

**Jeanie Bourke - Re: 19 Atlantic St., BP#2015-01051 plan review comments**

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**From:** David Donahue <david.donahue72@gmail.com>  
**To:** Jeanie Bourke <JMB@portlandmaine.gov>  
**Date:** 7/13/2015 2:05 PM  
**Subject:** Re: 19 Atlantic St., BP#2015-01051 plan review comments

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Thanks Jeanie: please see my answers to your questions below:

1: the 2nd floor stair is up directly in front of door. It is totally enclosed on both sides. There is a doorway at top, but it is unused by Upstairs tenant. Basement access is in another location within the unit.

The wall between the fridge will be removed, but it is not structural.

2. The kitchen ceiling is remaining. The bathroom drop ceiling will be removed and replaced with drywall.

An exhaust fan will be installed. A kitchen hood/fan unit will be installed in wall.

3. The new bath window will be tempered.

4: there is access to rest of unit in side door foyer. To the right is access to unit, to the left is kitchen bath. There is also access to bedroom from bath.

5: no structural work at this time.

Thanks,  
Dave Donahue  
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1. It is not clear at the entry of the unit if the stair to the second floor is directly up as well. It looks like the unit is open to the stairwell. Is there a door into the unit in the hall? Is the basement access within the unit? Please provide a scope of work, it looks like the wall near where the fridge was is being removed, please confirm.

2. Will you be removing the ceiling in both the kitchen and bathroom? If so, what will you be replacing it with? Are you putting a ceiling exhaust in either, or canister lights. If so, these may need to be rated to maintain the fire separation.

3. The new window in the bathroom will need to be tempered glazing due to the proximity of the shower.

4. A full floor plan is typically required, can you please confirm if there is a passageway from the kitchen to the rest of the apartment that is not through the bathroom?

5. Are you doing any structural work?

Let me know if you have any questions.

Thanks,

Jeanie

*Jeanie Bourke*  
*CEO/LPI/Plan Reviewer*

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