

**Laurie Leader - FW: BP#2014-02379 299 Presumpscot Street - Plan review comments**

---

**From:** "Thomas Blackburn" <teb@portland.twcbc.com>  
**To:** "laurie leader" <lrl@portlandmaine.gov>  
**Date:** 10/31/2014 2:07 PM  
**Subject:** FW: BP#2014-02379 299 Presumpscot Street - Plan review comments  
**CC:** "Ryan Senatore" <ryan@senatorearchitecture.com>  
**Attachments:** 1428 - Grime Studios - 299 Presumpscot - Code review copy.pdf; ATT00057.htm

---

Good afternoon Laurie, please see the attachments and language below in response to your questions. The ceiling will be suspended with acoustical tile upon which will be added 6" of either roxul insulation or an equivalent fiberglass with similar acoustical properties. I hope this answers your questions Thanks TEB

Thomas E. Blackburn  
 Portland, Maine  
 mobile 207-232-8134  
 fax 207-773-4404  
 teb@portland.twcbc.com  
 www.maineconstructionservices.com

---

**From:** Ryan Senatore [mailto:ryan@senatorearchitecture.com]  
**Sent:** Friday, October 31, 2014 12:33 PM  
**To:** Thomas Blackburn  
**Cc:** justin curtsinger  
**Subject:** Re: BP#2014-02379 299 Presumpscot Street - Plan review comments

Tom,

Please see the attached revised code analysis and responses:

1. Per section 505.2 and given the new floor plan layout, the area now referred to as mezzanine no longer qualifies as a mezzanine. Can you please revise the code analysis to indicate this change? (Per the code, this would be a story rather than mezzanine.)

Please see the attached Code Analysis revised to indicate the second story versus mezzanine designation

- 1.
2. Provide occupant load given the option you use for the second story (Offices have an occupant load of 100 gross where as if this was a break room the occupant load would be calculated with 15 net) and verify if the egress distance and number of exits are allowed given the use.

The occupant load for the second story is (787 sf) 8 occupants, this will be used as office space and not a break room thus we have used the 100 sf per occupant figure.

- 2.
3. Given the new partition layout, you provide new wall partitions but there is no detail regarding the ceilings of these new partitions. Please provide clarification and details on the ceilings of the rehearsal areas.

Tom please answer this one.