
605 Stevens Ave., BP# 2016-00470 plan review comments

13 messages

Jeanie Bourke <jmb@portlandmaine.gov>
To: "gough@archetypepa.com" <gough@archetypepa.com>

Mon, Jun 20, 2016 at 3:32 PM

Hi Kevin,

I have completed the review of the above project for building code and have the following comments as noted on the attached file(s). I also have a couple of additional items:

1. Do you have the State Fire Marshal permit approval, if so, please submit.
2. Do you have Mechanical plans for review?

Please send all revisions to this (my) email and please note that the pdf file name shall be exactly as the original, refer to the name of the attached file(s). Our Eplan program will automatically assign a version to the revised plans.

Please let me know if you would like to discuss anything or have any questions.

Best,

Jeanie
Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

7 attachments

 **A1.02 Second Floor Plans.pdf**
923K

 **A1.03 Third Floor Plan.pdf**
756K

 **A3.02 Building Sections.pdf**
757K

 **A3.11 Stair Details.pdf**
116K

 **A4.00 Wall Types.pdf**
341K

 **A5.02 Details.pdf**
105K

 **A8.01 Door Schedule.pdf**
174K

Barry Yudaken <yudaken@archetypepa.com>
To: jmb@portlandmaine.gov
Cc: Kevin Gough <gough@archetypepa.com>

Thu, Oct 20, 2016 at 9:19 AM

Jeanie,

We have made revisions to comply with your comments, but there is one item that we need to discuss with you before resubmitting the drawings. Can Kevin Gough and I please meet with you to find an acceptable solution? We only need twenty minutes of your time. Are you available to meet anytime this afternoon? Alternatively, could you meet late afternoon on Friday? Please advise when you can meet. Thank you.

Barry Yudaken

Archetype, P.A.

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yudaken@archetypepa.com

<http://www.archetype-architects.com>

From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Monday, June 20, 2016 3:33 PM
To: gough@archetypepa.com
Subject: 605 Stevens Ave., BP# 2016-00470 plan review comments

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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.

Jeanie Bourke <jmb@portlandmaine.gov>
To: Barry Yudaken <yudaken@archetypepa.com>
Cc: Kevin Gough <gough@archetypepa.com>

Fri, Oct 21, 2016 at 8:08 AM

Hi Barry,

Yesterday was booked, is 3pm today late enough?

Best,
Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
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Barry Yudaken <yudaken@archetypepa.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: Kevin Gough <gough@archetypepa.com>

Fri, Oct 21, 2016 at 9:04 AM

Thanks, Jeannie,

We'll be there at 3pm.

Barry Yudaken

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From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Friday, October 21, 2016 8:08 AM
To: Barry Yudaken
Cc: Kevin Gough
Subject: Re: 605 Stevens Ave., BP# 2016-00470 plan review comments

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Jeanie Bourke <jmb@portlandmaine.gov>
To: Barry Yudaken <yudaken@archetypepa.com>

Fri, Oct 21, 2016 at 9:06 AM

Great, see you then!

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Permitting and Inspections Department
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jmb@portlandmaine.gov
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Kevin Gough <gough@archetypepa.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>, Barry Yudaken <yudaken@archetypepa.com>

Mon, Nov 14, 2016 at 11:46 AM

Jeanie,

Attached is a drawing of our Stair G that we discussed with you in your office. We are asking for a waiver from you on the existing conditions with a few upgrades that we feel adequately improve the life-safety of this stair enough to make is useable.

Please review and provide any comments you have.

