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6 March 2013 (revised)

Barbara Barhydt, Senior Planner (via email)
Department of Planning and Development
Planning Division
389 Congress Street
Portland, ME 04101

Re: The Bay House

Dear Barbara,

After we completed the Contract Documents and during the development of the contractor's Design-Build electrical documents an issue arose regarding the need for a roof top generator for the operation of the elevators during a power outage. This was because we were designating the street entrances at Middle and Hancock Street as the level of discharge. This means 4 stories above this level of discharge to the top level which would require the generator. It was determined that if we made the building accessible from Newbury Street through the courtyard we could make the first residential floor the level of discharge which would make it only 3 stories above the level of discharge to the top floor, thus eliminating the requirement for the generator. The referenced code section for this requirement and exception is 1007.2.1

In order to accomplish this we added a ramp from Newbury Street to the courtyard. The original stair remained in its approximate original location. Also included as a result of the ramp was the relocation of the areaway for the fans servicing the carbon monoxide system in the garage. This areaway was located where the new ramp is located and was relocated on the left end of Building 1 as it faces Newbury Street.

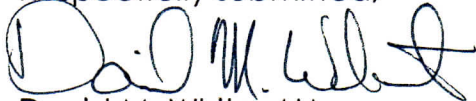
Prior to making this change the Owners elected to provide a surface mounted transformer instead of in a vault under the sidewalk and right of way. This is also shown on the revised elevations.

While we were working on the revisions for the ramp the Owners expressed concerns from the prospective buyers about the security of the courtyard, given

the existing population of the area. This has lead to a decorative fence at those areas which would be in reach of a person who might want to breach the existing proposed walls and gates. This occurs at both ends of the courtyard, although the fence and gate at the Middle Street end is minimal. We have asked the contractor to provide us with the design and materials for this fencing so we can deliver it to your office for review.

If you have any questions regarding these changes do not hesitate to call either myself or Marc Gagnon.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'David M. White', with a stylized flourish at the end.

David M. White, AIA
A registered Maine Architect

Cc: Jeanne Bourke, Portland Building Department (via email)
Gordon Reger, The Village at Ocean Gate, LLC (via email)
Demetri Dasco, The Village at Ocean Gate, LLC (via email)
Marc Gagnon, Landmark Construction (via email)