From: Marge Schmuckal
To: Ethan Boxer-Macomber
Date: 10/11/2005 2:51:05 PM
Subject: Ronald McDonald House

Ethan,
I have reviewed the submittal dated September 27,2005 from Stephen Fraser relating to required parking. The parking breakdown is correct under section 14-332. They are required 7.2 spaces and reportedly have 8 spaces. I do not see them on the submitted plans. I understand them to be under the main building. It might help to see those 8 pkg spaces on the plans.

Marge

CC: Marge Schmuckal

Scott Simons Architects

75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656

September 27,2005

Ethan Boxer-Macomber
City of Portland
Planning Division
389 Congress Street
Portland, ME 04101

Dear Ethan:

I have reviewed the City of Portland Comprehensive Plan and feel the proposed addition and renovations to the Ronald McDonald House of Portland, Maine, Inc. conform to 'and support several components of the Plan including, among other, that portion of the Comprehensive Plan addressing "Portland's Community Vision for the Future. For instance, this portion of the Comprehensive Plan identifies Portland as "the center for many regional service institutions which offer high quality medical care and an extensive range of social services for those in need." Additionally, the Plan identifies the goal to "build upon the distinctive fabric of Portland's built environment by rehabilitating historic resources..." The proposed project is consistent with the goals identified by the City.

The Ronald McDonald House has and will continue to provide compassionate services to family members with needs while their children are receiving medical care. Housing and meals are provided to families with a critically ill child who is hospitalised or receiving medical treatment for only $10 per night. Active volunteers, and donations support of this effort. This generosity is consistent with the Plan's vision for leading the region in caring for citizens in need.

The project includes the rehabilitation of a long abandoned and unsafe house into lodging rooms for guests staying at the Ronald McDonald House. This project will add six additional guest rooms to the 15 rooms currently available. The proposed renovations and additions, approved by the Historic Preservation Committee, respect the scale and character of this traditional neighborhood of single and multifamily housing units. The location affords guests the opportunity to walk to the nearby Maine Medical Center children's hospital. This is important because, in many instances, parents and family members are in Portland without the use of a car.

15 exist
6 New

The proposed design efficiently uses the available land and structures to the best use possible without expanding off site, displacing any current housing units and without adversely affecting the neighborhood. Six additional guest rooms will be added to the supply of mixed housing units encouraged by the city. These guest rooms will be used by families for stays that range from a few days to months at a time in length and fulfil a critical housing need.

Great efforts have been made to restore the Greek Revival house on Carleton Street in agreement with the request of the Historic Preservation Committee. The connector addition has been set back to reduce the impact on the adjacent neighbor and minimize the visual impact from the street. The design character is very much in keeping with the surroundings and creates a very functional expanded facility. Street improvements will extend brick sidewalk paving and add additional street trees.

The original construction of the Ronald McDonald House was part of the early revitalization efforts in this area of Brackett Street. We hope the completion of this long term god of revitalizing this vacant house will encourage continued renovations in the neighborhood and improve the overall quality of life in the area.

Similar to what we encountered in the zoning regulations, this facility doesn't fit clearly into any single use group. It is more than simply a lodging facility. It is a home away from for mothers, fathers, siblings and grandparents who come from Maine, New Hampshire as well as other states and countries to be close to their loved ones facing a health crisis. The Portland Ronald McDonald House si a special place to call home while offering unique and invaluable services to the region and beyond. The proposed project will enhance the services the community organization offers and improve the quality of life in the community.

To address the parking issue which was discussed at the workshop I will provide you with the following calculations. The site currently has 6 indoor parking spaces and 2 spaces to the side of the house on Carleton Street. In addition the Ronald McDonald House has a verbal agreement with Maine Medical Center to park 6-10 cars at their Carleton Street office lot. This lot is sometimes taken advantage of but the use of these spaces is not necessary to meet the requirements of the Land Use Code.

1 managers apartment: x 1.5	*1.5* spaces
600 sq ft office space / *400* sq ft	*1.5* spaces
21 lodging units / 5	4.2 spaces
Total required # of spaces	7.2 spaces
Total on site spaces	8 spaces

Sincerely,

Stephen Fraser

Relative and supporting chapters in the comprehensive plans are as follows:
Community Vision Sections I & II
P.26 Section VI Downtown Vision
P.43-45 Section I Housing
P.48 Section V Institutional Uses.

From: Marge Schmuckal
To: Marge Schmuckal; Sarah Hopkins
Date: 3/31/2006 1:45:59 PM
Subject: Re: Ronald McDonald House

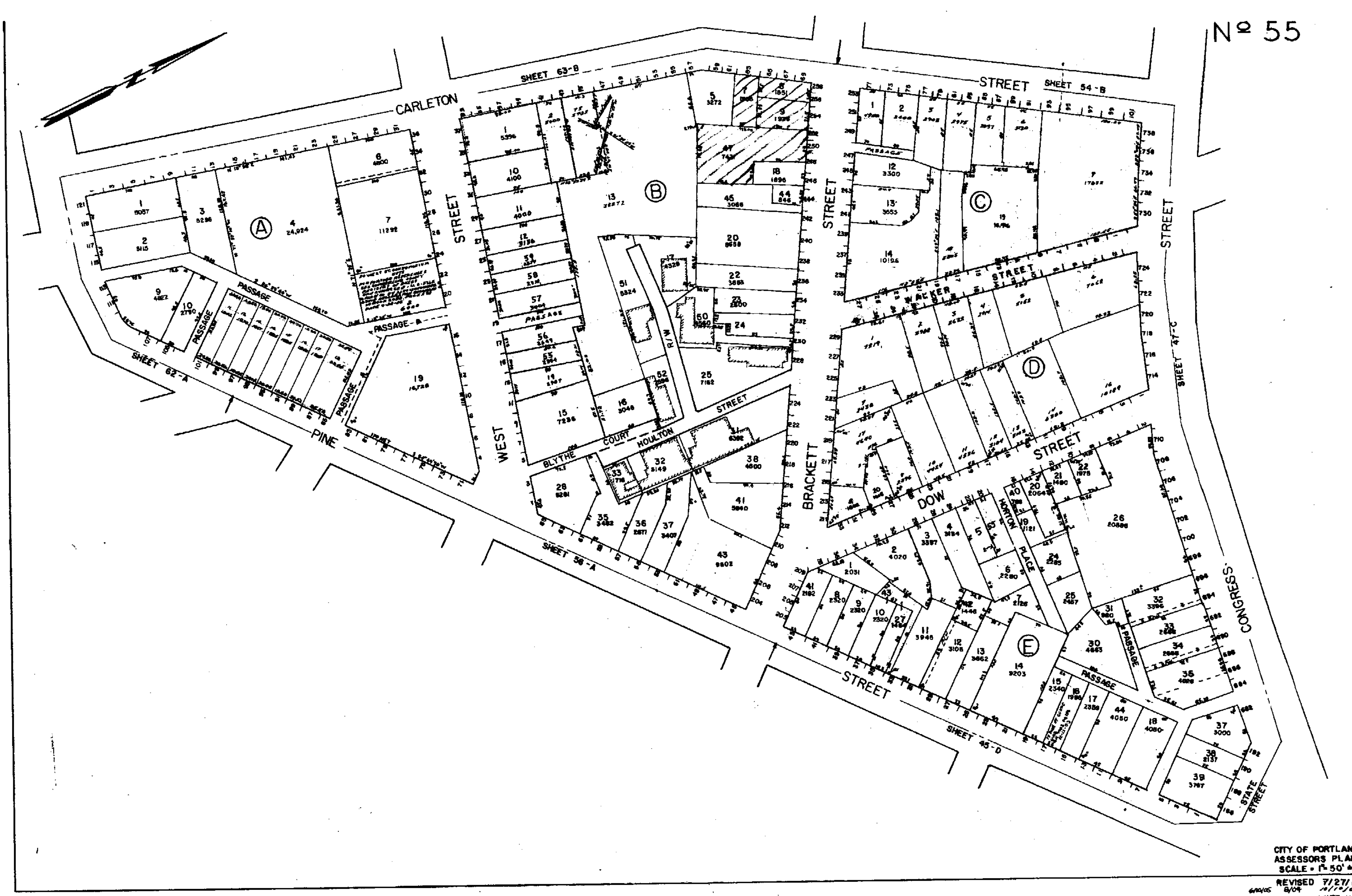
Sarah,
I called Steve Fraser & asked him about the parking. There are two parking spaces in a driveway at 63 Carleton which are not depicted on the plans. Steve is going to fax me something showing those two parking spaces.
I will then e-mail my ok.

Marge

>>> Marge Schmuckal 3/31/2006 1:38:18 PM >>>
Sarah,
I'm a little confused. The original submittal stated that there were 8 parking spaces being provided on site. Based on the manager's unit, 600 sq. ft of office space, 21 lodging units , 7.2 or seven spaces are required. On the currently plans that I have only 6 parking spaces are being shown. What happened to the other two parking spaces? One of those is required.

All the other contract zone requirement and R-6 zone requirements are being met.