Thank you,

Kevin Gough, Architect

Associate

Archetype PA | 48 Union Wharf | Portland, Maine 04101 | tel. 207.772.6022 | cell. 207.232.3858 | www.archetype-architects.com

From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Friday, October 21, 2016 8:08 AM
To: Barry Yudaken
Cc: Kevin Gough
Subject: Re: 605 Stevens Ave., BP# 2016-00470 plan review comments

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 **A3.11 Stair Details.pdf**
199K

Barry Yudaken <yudaken@archetypepa.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>, buildinginspections@portlandmaine.gov
Cc: Kevin Gough <gough@archetypepa.com>

Tue, Nov 15, 2016 at 10:46 AM

Building Inspections,

Please replace the attached revised drawings into your files for the Motherhouse Senior Housing, 605 Stevens Ave, BP#2016-00470

Jeanie,

Here are all the drawings that you commented on. They have been revised to meet your comments. Regarding your comment on Drawing A1.03 about the location of the door at the Lobby/Elevator – This is an Historic Door and NPS will not allow us to move it and alter the historic Lobby.

In answer to your comment on drawing A1.03, we have added public bathrooms on the First floor that are designed to meet the Uniform Plumbing Code for assembly based on square footage for Public Use. We did not allow for Permanent Employee use as there will not be any permanent employees for this facility. We have added Drawing A1.01, First Floor Plan, showing the changes.

Your comment on Stair G has been responded to in the email below. The drawing has been clouded since the one sent yesterday to highlight the changes. The other attached drawings are also clouded where revised.

Please review these revisions and provide any comments you have. Thank you.

Barry Yudaken

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yudaken@archetypepa.com

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From: Kevin Gough [mailto:gough@archetypepa.com]
Sent: Monday, November 14, 2016 11:46 AM
To: Jeanie Bourke; Barry Yudaken
Subject: RE: 605 Stevens Ave., BP# 2016-00470 plan review comments

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9 attachments

-  **A1.01 First Floor Plan.pdf**
596K
-  **A1.02 Second Floor Plans.pdf**
593K
-  **A1.03 Third Floor Plan.pdf**
479K
-  **A3.02 Building Sections.pdf**
275K
-  **A3.11 Stair Details.pdf**
216K
-  **A4.00 Wall Types.pdf**
285K
-  **A5.01 Details.pdf**
176K
-  **A5.02 Details.pdf**
112K
-  **A8.01 Door Schedule.pdf**
125K

Jeanie Bourke <jmb@portlandmaine.gov>

Wed, Nov 16, 2016 at 4:01 PM

To: Barry Yudaken <yudaken@archetypepa.com>

Cc: "buildinginspections@portlandmaine.gov" <buildinginspections@portlandmaine.gov>, Kevin Gough <gough@archetypepa.com>

Thank you, I will be reviewing these revisions and will let you know if I need anything further.

Permit techs, I have downloaded all these plans, thanks.

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

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Jeanie Bourke <jmb@portlandmaine.gov>

Thu, Nov 17, 2016 at 3:56 PM

To: Barry Yudaken <yudaken@archetypepa.com>

Cc: Kevin Gough <gough@archetypepa.com>

Hi Barry,

I have completed my review of the revisions you sent and do have some additional comments for you to address, as noted on the attached plans. Also, I have the following questions/comments:

1. The revised drawings have a date of 4/7/2016. The original submitted set has a date of 2/15/2016, will you be providing a full set plans with any changes reflected on the new set date?

2. The revisions you sent were not sealed, when these are finalized please have include this.

As always, if you would like to discuss any of my comments please feel free to contact me either by email or phone.

Best,

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

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(207)874-8715

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6 attachments

 **A1.03 Third Floor Plan.pdf**
720K

 **A4.00 Wall Types.pdf**
337K

 **A8.01 Door Schedule.pdf**
141K

 **CS.00 Code Summary.pdf**
194K

 **E1.03 Third Floor Power.pdf**
800K

 **E2.03 Third Floor Lighting.pdf**
342K

Barry Yudaken <yudaken@archetypepa.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>, buildinginspections@portlandmaine.gov
Cc: Kevin Gough <gough@archetypepa.com>

Tue, Dec 13, 2016 at 4:45 PM

Building Inspections,

Please replace the attached revised drawings into your files for the Motherhouse Senior Housing, 605 Stevens Ave, BP#2016-00470. Please note that drawing no. E4.02 is a new drawing that was not included in the original application.

