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**Fwd: 415 Cumberland Ave.**

Jeanie Bourke <jmb@portlandmaine.gov>  
To: Christian Roadman <croadman@portlandmaine.gov>

Mon, Apr 2, 2018 at 1:44 PM

FYI

*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](mailto:jmb@portlandmaine.gov)  
(207)874-8715

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

From: **Barry Yudaken** <yudaken@archetypepa.com>  
Date: Thu, Mar 29, 2018 at 3:59 PM  
Subject: RE: 415 Cumberland Ave.  
To: Jeanie Bourke <jmb@portlandmaine.gov>, jgrant@portlandmaine.gov

Jeanie, Jason

I would like to ask one more question regarding this project, and I don't want to use up your time with a 3<sup>rd</sup> meeting, so I'll ask in this email. I'll attach the plans and elevations to help explain.

Currently on the plans the 2<sup>nd</sup> floor Unit No. 23 had 2 bedrooms in the 3<sup>rd</sup> floor Attic Penthouse. When I met with you to discuss the issue of One means of Egress, it was pointed out that those bedrooms would need emergency rescue egress. When I suggested the door to the roofdeck it was pointed out that the sleeping rooms themselves had to have the egress and that the dormers should be used. We have shown that on these plans (the dormers altered for bigger openings and a level platform created outside each dormer to wait for rescue).

The owner has just asked me if he can increase the unit count by making the attic penthouse a studio unit with its entrance door on the 2<sup>nd</sup> floor hall/stairs next to Unit 23. Unit 23 would then be redesigned to be a single level one bedroom unit.

My question is this:

The studio unit itself will be the bedroom. Can the door to the roofdeck then be the secondary means of escape? It leads to a flat roof that is right above the street, and probably safer than plucking someone off from the platform we proposed in front of the dormer. Also, we still meet NFPA 2009 30.2.4.4 (excepting that there are more than 4 total units on the 2<sup>nd</sup> floor, but only 3 units using each of the 2 means of egress).

Please advise. Thank you.

Barry Yudaken  
Archetype, P.A.  
48 Union Wharf  
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(207) 772-6022  
(207) 772-4056 Fax  
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<http://www.archetype-architects.com>

**From:** Jeanie Bourke [mailto:[jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)]  
**Sent:** Wednesday, December 27, 2017 8:09 AM

**To:** Barry Yudaken  
**Subject:** Re: 415 Cumberland Ave.

Hi Barry,

I have scheduled this for 1pm on Thurs. 12/28 with Jason. Let's be mindful of limiting this meeting to 30 minutes, thanks.

See you then,

Jeanie

*Jeanie Bourke*  
Code Enforcement Officer/Plan Reviewer

4/2/2018

City of Portland Mail - Fwd: 415 Cumberland Ave.

*Team Leader*

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On Fri, Dec 22, 2017 at 9:07 AM, Barry Yudaken <[yudaken@archetypepa.com](mailto:yudaken@archetypepa.com)> wrote:

Thanks Jeanie,

Could we Please meet at 1:00 on Thursday 12/28? It would be very helpful if Jason could attend. Thanks.

Barry Yudaken

Archetype, P.A.

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**From:** Jeanie Bourke [<mailto:jmb@portlandmaine.gov>]  
**Sent:** Friday, December 22, 2017 7:52 AM  
**To:** Barry Yudaken  
**Subject:** Re: 415 Cumberland Ave.

Hi Barry,

My apologies for the delayed response, I am not able to meet until next week, I have time available on either Thurs. 12/28 or Fri. 12/29 except for 10am and 3pm both days. Let me know what works, do you want Jason Grant to attend as well?

Best,

Jeanie

*Jeanie Bourke*  
*Code Enforcement Officer/Plan Reviewer*

*Team Leader*

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On Fri, Dec 15, 2017 at 3:13 PM, Barry Yudaken <[yudaken@archetypepa.com](mailto:yudaken@archetypepa.com)> wrote:

Hi Jeanie,

I know you've already given me time to discuss this project, but the owner has had to change the tenant mix as well as my recommendation to separate the project into 2 buildings, and I would like to discuss the implications of that on what we discussed previously.

Would you be able to meet and discuss the code implications next week? If you can, please let me know what times will work. Thank you.

Barry Yudaken

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.


4/2/2018

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**2 attachments**

 **Plans with revisions to meet Type B adaptable units.pdf**  
361K

 **Elevations.pdf**  
379K