

Laurie Leader - RE: BP#2015-00585 99 Beckett Street - Plan review comments

From: Travis Nadeau <travis_nadeau@hotmail.com>
To: Laurie Leader <lrl@portlandmaine.gov>, "elainevmullin@gmail.com" <elaine...>
Date: 5/19/2015 10:46 AM
Subject: RE: BP#2015-00585 99 Beckett Street - Plan review comments
Attachments: A1 Proposed Roof Plan.pdf; A3 Wall Door Type Details.pdf; A4 Building Section.pdf; A5 Stair Section.pdf; A6 Details.pdf; A7 Details.pdf; A8 Proposed Third Floor Plan.pdf

Hi Laurie-

Please find enclosed the revised drawings for the proposed roof deck at 99 Beckett Street, with same file names as previously submitted, and some additional detail sheets as we discussed on the phone. A brief synopsis of the changes; the window and door types were revised to indicate tempered glazing, a third floor plan provided to show the extent of modifications there, additional detailing of the railing connections provided both at the exterior wall and roof return, additional details provided of the existing conditions and proposed framing connections, and the stair width was modified from 48" to 36" to provide the required 6'-8" clearance across the full tread width at the top landing.

On the additional framing details, I spoke with the contractor and reviewed the various options with him. I also added the loading requirements on the drawing sheets to assist the shop drawing engineer or lumber supplier/manufacturer size the beams correctly. I did not find any standard dimensional lumber on 16" spacing that would meet these loading requirements, but I did find that LVL joists by a number of manufacturers do meet the requirements, and added the sizing of the Georgia-Pacific product (GP Lam 2.0E LVL) that would work for comparison/bids.

We also discussed the head height at the top landing and how we'd like to frame that stair, with the resulting preference for a simple straight-run stair that is only 36" wide to allow for the 6'-8" minimum head height at the top landing, which of course increases as the roof pitches up to the ridge. Besides solving for the height issue, this cozy little loft-type space really doesn't need such a wide stair to it~ even if the closet we're dropping into on the third floor is wide enough to allow 48", it's a little more "right-sized" for the space at 36" wide...

Anyways, I hope the attached drawings help to clarify the plan set for your approval~ please don't hesitate to call with any questions or comments!

Thanks-
Travis Nadeau
312-9755

Date: Thu, 14 May 2015 15:18:19 -0400
From: LRL@portlandmaine.gov
To: elainevmullin@gmail.com; travis_nadeau@hotmail.com
Subject: BP#2015-00585 99 Beckett Street - Plan review comments

Travis and Elaine,

I have completed the review of the above project for building code and have the following comments as noted on the attached files.

Please send all revisions to this (my) email and please note that the pdf file name shall be exactly as the original, refer to the name of the attached files. Our Eplan program will automatically assign a version to the revised plans.

I also have a question regarding the floor joists that would be easier to discuss by phone. Travis, is there a good time tomorrow we can talk when you have the plans in front of you?

Let me know if you have any questions,

Thanks,

Laurie

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To view building permit status go to <http://www.portlandmaine.gov/792/Permit-Status>

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