
Fwd: 167 Fore Street - Permit # 201602816

Michael Coyne <coyne@archetypepa.com>
To: Caitlin Cameron <ccameron@portlandmaine.gov>

Wed, May 31, 2017 at 7:31 AM

Caitlin,

Attached is some supporting details on the changes to the Ocean Gateway project, and I have responded to your comments in further detail below. Please let me know if you need any further detail or information on any of these changes.

Thank you.

Michael Coyne

Archetype PA | 48 Union Wharf | Portland, Maine 04101 | tel. [207.772.6022](tel:207.772.6022) | www.archetype-architects.com

From: Caitlin Cameron [<mailto:ccameron@portlandmaine.gov>]
Sent: Friday, May 19, 2017 3:04 PM
To: Michael Coyne
Subject: Re: 167 Fore Street - Permit # 201602816

Michael,

the design revisions represented in the building permit application for 167 Fore Street addition do not comply with the Site Plan approved drawings.

- Staff review found that the reduction of curtain wall did not significantly change the design intent and compatibility of the project. Staff would approve this change.
- The change of metal panel material to use existing is not compatible with the intent to use high quality, durable materials. Staff would not approve this change.

-We plan to disassemble the existing screening and scrape, clean and repaint with a high quality and durable paint. We aren't planning to simply leave what is there as it is now. We believe this fix is compatible with our original design intent to increase the quality of the project. We are working with existing condition here, we plan to refurbish this material and bring it up to par with the rest of the project. This doesn't not include just the front façade, but also the exposed façade you see on Hancock Street as well.

- Please provide more explanation of the changes to the ground floor retail, especially the relationship of the glazing to the brick pier. The design that was approved under Site Plan review specifically included the brick pier detail and approval was contingent on providing a strong building base where the horizontal element ties into the vertical brick supports and provides depth and a reveal. More information needed

-Please see the detail attached. For structural purposes we are running the curtainwall system continuous down to the ground. This curtain wall will be held back from the existing brick piers approx. 5" to allow for depth change between the existing and new. We can create a transition element between the ground floor retail and upper floor office, where we have the connection between the existing brick pier and new curtainwall system. Similar to the detail that was originally submitted, we plan create a horizontal element that can be supported by the curtainwall system, that would tie into the brick system. Through this metal box panel we can create reveals to break up the system and depth that would enhance separation/relationship between the ground floor and brick piers with the upper floors and curtainwall.

- Ground floor commercial space is required to be transparent glass, please provide additional information for the storefront system selected at the ground floor regarding the tint and VT. More information needed.

-Please see the glazing cut sheet attached. This is the glazing we are planning to use.

On Fri, May 12, 2017 at 9:00 AM, Permitting and Inspections <buildinginspections@portlandmaine.gov> wrote:

Hi Caitlin,

Just wanted to let you know that I uploaded these new plans into the G-drive and in Eplan.

Best,

Tori

----- Forwarded message -----

From: **Michael Coyne** <coyne@archetypepa.com>

Date: Thu, May 11, 2017 at 9:29 AM

Subject: 167 Fore Street - Permit # 201602816

To: permitting@portlandmaine.gov

[http://24.97.105.198/167 Fore Street Revised Drawings.zip](http://24.97.105.198/167%20Fore%20Street%20Revised%20Drawings.zip)

Above is the link to the revised drawings. All have the drawings have been revised/updated. We just want to make sure that these new drawings are uploaded to replace the ones you have on file now.

Let me know if you have any questions or concerns.

Thank you,

Michael Coyne

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2 attachments

 **Transition Detail.pdf**
63K

 **Glazing Cut Sheet.pdf**
1740K