Thanks,
Marge


Nº 55
CARLETON STREET
SHEET 63-B
SHEET 54-B
STREET
WEST STREET
BRACKETT STREET
WALKER STREET
DOW STREET
HORTON PLACE
BLYTHE COURT
HOULTON STREET
R/W
PASSAGE
PASSAGE - B
CONGRESS STREET
SHEET 47-C
STATE STREET
PINE STREET
SHEET 62-A
SHEET 56-A
SHEET 45-D
A
B
C
D
E
CITY OF PORTLAND
ASSESSORS PLAN
SCALE - 1"= 50'±
REVISED 7/27/82

From: Marge Schmuckal
To: PENNY LITTELL
Date: 3/15/2006 12:10:02 PM
Subject: Brackett St - Ronald McDonald House

Penny,
Can you get me a copy of the contract zone for this project?

Thank you too much.

Marge

Scott Simons Architects

75 York Street
Portland, Mains 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

TRANSMITTAL

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 3 2006
RECEIVED

dote: 3/31/2006
project: RMDH PHASE II: 2004-0320
subject: Parking

to : Marge Schmuckal
City of Portland
389 Congress Street
Portland, ME 04101

phone: (207) 874-8695
fax: (207') 874-8716

transmitted:

Quantity	Dated	Description
1		Sketch

via: ☐ Mail ☐ By Hand ☐ Courier ☐ Email ☐ Overnight ☐ Other ☒ Fax: _____ pages (Including this sheet)

remarks:

The attached sketch shows the locations of 8 total parking spaces. 6 inside the garage and 2 adjacent to the house on Carleton Street.

project: RMDH Phase II **date:** 3/31/2006
P2004-0320-D19755.doc

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 3 2006
RECEIVED

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy

2006-0043
Application I. D. Number

3/1/2006
Application Date

Ronald McDonald House of Portland 2
Applicant

P.O. Box 3928, Portland, ME 04101
Applicant's Mailing Address

Ronald McDonald House
Project Name/Description

Consultant/Agent

250 - 250 Brackett Street, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 780-6282 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

055 B007001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail
☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

Proposed Building square Feet or # of Units | Acreage of Site | **R6** Zoning

Check Review Required:

☐ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review
☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBNPB) ☐ Zoning Variance ☐ Other

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR - 2 2006
RECEIVED

Fees Paid: Site Pla **$400.00** Subdivision Engineer Review Date **3/1/2006**

Zoning Approval Status:

Reviewer Marge S. - Dunn.

☐ **Approved** ☐ **Approved w/Conditions** See Attached ☐ **Denied**

Approval Date | Approval Expiration | Extension to | ☐ Additional Sheets Attached

☐ Condition Compliance — signature — date

Performance Guarantee ☐ **Required'** ☐ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted — date | amount | expiration date
☐ Inspection Fee Paid — date | amount
☐ Building Permit Issue — date
☐ Performance Guarantee Reduced — date | remaining balance | signature
☐ Temporary Certificate of Occupancy — date ☐ Conditions (See Attached) — expiration date
☐ Final Inspection — date | signature
☐ Certificate Of Occupancy — date
☐ Performance Guarantee Released — date | signature
☐ Defect Guarantee Submitted — submitted date | amount | expiration date
☐ Defect Guarantee Released — date | signature

Scott Simons Architects

75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656

January 19,2006

Sarah Hopkins
City of Portland
Planning Division
389 Congress Street
Portland , ME 04101

Dear Sarah:

Please accept this package for site plan review for the Ronald McDonald House by the planning department staff. I apologize for the delay in submission but the holidays delayed getting final drawings from our consultants.

The proposed expanded Ronald McDonald House facility will contain 21 guest bedrooms, staff offices and a night staff apartment. In addition kitchen, dining and living room facilities exist for use by the house guest.

These guest rooms are offered to parents and immediate family members of children being treated at a local hospital. The length of stay can range from a week to several months in time depending on a number of factors.

Total land area of the site:	12,494 sq feet
Existing facility ground coverage:	7,413 sq feet
Existing facility floor area:	15,196 sq feet
Addition ground coverage:	938 sq feet
Addition floor area:	1,629 sq feet
Renovated house ground coverage:	590 sq feet
Renovated floor area:	1,574 sq feet
Total ground coverage:	8,941 sq feet
Total floor area:	18,399 sq feet

A contract zone was approved by The Portland City Council to allow a 3'-0 rear setback along the rear portion of the lot line adjacent to the house at 59 Carleton Street. The contract also

allows an increase in maximum lot coverage from 50% to 75% and a reduction of open space ratio from 20% to 15%. No other easements or variances were discussed as part of this project.

Solid waste is currently disposed of in a rolling dumpster located in the adjacent parking structure. This is wheeled to the street for periodic disposal pick-up. This trash disposal plan will remain.

The new and renovated portions of the facility will not connect directly into any street utilities. All utilities will connect through the existing facility and use the existing water, sewer, gas, electricity, telephone & CATV connections. A drain pipe from a new footing drain will be brought to the curb edge at Carleton Street for future connection by the City to a future storm water line.

No problems with topography or drainage are noted. The existing site drains toward the street and is picked up in a street manhole on Carleton Street, near the corner of Brackett Street. The existing site drainage patterns will not be changed. The water from the new flat roof will be connected by a roof drain and directed to the stormwater system. Reference the attached site plan by Deluca & Hoffman.

A lighting photometrics plans is included for the new exterior commercial fixtures. At the request of Deb Andrews, historic reproduction residential fixtures were selected for the Carleton Street house entry. Photometrics are not available for residential fixtures. Please review the attached cut sheet.

Estimated construction schedule is a follows.

May 2006	Start Construction
Nov 2006	Complete Site **Work**
Feb 2007	Complete Construction

List of all state and local approvals

State of Maine:	Barrier Free
State of Maine:	Life Safety Building Permit
City of Portland:	Historic Preservation (approved w/ conditions)
City of Portland:	Planning Board Zoning Amendment (approved)
City of Portland:	City Council Contract Zone (pending)
City of Portland:	Planning Board Site Plan
City of Portland:	Building Permit
City of Portland:	Plumbing Permit
City of Portland:	Electrical Permit
Ronald McDonald House:	Review and Authorization

We anticipate acquiring all City of Portland approval by the end of February. Applications for construction permits will be submitted in April.

Sincerely,

Stephen Fraser

RMDH Phase II: **2004-0320**
P2004-0320-D18171.doc

Search Results

Search Results for: "8440-28"

Indoor Lighting

Outdoor Lighting

Outdoor Wall Lanterns
Outdoor Ceiling Lighting
Outdoor Pendants
Outdoor Ceiling Fans
Outdoor Post Lanterns
Energy Star Lighting
Outdoor Accessories
House Signs
Outdoor Spot Lights
Landscape Lighting
Dark Sky Lighting

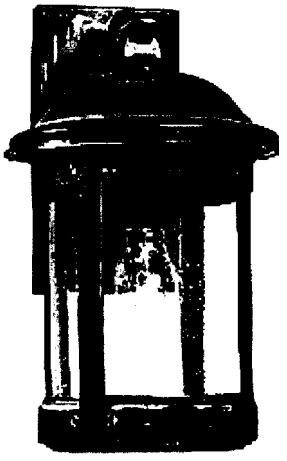
Ceiling Fans

ENERGY STAR

Ambiance Lighting

Order Our Catalog

8440-28 - Single-Light HSS CO-OP Outdoor Wall Lantern



Find A Store Buy Online

<printer friendly version>

HSS CO-OP Aged Brass Collection


Outdoor Lighting


Outdoor Lighting


Outdoor Lighting


Outdoor Lighting


Pendant Lighting

Craftsman style wall lantern in aged solid brass and clear seeded glass. Hand-engraved insignia.

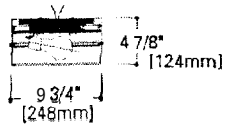
Finish:	Aaed Brass
Glass:	Clear Seaded Glass
Collection:	H.S.S. CO-OP Aaed Brass
Category:	Outdoor Liahtinq
Size:	Width: 8 1/4" Height: 13 1/2" Extends: 8 1/2" Height from center of outlet box: **4** 3/4"
Light Bulb(s):	1 - Medium Base 100 W Max 120 Volts Lamp - Bulb(s) Not Included Clear Bulb Recomended
Installation:	Download Instruction Sheet (English) Download Instruction Sheet (French)
Replacement Glass:	Replacement alass link for 8440-28

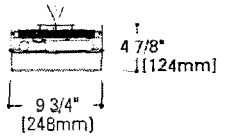
HALO"

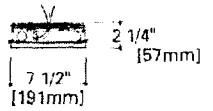
DESCRIPTION - SURFACE LEXAN

Surface Lexan units are available in incandescent **and** compact fluorescent units. The rounds and squares feature a black extruded base and a lexan diffuser secured with tamper resistant screws (order SD2925 screwdriver for removing and installing tamper resistant screws). The surface rectangles feature a black **die** cast base and a smoke (H2560) or opal lexan diffuser.

