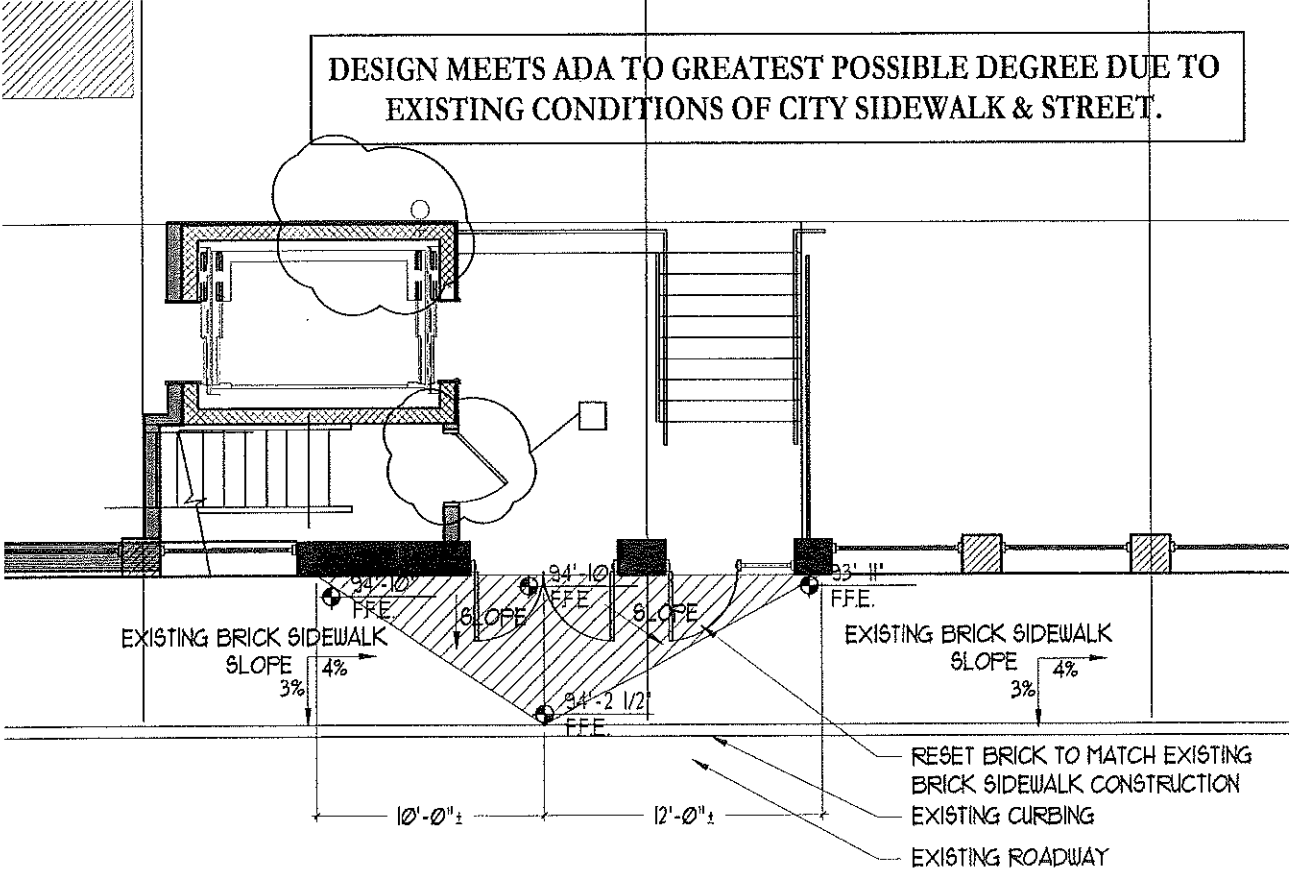
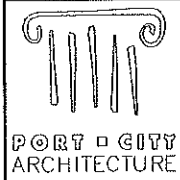


CURB SECTION
SCALE: 1/2" = 1'-0"

DESIGN MEETS ADA TO GREATEST POSSIBLE DEGREE DUE TO EXISTING CONDITIONS OF CITY SIDEWALK & STREET.



