Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/26/14

Carriage House Studio
architects

November 21, 2014

Memo to: Laurie Leader
Plan Review/Code Enforcement
City of Portland, Maine
Inspections Division
389 Congress Street, Portland, Maine

Re: Building Permit Application for addition & renovations at
272 Spring Street, Portland, Maine

I am responding on behalf of Alison Pray, the owner/applicant for a building permit for work at 272 Spring Street, to your request for further information to complete your review.

The area of the work where you raise very good questions is at the intersection of the original 19th century house and a second floor addition at the back of the house that was completed sometime in the last twelve years. We do not know what the construction consists of in this area. It is our intent to determine how to support the new dormer, and how to support headers where walls are being removed, as soon as demolition of interior finishes exposes the existing underlying conditions. We will be able to determine the details for the dormer and the headers at that time.

As for the clearance required in front of and beside plumbing fixtures, the final layout for the 3/4 bath will be determined after the structural questions have been answered, as post locations may require a new plan for the bath and closet area.

For the same reasons noted above, I hope that you will allow us to determine the insulation values that can be achieved after we identify the sizes of the existing framing. We intend to use a high R-value insulation to achieve the best insulation value possible wherever existing cavities are exposed during construction.

I apologize if all of this sounds evasive. This a small project with a lot of unknowns. We ask that we be allowed to provide details during the demolition phase.

Thank you,

Carol De Tine, AIA
Carriage House Studio architects LLC

144 Vaughan Street . Portland . Maine 04102 . CHStudio@maine.rr.com . 207-318-0731
www.carriagehousestudio.com