

April 3, 2017

Jeanie Bourke
Inspections Department
City of Portland Maine
389 Congress Street
Portland, Maine 04101

**Baxter Academy Interior Fit-up - Response to Permit Review
Comments**

185 Lancaster Street, Portland, Maine

Jeanie,

Please see the attached revised drawings and Code review in response to your review comments.

Code Review:

- We added text (in blue) indicating the 1 hr fire separation provided between the Educational Use and the adjacent Business tenant uses.
- In regard to the water-fountain quantity we have 2 on the first floor and 2 on the second floor for a total of 4

G1-0 Title Sheet:

- We have added an aerial view with the Baxter Fit-up area highlighted in red.

A1-1:

- There are existing toilet partitions in the toilet 106 (they are shown on the revised plan)
- There is no door at the rear of room 110A, the tag near that wall is the room tag (I can see how it looks like a door tag but it's not). So the only door to that room is from the Great Room Side
- We have revised the wall and access hatch below the stair to be 1 hr fire rated, this is NOT to be used for storage but we wanted an access panel for access if the sprinkler head below the stair ever needed maintenance. I think the intent of 1009.6.3 is for if you are using the area below the stair for storage.

A1-2:

- We have revised the Dark Room sink to be accessible

A4-3:

- We have revised the kitchenette cabinetry to 34" aff.

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A4-5:

- We have provided an accessible sink in the Dark Room

A6-6:

- The window highlighted to be tempered is actually 3'-10" beyond the stair as it is the outside wall near the far run of the stair, so it is not adjacent to the stair run shown in the elevation.

Please feel free to contact me with any questions.

Sincerely,



Ryan Senatore, AIA LEED-AP

Principal

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