Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/17/17

Portland Maine Yes. Google's good here.

Laurie Leader <lrl@portlandmaine

Re: BP#2016-02852 155 Washington Avenue - Plan review comments

1 message

Johnny Ritzo <johnny@kingpinecapital.com> Thu, Feb 16, 2017 at 11:13 AM
To: Laurie Leader <lrl@portlandmaine.gov>

Hi Laurie,

I have attached the following modifications to the plans for 155 Washington Avenue:

1. A01 First Floor
2. A02 West Elevation
3. A04 North / South Elevation
4. A05 Cross Section
5. A06 ADA Bath

I've also included a full set of the updated plans listed as 17_0216 155 Washington Permit Set Rev All.

A few notes about the updated plans:

A01

- The existing structure will be used for storage and workshop space whereas the new addition will be used for retail;
- We are going to keep the vestibule for its benefits during the winter; and
- We would prefer to have openings between the old cinder block garage and the new addition, which means we would leave the existing garage door over the left opening and tear down the sheet rock and single door that currently occupy the right side opening.

A02

- Shows a minor adjustment to the window and door layout. We would like to go with a block of three windows with a door to the left as opposed to the original layout with a door in the center and one window on each.

A05

- Specifies the R values for the wall and ceiling insulation.

A06

- Points out the issue with the 4'5" existing wall / grab bars.

Please let me know if you require any additional information. I will be in my office all afternoon should you have any questions. Feel free to call or email. Thank you for your assistance.

Best,

Johnny

Johnny Ritzo
King Pine Capital, LLC

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/17/17

15 Howard Street
Portland, Maine 04101

(207) 577-3873

On Wed, Feb 15, 2017 at 2:52 PM, Johnny Ritzo <johnny@kingpinecapital.com> wrote:

Hi Laurie,

I'm not entirely sure how the Gear Hub plans on using the space. Having been to their current location, about 1/3 of the building is retail, 1/3 of the building is for repairs, and 1/3 storage for rentals and inventory. I think the logical layout would be to have the retail in the new section and storage / workshop in the cinderblock garage. As of now, though, we do not have a definitive plan showing where the counter will be located. Is that going to be required in order for the permits to be issued? If so, I can talk to the Gear Hub and my architect and coming with something quickly.

Best,

Johnny

Johnny Ritzo
King Pine Capital, LLC
15 Howard Street
Portland, Maine 04101

(207) 577-3873

On Wed, Feb 15, 2017 at 2:29 PM, Laurie Leader <lrl@portlandmaine.gov> wrote:

Johnny,

Thanks for the follow up. Can you further clarify the layout of the building and what portion/area is being utilized for retail versus repair? Can you show the sales countertop on your plans? What area of the building is being used for repairs? For example, is the cinder block portion being used for repair versus the new portion for sales and retail.

Laurie

On Wed, Feb 15, 2017 at 2:18 PM, Johnny Ritzo <johnny@kingpinecapital.com> wrote:

Hi Laurie,

Thank you for following up with me. Our proposed tenant, the Portland Gear Hub, would like to rent the entire building (existing cinder block garage with proposed attached shed). The Gear Hub is a non-profit bike shop that has both retail and minor service components (i.e. fixing flat tires). Although the bulk of the Gear Hub's business is selling bikes, they also sell ski gear, camping gear, etc. There is an educational component to their programming, such as bike safety courses, but those will be held at a different location.

Does this help clarify? Let me know if you need additional information.

Thank you,

Johnny

Johnny Ritzo
King Pine Capital, LLC

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/17/17

15 Howard Street
Portland, Maine 04101

(207) 577-3873

On Wed, Feb 15, 2017 at 10:42 AM, Laurie Leader <lrl@portlandmaine.gov> wrote:

Johnny,

I am handling the plan review comments for the about building permit. Can you please clarify the proposed use of the existing garage and the new addition? The application states the proposed use is retail. It that in both portions of the structure and what is the tenant going to be selling in this space?

I will continue with this review once I receive this clarification.

Thank you.

Laurie

--
Laurie Leader
Plan Review/Code Enforcement
City of Portland, Maine
Inspections Division
389 Congress Street
Portland, ME 04101

P: 207-874-8714
F: 207-874-8716
E: lrl@portlandmaine.gov

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.

--
Laurie Leader
Plan Review/Code Enforcement
City of Portland, Maine
Inspections Division
389 Congress Street
Portland, ME 04101

P: 207-874-8714
F: 207-874-8716
E: lrl@portlandmaine.gov

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.

6 attachments

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/17/17

A01 First Floor Plan 155 Wash.pdf
71K

A02 West Elevation 155 Wash.pdf
63K

A04 North_South Elevations 155 Wash.pdf
47K

A05 Section 155 Wash.pdf
303K

A06 Enlarged Bath Plan 155 Wash.pdf
55K

17_0216 155 Washington Permit Set REV ALL.pdf
426K