

Laurie Leader – Re: BP#2015–00756 195 Kennebec Street – Plan review comments

From: Brad Fries <brad@northlandus.com>
To: Laurie Leader <LRL@portlandmaine.gov>
Date: 6/25/2015 3:43 PM
Subject: Re: BP#2015–00756 195 Kennebec Street – Plan review comments
CC: "Lloyd, David" <lloyd@archetypepa.com>, Devin Cough <devin@archetypepa.com>
Attachments: ATT00001.jpg; CENTURY TIRE – CS1–1 – COVER SHEET.pdf; AREA CALCULATIONS[1].pdf

Hi Laurie,

I spoke with David Lloyd's office this afternoon after you and I spoke regarding the frontage calculations. I believe the explanation behind the frontage calculations errors was that **the 40% was incorrectly carried down from the Building A in a previous version.** Building B has 100% perimeter access which translates to a 60% increase. Attached are area calculations from David's office for further clarification. I'm also attaching the most recent cover sheet which was sent to you earlier today. Archetype confirmed that these calcs. are accurate.

I apologize for the back-and-forth on all these items. Our intent was not to take up this much of your time and we certainly appreciate your help with all of this.

Please let me know if there's anything else we need to do but I'm hoping this solidifies everything for you.

David and Devin are cc'd on this e-mail from Archetype's office as well.

Thanks,

Brad Fries
Development Director
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On 6/25/15 2:20 PM, "Laurie Leader" <LRL@portlandmaine.gov> wrote:

Brad,

Can you please explain why the frontage calculation changed from 40% to 60%? Throughout this project the frontage calculations have been based upon 40%. Please clarify.

Laurie

Laurie Leader
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To view building permit status go to <http://www.portlandmaine.gov/792/Permit-Status>

>>> Brad Fries <brad@northlandus.com> 6/25/2015 12:12 PM >>>

Laurie,

Attached are the revisions regarding the frontage calculations.

Let us know if there is anything else you need.

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On 6/25/15 10:14 AM, "Laurie Leader" <LRL@portlandmaine.gov> wrote:

Brad,

The revisions for the code analysis look to be incorrect. The frontage calculation was not revised given the new square footage per Table 503. Please revise.

Laurie

Laurie Leader
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>>> Brad Fries <brad@northlandus.com> 6/24/2015 3:32 PM >>>

Hi Laurie,

Please find attached the revised drawings for 195 Kennebec St. which address your comments from 6/22/15 along with changing the construction type from IIB to VB.

Let me know if you have any questions.

Thanks,

Brad Fries
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On 6/24/15 12:36 PM, "Laurie Leader" <LRL@portlandmaine.gov> wrote:

Brad,

Once I receive the revisions, I would handle the review. So I cannot anticipate it holding up the process if you get the revisions to me right away.

Thank you,

Laurie

Laurie Leader
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>>> Brad Fries <brad@northlandus.com> 6/24/2015 12:00 PM >>>

Hi Laurie,

I just left you a voicemail but wanted to e-mail as well.....

If we were to change the code analysis from 2B to 5B, do you have any indication if that would delay the permit being released?

My understanding is that code enforcement is fairly close to signing off on the permit for us to pick up. Is that

the case? We're just anxious to get started on site.

Thanks,

Brad Fries
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On 6/24/15 10:01 AM, "Laurie Leader" <LRL@portlandmaine.gov> wrote:

Brad,

If David would like to reclassify the building and provide a revised code analysis (and feels it would qualify as a 5B) please revise and send back for review.

Thanks,

Laurie

Laurie Leader
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>>> Brad Fries <brad@northlandus.com> 6/23/2015 11:15 AM >>>

Hi Laurie,

When you and I spoke last week regarding the construction type for this project, I posed a question about possibly changing the 2B designation to 5B. You suggested that if we were to consider doing this someone from our team would need to research the city's database in your office to verify the previously designated construction type for this property. In follow up to that conversation, I had one of my colleagues search through the city's database this morning and we could not find any evidence of this property being classified as type 2B construction in the past.

Knowing that, is it possible for us to modify the type 2B designation on the plans submitted for permit to 5B at this stage? I understand that by doing so we would be able to introduce wood framing materials in the wall/roof assemblies of the structure which we would very much like to be able to do.

If this change won't seriously impact the building permit review process currently underway then we'd like to make this change. However, if by making this change we are subjecting ourselves to extending the building permit review process in your office then we likely will decide not to make this change.

If you could let me know your thoughts on this it would be much appreciated.

Thanks for your help.

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On 6/22/15 3:31 PM, "Brad Fries" <brad@northlandus.com> wrote:

Hi Laurie,

We're in the process of responding to these comments as we speak and we'll get back to you shortly.

Thanks,

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On 6/22/15 11:56 AM, "Laurie Leader" <LRL@portlandmaine.gov> wrote:

Brad,

Attached are further plan review comments needing to be addressed.

Thanks,

Laurie

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>>> Brad Fries <brad@northlandus.com> 6/19/2015 4:07 PM >>>

Hi Laurie,

Attached are the revised drawings for 195 Kennebec St. (permit # 2015-00756) in response to your questions/comments dated 6/15/15.

The cover sheet addresses your question regarding the allowable areas calculated.

A full set of structural drawings is provided which includes the structural engineer's signature as requested.

Sheet A1.01 is provided showing tenant demising walls to be built in the future which matches the MEP drawings with the same tenant demising wall locations.

Let us know if there is anything else you need from us.

Thanks,

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On 6/15/15 12:58 PM, "Laurie Leader" <LRL@portlandmaine.gov> wrote:

Brad, David and Devin,

I have completed the review of the above project for building code and have the following comments as noted on the attached files.

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 files. Our Eplan program will automatically assign a version to the revised plans.

Let me know if you have any questions,

Thanks,

Laurie

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