

Jeanie Bourke - RE: 50 Danforth St., BP#2014-02307 Plan review comments

From: Jeanie Bourke
To: Rory Strunk
Date: 10/28/2014 12:54 PM
Subject: RE: 50 Danforth St., BP#2014-02307 Plan review comments
CC: 'Vin Veroneau'; tweimer@jbbrown.com

Thanks Rory, yes it will be helpful to see things tomorrow. CWS should be able to provide the specific details on a floor plan based on their assessment.

See you tomorrow at 3pm,

Jeanie

>>> "Rory Strunk" <rory@globalcontentpartners.com> 10/28/2014 10:55 AM >>>

Jeanie:

Thank you for this check list.

It will be helpful to do the walk through to get a better sense of what is needed or not needed base on how things are set up. Essentially the plan that we have operating is sticking with the existing floor plan plugging in the kitchen items where they previously existed and making upgrades where required to meet changes in the code such as the grease trap. No demolition was required to any of the space and no additional dividers have been added or anticipated to be added. The open floor plan is exactly what we need for all uses including the kitchen, studio and event activities.

Life safety plan is in the works and CWS Architects will be here on the Nov 4th to do site visit and then write up the plan. It is my understanding that all fire code lighting systems, sprinkler system that were installed by JB Brown meet code for our usage.

There is really no construction plans needed or required for the space at this time. All upgrades are mostly appliance related or related to adding video equipment for production purposes. The plan that was submitted included the estimates on the kitchen equipment upgrades for plumbing and the hood suppression upgrade.

We can confirm all this on the walk through tomorrow. All the best, Rory

Good Morning Rory,

The following is a list of required details in order to proceed with the review of this permit application:

1. A complete code analysis for the intended occupancies based on the State adopted MUBEC, which includes the I-codes, IBC and UPC 2009. The life safety plan requested by the fire department needs to reference both

NFPA and IBC codes.

2. A complete floor plan which delineates all the use and occupancy areas, including the full kitchen fixture and equipment layout and other areas that may have equipment, dividers, etc. The submitted plan shows many dashed lines for walls, doors and stairs. This typically indicates removal or demolition of said items, but the project description only includes work for the hood suppression and grease trap. Stairs should be provided with directional information, ie. up or down and plans for all levels of the areas used including mezzanines need to be included.

The plan submitted shows an adjacent tenant, however it appears there is no demising wall between the spaces, please address.

3. Provide a scope of work for the project for construction and/or a business model or proposed occupancy. You did attach a document to the email from March of 2013. Provide this or an update in pdf file format.

This is a start, when this information is provided the review may prompt additional information.

See you tomorrow,
Thanks,
Jeanie

>>> "Rory Strunk" <rory@globalcontentpartners.com> 10/24/2014 4:01 PM >>>

Jeanie:

Thanks for the follow up. It looks like next Wednesday would work for me. How does 3 PM on Wednesday work?

All the best, Rory



Rory Strunk
C: 617.510.0546

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From: Jeanie Bourke [<mailto:JMB@portlandmaine.gov>]
Sent: Friday, October 24, 2014 3:45 PM
To: Rory Strunk
Cc: tweimer@jbbrown.com
Subject: Re: 50 Danforth St., BP#2014-02307 Plan review comments

Hi Rory,

I am following up on our conversation yesterday from the email string from 1-1/2 years ago regarding the permitting process. Unfortunately it appears the meeting was canceled, as I do not have any record of having met.

I would like to schedule an appointment to meet on site next Tues. 10/28 or Wed. 10/29 with you and Trish or another representative from JB Brown. Please let me know your availability, I am flexible except for 1-2 on Monday.

I will send a list of items to you on Monday,

thanks,

Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

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Planning & Urban Development Dept./ Inspections Division
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Permit status can be viewed at: <http://www.portlandmaine.gov/792/Permit-Status>

>>> Jeanie Bourke 3/25/2013 9:25 AM >>>

Ok Rory,

Please note, this meeting is scheduled for **1:30** in room 315 at Portland City Hall. We have a meeting at 1:00 so this will follow that one.

See you then,

Jeanie

>>> "Rory Strunk" <rory@globalcontentpartners.com> 3/22/2013 3:01 PM >>>

Jeanie:

Thank you for your reply. I would like to lock in the 2 PM meeting for next Wednesday if that is still possible? At the meeting I will be able to give you more detail on our occupancy plans for 50 & 54 Danforth.

Our intended use is to create a photographic/event studio with office space. It would be helpful to get your input on any city requirements for a photographic studio? And the requirements from the city to use the studio to host events? The fit out planned is a short list that includes three interior walls for offices, paint, new carpet and lighting.

Please let me know if that recommend meeting time will work?

All the best, Rory

P.S. Thank you for the link to the E-plan

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From: Jeanie Bourke [<mailto:JMB@portlandmaine.gov>]
Sent: Friday, March 22, 2013 10:44 AM
To: Benjamin Wallace; Rory Strunk
Subject: Re: FW: 50 Danforth Street

Good Morning Rory,

We do have some time available on Wednesday March 27 at 2:00, however for a project such as this the City strongly advises to engage the services of a design professional who can perform a code analysis of the proposed occupancies per the IBC and NFPA codes.

It is not clear what the scope of work is for the project, but based on the types of occupancies, specific details and plans are required that are clear, legible and accurate. This will facilitate a more expeditious permitting process. This project is also required to have State Fire Marshal permits and approvals.

As of March 18, this office is now permitting and reviewing via E-plan, see this link for more info, <http://www.portlandmaine.gov/planning/default.asp>

I have attached the E-plan submittal criteria.

A preliminary plan review meeting with building and fire (and zoning) will be better served once the design professional has completed the initial code study and plans.

Let me know if you want to schedule for next Wednesday.

Thanks,
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

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>>> "Rory Strunk" <rory@globalcontentpartners.com> 3/21/2013 4:41 PM >>>

Dear Ms Bourke:

Ann from Marge's office has directed me to you to set up a meeting with you and the fire safety person to review the my plans for creating a production and event studio at 50 & 54 Danforth St.

Earlier this week I discussed our plans over the phone with Marge. She may have already reached out to you about a meeting. I was hoping to get a meeting on the schedule for next week. Attached are the building plans and overview of Global Studios and the Maine Media Hub.

Please advise what time may work next week for a meeting.

All the best, Rory

Rory Strunk

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From: Ann Machado [<mailto:AMACHADO@portlandmaine.gov>]

Sent: Thursday, March 21, 2013 12:14 PM

To: rory@globalcontentpartners.com

Subject: 50 Danforth Street

Rory -

The two people you need to meet with are Jeanie Bourke, plan reviewer/code enforcement at jmb@portlandmaine.gov and Lt. Ben Wallace (fire department) at wallaceb@portlandmaine.gov. Send them an email requesting a meeting with them. In the email give the address of the property and what the proposed use is. Also I assume that you have plans to show them of what you are proposing to do.

Let me know if you need anything else.

Ann

Ann Machado

Zoning Specialist

Planning & Urban Development

Portland City Hall

(207) 874-8709

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