

Baxter Academy 561 Congress_revised drawings - jmb@portlandmaine.gov



Nancy Barba

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to me, Tim, kelli.pryor, damory1

Jeanie,

Please see the attached revised drawings, dated June 20, 2012, with my registration stamp, that we have just submitted to the city via proper permitting channels, as a revision to the plans currently in review.

Baxter Academy would like to make very modest renovations and repurpose some of their current spaces. This would create three new small classrooms and one small conference room, adding a net of 42 occupants to the facility. We have updated the life safety plans. These changes fit well within the current exiting capacities.

The bathroom changes proposed will bring this facility into compliance with the Maine State plumbing code by adding two fixtures in A small expansion to the current women's room, and three fixtures in a newly created men's room. The men's room space is created by reducing the size of the current darkroom.

For NFPA 101 review we will be sending these drawings to Richard McCarthy at the State Fire Marshal's office. As the re-purposed rooms are in the wider corridor area of the facility we believe these changes are consistent with his prior review which reconciled IBC and NFPA conflicts on a temporary basis, namely The need for 6 foot corridors.

Baxter Academy continues to be in negotiation and fundraising for additional space needs, and along with this submittal will be updating the State Fire Marshal on their progress as part of their required permit condition.

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