

Jeanie Bourke - RE: Revisions to #2015-02878 Cryptozoology Museum

From: Jeanie Bourke
To: Katherine Detmer
Subject: RE: Revisions to #2015-02878 Cryptozoology Museum

Hi Katherine,

Thank you for the revised plans. The bathroom fixture count is acceptable for this permit due to the occupant load. With the future tenant C2 fit up, additional fixtures may be required in that space.

I will be approving this permit, please note, it remains in review with the fire department.

Best,
Jeanie

>>> Katherine Detmer <detmer@archetypepa.com> 2/1/2016 1:40 PM >>>
Good Afternoon,

I am attaching updated drawings along with a new stamped structural SK based on the discussion we had last week about the Cryptozoology museum.
In the drawings I have made the following changes:

- Added the common room bathrooms to this permit submission and added bathroom elevations with dimensions
- Added fixed seating to the common space and used it to calculate occupancy
- noted designated path for foot traffic, no seating
- added a detail of the thickened slab
- attached the SK of the mezzanine framing section, stamped by my structural engineer
- added a water fountain
- changed the corridor width, it now has a minimum clearance of 44"
- made many small adjustments to walls to get to the 1/3 ratio for the mezzanine space- numbers shown in code analysis
- added a diagram showing the max travel distance from the mezzanine

In terms of our discussion regarding the bathroom fixture count- we are asking to maintain the two unisex for now if allowable. The Tenant space C2 is planned to be a kitchen which I will most likely be doing the tenant fit-up for – as of now there is no seating to be within the space. I explained to the possible tenant and owner that when we submit for permit, we will have to address the fixture count issue and possibly added a bathroom within that tenant space.

Please let me know if you have more questions, I will try and turn information back around to you immediately.

Thanks,
Katherine

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]

Sent: Thursday, January 28, 2016 11:06 AM
To: Katherine Detmer
Subject: Re: Revisions to #2015-02878 Cryptozoology Museum

Hi Katherine,

Are you available to discuss some details?
Thanks,
Jeanie

>>> Katherine Detmer <detmer@archetypepa.com> 1/26/2016 11:57 AM >>>
Jeanie,

Please see attached revised and clouded revisions to the submission drawings for the Cryptozoology Museum. I hope I have clarified some of your questions.

- In terms of the section that showed a change to the construction of the demising wall, that has been revised. The demising wall will remain as is and the mezzanine will now be posted up inside of the demising wall.
- I have tried to clarify how all of the space within that bay is to be used. The walls have actually shifted slightly. The area connecting the exterior doors is common space. The other space at the south end of the building is for a future tenant.
- I have done a code analysis on the second sheet to explain my numbers.
- I have added the 2 sheets of gyp under the stair in the storage area
- The one issue is the bathroom count. The museum has access to the two unisex bathrooms located in the common space. The uniform plumbing code would like 1 more toilet for women, and IBC only requires 1. Although our occupant load allows for 21 women, the owner does not expect to reach maximum occupancy regularly based on visitor counts at the existing museum. The way the uniform plumbing code reads, for an assembly, it wants 3 toilets for women even if the occupant load only allows for 1 woman.

Please let me know if you have further questions or I can clarify more for you.

Thanks,
Katherine



Katherine Detmer

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