Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/30/15

Laurie Leader - FW: BP#2015-02465 131 Washington Avenue - Plan review comments

From: John Turk <jturk@barbawheelock.com>
To: "LRL@portlandmaine.gov" <LRL@portlandmaine.gov>
Date: 12/29/2015 6:53 PM
Subject: FW: BP#2015-02465 131 Washington Avenue - Plan review comments
CC: Jon Edwards <jon.edwards@comcast.net>
Attachments: A1 Floor Plans ADA toilet 24 x 36 (REVISED) (1).pdf; A2 Exterior Elevations 24 x 36 (REVISED) (1).pdf

---

Hi Laurie,

I am sending these plan revisions from my Barba + Wheelock email account. Please let me know if the attached revisions showing the plan changes to the Ell of the building meet the City's requirements for ADA improvements and permitting.

I spoke with Al Hodson from Resurgence Engineering and he said he has provided you with the structural engineering responses you requested. The architectural changes include a new ADA compliant toilet room in the ell of the renovated building. Note that the ell level is 4 risers above the primary function Gallery Space, but is on level with the artists' studio space at the rear of the property. The owner and I believe this iteration is the best response to meeting the spirit of the ADA while working within the extremely tight dimensional constraints of this property. Please note that the building is only seventeen feet wide and the elevation of the property increases approximately 30" from the sidewalk (and renovated Gallery) to the rear Ell and Artists' Studio. This in conjunction with the property's diminutive size and tight property lines makes including a 100% code complying arrangement unduly cumbersome from a practical and financial perspective.

I know you plan to leave for vacation in the next few days. If possible, please let me know if you have any questions or comment as soon as possible. Our contractor has a crew lined up and would like to start work as early as possible in the new year.

Thank you very much for your attention to this matter.

John Turk
761.9662
jturk@ttl-architects.com

From: studio ttl [mailto:studio@ttl-architects.com]
Sent: Tuesday, December 08, 2015 2:00 PM
To: John Turk
Subject: Fwd: BP#2015-02465 131 Washington Avenue - Plan review comments

Sent on my Samsung Galaxy S® 5

-------- Original message --------
From: Laurie Leader <LRL@portlandmaine.gov>
Date: 12/08/2015 1:38 PM (GMT-05:00)
To: Rick Romano <rick@papiandromanobuilders.com>, "<studio ttl" <studio@ttl-architects.com>
Subject: BP#2015-02465 131 Washington Avenue - Plan review comments

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/30/15

Rick and Jon,

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.

Let me know if you have any questions,

Thanks,

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