury Street entrance to parking area proposed as 22 feet wide.
7. Traffic Analysis- The traffic study conducted for Phase I will not be updated for this phase. The initial study and Mr. Errico's review focused primarily on parking demand. This project exceeds the requirement of one space per dwelling unit. The applicant will be responsible for all regulatory sign modifications (parking, etc.) on Newbury Street.
8. Summary of significant natural features – Not applicable.

9. Project's consistency with related City master plans – As described in Attachment A, the architectural design of the project is compatible with the existing architecture in the vicinity and repeats many of the materials and colors utilized in Phase 1 of the project. The architecture is based upon and compliant with the Design Standards for the Eastern Waterfront.
10. Neighborhood Meeting Material- A neighborhood meeting will be held within 30 days of the submission of this application.
11. Evidence of Financial and Technical Ability – The applicant will provide financing with support from the same lending institution for the Phase 1 project. The substantial completion of construction demonstrates the applicant's technical ability; the Phase 1 design/ construction team is in place for this phase. Formal documentation to be submitted with Final Plan.
12. Utility Capacity to Serve – During Phase 1 construction, the applicant has worked with the required utilities to install stubs from Newbury Street into the development site. A formal letter from Portland Water District will be submitted with the Final Plan.
13. Written Summary of Fire Safety – See Attachment B.
14. Construction Management Plan – To be submitted with Final Plan.
15. Traffic Plan – See Item # 7 above.
16. Stormwater Management Plan – See preliminary grading/ utility plan. Calculations to be submitted with Final Plan.
17. Solid Waste Management – Both construction debris and normal household wastes will be collected, removed from the site, and disposed of at legal licensed destinations under contract with a solid waste management company.
18. Conformity with Applicable Design Standards – See Attachment A, Item # 9.
19. HVAC Emission Compliance- HVAC units for this phase will be the same manufacturer as Phase 1, this information previously submitted.

The applicant respectfully submits the enclosed materials for initial review and will engage its design team to supplement these materials prior to the Staff Review Meeting on July 24, 2013. 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 August 13, 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

PROJECT NAME: The Bay House Phase 2

PROPOSED DEVELOPMENT ADDRESS:
Newbury Street

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

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>Atlas Investment Group, 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@atlasboston.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>Atlas Investment Group LLC</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 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 type="checkbox"/> Subdivisions (\$500 + \$25/lot) # 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 = _____ <input type="checkbox"/> Other _____ <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 |
|----------------------------------------------------------------------------------------------------------------|------------------|

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 | B2b | |
| Proposed, if applicable | B2b | |
| Land Use | | |
| Existing | VACANT LOT | |
| Proposed | 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) | } 39 mix | |
| Two-Bedroom Units (Proposed) | | |
| Three-Bedroom Units (Proposed) | | |
| Parking Spaces | | |
| Parking Spaces (Existing) | 0 | |
| Parking Spaces (Proposed) | 42 | |
| Handicapped Spaces (Proposed) | 2 | |
| Bicycle Parking Spaces | | |
| Bicycle Spaces (Existing) | 0 | |
| Bicycle Spaces (Proposed) | 6 | |
| 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>Previously Submitted</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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Written description of existing and proposed easements or other burdens. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Written requests for waivers from individual site plan and/or technical standards, where applicable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Traffic analysis (may be preliminary, in nature, during the preliminary plan phase). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Written summary of significant natural features located on the site. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Written summary of project's consistency with related city master plans. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Neighborhood Meeting Material (refer to page 13 of this application.) |
| 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: (*information provided may be preliminary in nature during preliminary plan phase): |
| <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>See Cover letter</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Evidence of utilities' capacity to serve the development. <i>See Cover letter</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>See Cover letter</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>N/A</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Stormwater management plan. <i>See Cover letter</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Written summary of solid waste generation and proposed management of solid waste. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Written assessment of conformity with applicable design standards. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements. |

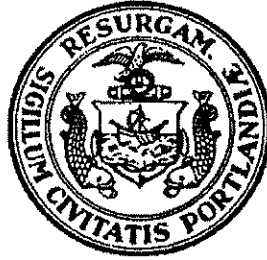
| Final Plan Phase | | Number of Copies | Written Submittal Requirement |
|--------------------------|--------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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.. |

-
-
-
-
-
-
-

| | |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <ul style="list-style-type: none"> ▪ <i>Proposed signage.</i> |
| <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"/> | <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"/> | <ul style="list-style-type: none"> ▪ <i>Total area and limits of proposed land disturbance.</i> |
| <input type="checkbox"/> | <ul style="list-style-type: none"> ▪ <i>Soil type and location of test pits and borings.</i> |
| <input type="checkbox"/> | <ul style="list-style-type: none"> ▪ <i>Details of proposed pier rehabilitation (Shoreland areas only).</i> |
| <input type="checkbox"/> | <ul style="list-style-type: none"> ▪ <i>Existing and proposed easements or public or private rights of way.</i> |

