Reviewed for Code Compliance
Inspections Division
Approved with Conditions
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Laurie Leader - Fw: Fwd: BP#2015-01519 10 Free Street - Plan review

From: nathanael towl <nmtwoodworking@yahoo.com>
To: "LRL@portlandmaine.gov" <LRL@portlandmaine.gov>
Date: 8/6/2015 8:14 AM
Subject: Fw: Fwd: BP#2015-01519 10 Free Street - Plan review

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On Thursday, August 6, 2015 7:57 AM, nathanael towl <nmtwoodworking@yahoo.com> wrote:

Good morning Laurie,

Thank you for getting in touch with your questions. I have passed these along to the architects to address as well.

However, I will answer quickly the questions I can. The three bay sink is behind the bar. And according to Mike Russel at the health dept, as long as there is a three bay sink on premise, it does not have to reside in the kitchen. We are also working with Ben Pearson, an engineer, at water and sewer on managing the grease issues with an appropriate trap.

As to the bathroom sink I have spoken to my plumber and the architects and there is not any specific component of the code that requires the sinks to be inside the actual bathrooms. The sink area will be available for both bathrooms and have an ADA accessible end to it. The area is a custom component of our overall design. A good example of this is at Bayside Bowl in Portland.

And specifically, the architects can address the demising walls of the space. But 10 (4) Free St. is a daylight basement (ground) level space in a much larger building. 3 walls are structural brick or concrete basement walls and the "open" side is wood and brick with windows and doors looking out down the hill toward Spring street across a parking lot. The space above us is commercial. It currently houses Pinecone and Chickadee and the future corporate offices of JB Brown who owns the building. It is currently sprinkled and will be getting a new and updated system as part of our remodel.

I hope this helps. Please let me know if there is anything else I can provide. I expect the architects will also be emailing you with some more specifics soon as well.

Thank you,

Nat

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