Portland Maine Yes. Google's good here.

Jeanie Bourke <jmb@portlandı

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/22/18

Fwd: 31 Cedar St., BP#2017-01905 plan review comments - Reviewed

2 messages

Kathy Alves <kra@portlandmaine.gov> Thu, Jan 25, 2018 at 2:38 PM
To: Jeanie Bourke <jmb@portlandmaine.gov>, David Onos <donos@portlandmaine.gov>, Michael Russell <mar@portlandmaine.gov>

Jeanie,

Please see the specs for the bathroom container walls. We have a sample that you can look at if need be. Dave is out sick today, please let us know if you need anything else.

Thanks

Kathy Alves
Public Buildings/Port Director
212 Canco Road
Portland, Maine 04013
(W) 207-808-5402
(C) 207-233-8523
kra@portlandmaine.gov

---------- Forwarded message ----------
From: **Dexter Cowperthwaite** <dcowperthwaite@snapspacesolutions.com>
Date: Wed, Jan 24, 2018 at 1:22 PM
Subject: Fwd: 31 Cedar St., BP#2017-01905 plan review comments - Reviewed
To: kra@portlandmaine.gov

Dexter Cowperthwaite
SnapSpace Solutions
www.snapspacesolutions.com

Sent from Dexter's iPhone

Begin forwarded message:

From: Dexter Cowperthwaite <dcowperthwaite@snapspacesolutions.com>
Date: January 24, 2018 at 12:49:15 PM EST
To: David Onos <donos@portlandmaine.gov>
Subject: Re: 31 Cedar St., BP#2017-01905 plan review comments - Reviewed

Dave,

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We will be over shortly. Here is a file with the factory specs for a refrigerated container like we are using for the bathroom. We will bring you a piece of a wall section also.

Dexter

SnapSpace Solutions
55 Baker Blvd
Brewer, ME 04412
207-907-7854
207-592-8492

http://www.snapspacesolutions.com/

On Tue, Jan 23, 2018 at 1:28 PM, David Onos <donos@portlandmaine.gov> wrote:

> I should be in the office by 12:30
>
> On Tue, Jan 23, 2018 at 1:03 PM, Dexter Cowperthwaite <dcowperthwaite@snapspacesolutions.com> wrote:
>
> > Let's shoot for just after lunch. What time are you normally back in the office afterwards?
> >
> > Dexter
> >
> > **SnapSpace Solutions**
> > *55 Baker Blvd*
> > *Brewer, ME 04412*
> > 207-907-7854
> > 207-592-8492
> >
> > http://www.snapspacesolutions.com/
> >
> > On Tue, Jan 23, 2018 at 11:43 AM, David Onos <donos@portlandmaine.gov> wrote:
> >
> > > I will be available tomorrow. Please let me know when you are on your way.
> > >
> > > Thanks for the A plans. They look good.
> > >
> > > We still need a revised plumbing and mechanical plan. Please make sure that the venting is shown on the plumbing.
> > >
> > > Thanks
> > >
> > > On Tue, Jan 23, 2018 at 10:09 AM, Dexter Cowperthwaite <dcowperthwaite@snapspacesolutions.com> wrote:
> > >
> > > > Dave,
> > > >
> > > > Please see the revised plans. We will be bringing you an actual piece of a sidewall and the 33 page specifications pertaining to this type of container this week. We did not have our engineer do a site plan as we are only supplying the components. If you wish for him to do a plan we can line item it on the final bill.
> > > >
> > > > As a side note the interior of these units will be white as opposed to stainless. Every stainless unit that was offered was not in good shape and was rejected. It was explained to me yesterday that the industry standard has changed to the white aluminum for cost effectiveness. We could probably still find a better stainless unit but it may take some time and possibly reaching out to a southern port to get it. Please call me to discuss this. I have included a couple of pics of the interior of the unit we have picked.
> > > >
> > > > I have just spoken to Chad and if you are available tomorrow we would like to drop by with the wall section and specifications.
> > > >
> > > > Dexter
> > > >
> > > > **SnapSpace Solutions**
> > > > *55 Baker Blvd*
> > > > *Brewer, ME 04412*

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207-907-7854
207-592-8492

http://www.snapspacesolutions.com/

---------- Forwarded message ----------
From: **Dwaine Witham** <dwaine.witham@plymouthengineering.com>
Date: Tue, Jan 23, 2018 at 9:47 AM
Subject: 31 Cedar St., BP#2017-01905 plan review comments - Reviewed
To: Dexter Cowperthwaite <dcowperthwaite@snapspacesolutions.com>
Cc: Chad Walton <cwalton@snapspacesolutions.com>, Keith Ewing <kewing@plymouthengineering.com>, Nate Howe <nate.howe@plymouthengineering.com>

Dexter,

Reviewed comments:

1. Sheet A1 Comment: *The WC clearance requirement is 24", this is not achieved by 51" - 28.25" toilet length = 22.75". As a compromise between this and the 3' passage, please adjust for a 4'-4" stall length and 2'-11" passage width.*

As per compromise, adjustments have been made on A1 sheet.

2. Sheet A2 Comment: *Please provide a plan view of the exterior wall framing details including studs, corrugated wall panel, insulation and total dimensional thickness.*

Plan view of exterior walls are dictated by wall types on Sheet A1. Containers are pre-manufactured and are slightly different from each manufacture. A physical piece of container was given to make structural details for door & windows, Sheet A2 Detail 4 & 5. Container construction is not like regular construction, they are pre-manufactured.

3. Sheet A3 Comment: *Please provide a plan view and elevation of the ramp & landing with all required ADA elements including maneuvering clearances, dimensions, railings, edge protection, slope etc.*

See general notes on Sheet A1, **Note 11. Design for bathroom and locker container does not meet 2010 ADA standards requirements at owners request.**

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Ramps and landscaping are to be done by others. Finish locker installation is done by others.

Regards,

Dwaine Witham, AEC Technician

Plymouth Engineering, Inc.

Land Development & Building Design Consultants

PO Box 46

30 Lower Detroit Road

Plymouth, Maine 04969

(207) 257-2071 x-113

dwaine.witham@plymouthengineering.com

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David Onos LEED AP
Director of Project Management
City of Portland ME
Public Buildings Division
212 Canco Rd
Portland ME 04103

Cell 207.809.9187
Office 207.808.5404
donos@portlandmaine.gov

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David Onos LEED AP