Catalog #	Type
Project	
Comments	
Prepared by	Date







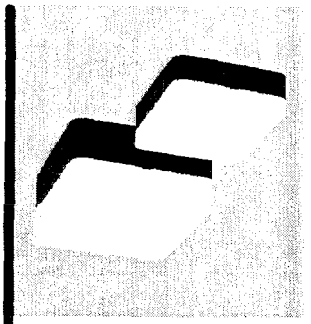
ORDERING INFORMATION

SAMPLE NUMBER: H2540

Fixture

H2450	= 10" Wall or Ceiling Mount Square, 60W A19 (Damp Location)
H2450EFL21	= 10" Wall or Ceiling Mount Square, 21W 2D fluorescent lamp (Damp Location)
H2451	= 10" Wall or Ceiling Mount Square, 22W Circline Fluorescent (Damp Location)
H2452	= 7 1/2" Wall or Ceiling Mount Square, 20W Circline Fluorescent (Damp Location)

NOTE: Compact fluorescent units **are** 120V AC only



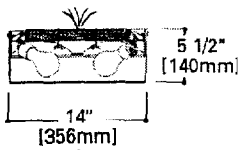
H2540, H2541, H2542

WALL OR CEILING MOUNT

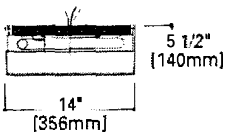
10", 7 1/2" SQUARE

DIMENSIONS

Incandescent



Compact Fluorescent



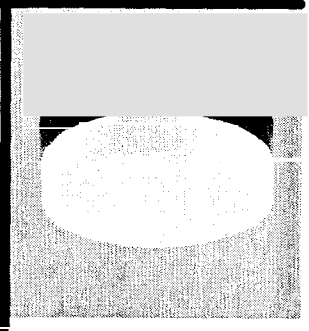
ORDERING INFORMATION

SAMPLE NUMBER: H2552

Fixture

H2552	= 14" Wall or Ceiling Mount Round, for (2) 60W A19 (Damp Location)
H2552FL28	= 14" Wall or Ceiling Mount Round, for 28W 2D Compact Fluorescent lamp (Damp Location)
H2552EFL28U	= 14" Wall or Ceiling Mount Round, 120/277V Electronic Ballast, for 28W 2D Compact Fluorescent lamp (Damp Location)
H2553	= 14" Wall or Ceiling Mount Round, for 22/32W Circline Fluorescent lamp (Damp Location)

NOTE Compact fluorescent units are 120V AC only (except H2552EFL28U)



H2552, H2553

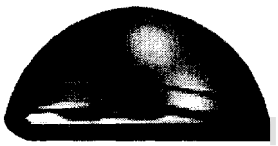
WALL OR CEILING MOUNT

14" ROUND

H2552-FL28

ADV041899

COOPER LIGHTING - LUMARK®



IP IMPACT QUARTER SPHERE

50-175W
High Pressure Sodium
Metal Halide

26-52W
Compact Fluorescent

FULL CUTOFF
WALL MOUNT LUMINAIRE

Two-piece die-cast aluminum housing

- Rigid steel mounting attachment fits directly to 4" J-Box or wall with "Hook-N-Lock" mechanism for quick installation
- HID luminaires supplied with high power factor ballast with Class H insulation. Minimum starting temperatures are -40°C (-40°F) for HPS and -30°C (-20°F) for MH. Compact Fluorescent luminaires feature program start, high efficient multi-voltage 50/60Hz ballast with -18°C (0°F) minimum starting
- Die-cast door features 1/8" heat- and impact-resistant clear tempered glass lens. Hinged door secured in place via two (2) captive fasteners
- Durable polyester powder coat finish. Standard color is bronze. Other finish colors available

U.L. listed for wet locations. **CSA** certified

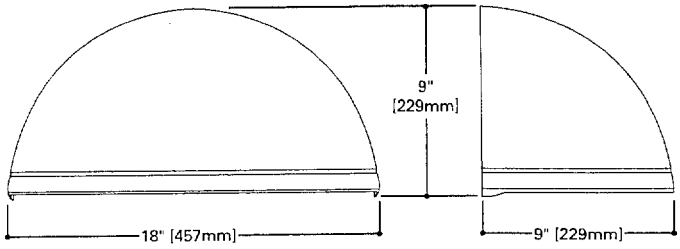
- Approximate net weight: 18 Ibs. (8 **kgs.**)

COOPER LIGHTING

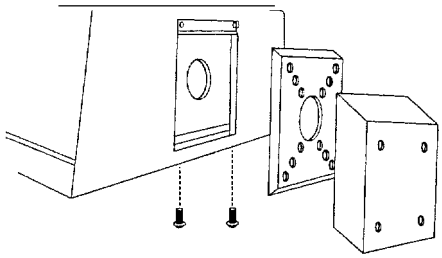
DESCRIPTION

The *IMPACT* Quarter Sphere cutoff wall luminaire has a traditional style of spherical form with geometrical symmetry and balance that gives a blended form to complement site design. U.L. Listed and CSA Certified for wet locations in down mount applications and damp locations in up mounted applications.

DIMENSIONS



HOOK-N-LOCK MOUNTING (Mounting attachment included. J-Box not included.)



Dark Sky Friendly

ORDERING INFORMATION

SAMPLE NUMBER: MHIP-S-150-MT-LL

Lamp Type	Fixture Type	Fixture Shape	Lamp Wattage	Voltage[1]	Options & Accessories
MH=Metal Halide HP=High Pressure Sodium PL=Compact Fluorescent	IP=IMPACT	S=Quarter Sphere	HID[1] 50=50W[2] 70=70W[2] 100=100W 150=150W 175=175W[4] Compact Fluorescent 26/32/42=26, 32, or 42W 52=52W[5]	120V 208V 240V 277V 347v 480V DT=Dual-Tap[7] MT=Multi-Tap[8] TT=Triple-Tap[9] E=Electronic Ballast[10]	(See Below)

STOCK SAMPLE NUMBER (Lamp Included)

SAMPLE NUMBER: MHIS17

Lamp Type	Fixture Type[11]	Lamp Wattage
HP=High Pressure Sodium MH=Metal Halide	IS=IMPACT Quarter Sphere	10=100W 15=150W 17=175W

NOTES: Options not available With stock products. **Order** Accessories as separate items for field installatior Refer to standard ordering information to add options **and** accessories.

Options (add as suffix) [12]
Q=Quartz Restrike [13]
EM/SC=Emergency Separate Circuit [13]
EM/SC/12V=Emergency Separate Circuit (12V) [14]
F1=Single Fuse—120, 277 or 347V (Must Specify Voltage)
F2=Double Fused—208 or 240V (Must Specify Voltage)
TR=Tamper Resistant Screw (Door and Mounting Plate)
PE=Button Photocontrol (Must Specify Voltage)
LL=Lamp Included (Must Specify Wattage on PL) [15]
BK=Black
SY=Silver
WH=White

NOTES: 1 Ail HID lamps are medium-base. 2 Available only in 120, 277V and Dual-Tap. 3 Not available in 480V. 4 Metal Halide construction only. 5 (2) 26W quad tube lamps only 6 HID products also available in non-US voltages and 50Hz for international **markets.** Consult your Cooper Lighting Representative for availability and ordering information 7 Dual-Tap ballast are 120/277V wired 277V 8 Multi-Tap ballast are 120/208/240/277V wired 277V. 9 Triple-Tap ballast arc 120/277/347V wired 347V. 10 Supplied with 120V through 277V 50/60Hz for Compact Fluorescent. 11 Painted bronze Supplied with lamp and Multi-Tap HPF **ballast wired** 277V. 12 Must be listed in the order **shown** and seperated by a dash. 13 The power might need to cycle and allow HID lamp to cool in warm climates. Available for l 0 and 100W HID lamps only. 14 Supplied with 12V Bi-pin socket for connection to emergency battery pack (supplied by others) that will operate up to a **35W** MR16 lamp. 15 Lamp is shipped separate from luminaire. Lamp is Cooper designated product based on luminaire requirements. Specified lamps must be ordered as a Separate line item. 16 For complete product data. reference the Lumark Specification binder 17 Specifications and dimensions subject to change without notice. 18 Products also available in non-US voltages and frequencies for international markets 19 Consult your Cooper Lighting Representative for availability and ordering Information.

EROSION AND SEDIMENTATION CONTROL REPORT

Prepared for:

Ronald McDonald House
***C/o* Scott Simons Architects**

Prepared by:

DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, Maine 04106
(207) 775-1121
dhai@delucahoffman.com

December 2005

TABLE OF CONTENTS

Attachments

A Seeding Plan

EROSION AND SEDIMENTATION CONTROL REPORT

I. Introduction

The proposed project includes the building renovations and additions construction and the construction of new surfaces on the existing Ronald McDonald House property *off* 250 Brackett Street in Portland. Less than 0.5 acres of new impervious surface will be constructed.