Jeanie,

Here are the revised drawings in response your additional comments.

Although you only commented on the Architectural 3rd Floor Plan, all the floor plans are included because your comment on the wall types required changing the designation of several walls.

In answer to your question on drawing A1.03, the project is a single project on one permit — Contract 1 and Contract 2 are only a means to identify different funding sources.

Regarding your request to revise the code summary to include information on the 2nd means of egress from the assembly space, we have revised drawing CS.00. We have not noted on this sheet, as it did not form part of the standard code review, that we have increased the life safety features of Stair G by adding new handrails where the existing was too low. This will also keep people a little further away from the narrowest sections of the existing winders.

You requested that we provide locations of emergency lighting on drawing E1.03. There is no separate emergency lighting – the general lighting is on the standby generator and will remain on in the event of a power failure. This is noted in the specifications and Electrical drawings.

Please note that drawing no. E4.02 is a new drawing that was not included in the original application.

Thank you.

Barry Yudaken

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<http://www.archetype-architects.com>

From: Kevin Gough [<mailto:gough@archetypepa.com>]











Sent: Monday, November 14, 2016 11:46 AM

To: Jeanie Bourke; Barry Yudaken

Subject: RE: 605 Stevens Ave., BP# 2016-00470 plan review comments

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10 attachments

-  **A1.01 First Floor Plan.pdf**
592K
-  **A1.02 Second Floor Plans.pdf**
595K
-  **A1.03 Third Floor Plan.pdf**
488K
-  **A1.04 Fourth Floor Plan.pdf**
415K
-  **A1.05 Fifth Floor Plan.pdf**
342K
-  **A3.11 Stair Details.pdf**
216K
-  **A4.00 Wall Types.pdf**
279K
-  **CS-00 Code Summary.pdf**
220K
-  **E2.03 Third Floor Lighting.pdf**
276K
-  **E4.02 Electrical Details.pdf**
304K

Jeanie Bourke <jmb@portlandmaine.gov>

Thu, Dec 15, 2016 at 1:15 PM

To: Barry Yudaken <yudaken@archetypepa.com>

Cc: "buildinginspections@portlandmaine.gov" <buildinginspections@portlandmaine.gov>, Kevin Gough <gough@archetypepa.com>

Hi Barry,

Thank you for the revised plans, I will be reviewing these within the next few days.

Best,
Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

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389 Congress St. Rm 315
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jmb@portlandmaine.gov
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Barry Yudaken <yudaken@archetypepa.com>

Mon, Dec 19, 2016 at 2:59 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>

Jeanie,

Here are the plans that were missing the stamp and the First floor has the drinking fountains added. Thanks.

Barry Yudaken

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From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Thursday, December 15, 2016 1:16 PM
To: Barry Yudaken
Cc: buildinginspections@portlandmaine.gov; Kevin Gough

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7 attachments

-  **A1.01 First Floor Plan.pdf**
620K
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622K
-  **A1.03 Third Floor Plan.pdf**
507K
-  **A1.04 Fourth Floor Plan.pdf**
440K
-  **A1.05 Fifth Floor Plan.pdf**
367K
-  **A3.11 Stair Details.pdf**
235K
-  **A4.00 Wall Types.pdf**
306K

Jeanie Bourke <jmb@portlandmaine.gov>
To: Barry Yudaken <yudaken@archetypepepa.com>

Tue, Dec 20, 2016 at 2:29 PM

Hi Barry,

Thank you for the plans, I can now approve this permit. Regarding the bathroom location for the assembly use, this is acceptable as this is an existing building with the chapel being a secondary use to the primary residential use, the intention is that the Assembly space will have limited use and there is both elevator and stair access.

The permit documents will be sent via email once the Planning conditions of approval have been met.

Best to you over the holiday season.

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
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