Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/30/17

Portland Maine Yes. Google's good here.

Laurie Leader <lrl@portlandmaine

Fwd: 81 Preble (82 Elm), BP# 2017-00758 plan review comments

1 message

Adria Moynihan Rusk <adriamoynihan@gmail.com> Fri, Jun 30, 2017 at 1:27 PM
To: lrl@portlandmaine.gov

adria moynihan rusk
still life studio
207.899.6972
www.studiostilllife.com

---------- Forwarded message ----------
From: **Adria Moynihan Rusk** <adriamoynihan@gmail.com>
Date: Wed, Jun 28, 2017 at 11:55 AM
Subject: Re: 81 Preble (82 Elm), BP# 2017-00758 plan review comments
To: Jeanie Bourke <jmb@portlandmaine.gov>

Hi Jeanie,

I apologize for the delay, I've been waiting to get some quotes on fixing this issue with the entry door. My contractor says that he will be able to switch the door to swing in from the opposite side, allowing plenty of space for a person in a wheelchair to exit. It would still swing in, not out onto the sidewalk. It will require some parts and replacement of hardware, but likely won't require a new frame or a new door. Please let me know if there is any more info about the door I can provide.

I've updated the before and after drawings to accurately depict the existing sink in the smaller bathroom. I've also indicated the designated uses of the other rooms: classroom, and studios 1, 2 and 3. I've also updated the proposed floor plan to reflect the new position of the door.

The walls will be built with steel studs. Insulation will be added for sound barrier.

Thank you for your help with this, and please let me know if there is any more info I can provide.

Sincerely,

Adria

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On Thu, Jun 22, 2017 at 10:46 AM, Jeanie Bourke <jmb@portlandmaine.gov> wrote:

Hi Adria,

Good discussing your project this morning, thank you for understanding the complexities in what is seemingly a simple project.

The following summarizes the items that need to be addressed:

1. The new wall at the front entry that is perpendicular to the exterior wall at the latch side of the door is encroaching on the ADA maneuverability clearance. I am attaching the diagrams that show all the different approaches. As discussed, if the door were to swing out it looks like compliance with both (a) from the exterior and (f) from the interior.

2. Please add the existing sink in the smaller bathroom on both existing and proposed.

3. Please add the materials used in the new wall construction.

4. Please label all the rooms being used as you did for the classroom, e.g. studio and kitchenette.

Please send all revisions to me and use the same pdf file name. Let me know if you have any questions.

Best,

Jeanie
Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

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3 attachments

ProposedFloorPlan.jpg
1314K

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ExisitingFloorPlan.jpg
1118K

Letter to Jeanie.pdf
25K