II. Existing Site Conditions

The project site consists of multiple lots identified on the City of Portland Assessor's Map 55 as Lots 7, 8, 9 & **47** in block B. The approximately 0.29-acre site is located at the corner of Brackett and Carleton Streets in Portland, Maine and consists of two existing buildings, multiple driveways, existing parking and lawn areas. The site setting is entirely urban and all stormwater runoff sheets towards the streets and the City's existing catch basin collection systems.

Originally the soils within the project area were Hinckley Gravelly sandy loam belonging to the Hydrologic Soils Group A.

III. Overview of Soil Erosion and Sediment Concerns

The susceptibility of soils to erosion is indicated on a relative " K scale of values over a range of 0.02 to 0.69. The higher values are indicative of the more erodible soils. The Medium Intensity Soils Map included in the application shows the types of soils on the parcel. The following table lists the soils and their K values:

	K Factor & Permissible Velocity		
Soil Type	K Factor (10" – 20")	Permissible Velocity (fps) Bare	Permissible Velocity (fps) Vegetated
Hinckley	0.13	1.5	3.5

Based on a review of the K values, the onsite soils are only moderately susceptible to erosion.

The primary emphasis of the erosion/sedimentation control plan to be implemented for this project is as follows:

1. Development of a careful construction sequence.
2. Rapid revegetation of denuded areas to minimize the period of soil exposure.
3. Rapid stabilization of drainage paths to avoid rill and gully erosion.
4. The use of onsite measures to capture sediment (mulch, hay bales/silt fence, etc.).

IV. Description and Location of Limits of All Proposed Th[illegible]

The construction will mainly include site preparation and demolition, construction of drainage measures, hard surface construction, and final surface restoration. The general earthwork sequence is as follows:

1. Construction of the hard surface areas to subgrade.
2. Grub and prepare building pad subgrade.
3. Foundation preparation and construction.
4. Building construction.
5. Utilities installation.
6. Import gravel for hard surface area subbase and base sections.
7. Complete Hard areas to surface.
8. Install curbing and complete surface course paving.
9. Complete building work.
10. Complete landscaping.

V. Existing and Proposed D Features

The site is presently developed and in a stabilized condition. Stormwater runoff is conveyed via overland flow across the site's paved areas and lawn areas onto the adjacent streets. Catch basins are presently located at roadway sags along Brackett and Carleton Street.

The drainage features designed into the proposed development maintain sheet flow as much as possible to avoid erosion caused by concentrated flow. The runoff from new impervious surfaces will be maintained in a sheet flow pattern to the street lines where it will enter gutter flow and be directly towards the existing catch basins.

During construction, the majority of the excavation area necessary for the box cut sections of the hard surface areas will be internally draining; therefore, the primary emphasis of the erosion control plan is to minimize the tracking of mud onto the adjacent streets.

The following erosion and sedimentation control plan details the measures for erosion control and sedimentation control during construction.

VI. Erosion/Sedimentation Control Devices

The following erosion and sediment control devices will be implemented by the Contractor as part of the site development. These devices shall be installed as indicated on the plans or as described within this report. For further reference, see the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices.

1. Siltation fence or barrier shall be installed downstream of any disturbed areas to trap runoff-borne sediments until the site is revegetated. The silt barrier shall be installed per the detail provided in the plan set and inspected immediately after each rainfall, and at least daily during prolonged rainfall. Repairs shall be made immediately by the Contractor if there are any signs of erosion or sedimentation below the fence line. Proper placement of stakes and fabric into the ground is critical to the fence's effectiveness. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind the fence, the barrier shall be replaced

with a stone check dam. Silt fence may be required along sections of the adjacent property boundaries if sediment transport is identified during the work.

2. Straw or hay mulch including hydroseeding is intended to provide cover for denuded or seeded areas until revegetation is established. Mulch placed on slopes of less than 10 percent shall be anchored by applying water; mulch placed on slopes steeper than 10 percent shall be covered with a fabric netting and anchored with staples in accordance with the manufacturer's recommendations. Slopes steeper than 3:1, which are to be revegetated, shall receive curlex blankets by American Excelsior or equal. Mulch application rates are provided in Attachment A of this section. Hay mulch shall be available on site at all times in order to provide immediate temporary stabilization when necessary.

3. Stone sediment traps or a premanufactured SiltSack™ will be installed at catch basin inlets to prevent silt from entering the storm drain system. Installation details are provided in the plan set on the erosion control detail sheets.

4. A construction entrance will be constructed at all access points onto the construction areas of the site to prevent tracking of soil onto any adjacent streets. The Contractor shall be prepared to sweep the existing parking areas and adjacent streets as necessary.

5. Loam and seed is intended to serve as the primary permanent revegetative measure for all denuded areas not provided with other erosion control measures such as riprap. Application rates are provided in Attachment A of this section.

VII. Temporary Erosion/Sedimentation Control Measures

The following are planned as temporary erosion/sedimentation control measures during construction:

1. A crushed stone-stabilized construction entrance shall be placed at the site access from interior paved areas.

2. Siltation fence or an organic sediment barrier may be required along the downgradient side of earthwork activities to prevent sediment transport onto adjacent streets or adjacent properties. Silt fencing with a minimum stake spacing of 6 feet should be used, unless the fence is supported by wire fence reinforcement of minimum 14 gauge and with a maximum mesh spacing of 6 inches, in which case stakes may be spaced a maximum of 10 feet apart. The bottom of the fence should be properly anchored a minimum of 6" per the plan detail and backfilled. Any silt fence identified by the owner or reviewing agencies as not being properly installed during construction shall be immediately repaired in accordance with the installation details.

3. Temporary stockpiles of grubbings or common excavation will be protected as follows:

   a) Temporary stockpiles shall be located away from drainage swales and street lines.

b) Stockpiles shall be stabilized within 7 days by either temporarily seeding the stockpile with a hydroseed method containing an emulsified mulch tackifier, or by covering the stockpile with mulch.

4. For work that is conducted between November 1 and April 15 of any calendar year, all denuded areas will be covered with hay mulch, applied at twice the normal application rate and anchored with a fabric netting. The time period for applying mulch shall be limited to 7 days for all areas or immediately in advance of a predicted rainfall event.

5. Adjacent streets and on-site paved surfaces shall be swept to control mud and dust as necessary. A street sweeper shall be available on immediate notice if deemed necessary.

6. Equipment encroachments into areas outside the limit of work shall be minimized.

VIII. Timing and Sequence of Erosion/Sedimentation Control Measures

The following construction sequence shall be required to ensure the effectiveness of the erosion and sedimentation control measures is optimized. The sequence applies to all phases of construction.

Note: For all grading activities, the contractor shall exercise extreme caution not to overexpose the site by limiting the disturbed area.

1. Install crushed-stone-stabilized construction entrance from the interior paved areas.
2. Delineate excavation limits for the new building, parking and driveway areas.
3. Perform earthwork to establish subgrade elevations.
4. Complete earthwork and grading to subgrade as necessary for building and parking lot construction.
5. Complete foundation construction and utilities installation.
6. Install subbase and base gravels within parking lot and driveways.
7. Install curbing where indicated.
8. Loam, lime, fertilize, seed and mulch disturbed areas and complete all landscaping.
9. Install surface course paving for drive aisle areas. Stripe per plans.
10. Remove accumulated sediment from ahead of any sediment barriers as necessary.
11. Once the site is stabilized and a 90% catch of vegetation has been obtained, remove all temporary erosion control measures.
12. Touch up loam and seed.

Note: All denuded areas not subject to final paving, riprap or gravel, shall be revegetated.

The project will be constructed by a General Contractor under contract to the applicant. The Contractor shall submit a schedule for the completion of the work that will satisfy the following criteria:

1. The above construction sequence should generally be completed in the specified order; however, several separate items may be constructed simultaneously. Work must also be scheduled or phased to minimize the extent of the exposed areas as specified below. The intent of this sequence is to provide for erosion control and to have structural measures such as silt fence and construction entrances in place before large areas of land are denuded.

2. The work shall be conducted in sections which will:

   a. Limit the amount of exposed area to those areas in which work is expected to be undertaken during the proceeding 30 days.

   b. Revegetate disturbed areas as rapidly as possible. All areas shall be permanently stabilized within 7 days of final grading or before a predicted storm event; or temporarily stabilized within 7 days of initial disturbance of soil for areas within 100 feet of a wetland and 14 days for all other areas.

For all work that will be conducted between November 1 and April 15 of the calendar year, the Contractor shall submit a schedule that will satisfy the following criteria:

1. Limit the amount of exposed area to those areas in which work is expected to be undertaken during the proceeding 15 days.
2. During the construction process, all disturbed areas shall be covered with mulch within *7* days of final grading.
3. Once final grade has been established, the contractor may choose to dormant seed the disturbed areas prior to placement of mulch and placement of fabric netting anchored with staples.

   a. If dormant seeding is used for the site, all disturbed areas shall receive **4"** of loam and seed at an application rate of 5#/1,000 s.f.

      All areas seeded during the winter months will be inspected in the spring for adequate catch. All areas not sufficiently vegetated (less than *75* percent catch) shall be revegetated by replacing loam, seed and mulch.

   b. If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.

