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Attachment A

**MEMO**

Date: 15 July 2013

From: David M. White, AIA

To: Portland Planning Board

Project: Bay House Phase II

Reference: Project Description

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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.