Jonathan Rioux - RE: 125 Presumpscot Street

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 08/02/13

From: John Ossie <caddetech@gmail.com>
To: "'Jonathan Rioux'" <JRIOUX@portlandmaine.gov>
Date: 8/2/2013 9:15 AM
Subject: RE: 125 Presumpscot Street
CC: "'Earle Reagan'" <ereagan@maine.rr.com>, "'Jerry Ade'" <JAde@ademanageme...
Attachments: Health-A0-01 Cover Sheet.pdf; Health-A1-03 Lower Demo-Layout Plans (2).pdf; Health-A1-05 Enlarged Floor Plans.pdf; Health-A1-06 Revised Framing Plan.pdf

Dear Jonathan,

I have attached replacement sheets with the information you requested.

I added a key plan to the cover sheet which shows the work area relative to the Roundhouse

There is a note on the attached lower level floor plan concerning the occupant load of the conference room. 704 sf with an occupant load of 47.

The location you referenced is the secondary egress from the lower level. You can see the path on the key plan.

I added the stair cross section and the steel beam detail to the framing plan.

There seems to be 4 questions on the two mark-ups you provided and I believe I answered them all. Please let me know at your earliest convenience if I have missed anything.

I provided the details you requested on the original sheets, under seal, and named the same as the files they replace.

Thanks for your help.

regards,

John Ossie
CAD-de-tech LLC
(207) 329-6499

From: Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]
Sent: Thursday, August 01, 2013 3:37 PM
To: John Ossie
Cc: 'Earle Reagan'
Subject: RE: 125 Presumpscot Street

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John,

To expedite the permitting process, please respond to all "markup" plans that I emailed back submittal requirements.

All drawings shall bear the seal of a design professional. If Christopher Ray is the design prof responsible charge then he should stamp all plans. This shall include the cross-section for the structural beam work (with point loads/ footing if required), clarification on the proposed single conference room (with occupant load), and stairwell cross section with headroom/ walk-line (and other notes/ clarification identified on the mark-ups).

Below is our applicant submittal requirements link for electronic plan review (see graphic scale & file naming convention requirements).

http://www.portlandmaine.gov/planning/applicantsubmittalelectronicplanreview.pdf

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> John Ossie <caddetech@gmail.com> 8/1/2013 12:44 PM >>>

Hi Jonathan,

I have attached SK-01 Stair Cross Section

I have attached SK-02 Work Area Key

The conference room will be 735 sf, 15'-8"x46'-6"

The area that clouded is the secondary egress. It passes into a corridor which passes through the Easter seals Administrative offices, not the classroom space.

Sorry for the man hunt yesterday. I could not get a hold of you and just wanted to make sure you had gotten the certificates and that were adequate for you.

I am being pushed hard from my side.

Thanks

regards,

John Ossie
CAD-de-tech LLC
(207) 329-6499

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Date: 08/02/13

From: Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]
Sent: Wednesday, July 31, 2013 2:10 PM
To: John Ossie
Subject: 125 Presumpscot Street

Please see the attached pdf file.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

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