

From: Barry Stowe <barrys@opechee.com>
To: 'Jean Fraser' <JF@portlandmaine.gov>
CC: Steve Long <stevel@opechee.com>, Jason Blais <jasonb@opechee.com>
Date: 1/15/2013 2:33 PM
Subject: RE: Site Plan (CO4) RE: JB Brown
Attachments: Revised Project Data Marriott Portland 01-15-13.pdf; Lighting Specs Marriott Portland 01-15-13.pdf; Highland Stone Retaining Wall Marriott Portland 01-15-13.pdf; C10 Construction Details Marriott Portland 01-15-13.pdf; C00 Cover Sheet Marriott Portland 01-15-13.pdf; C02 Existing Conditions Marriott Portland 01-15-13.pdf; C03 Demolition Plan Marriott Portland 01-15-13.pdf; C04 Site Plan Marriott Portland 01-15-13.pdf; C09 Photometrics Plan Marriott Portland 01-15-13.pdf; C08 Landscaping Plan Marriott Portland 01-15-13.pdf

Hi Jean,

Attached is a submission of our latest revisions per the comments listed at the end of this email. Please note that all other revised plans were sent to you earlier with in our stormwater revision and are not included with this email.

List of submission documents (in black) and a quick description of revisions (in red):

- C00 Cover Sheet
 - Changed revisions to be current
- C02 Existing Conditions
 - Revised a couple typo's on elevations
- C03 Demolition Plan
 - Added the removal of a portion of existing drainage pipe to accommodate new manhole (trench drain revision)
- C04 Site Plan
 - Widen crosswalk to 10' across driveway
 - Revised General Notes #1, 4, 5, and 6
 - Revised Zoning Summary notes #3, 5(c)2., 5(d), 5(e), 5(f)
 - Added wall sconces
 - Added trench drain
 - Removed the word "sidewalk"
 - Added a tip-down curb ramp
 - Established a 3 foot passable walkway along the entire building
 - Revised planter to have raised vertical granite curb
 - Revised bollards in front of parking spaces
 - Moved light pole near transformer
- C08 Landscaping Plan
 - Made the site plan layout current per revisions (no landscape revisions)
- C09 Photometric Plan
 - Added lighting schedule
 - Revised Note #through #5
 - Removed City street lights from calculations
 - Added wall sconces
 - Moved light pole near transformer
 - Changed grid to 5'x5'
- C10 Construction Details
 - Deleted previous retaining wall section and added the new wall section.

- Lighting Specifications & Brochures
 - Added the wall sconce brochure

- Retaining wall information
 - This information is new

Below are the latest comments (in black) and our response (in red):

1. Include gross floor areas and total floor area
The gross floor areas have been added to the site plan and revised on the Project Data Sheet.
2. Include zoning analysis for the proposal
Where there is regulation, we have added our proposal to the zoning summary for the space and bulk criteria.
3. Note 1, add that no parking spaces to be lost to snow storage (or words to that effect)
General Note #1 has been revised.
4. Note 4, remove ref to Bruce and replace with "Planning Authority and Department of Public Services"
General Note #4 has been revised.
5. Note 6, revise to address the comments from Tom Errico sent previously
General Note #6 has been revised. Any additional details on delivery operations can be discussed at the public hearing.
6. 3 foot walkway (maybe remove word "sidewalk" as its on private property) south side of Foundry Lane (against new building) - ensure 3 foot passable (safe) walkway between Commercial and the porte cochere (including around parking spaces)
The word "sidewalk" has been removed, a tip-down curb ramp has been added, and a 3 foot passable walkway has been established along the building.
7. Parking spaces- consider additional bollards to stop cars parking across the flush granite curb and too near to wall of the building
Additional bollards have been added and placed to stop cars from parking to close to the building.
8. Planter in sidewalk "bump-out" near hotel entrance needs raised curb- I will get back to you on this after I hear from the City Arborist
The planter has been revised to have a raised vertical granite curb.
9. (forgot to mention this on the 'phone) Brick sidewalk across drive entrance should match width of sidewalk in front of Baxter Place (maybe 10ft wide? and widen on the internal side) (Deb has confirmed this is diminimus from HP viewpoint)
The brick crosswalk has been revised to a 10 foot width.
10. The standards in Section 12 of our Technical manual only apply to site lighting- ie do not include street (ROW) lighting. So just the lights on the private property part of the site or on buildings (including sconce lighting, which appears to have been left out of CO9) should be included in the photometric plan and the evaluation of the whether or not standards are met.
The Photometric Plan has been revised. The wall sconces have been added and the City street lights have been removed from the lighting calculations as indicated in Note #1. Also, a lighting schedule has been added to the plan.
11. Please don't forget the updated data sheet, that includes the gross floorspace for each use etc. (which should match whats on the site plan).
The Project Data Sheet of the application has been revised and is attached.

Please call with any questions

Barry Stowe

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From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Friday, January 11, 2013 3:24 PM
To: Barry Stowe

Subject: Site Plan (CO4) RE: JB Brown

Barry

These are some preliminary comments; some might be the subject of conditions if not changed before the hearing, so you may want to revise the Site Plan (CO4) for inclusion in the PB packet:

1. Include gross floor areas and total floor area
2. Include zoning analysis for the proposal
3. Note 1, add that no parking spaces to be lost to snow storage (or words to that effect)
4. Note 4, remove ref to Bruce and replace with "Planning Authority and Department of Public Services"
5. Note 6, revise to address the comments from Tom Errico sent previously
6. 3 foot walkway (maybe remove word "sidewalk" as its on private property) south side of Foundry Lane (against new building) - ensure 3 foot passable (safe) walkway between Commercial and the porte cochere (including around parking spaces)
7. Parking spaces- consider additional bollards to stop cars parking across the flush granite curb and too near to wall of the building
8. Planter in sidewalk "bump-out" near hotel entrance needs raised curb- I will get back to you on this after I hear from the City Arborist
9. (forgot to mention this on the 'phone) Brick sidewalk across drive entrance should match width of sidewalk in front of Baxter Place (maybe 10ft wide? and widen on the internal side) (Deb has confirmed this is diminimus from HP viewpoint)

Re timing:

1. Re any changes on drainage and detail plans to address stormwater, asap so they can be reviewed
2. Re any revisions to the site plan CO4 re the above list, by 4pm on tuesday Jan 15th latest, please but sooner if poss

Please call if any questions

Thank you

Jean

Jean Fraser, Planner
City of Portland
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