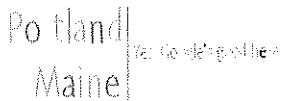
CURB PLAN
SCALE: 1/8" = 1'-0"



NEWPORT DEVELOPMENT ASSOCIATES
164 MIDDLE ST. PORTLAND ME
RETAIL SPACE RENOVATION
PROJECT # 16201

REVISED CURB DETAILS @ ADA ENTRANCE		
Ref Dwg: A3.3	Scale: VARIES	Issued : 4-19-17
		Revised : 5-08-17

SKA
20



Jonathan Rioux <jrioux@portlandmaine.gov>

Fwd: 164 Middle Street

1 message

Christopher Branch <cbranch@portlandmaine.gov>

Thu, May 25, 2017 at 4:52 PM

To: Jonathan Rioux <jrioux@portlandmaine.gov>, Michael Russell <mar@portlandmaine.gov>

My recollection is that this does not meet what we discussed at the meeting. I'm not sure how a hardship can be determined with no cost data. The existing sidewalk is not in compliance with ADA standards, which is not unusual, but I do not believe we can legally make the sidewalk further out of compliance particularly based on the information they've provided. Thoughts?

I did take a look at the street and it might be possible to reconstruct it in this area to raise the sidewalk, but that cost is probably more than the building revisions they say they cannot do. Plus we will be milling and paving the street in the next 2 weeks.

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

From: **Patrick Ducas** <patrickd@ducasconstruction.com>

Date: Wed, May 24, 2017 at 3:10 PM

Subject: RE: 164 Middle Street

To: Michael Russell <mar@portlandmaine.gov>

Cc: Jonathan Rauch <jrauch@sraretail.com>, Christopher Branch <cbranch@portlandmaine.gov>,

"Andrew Hyland (andy@portcityarch.com)" <andy@portcityarch.com>, Jonathan Rioux

<jrioux@portlandmaine.gov>

Mike and Chris

Attached is our letter and stamped drawing for what we are proposing for the sidewalk issue at 164 Middle Street. Please review and provide us your response as soon as possible.

Thanks

Patrick Ducas

President

Ducas Construction Inc.

3 Southgate Rd # 8, Scarborough ME 04074

O: 207.303-0634

C: 207.939.9448

patrickd@ducasconstruction.com

www.ducasconstruction.com

From: Michael Russell [mailto:mar@portlandmaine.gov]
Sent: Friday, May 05, 2017 2:12 PM
To: Patrick Ducas <patrickd@ducasconstruction.com>
Cc: Jonathan Rauch <jrauch@sraretail.com>; Christopher Branch <cbranch@portlandmaine.gov>; Andrew Hyland (andy@portcityarch.com) <andy@portcityarch.com>; Jonathan Rioux <jrioux@portlandmaine.gov>
Subject: Re: 164 Middle Street

Patrick,

I've moved things around and Jon Rioux and I can meet with you and Chris. Please come to Rm 315 on the third floor.

Thanks,

Mike

On May 5, 2017 1:41 PM, "Patrick Ducas" <patrickd@ducasconstruction.com> wrote:

Mike

Andy and I met with Chris Branch this morning regarding 164 Middle Street. We discussed the problem and understand that whatever the solution is, will either not comply with Public Works standards or ADA standards.

Chris suggested we all meet on Monday at 3:30 at City Hall to discuss and find a mutually agreeable condition that Public Works can live with and Inspections/ADA can live with. I hope you can be free to attend this meeting.

Please confirm when you get a chance.

Thanks

Patrick Ducas

President

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3 Southgate Rd # 8, Scarborough ME 04074

O: 207.303-0634

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--
Christopher C. Branch, P.E.
Director
Portland Public Works
55 Portland Street
Portland, Maine 04101
(207) 874-8801
cbranch@portlandmaine.gov

 **City Sidwalk Issue.pdf**
2555K