
HVAC permit for Park Danforth, 777 Stevens Ave

8 messages

Christina Stacey <cstacey@portlandmaine.gov>
To: jnolan@titanmech.com

Thu, Mar 9, 2017 at 12:58 PM

Hi John,

One of our CEO's, Doug Morin, just asked me about the status of your HVAC permit. I apologize that it has been delayed so long. I had e-mailed the project manager from Planning to find out if there were any standards and requirements from her end, and she never responded. It subsequently fell off my radar. Again, I apologize for the delay.

There were just a couple questions that I wasn't able to fully determine from the submitted mechanical plans:

1) Will the roof-mounted unit be visible from the road at all? It appears to be set back on the roof far enough that it won't be visible (particularly given the height of the building), but I wanted to verify. If it will be visible, screening is required, per the Planning Board approval.

2) Are there any new ground-level exterior units being placed on the property? The only place where I thought there might be one is on plan MH1.1A, but I wasn't positive if I was reading the plan correctly. If there are any, will they be screened and not visible from public ways?

Thank you for helping clarify these final questions.

Best,
Chris

—
Chris Stacey - Zoning Specialist
Permitting & Inspections Department
City of Portland
389 Congress St.
Portland, ME 04101
(207) 874-8695
cstacey@portlandmaine.gov

John Nolan <jnolan@titanmech.com>
To: Christina Stacey <cstacey@portlandmaine.gov>

Thu, Mar 9, 2017 at 1:12 PM

Hi Chris,

These are questions that are best asked of the Engineer of Record or Architect!

We were the installing mechanical contractor for the project.

The Mechanical Engineer for the building is Allied Engineering, Veranda Street, Portland 221-2260

If additional screening is needed, this would go through the Architect and General Contractor PC Construction for installation.

Any questions, please feel free to call.

Thanks,

John

John Nolan, P.E.

President

Titan Mechanical, Inc

232 Riverside Industrial Parkway

Portland, Maine 04103

207 878-5223 p

207 878-5235 f

From: Christina Stacey [mailto:cstacey@portlandmaine.gov]

Sent: Thursday, March 09, 2017 12:59 PM

To: jnolan@titanmech.com

Subject: HVAC permit for Park Danforth, 777 Stevens Ave

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Christina Stacey <cstacey@portlandmaine.gov>

Thu, Mar 9, 2017 at 1:48 PM

To: John Nolan <jnolan@titanmech.com>

OK, thanks. I will reach out to them to see if I can get the answers.

Chris

[Quoted text hidden]

Christina Stacey <cstacey@portlandmaine.gov>

Thu, Mar 9, 2017 at 1:51 PM

To: apires@pcconstruction.com

Hi Andrew,

I am reaching out to you as the agent on the Park Danforth building permit applications. I e-mailed some questions to John Nolan at Titan Mechanical regarding the HVAC application he submitted, but he thought only the construction company and/or architect would know the answers. Can you take a look at the e-mail below that I had sent him and let me know?

Thanks,

Chris

——— Forwarded message ———

From: **Christina Stacey** <cstacey@portlandmaine.gov>

Date: Thu, Mar 9, 2017 at 12:58 PM

Subject: HVAC permit for Park Danforth, 777 Stevens Ave

[Quoted text hidden]

[Quoted text hidden]

Andrew Pires <apires@pcconstruction.com>
To: Christina Stacey <cstacey@portlandmaine.gov>
Cc: Mark Donovan <mdonovan@pcconstruction.com>

Thu, Mar 9, 2017 at 3:18 PM

Christina,

Please see below for my responses in red.

Andrew Pires

Senior Project Engineer / Employee Owner

PC Construction Company

131 Presumpscot Street, Portland, ME 04103

207.318.8976 C | 207.874.2727 F | www.pcconstruction.com

From: Christina Stacey [mailto:cstacey@portlandmaine.gov]
Sent: Thursday, March 09, 2017 1:52 PM
To: Andrew Pires <apires@pcconstruction.com>
Subject: Fwd: HVAC permit for Park Danforth, 777 Stevens Ave

Hi Andrew,

I am reaching out to you as the agent on the Park Danforth building permit applications. I e-mailed some questions to John Nolan at Titan Mechanical regarding the HVAC application he submitted, but he thought only the construction company and/or architect would know the answers. Can you take a look at the e-mail below that I had sent him and let me know?

Thanks,
Chris

——— Forwarded message ———

From: **Christina Stacey** <cstacey@portlandmaine.gov>
Date: Thu, Mar 9, 2017 at 12:58 PM
Subject: HVAC permit for Park Danforth, 777 Stevens Ave
To: jnolan@titanmech.com

Hi John,

One of our CEO's, Doug Morin, just asked me about the status of your HVAC permit. I apologize that it has been delayed so long. I had e-mailed the project manager from Planning to find out if there were any standards and requirements from her end, and she never responded. It subsequently fell off my radar. Again, I apologize for the delay.

There were just a couple questions that I wasn't able to fully determine from the submitted mechanical plans:

1) Will the roof-mounted unit be visible from the road at all? It appears to be set back on the roof far enough that it won't be visible (particularly given the height of the building), but I wanted to verify. If it will be visible, screening is required, per the Planning Board approval. The units on the roof are screened.

2) Are there any new ground-level exterior units being placed on the property? The only place where I thought there might be one is on plan MH1.1A, but I wasn't positive if I was reading the plan correctly. If there are any, will they be screened and not visible from public ways? There are no units on the ground level. Originally, unit MUA-1 was shown on the ground level, but this unit has since been removed from the project.

Thank you for helping clarify these final questions.

Best,
Chris

—

Chris Stacey - Zoning Specialist

Permitting & Inspections Department

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(207) 874-8695
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Christina Stacey <cstacey@portlandmaine.gov>
To: Andrew Pires <apires@pcconstruction.com>
Cc: Mark Donovan <mdonovan@pcconstruction.com>

Fri, Mar 10, 2017 at 11:27 AM

Andrew, thanks for the info. Just one last question of clarification - is the rooftop unit "screened" simply by virtue of its location, or will something actually be constructed to block the view?

Thanks,
Chris
[Quoted text hidden]

Mark Donovan <mdonovan@pcconstruction.com>

Fri, Mar 10, 2017 at 12:08 PM

To: Christina Stacey <cstacey@portlandmaine.gov>, Andrew Pires <apires@pcconstruction.com>

Christina,

Andrew is tied up right now, but I wanted to get back to you. The equipment is fully screened by either a parapet wall or louvered equipment screens depending on the condition.

Thank you

Mark Donovan LEED AP

Project Manager / Employee Owner

PC Construction Company

131 Presumpscot Street, Portland, ME 04103

207.874.2323 Ext 1330 T | 207.650.8679 C | 207.874.2727 F |

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From: Christina Stacey [mailto:cstacey@portlandmaine.gov]

Sent: Friday, March 10, 2017 11:27 AM

To: Andrew Pires <apires@pcconstruction.com>

Cc: Mark Donovan <mdonovan@pcconstruction.com>

Subject: Re: HVAC permit for Park Danforth, 777 Stevens Ave

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Christina Stacey <cstacey@portlandmaine.gov>

Fri, Mar 10, 2017 at 12:17 PM

To: Mark Donovan <mdonovan@pcconstruction.com>

Cc: Andrew Pires <apires@pcconstruction.com>

Great, thank you. I'll sign off for zoning.

[Quoted text hidden]