4. The area of denuded, non-stabilized construction shall be limited to the minimum area practicable. An area shall be considered to be denuded until the subbase gravel is installed in the paved areas, the base slab gravel is installed in building areas, or the areas of future loam and seed have been loamed, seeded, and mulched. The mulch rate shall be twice the rate specified in the seeding plan. [For example, 115#/1,000 s.f. x 2 = 230#/1000 s.f.]

The Contractor must install any added measures that may be necessary to control erosion/sedimentation from the site dependent upon actual site and weather conditions.

X. Conference

Prior to any construction at the site, representatives of the Contractor and the Development Review Coordinator shall arrange for and meet with the Owner to discuss the scheduling of the site construction. By or before that meeting, the Contractor will prepare a detailed schedule and a marked-up site plan indicating areas and components of the work and key dates showing date of disturbance and completion of the work. If disturbed areas are not to be finished (loamed, seeded, and mulched) within seven (7) days, the scheduling shall indicate those areas to be protected with temporary seeding/mulch. A copy of the schedule and marked-up site plan shall be provided to the Owner. Temporary seed mixture shall be annual rye grass applied at the rate of 0.9 lbs/1,000 sq. ft.

XI. Attachments

Attachment A – Seeding Plan

ATTACHMENT A

Seeding Plan

PERMANENT SEEDING PLAN AREAS

Project Ronald McDonald House

Site Location 250 Brackett Street, Portland. Maine

X Permanent Seeding _____ Temporary Seeding

1. Area to be seeded: 0.10 acre, OR _____ M Sq. Ft.
2. Instructions on preparation of soil: Prepare a good seed bed for planting method used.
3. Apply lime as follows: _____ #/acres, OR 138#/M Sq. Ft.
4. Fertilize with _____ pounds of - - N-P-Wac. OR
   15 pounds of 10 - 20 - 20 N-P-WM Sq. Ft.
5. Method of applying lime and fertilizer: Spread and work into the soil before seeding
6. Seed with the following mixture:

   45% Kentucky Bluegrass
   45% Creeping Red Fescue
   10% Perennial Ryegrass

When using small grain as nurse crop seed it at one-half the normal seeding rate.

7. Mulching instructions: Apply at the rate of _____ tons per acre. OR
   115 pounds per M. Sq. Ft.

	Amount	Unit #, Tons. Etc.
8. TOTAL LIME.....	138	#/1000 sq. *ft.*
9. TOTAL FERTILIZER.....	.18.4	#/1000 sq. ft.
10. TOTAL SEED.....	1.03	#/1000 sq. *ft.*
11. TOTAL MULCH.....	115	#/1000 sq. ft.
12. TOTAL other materials, seeds, etc.....		

13. REMARKS

- Spring seeding is recommended, however, late summer (prior to September 1) seeding can be made. Permanent seeding should be made prior to August *5* or as a dormant seeding after the first killing frost and before the first snowfall. If seeding cannot **be** done within these seeding dates, temporary seeding and mulching shall be used to protect the site. Permanent seeding shall be delayed until the next recommended seeding period.

- Fertilizer requirements shall be subject to actual test results of the topsoil used for the project. The Contractor shall be responsible for providing topsoil test results for pH and recommended fertilizer application rates to the owner.

TEMPORARY **SEEDING** (WINTER CONSTRUCTION ONLY)

Project Ronald McDonald House

Site Location 250 Brackett Street, Portland, Maine

_____ Permanent Seeding **X** Temporary Seeding

1 Area to be seeded: 0.1 acre, OR _____ M Sq. Ft.

2 Instructions on preparation of soil: Prepare a good seed bed for planting method used.

3 Apply lime as follows: _____ #/acres, OR 138#/M Sq. Ft.

4 Fertilize with _____ pounds of - - N-P-Wac. OR

18.4 pounds of 10 - 20 - 20 N-P-WM Sq. Ft.

5 Method of applying lime and fertilizer: Spread and work into the soil before seeding.

6 Seed with the following mixture:

50% Perennial Ryegrass
50% Winter Rye

When using small grain as nurse crop seed it at one-half the normal seeding rate.

7 Mulching instructions: Apply at the rate of _____ tons per acre. OR
230 pounds per M. Sq. Ft.

	Amount	Unit #, Tons, Etc.
8 TOTAL LIME.....	138	#/1000 sq. ft.
9 TOTAL FERTILIZER.....	13.8	#/1000 **sq.** ft.
10 TOTAL SEED.....	1.75	#/1000 sq. ft.
11 TOTAL MULCH.....	230	#/1000 sq. ft.
12 TOTAL other materials, seeds, etc.....		

13 REMARKS

- Recommended seeding dates after August 15.
- For areas with slopes >10%, and fall and winter erosion control areas, mulch netting shall be used per manufacturer's specifications.

Fertilizer requirements shall be subject to actual test results of the topsoil used for the project. The Contractor shall be responsible for providing topsoil test results for pH and recommended fertilizer application rates to the owner

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- TRAFFIC STUDIES AND MANAGEMENT

December 15,2005

Mr. Stephen Fraser
Scott Simons Architects
75 York Street
Portland, Maine 04101

Subject: Ronald McDonald House
Stormwater Management Review

Dear Stephen:

DeLuca-Hoffman Associates, Inc. has reviewed the existing conditions pertaining to the proposed Ronald McDonald House expansion. The project site is located at the corner of Carleton and Brackett Streets in the City of Portland's west end. The development site is characterized by previous activities including multiple buildings and more recently the demolition of former structures that have been replaced with yard and garden areas. The development site consists of multiple lots with a total area of approximately 0.29 acres. Based on a 1993 site survey by Owen Haskell Inc., the site formerly contained at least four structures of either wood-framed construction or brick. Subsequent to that survey, site development activities included demolition of two structures on the immediate comer of Brackett and Carleton Streets to allow for expansion of the Ronald McDonald House and creation of a yard area. These activities now account for the site's existing conditions.

The proposed project involves further expansion of the Ronald McDonald House including building construction and a modest amount of sidewalk and driveway reconstruction.

There are no known problems with drainage or topography on the subject parcel except for some isolated surface conditions in the courtyard that create minor ponding of runoff. The site's drainage regime consists of sheet flow off the building roofs and pavement surfaces. Runoff is generally shed towards the streets where it collects in at least three existing catch basins within both Carleton and Brackett Streets. To improve drainage within the courtyard, a field drain inlet is proposed with a pipe outlet onsite. This water will simply continue to sheet flow off the site onto the street gutters and existing catch basins.

The project will result in no net additional impervious area since the expansion will be within an area that was previously identified as building space. Furthermore, the courtyard area at the property corner will remain, thus reducing the roof or hard surface coverage fi-om its historic levels when four buildings were positioned on the site. The drainage patterns for the site will remain unchanged and all surface water runoff will be directed towards the streets. Since the project will not generate a significant increase in runoff volumes or peak discharges, no further

analysis has been prepared. As part of this application, a waiver is requested for any further study or mitigation measures associated with stonnwater quantity or quality control.

We understand the project drawings will include the placement of a foundation underdrain and sump pit within the building addition. This system may discharge to the existing sanitary sewer connection since the drainage system in the adjacent streets is a combined system. The City of Portland will require, however, a separate stub out to the street for the foundation drain and sump drain, so that in the event that the street system is separated, these systems can be taken off the sewer line and directly connected into a new street drainage system. In the interim, the architectural and mechanical drawings should provide the necessary interior building connections, clean-outs and traps for tying into the internal plumbing while allowing for future separation and tie in to the street. The Site plan prepared by the office depicts the drain stub for the future connection as extending from the expansion to the Carleton Street ROW. This line will simply be capped and location tie lines recorded for the City.

We trust this letter will satisfy the City's requirements as evidence of the site's drainage and runoff conditions.

If you have any questions please call this office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Stephen Bushey, PE
Senior Engineer

SRB/sq/JN2644/Fraser-**12**-15-05

Attachments: Predevelopment map (Owen Haskell Survey)
Postdevelopment map

City of Portland, Maine
Department of Planning and Development
Contract Zone Application

Application ID: 802 **Application Date:** 05/31/2005 **CBL:** 055 B007001 **Property Location:** 250 Brackett Street

Applicant Information:

Scott Simons Architects
Name

Business Name

75 York Street
Address

Portland, ME 04101
City, State and Zip

207-172-4656 207-828-4656
Telephone **Fax**

Applicant's Right, Title or Interest in Subject Property:

Architect

Current Zoning Designation: R6

Property Owner:

Ronald Mcdonald House Of Portland
Name

250 Brackett St
Address

Portland, ME 04102
City, State and Zip

Telephone **Fax**

Amendment A ☐ _____

Amendment B ☐ _____

Amendment C ☐

Section 14: _____

Existing Use of Property:

Ronald MacDonald House lodging facility with 16 guestrooms and a night manager apartment.

Proposed Use of Property:

Resore the abandoned greenhouse on Carleton Street to mee the requirement of historic preservation. Construct a connector addition with elevator. Additional spaces will include 6 guestrooms with private baths, offices and a teen room in the basement.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN - 1 2005
RECEIVED

Marge S. - Drop.

