Portland Maine Yes. Google's good here.

Jeanie Bourke <jmb@portlandr

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/01/17

Roof Deck Seating Plan - Bayside Bowl - 1452

2 messages

Ryan Senatore <ryan@senatorearchitecture.com> Wed, Apr 26, 2017 at 4:27 PM
To: Jeanie Bourke <jmb@portlandmaine.gov>

Jeanie,

Please see the attached revised drawing and response below in RED text.

Let me know I this addresses your questions.

Thanks,

Ryan

From: Jeanie Bourke <jmb@portlandmaine.gov>
Subject: Re: Roof Deck Seating Plan - Bayside Bowl - 1452
Date: April 26, 2017 at 10:00:54 AM EDT
To: Ryan Senatore <ryan@senatorearchitecture.com>
Cc: Justin Alfond <jalfond@gmail.com>

Good Morning Ryan and Justin,

Thank you for providing the seating plan, I have some additional comments:

1. I looked back at the original and amended approvals for the rooftop area and the seating layout has changed quite a bit. There are now banquet benches, picnic tables and standing barrel tables where there where all tables and chairs. There now is a significant open area that would be classified as standing room that will add to the occupant load and the percentage of ADA seating. Also, from the previous plan there is a dashed line for the deck and canopy, this new plan does not show the extended canopy. Also, is the whole assembly area decked over at the same level or is there a transition of levels?

There is 636 sf of standing room space = 132 occupants, we have 389 sf at the picnic tables for 26 occupants, we have 394 sf of bench and table seats for 27 occupants and 13 seats at the bar for a total of 198 occupants at the roof level.

The canopy was not extended so this plan is accurate.

The entire roof deck is at one level.

2. The 5% ADA seating also has a dispersion requirement to allow for inclusive seating in the various areas, bar and picnic tables, please address this.

We have shown the Variety of ADA seating on the attached plan

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3. What is the food service plan in this area, will there be wait service, or is it more like window order take out? I'm just trying to get a sense if there will be self service counters that need to comply with ADA standards.

The food service is at a window, we have added notations for the ADA height service window at the RV

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

On Fri, Apr 21, 2017 at 3:06 PM, Ryan Senatore <ryan@senatorearchitecture.com> wrote:

> Jeanie,
>
> Please see the attached roof deck seating plan for Bayside Bowl indicating the ADA seating.
>
> Thanks,
>
> Ryan
>
> Ryan Senatore, AIA LEED-AP
> Maine Licensed Architect
> RYAN SENATORE ARCHITECTURE
> 207-650-6414
> ryan@senatorearchitecture.com
> www.senatorearchitecture.com

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ASK-31 ROOF DECK SEATING PLAN.pdf
79K

Jeanie Bourke <jmb@portlandmaine.gov> Fri, Apr 28, 2017 at 3:15 PM
To: Ryan Senatore <ryan@senatorearchitecture.com>

Thank you Ryan, I appreciate all the clarifications, I will approve this permit

have a great weekend,
Jeanie