



Laurie Leader <lrl@portlandmaine.gov>

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**RE: BP#2016-01319 167 -169 Newbury Street - Preliminary plan review (Foundation only)**

1 message

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Virginie Stanley <virginie@archetypepa.com>

Thu, Jul 14, 2016 at 5:15 PM

To: Laurie Leader <lrl@portlandmaine.gov>

Cc: Susan Geffers <sue@archetypepa.com>, David Lloyd <lloyd@archetypepa.com>, Chip Newell <chip@newheightgroup.com>, Tom Federle <tom@federlelawmaine.com>, Erin Cooperrider <erin@cooperrider.org>

Laurie,

Thanks for your comments. Please see my answers in red below.

Ginny

Virginie Stanley, Architect

Archetype PA | 48 Union Wharf | Portland, Maine 04101 | tel. 207.772.6022 | cell. 207.939.7602 | [www.archetype-architects.com](http://www.archetype-architects.com)

**From:** Laurie Leader [mailto:[lrl@portlandmaine.gov](mailto:lrl@portlandmaine.gov)]

**Sent:** Thursday, July 14, 2016 3:17 PM

**To:** Virginie Stanley

**Cc:** Susan Geffers; David Lloyd; Chip Newell; Tom Federle; Erin Cooperrider

**Subject:** Re: BP#2016-01319 167 -169 Newbury Street - Preliminary plan review (Foundation only)

Virginie,

Can you please confirm the following:

- All plans should be stamped including the code analysis and life safety plan. **The attached code analysis and life safety plan are stamped. I bubbled any changes since the last drawings I sent you.**
- Provide occupant load calculations in the code analysis. **The occupant loads are located in section 1005. I pulled out the fitness room as a separate occupancy (I clouded this section so it is easy to find)**
- The fitness center on the first floor looks to be greater than 10% of the floor area. Clarify how you justified this being an accessory occupancy. **You are right that the floor area is greater than 10%. I pulled the fitness room out of accessory occupancy and created it as separated use. Per table 508.4 we don't need any separation between the garage S-2 and fitness room A-3.**

- Clarify total number of residential units in the building. We have 24 units in the building. Since we are only going for the foundation permit we didn't submit any drawings not related to the foundation. By doing so we know we are at risk of not complying with any code items that come up during the building permit review, but the owner is willing to take this risk. Next Monday July 18<sup>th</sup> we will be submitting all the drawings for the building permit application. In these you will see that the units have been reduced from 26 (latest Form Based Code Submission) to 24 units. We have made Caitlin Cameron aware of this change and on Monday we will be submitting drawings to Caitlin and planning staff as well.

Thanks,

Laurie

On Fri, Jul 8, 2016 at 10:12 AM, Virginie Stanley <[virginie@archetypepa.com](mailto:virginie@archetypepa.com)> wrote:

Laurie,

The specification has been placed in google drive.

Thanks,

Ginny

**Virginie Stanley, Architect**

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**From:** Laurie Leader [<mailto:lr@portlandmaine.gov>]

**Sent:** Friday, July 08, 2016 9:51 AM

**To:** Virginie Stanley

**Cc:** Susan Geffers; David Lloyd; Chip Newell; Tom Federle; Erin Cooperrider

**Subject:** Re: BP#2016-01319 167 -169 Newbury Street - Preliminary plan review (Foundation only)

Virginie,

Can you please place the plans in the google drive? We cannot access plans through a dropbox.

Thanks,

Laurie

On Thu, Jul 7, 2016 at 1:11 PM, Virginie Stanley <[virginie@archetypepa.com](mailto:virginie@archetypepa.com)> wrote:

Good Afternoon Laurie,

I have attached the documents you requested for the foundation permit for Luminato. The specifications were too large to email, so I placed these on dropbox. Here is the link:

[https://www.dropbox.com/sh/b4kylqamvskm9w0/AAApwxj6\\_gpesH1M7t68nbQta?dl=0](https://www.dropbox.com/sh/b4kylqamvskm9w0/AAApwxj6_gpesH1M7t68nbQta?dl=0)

Thanks,

Ginny

**Virginie Stanley, Architect**

**Archetype PA** | 48 Union Wharf | Portland, Maine 04101 | tel. [207.772.6022](tel:207.772.6022) | cell. [207.939.7602](tel:207.939.7602) | [www.archetype-architects.com](http://www.archetype-architects.com)

**From:** Laurie Leader [<mailto:lr@portlandmaine.gov>]

**Sent:** Friday, July 01, 2016 3:04 PM

**To:** [virginie@archetypepa.com](mailto:virginie@archetypepa.com)

**Subject:** Fwd: BP#2016-01319 167 -169 Newbury Street - Preliminary plan review (Foundation only)

Virginia,

Matt suggested I forward this on to you as Sue is on vacation next week.

Thanks,

Laurie

----- Forwarded message -----

From: **Laurie Leader** <[lr@portlandmaine.gov](mailto:lr@portlandmaine.gov)>

Date: Fri, Jul 1, 2016 at 2:58 PM

Subject: BP#2016-01319 167 -169 Newbury Street - Preliminary plan review (Foundation only)

To: Susan Geffers <[sue@archetypepa.com](mailto:sue@archetypepa.com)>, Michael White <[maw@portlandmaine.gov](mailto:maw@portlandmaine.gov)>

Sue,

Can you provide the following information regarding the above building permit?

1. Geotechnical report.
2. Statement of Special Inspections.
3. Complete code analysis including both IBC and NFPA.
4. Life safety plan.
5. Project specifications.

I will continue with the review once I receive this information.

Thanks,

Laurie

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Laurie Leader  
Plan Review/Code Enforcement  
City of Portland, Maine  
Inspections Division  
389 Congress Street  
Portland, ME 04101

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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.

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**3 attachments**

 **Luminato - AC.01 - Code Summary.pdf**  
191K

 **Luminato - AC.02 - Code Summary.pdf**  
150K

 **Luminato - LS1.1 - LIFE SAFETY.PDF**  
1052K