Zoning Approval

REVIEW TYPE: Committee Review

RECOMMENDATION DATE: _____ **APPROVAL DATE:** _____ **ENACTMENT DATE:** _____

From: Ethan Boxer-Macomber
To: John Peverada ; Marge Schmuckal
Date: 10/3/2005 5:36:05 PM
Subject: Ronald McDonald House

At the last workshop, the PB requested memos from the two of you regarding the adequacy of the on-site parking at this facility.

Marge, I will put plans in your box which include a clear parking analysis. Do you find the project consistent with the requirements of 14-332?

John, are you aware of any ongoing parking problems related to the facility?

The report is due this Friday- perhaps you could each send me a quick memo on the topic?

Thank you.

Ethan

Ethan Boxer-Macomber, AICP
Planner
City of Portland Planning Division
389 Congress Street
Portland, ME 04101

Tel: 207.756.8083
Fax: 207.756.8258

CC: Sarah Hopkins

APPLICATION FOR ZONING AMENDMENT
City of Portland, **Maine**
Department of Planning and Development
Portland Planning Board

1. **Applicant** Information:

SCOTT SIMMONS ARCHITECTS
Name

75 YORK STREET
Address

PORTLAND, ME 04101

772-4656 828-4656
Phone Fax

2. Subject Property:

250 BRACKETT ST
Address

PORTLAND, ME 04101

No 55 B 7, 8, 9 & 47
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: ____ Applicant ____ Other

Name ROBIN CHIBROSKI EXEC DIRECTOR
RONALD MACDONALD HOUSE
STAND BY ME, INC
Address

P.O. Box 3928
PORTLAND, ME 04101

780-6262 780-0198
Phone Fax

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

ARCHITECT

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase os lease the subject property.)

5. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map os Parcel Map as a source.)

6. Existing Use:

Describe the existing use of the subject property:

RONALD MAC DONALD HOUSE LODGING FACILITY WITH 15 GUEST ROOMS AND A NIGHT MANAGER APARTMENT.

7. Current Zoning **Designation(s):**

8. **Proposed Use of Property** Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

RESTORE THE ABANDONED GREEN HOUSE ON CHARLESTON STREET TO MEET THE REQUIREMENT OF HISTORIC PRESERVATION. CONSTRUCT A CONNECTOR ADDITION W/ ELEVATOR. ADDITIONAL SPACES WILL INCLUDE 6 GUEST ROOMS W/ PRIVATE BATHS, OFFICES AND A TEEN ROOM IN THE BASEMENT.

9. **Sketch Plan:** On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

10. **Proposed** Zoning: Please check all that apply:

A. _____ Zoning Map Amendment, from _____ to _____

B. _____ Zoning Text Amendment to Section 14-_____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (~~example~~), and language to be added is depicted with underline (example).

C. ___✓___ Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

11. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

_____	Zoning Map Amendment	$2,000.00
_____	Zoning Text Amendment	$2,000.00
_√__	Contract/Conditional Rezoning	
	Under 5,000 sq. ft.	$1,000.00
	5,000 sq. ft. and over	$3,000.00
	Legal Advertisements	percent of total bill
	Notices	.55 cents each
	(receipt of application, workshop and public hearing)	

NOTE: Legal notices placed in the newspaper are required by State Statue and local ordinance. Applicants are billed directly by the newspaper for these notices.

12. **Signature:** The above information is true and accurate to the best of my knowledge.

May 24, 2005
Date of Filing

Signature of Applicant
Scott Simons Architects

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant *In* writing prior to the submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine

Effective: July 6, 1998

Scott Sirnons Architects

75 York Street
Portland, Maine 04101
phone2077724656
fax 207 828 4656

May 23,2005

Sarah Hopkins
Portland Planning Department
Portland City Hall
389 Congress Street
Portland, ME 04101

Dear Sarah:

Please accept this Application for Zoning Amendment for a Contract Zone for The Ronald MacDonald House of Portland expansion. The facility is located on the corner of Brackett and Carleton Streets in the West End. It is ideally situated between Maine Medical Center and Mercy Hospital. It serves to provide short and extended rooming and support for parents & family of children being treated at the local hospitals.

The current facility was completed in 1995 and occupies the former Jack Warehouse. Adjacent they own a long abandoned house on at 63 Carleton Street that they refer to as "the green house". They have long held a vision to renovate and expand into this space as the need for services grew. With the completion of the Barbara Bush Children's Center at Maine Medical Center, the increase in the need for support services requires that the Ronald McDonald House add additional rooms.

The Ronald MacDonald House has long had an understanding with Deb Andrews and Historic Preservation that the green house on Carleton Street would not be torn down and the exterior would be renovated to resemble its original design. The City has provided us with a 1923image that accurately shows the original detailing, some of which still exist under 2 layers of subsequent siding. The Ronald McDonald House would like to renovate this building and connect it to their main building, so the two can function together to serve the needs of the families that come to them for help.

The project requirements and goals are as follows.

1. Renovate the exterior and interior of the green house.
2. Install an elevator to provide access to all levels of the green house.
3. Provide a connector building between the green house and main building
4. Include 2 reconfigured rooms and 6 additional guest rooms within the connector and Green House.

5. Provide additional office space to meet the current staffing needs.
6. Extend the perimeter of the inner circular courtyard
7. Meet the building code requirements including the need for exit stairs.
8. Meet the zoning requirements for lot coverage and setback.

When we started planning the renovation and addition we realized the goals and requirements of the current zoning were not possible or practicable for this project. The R6 Zone requires a maximum 50% lot coverage and requires a 20'-0 rear setback on what was the former side lot of the green house. We reviewed these requirements with Planning, HP, and Zoning and jointly determined that a Contract Zone would be required to allow this project to move forward. We are submitting this application as a result of these meetings.

For the Contract Zone we are requesting a waiver of the rear lot setback requirement and an allowance for approximately 70% lot coverage. Currently the lot coverage is 62.5% reduced from **75.5%** at the onset of the original project when two houses on the corner were demolished. Portions of both of these former houses, the green house and the neighbour's house at 57 Carleton were constructed to or near to the lot line. In addition to the two houses on the corner, the rears of the green house and 57 Carleton Street were removed due to structural & drainage reasons.

We believe the addition and renovations proposed are in good keeping with the architectural character of the surrounding neighbourhood. The addition will be distinct from the historic green house. It will be set back from the green house and will step out towards the property line, similar to many homes in the neighbourhood, as shown in the photographs included in this application.

The proposed expansion project successfully restores not only the exterior of the green house but also the key features of the original interior floor plan. The primary objectives for the interior are the renovation of the front entry and the interior curved entry stair to the second floor. The foundation and general structure of the green house are in a state of severe disrepair and failure. The foundation will be replaced and the floors and roof will be entirely restructured in order to bring them up to code and allow for reuse of the building.

An elevator will be installed to provide access to all levels. Four guest rooms with private baths will be located in the green house utilizing the existing floor plan and window pattern. The basement will house a teen recreation room and mechanical spaces.

The connecting addition will include additional office spaces on the ground floor. The exterior covered circular porch **will** be extended to connect to the new addition. **A** required exit stair from the basement will be located at the rear. The second floor of the addition will include space for the elevator override, two new guest rooms

with baths and portions of two reconfigured guest rooms to allow for the new corridor and windows. These larger rooms will be used for families with longer stay requirements, sometimes lasting several months.

