

**Laurie Leader - RE: BP#2014-02356 850 Baxter Blvd. - Preliminary plan review comments**

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**From:** "Stephen Fraser" <sfraser@foresidearchitects.com>  
**To:** "Laurie Leader" <LRL@portlandmaine.gov>  
**Date:** 11/3/2014 11:27 AM  
**Subject:** RE: BP#2014-02356 850 Baxter Blvd. - Preliminary plan review comments  
**CC:** <sclark@ledgewoodconstruction.com>, "Mark Burnes" <mburnes@foresidearchi...>

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The 42,773 sq ft on the drawings is the same as was shown for the previous Wing I renovation drawings. I think it was not changed to include the enclosed rehab area and account for some dimensional discrepancies we found in the base floor plan we were using. Total area should be increased to 43,737 sq ft interior space. This does not include the exterior drive under canopy or exterior patios. I assume your much larger number must include those areas.

The windows are Andersen 400 series windows. The U value, center of glass, is 0.25 for Andersen 400 series awnings and casements with standard Low-E wit argon glass.

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**From:** Laurie Leader [mailto:LRL@portlandmaine.gov]  
**Sent:** Monday, November 03, 2014 11:07 AM  
**To:** Stephen Fraser  
**Cc:** sclark@ledgewoodconstruction.com  
**Subject:** RE: BP#2014-02356 850 Baxter Blvd. - Preliminary plan review comments

Steve,

Can you also clarify where I can find the U value for the windows being installed?

Thanks,

Laurie

>>> Laurie Leader 11/3/2014 10:36 AM >>>  
Steve,

Can you clarify the 42,773 SF used for the occupant load calculations. According to your code analysis, the entire building is 47,773 SF.

Thanks.

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>

>>> "Stephen Fraser" <[sfraser@foresidearchitects.com](mailto:sfraser@foresidearchitects.com)> 10/30/2014 2:46 PM >>>

Laurie,

44 is the occupant load of the rehab room in which the note is placed.

The R values can be found on page 2 of the attached design certificate.

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**From:** Scott Clark [<mailto:sclark@ledgewoodconstruction.com>]

**Sent:** Thursday, October 30, 2014 1:57 PM

**To:** [sfraser@foresidearchitects.com](mailto:sfraser@foresidearchitects.com)

**Subject:** Fwd: BP#2014-02356 850 Baxter Blvd. - Preliminary plan review comments

Sent from my iPhone

Begin forwarded message:

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

**Date:** October 30, 2014 at 12:55:54 PM EDT

**To:** <Clark Scott <[sclark@ledgewoodconstruction.com](mailto:sclark@ledgewoodconstruction.com)>

**Subject: Re: Fwd: BP#2014-02356 850 Baxter Blvd. - Preliminary plan review comments**

Scott,

Please see my response in red below.

Laurie

Laurie Leader  
Plan Review/Code Enforcement  
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>>> Scott Clark <[sclark@ledgewoodconstruction.com](mailto:sclark@ledgewoodconstruction.com)> 10/29/2014 3:03 PM >>>

Comments from design team for 850 Baxter Blvd.

SWC

Sent from my iPhone

Begin forwarded message:

**From:** Stephen Fraser <[sfraser@foresidearchitects.com](mailto:sfraser@foresidearchitects.com)>

**Date:** October 29, 2014 at 2:51:30 PM EDT  
**To:** 'Scott Clark' <[sclark@ledgewoodconstruction.com](mailto:sclark@ledgewoodconstruction.com)>, <[mburnes@foresidearchitects.com](mailto:mburnes@foresidearchitects.com)>  
**Cc:** Jim Fortin <[Jim@beckerstructural.com](mailto:Jim@beckerstructural.com)>, Mark Burnes <[mburnes@foresidearchitects.com](mailto:mburnes@foresidearchitects.com)>  
**Subject:** RE: BP#2014-02356 850 Baxter Blvd. - Preliminary plan review comments

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**From:** Scott Clark [<mailto:sclark@ledgewoodconstruction.com>]  
**Sent:** Wednesday, October 29, 2014 1:06 PM  
**To:** [mburnes@foresidearchitects.com](mailto:mburnes@foresidearchitects.com); [sfraser@foresidearchitects.com](mailto:sfraser@foresidearchitects.com)  
**Subject:** Fwd: BP#2014-02356 850 Baxter Blvd. - Preliminary plan review comments

Sent from my iPhone

Begin forwarded message:

**From:** Laurie Leader <[LRL@portlandmaine.gov](mailto:LRL@portlandmaine.gov)>  
**Date:** October 29, 2014 at 1:02:14 PM EDT  
**To:** <[sclark@ledgewoodconstruction.com](mailto:sclark@ledgewoodconstruction.com)>  
**Subject:** BP#2014-02356 850 Baxter Blvd. - Preliminary plan review comments

Scott,

I have begun the plan review for Seaside Rehabilitation and Health Care Center Lobby/Rehabilitation Renovation. Can you please clarify the following initial questions:

1. The occupant load for the rehabilitation center is 44 shown as persons. In your code analysis, please provide the calculations and basis for how this occupant load was arrived at. I have looked but don't see where 44 persons is shown anywhere. 42,773 sf / 240 sq ft / person equals 178 persons. **On sheet A001, in the rehabilitation center it states occupant load of 44 persons.**
2. Provide the Statement of Special Inspections. I have requested that Becker Structural Engineers provide this and initiate a contract with the Owner. **OK**
3. Plan sheet A001, the egress path is shown with arrows. Please explain how the travel distance from the farthest point was arrived at. The plans state the maximum travel distance is 107 feet but it is unclear how this was arrived at and the arrows showing travel distance are unclear as one line has arrows shown in both directions. 107 feet from the office noted to the front door along the path shown. Double arrows indicate travel at cross corridor doors as required. Certainly in this building, the center core provides so many exiting options, at least 6, the exiting

- paths could theoretically become a bit overlapped. OK
4. Please provide prescriptive specifications for walls, windows and roof structure to meet the energy code requirements where the roof structure is being removed and replaced with a new walls and roof enclosure for the enclosed rehabilitation facility. R values are listed on the statement of design sheets submitted previously. Roof: R41.4, Walls: 24.5 and Slab edge R10.0. Can you clarify where I can find the R values? I cannot seem to locate the statement of designs sheet you are referencing.

Thanks,  
Laurie

Laurie Leader  
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