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: 7-16-13

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: Newbury Street Lot 020 - 0013, 0014, 0015, 0032
(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov) Chart Block Lot Number: _____

Proposed Use: RESIDENTIAL
 Previous Use: VACANT LOT

Existing Sanitary Flows: 0 GPD
 Existing Process Flows: 0 GPD

Description and location of City sewer, at proposed building sewer lateral connection:

NEWBURY STREET

| | | |
|---------------|------------------------------------|-------------------------------------|
| Site Category | Commercial | _____ |
| | Industrial (complete part 4 below) | _____ |
| | Governmental | _____ |
| | Residential | <input checked="" type="checkbox"/> |
| | Other (specify) | _____ |

Clearly, indicate the proposed connection, on the submitted plans. See Grading / Utility Plan

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 5490 GPD

Peaking Factor/ Peak Times: _____

Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine," ___ "Plumbers and Pipe Fitters Calculation Manual," ___ Portland Water District Records, ___ Other (specify) _____)

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: Atlas Investment Group, LLC - Demetri Dasco
 Owner/Developer Address: 35 Fay Street - 107B Boston, MA 02110
 Phone: 617-482-3006 Fax: N/A E-mail: dasco@atlasboston.com
 Engineering Consultant Name: Selago Technics / Steven Groves
 Engineering Consultant Address: 75 John Roberts Rd. So. Portland 04106
 Phone: 207-200-2064 Fax: N/A E-mail: sgroves@selagotechncs.com
 City Planner's Name: TBD Phone: TBD

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: N/A GPD
 Do you currently hold Federal or State discharge permits? Yes _____ No _____
 Is the process wastewater termed categorical under CFR 40? Yes _____ No _____

OSHA Standard Industrial Code (SIC): _____
 Peaking Factor/Peak Process Times: _____
(<http://www.osha.gov/oshstats/sicser.html>)

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

DAVID M. WHITE, ARCHITECT

403 tibbetts hill rd.
p.o. box 447
goffstown, n.h. 03045
603-497-3405
fax 603-497-2783

Attachment 'A'

MEMO

Date: 15 July 2013

From: David M. White, AIA

To: Portland Planning Board

Project: Bay House Phase II

Reference: Project Description

Located on the westerly corner of Hancock and Newbury Streets, The Bay House Phase II is a four story structure fronting on Newbury Street with a side entrance off Hancock Street. The building is a multi-family structure with 39 units, of which 7 are townhouse units fronting on Newbury Street and 32 flats all on the upper floors. There are 42 parking spaces under and behind the building. The spaces under the building are open parking. The parking area includes space for a dumpster and a bicycle rack. Of the 42 spaces, 12 are compact spaces and 2 are van accessible handicapped spaces. The entrance to the parking area is under the upper three floors of the left side of the building. Because this is the lowest point on the site and the townhouse unit first floors step up as they go from this end to Hancock Street, there will be a clearance of approximately 11' at this entrance. All townhouse units have entrances off Newbury Street as well as a second entrance from the parking area. The flats are accessed from a main entrance off Newbury Street into an Elevator Lobby. There is a rear entrance to the Elevator Lobby from the parking area as well as two stairs that serve the upper three floors of flats.

The exterior of the building uses brick on the first two floors on the Newbury Street and Hancock Street elevations as well as partially on each side. This emphasizes the location of the Townhouse units. The upper material is Hardie Clapboard siding with Hardie trim around the windows and at the corners. There will be a precast band separating the brick from the Hardie clapboard material. The present intent is to use the same color palette that was used in the original Bay House project. The difference is that the different colors will define each townhouse unit, rather than the building massing as was done originally. A roof cornice and parapet is used to terminate the building. The building will not exceed the 45' height limitation. The elevator cap and the fencing of the individual condensing units and the make up air unit will protrude above the roof surface.

The project is well under the number of units that could be constructed on this lot and the lot coverage is also well under the ordinance. Because of the existing and proposed retaining walls at the rear of the site the building will be perceived as a three story building from the neighboring properties.



Attachment B



PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST

A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant. > See Application
2. Name address, telephone number of architect > See Application
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story] 7900 SF 1st; 17,395 SF 2nd-4th; 60,085 SF total
5. Elevation of all structures See elevations
6. Proposed fire protection of all structures - Sprinklers per NFPA 13d
 - As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
7. Hydrant locations Newbury + Hancock Streets
8. Water main[s] size and location 6" fire service
9. Access to all structures [min. 2 sides] See Site Plan
10. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.
Code Summary @ Final Plan

Some structures may require Fire flows using annex H of NFPA 1