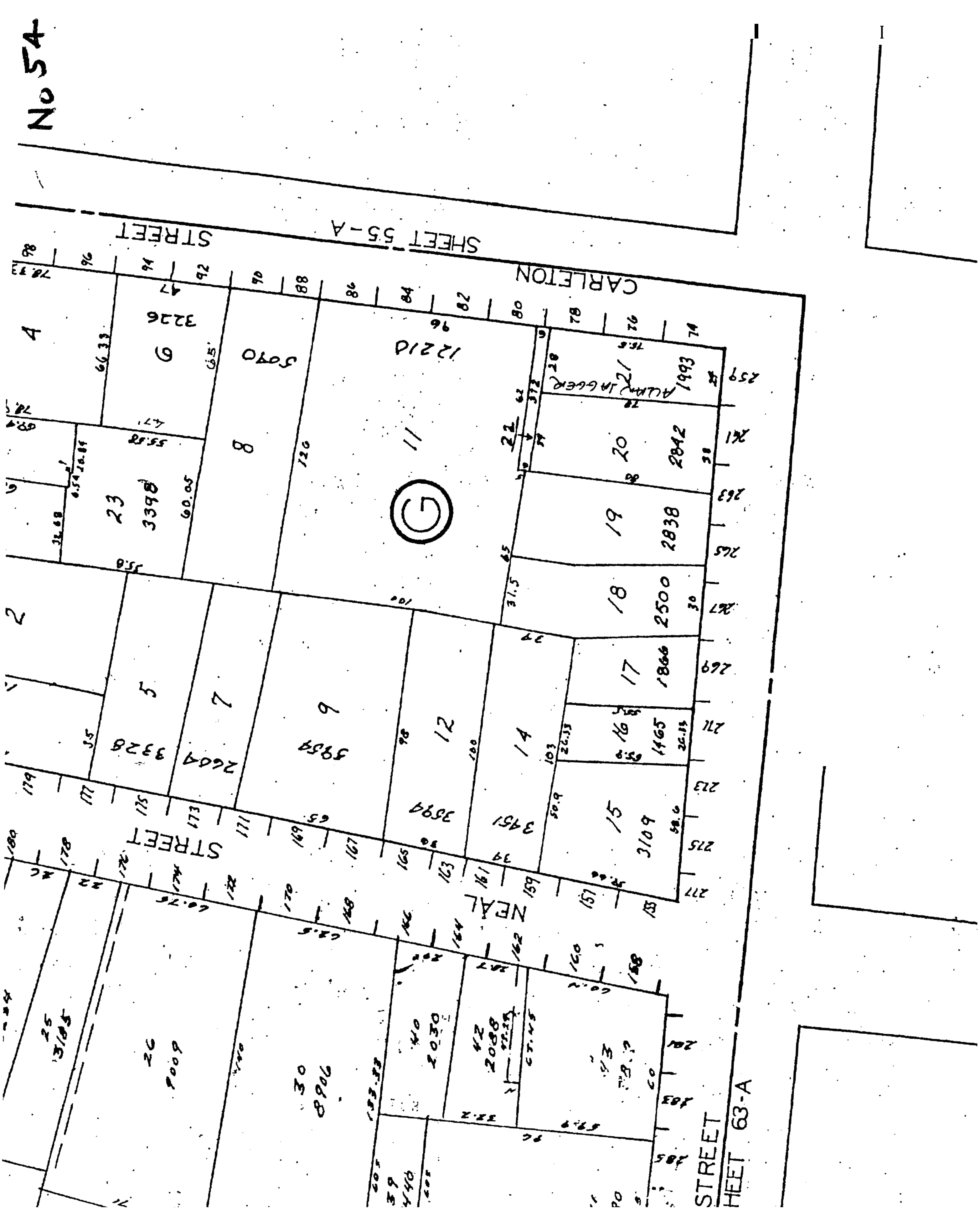
We have made every effort to design this project to be "a good neighbour", compatible with the surrounding architecture, while meeting the program goals and requirements of the Ronald McDonald House. We believe it completes the original vision of the project and is in keeping with the surroundings. It preserves the façade of the green house and the streetscape of Carleton Street. Most importantly it will allow for the much needed expansion of a very important service to the Community.

Sincerely,

Stephen Fraser, AIA
Project Architect

Encs.

No 54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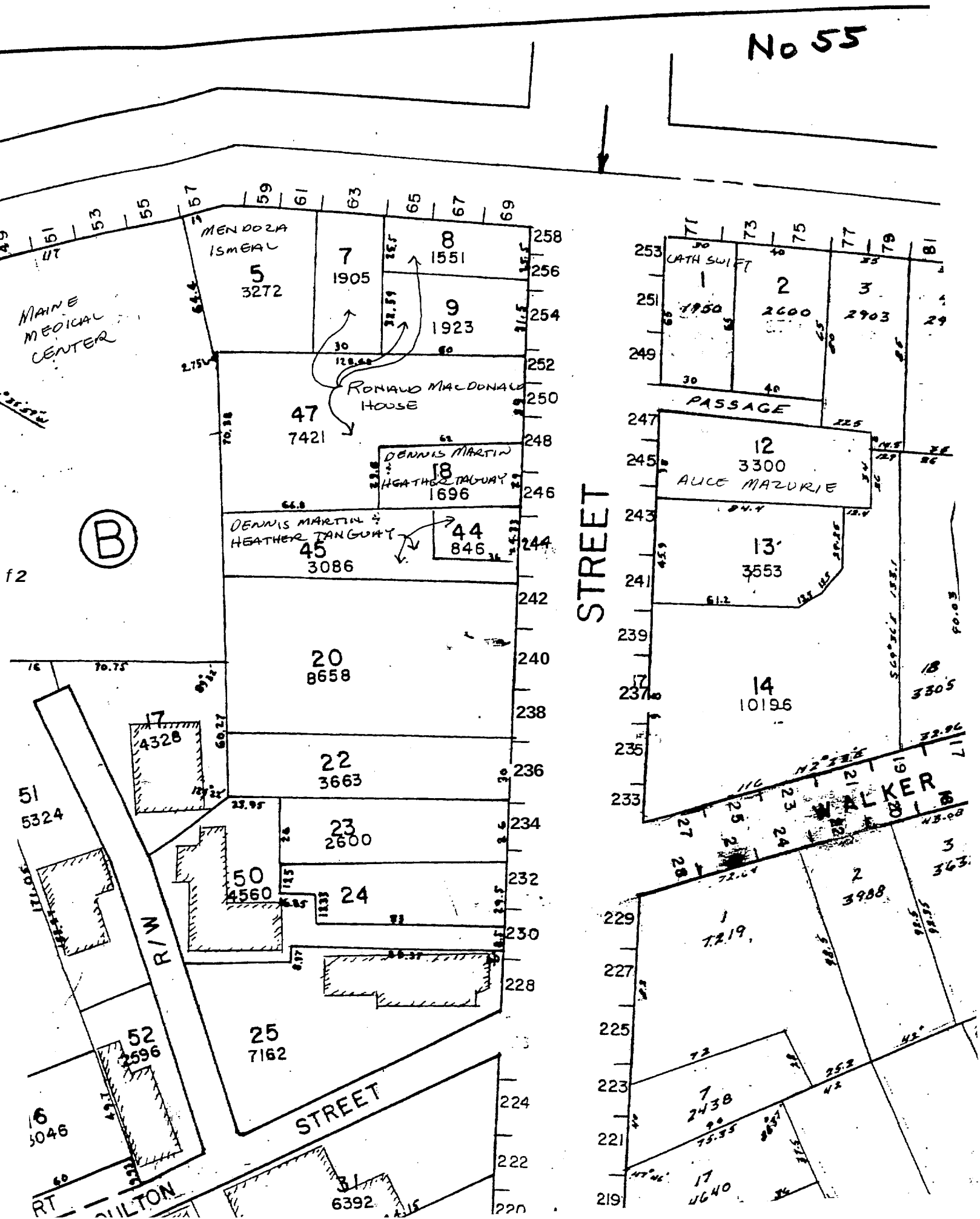
NEAL STREET
STREET
SHEET 63-A
ALAN JAGGER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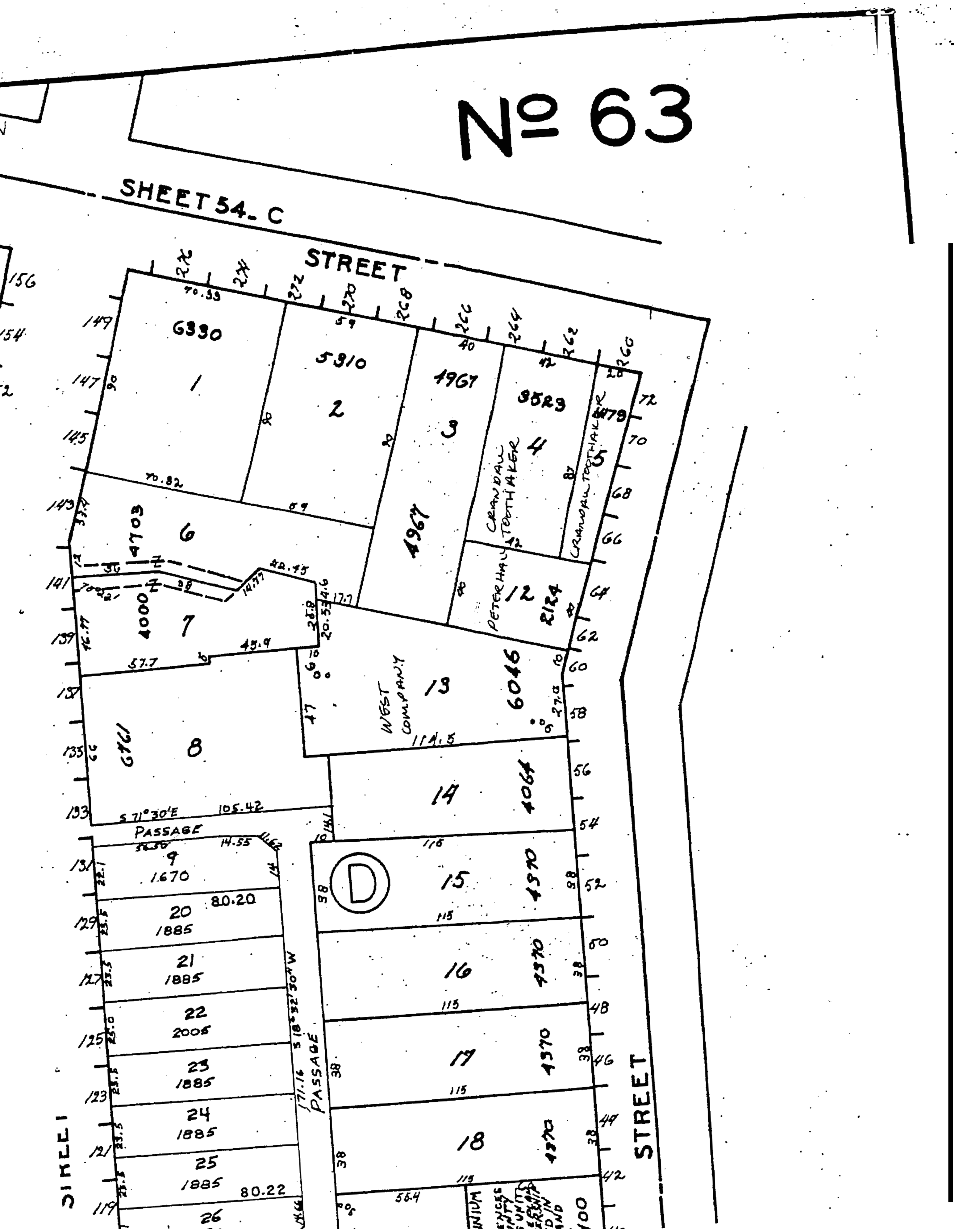

