

## Laurie Leader - RE: BP#2015-01730 777 Stevens Avenue - The Park Danforth - LBA Response to AHJ Document Review

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**From:** Carmine DeBlasi <carmine.deblasi@lbpa.com>  
**To:** Laurie Leader <LRL@portlandmaine.gov>  
**Date:** 11/18/2015 1:29 PM  
**Subject:** RE: BP#2015-01730 777 Stevens Avenue - The Park Danforth - LBA Response to AHJ Document Review  
**CC:** Scott Timmons <scott.timmons@lbpa.com>, Joan Eagleson <joan.eagleson@lbp...

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Hi Laurie

Nice to speak with you earlier. Here is the summary of the bathroom loading concept for your thoughts. I used Table 4-1 of UPC to derive the counts. The occupant loads below for each area use is based on the egress requirement load factors from NFPA and IBC Table 1004.1.1.

Building 1 (This is the "existing" 7 story portion that includes Main Street):

- I-1 Resident Units: 60 occupants
- I-1 Public Areas: 184 occupants (any common area not included in Assembly or Restaurant category below)
- Assembly (Auditorium): 314 occupants
- Restaurant (Bistro, Dining, Etc.): 297 occupants

Building 2 (This is the new 5 story addition and portion of connector):

- I-1 Resident Units: 56 occupants
- I-1 Public Areas: 135 occupants

Plumbing Fixture:

	Men	Women	Urinal
I-1 Resident Units	(Satisfied by private bathrooms within residents)		
I-1 Public Areas (160 occ's each)	2	8	2
Assembly (157 occ's each)	2	8	2
Restaurant (148 occ's each)	2	2	1

For plumbing fixture counts we presented that in this building program the spaces are generally for the use of the building residents and potentially guests. The existing building houses 107 resident units and the new building addition will add an additional 58 units. At a single person occupancy for 165. There are double occupancies (couples) though not common. We took an approach that the actual building occupancy generally factoring in a percentage of couples, staff and guests with all units leased would fluctuate between 200-250 occupants on average. The assembly, restaurants and public spaces are provided for the use of the residents and potentially guests but are not generally open to the uninvited general public. Because of that program the likelihood that the I-1 public spaces, auditorium, restaurants and resident units are simultaneously occupied would be highly unlikely. 1,046 calculated for the first floor only compared to an expected high of 250 for normal whole building occupancy. We provided in total 9 men and 9 women (utilizing the existing 6 toilets each at the existing building entry) on the first floor spread through Main street. 9/9 count was more than any of the loads noted above for each use. In summary we looked at it as non-simultaneous loading.

The existing area that was demolished and composes main street had included 2 single bathrooms central to that wing.

Please note the calculated load was used exactly as computed from the IBC/NFPA for all egress aspects of the design. This reduction from that number was simply provided for calculations of plumbing fixtures.

Also based on our last discussion I clipped the demo plan that shows the existing plan well. Thought would be helpful.

Key:

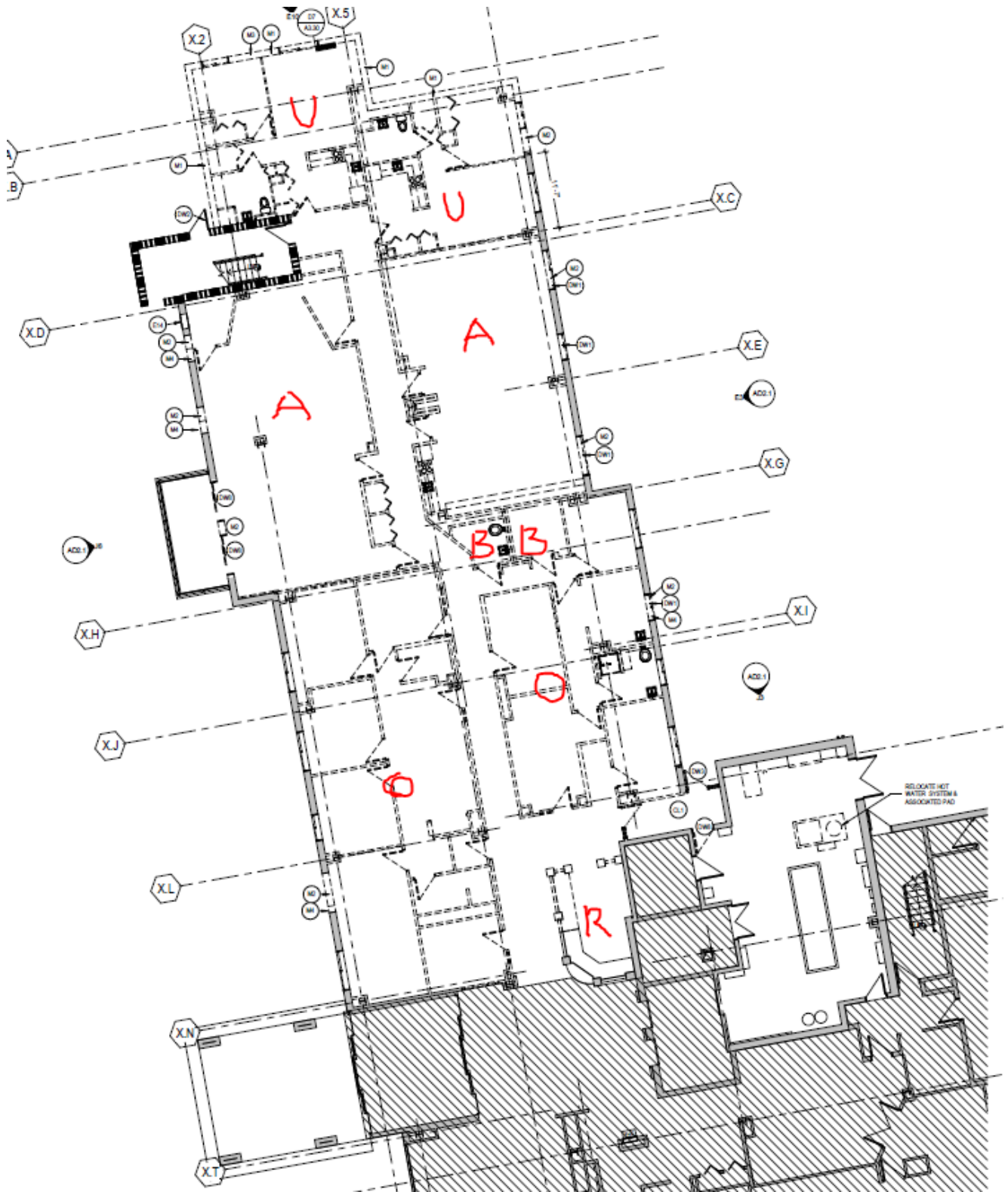
U = Resident Units

A = Large Activity rooms

B = Single User bathrooms

O = Office suites

R = Receptionist



**Carmine DeBlasi**  
Technical Leader

**LAVALLEE | BRENSINGER ARCHITECTS**

Boston | Manchester | Portland  
Mobile: 603.418.4307  
Office: 603.622.5450 x116

[www.LBPA.com](http://www.LBPA.com) | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

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**From:** Laurie Leader [mailto:LRL@portlandmaine.gov]  
**Sent:** Friday, November 13, 2015 3:30 PM  
**To:** Scott Timmons <scott.timmons@lbpa.com>  
**Cc:** Ron Norton <ron@cmcsme.com>; Carmine DeBlasi <carmine.deblasi@lbpa.com>; Danielle Santos <Danielle.Santos@lbpa.com>; Joan Eagleson <joan.eagleson@lbpa.com>; Andrew Pires <apires@pcconstruction.com>; Mark 'Donovan' <mndonovan@pcconstruction.com>  
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Scott,

I will start to look at these revisions Monday morning. Thanks and have a good weekend.

Laurie

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

P: 207-874-8714

F: 207-874-8716

E: [lrl@portlandmaine.gov](mailto:lrl@portlandmaine.gov)

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

>>> Scott Timmons <[scott.timmons@lbpa.com](mailto:scott.timmons@lbpa.com)> 11/13/2015 3:18 PM >>>

Hi Laurie,

Our responses and follow-up to your review of the Park Danforth Documents are attached. Please feel free to contact me with questions or concerns.

Have a great weekend.

Regards,

**Scott Timmons, RA**  
Project Architect

**LAVALLEE | BRENSINGER ARCHITECTS**

Boston | Manchester | Portland

Office: 603.622.5450 x125

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