
Baxter - Removed stair to third floor

8 messages

Ryan Senatore <ryan@senatorearchitecture.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: Matthew Gagnon <mgagnon@landryfrenchconstruction.com>

Thu, May 11, 2017 at 4:26 PM

Jeanie,

We are proposing to remove one of the 2 stairs that go to the third floor at the Baxter Academy building See attached ASK-6 where we show a small ramp outside the dark room vestibule where the removed stair was. The third floor is going to be unused and we do never plan to use it. Basically it will be vacant space, it is sprinkled and has a fire alarm.

We wanted to make the city aware of this revision so when the inspection occurs it isn't a surprise.

Thanks,

Ryan

Begin forwarded message:

From: Reid Tozier <reid@senatorearchitecture.com>
Subject: Baxter - Removed stair to third floor - one roof access point
Date: May 11, 2017 at 4:21:27 PM EDT
To: Ryan Senatore <ryan@senatorearchitecture.com>

Reid Tozier

Ryan Senatore Architecture LLC.
565 Congress Street
Portland, ME 04101
W: 747-5159
C: 838-0927
www.senatorearchitecture.com

Ryan Senatore, AIA LEED-AP
Maine Licensed Architect
RYAN SENATORE ARCHITECTURE
207-650-6414
ryan@senatorearchitecture.com
www.senatorearchitecture.com

 **ASK-6 - SECOND FLOOR RE-DESIGN.pdf**

199K

Jeanie Bourke <jmb@portlandmaine.gov>
To: Ryan Senatore <ryan@senatorearchitecture.com>
Cc: Matthew Gagnon <mgagnon@landryfrenchconstruction.com>

Mon, May 15, 2017 at 2:57 PM

Hi Ryan,

Can you just provide some additional details, ie. the change in elevation, whether handrails are needed & installed, and please bubble the area to indicate the change. Is the ramp across the way on the original plans as new?

When these revisions are made, I will file with the approved documents.

Best,
Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

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ryan@senatorearchitecture.com
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Ryan Senatore <ryan@senatorearchitecture.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: Matthew Gagnon <mgagnon@landryfrenchconstruction.com>

Mon, May 15, 2017 at 3:07 PM

Jeanie,

Please see the attached sketch with notes for additional information.

Thanks,

Ryan

On May 15, 2017, at 2:57 PM, Jeanie Bourke <jmb@portlandmaine.gov> wrote:

Hi Ryan,

Can you just provide some additional details, ie. the change in elevation, whether handrails are needed & installed, and please bubble the area to indicate the change. Is the ramp across the way on the original plans as new?

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Baxter Plan Revision 11x17.pdf
1191K

Ryan Senatore <ryan@senatorearchitecture.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: Matthew Gagnon <mgagnon@landryfrenchconstruction.com>

Wed, May 24, 2017 at 11:11 AM

Jeanie,

Just following up, did you have a chance to review my additional notes?

Thanks,

Ryan

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[Quoted text hidden]

<Baxter Plan Revision 11x17.pdf>

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Jeanie Bourke <jmb@portlandmaine.gov>
To: Ryan Senatore <ryan@senatorearchitecture.com>

Wed, May 24, 2017 at 1:42 PM

My apologies Ryan, I did tag the email to get back to you.

Please see Sec. 1003.5 Elevation Change, for changes less than 12", if the ramp is greater than 1:20 and 6" or less, either handrails or contrasting floor finish materials is required.

What are the red rectangular marks? Is this the same change on the other side? If so the same details are required.

Let me know, thanks,
Jeanie

Ryan Senatore <ryan@senatorearchitecture.com>
To: Jeanie Bourke <JMB@portlandmaine.gov>

Wed, May 24, 2017 at 2:13 PM

Jeanie,

We will make the ramped areas a contrasting floor color. We will make sure all ramps without handrails have a contrasting floor color.

The red marks are where we are removing the old stair to the third floor which is abandoned and will have on access stair.

Thanks,

Ryan

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[Quoted text hidden]

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Jeanie Bourke <jmb@portlandmaine.gov>
To: Ryan Senatore <ryan@senatorearchitecture.com>

Thu, May 25, 2017 at 12:58 PM

Hi Ryan,

Ok, thanks, I have some recollection of seeing a plan with the 3rd floor space, but can't seem to find it. I realize this space is to remain vacant, under the control of the school, and labeled no access, but now an egress from that space is being removed.

Please send a copy of the 3rd floor with square foot area for additional contextual purposes indicating the stair is being removed.

Thanks,
Jeanie

Jeanie Bourke
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Team Leader

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Ryan Senatore <ryan@senatorearchitecture.com>
To: Jeanie Bourke <JMB@portlandmaine.gov>

Thu, May 25, 2017 at 1:38 PM

Jeanie,

Here is the 3rd floor plan, I don't show the interior partitions as I have not measured that floor in detail but this shows the stair to be removed.

Thanks,

Ryan

On May 25, 2017, at 12:58 PM, Jeanie Bourke <JMB@portlandmaine.gov> wrote:

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BAXTER 3RD FLOOR -8.5x11.pdf
8K