Portland Maine Yes. Google's good here.

Jeanie Bourke <jmb@portland

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/28/18

245 Spring Street

1 message

andrew@akersassociates.com <andrew@akersassociates.com> Wed, Jan 24, 2018 at 1:52 PM
To: jmb@portlandmaine.gov

Hi Jeanie,

I have gone back to my group and I am attaching additional plans and building specs that will hopefully address your concerns with the project. I am attaching the following:

- A set of plans showing the floor plans for the "As Is" for the 2 apartments,Units A & B. The ground floor, later labeled Unit C, is the office/retail area, which is open space with a small ½ bathroom located were our proposed bathroom is being shown on our development plans. We have not drawn a layout of it, due to it's simplicity and it is also filled with personal items of the property owner. The proposed ground floor unit, Unit C, is not as long as Unit A, which is located directly above this space, due to the fact that the back stairwell that services Unit A drops down into the basement area of the building to enable it's hallway to be at ground level at the back entrance/exit door of the sloping grade of the property.
- I am also attached exterior pictures of the building from the front (South) and driveway side (West) of the structure. I am hoping this will assist you in determining the existing conditions of the building and the location of its porches, doorways and windows.
- I am attaching a set of plans showing the renovation work that is being proposed to be completed for the apartments and the conversion of the ground floor space from the office/retail space into a studio apartment (Unit C). I have indicated the location of the smoke & CO detectors, along with the location of the gas furnaces and hot water heaters.
- Renovation description of the project
- Your Back Stairwell Question: Within the plan the back stairwell of the building, located in Unit "B", is servicing that unit. All stairwells within the building service their specific unit. None of them are interconnected and are thus dedicated to the Unit with in which they are located.
- Windows: The windows in Unit A along the West and South side of the building we were planning to change them to windows approved by the historic board. Along the West and South side of the building we are planning on installing new windows in Unit C along the front (South) and re-install windows in bricked up openings along the West side of the building. I am attaching a spec sheet on the windows and exterior doors that was submitted to historic for their approval. The historic review windows are close to egress size. Not new construction egress size. The historic approved windows will fit the original sash, not modern egress new construction standards. We are proposing for the 2 windows in the upper floor of Unit B, bedroom windows, to be replaced with egress windows. The specs on the specific window to be used will be determined once we are able to remove the existing windows and sashes and specifics of the window will be supplied by the installer.
- Porch: The existing porch that is servicing Unit A is enclosed and for the most part falling apart. You should be able to see the porch within the existing condition pictures I have attached. We are planning on installing a new porch. The design of it is shown in our proposed South elevation drawing, along with the proposed West elevation drawing. I am attaching an outline of the specs we are looking to meet for the porch from the Guidelines For Porch Repairs and Replacement.

Hopefully I am able to provide you with all of the additional items you required. Please contact me with any questions.

Sincerely,

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Andrew P. Juris

CommercialServices

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408 Fore Street

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17 attachments

245 Spring Street Exterior #1.jpg
73K

245 Spring Street Exterior #4.jpg
130K

245 Spring Street Exterior #8.jpg
117K

245 Spring Street Exterior #9.jpg
113K

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245 Spring Street Exterior #5.jpg
104K

245 Spring Street Exterior #6.jpg
86K

245 Spring Street Exterior #7.jpg
109K

IMG_2345.JPG
2831K

IMG_2069.JPG
2322K

245 Spring Street - Renovations Proposal.pdf
786K

Guidelines for porch repairs and replacement.pdf
1040K

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245 Spring St, West Elevation.PDF
159K

245 Spring Street, 1st Floor As Is Drawing.PDF
346K

245 Spring Street, 2nd Floor As Is Drawing.PDF
338K

245 Spring Street, South Elevation.pdf
479K

Cut Sheets for Windows & Doors.pdf
1337K

Renovation Description10-17.docx
14K