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2005
2124

From: Marge Schmuckal
To: Sarah Hopkins
Date: 4/3/2006 12:53:38 PM
Subject: Ronald McDonald House - Brackett & Carleton Sts

Sarah,

I have reviewed the contract and underlying zoning for the Ronald McDonald House. All the contract zone allowances and the other underlying R-6 zone requirements are being met, such as lot coverage, open space, parking requirements, and setbacks.

Marge Schmuckal
Zoning Administrator

Scott Simons Architects

75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

TRANSMITTAL

date: *5/4/2006*
project: RMDH PHASE II: *2004-0320*
subject: Additional Permit Information

to: Michael Nugent
City of Portland Inspection Svcs.
389 Congress St.
Portland, ME *04* 101

phone: *(207)874-8700*
fax: *(207)874-87* 16

transmitted:

Quantity	Dated	Description
1		Stamped Architectural Drawings
1		Package of SK's
1		Add 1, Add, *2* & Supplemental Instructions #1

via: ☐ Mail ☐ Courier ☐ Overnight ☐ Fax: _____ pages (including this sheet)
☒ By Hand ☐ Email ☐ Other _____

remarks:

Please review the attached information in response to your list of questions from earlier this week. I will be back in the office on Monday if you have additonal questions. Thank you.

55 B 47
INSPECTION
PORTLAND, ME
2006
RECEIVED

Scott Simons Architects

75 York Street
Portland, ME 04101

ph: 207-772-4656
fax: 207-828-4656
e-mail: stephen@simonsarchitects.com

ADDENDUM #1

Date:	March 12,2006
Project name/number:	Addition and Renovations, Ronald McDonald House
Re:	Addendum #1
From:	Stephen Fraser
To:	Robin Chibroski
cc:	The Thaxter Company
	Jobfile 6.6

PRE BID ADDENDUM #1

The extent of GWB and ACT demolition and replacement in the existing building shall be cooridinate between the GC. Mechanical contractor and Drywall contractor.

The phasing plan by the Architect suggest major demolition and construction work in the existing facility would not begin until the 6 new bedrooms and 2 reconstructed one were completed and ready to occupay. This would allow free access to the existing guest rooms for the HVAC upgrade.

Specifications:

08710 Door Hardware: Doors 29 and 48 shall have fire rated door closers.

09310 Ceramic Tile: Add ceramic tile section to specifications.

15410 Plumbing: The P6 shower shall be Aquarius Model G-3679-SH Color White Center drain with faucet and drain **grid** NPS2.

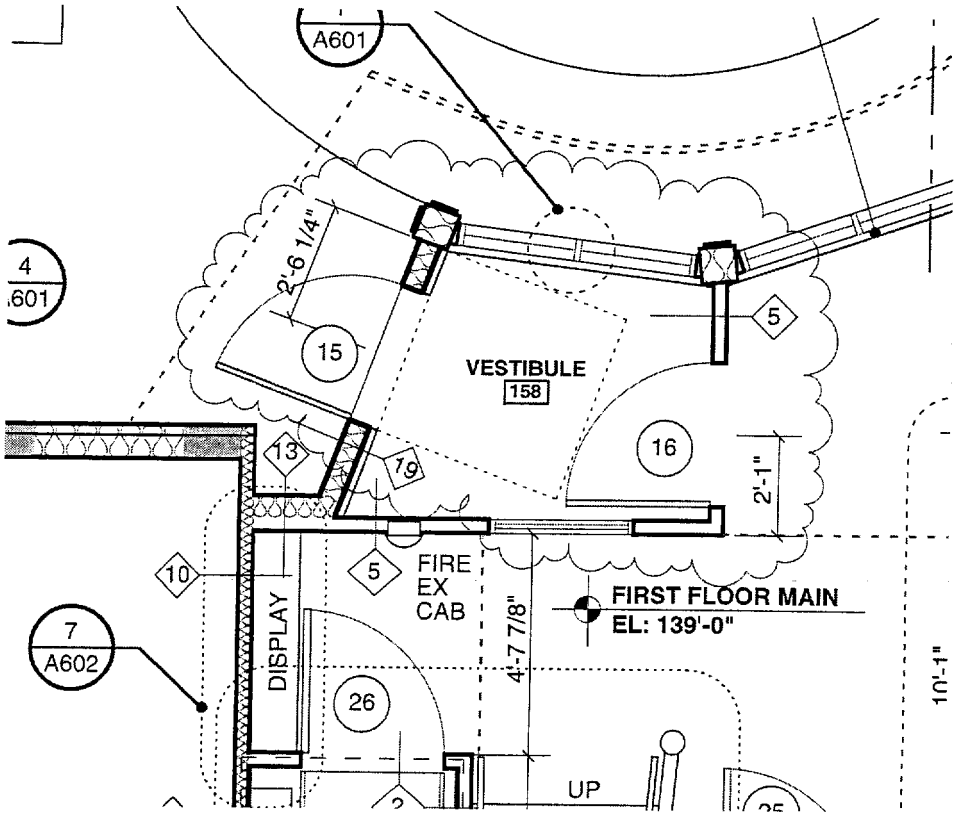
Drawings:

A-101	SK-1 Revised entry vestibule dimensions to meet ADA clear door area requirements.
A-102	SK-2 Revised door schedule. **All** doors at stair shall be 60 minute fire rated.
A-600	All ceramic wall tile shall be 38" high.
A-601	SK-3 Stair nosing: All new stair nosings shall match this detail with a max 30deg bottom slope per ADA.

E-100 **A** door bell switch shall be added to the outside of the new entry door to vest 158. **A** duel tone door bell shall be added to reception 160. The existing door bell switch at Brackett Street shall also be connected to this new bell.

E-101 Replace the 177 candela strobe in bathroom **259** with a 15 candela unit. There is currently a 177 candela strobe in bedroom 260 which is **part** of the the single station smoke detector and is configured to be activated by both the single-station smoke detector and the building fire alarm system.

END OF ADDENDUM #1



LICENSED ARCHITECT
SCOTT R. SIMONS
NO. 2034
STATE OF MAINE

Scott Simons Architects
75 York Street
Portland, Maine 04101
phone207772 4656
fax 207 820 4656

PROJECT: **Ronald McDonald House**
PORTLAND, MAINE

PROJECT NO. 2004-0032

TITLE: **ENTRY VEST PLAN**

SK-1

SCALE: 1/4" □ 1'-0

DATE: March 12,2006

NO	LABEL	FRAME MATERIAL	FRAME TYPE	OPEN WIDTH	OPEN HEIGHT	JAMB DEPTH	JAMB DETAI
10	60 MIN	HM	F1	3'-0	6'-8"	5"	J1
11		WD	F1	2'-6"	6'-8"	4 3/4"	J2
12		WD	F1	3'-0	6'-8"	4 3/4"	J2
13		WD	F1	3'-0	6'-8"	4 3/4"	J2
14		WD	F1	2'-6"	6'-8"	4 3/4"	J2
15		ALUM CLAD WD	F1	3'-0	6'-8"	6 5/8"	J3
16		WD	F1	3'-0	6'-8"	4 3/4"	J2
17		ALUM CLAD WD	F1	3'-0	6'-8"	6 5/8"	J3
18		WD	F1	3'-0	6'-8"	4 3/4"	J2
19		WD	F1	6'-0	6'-8"	4 3/4"	J2
20		WD	F1	3'-0	6'-8"	4 3/4"	J2
21		HM	F1	3'-0	7'-0	4 3/4"	J4
22		WD	F1	3'-0	6'-8"	4 3/4"	J2
23		WD	F1	3'-0	6'-8"	4 3/4"	J3
24		WD	F1	3'-0	6'-8"	4 3/4"	J3
25		WD	F1	3'-0	6'-8"	4 3/4"	J3
26	45 MIN	HM	F1	3'-0	6'-8"	4 3/4"	J1
27	45 MIN	HM	F1	3'-0	6'-8"	4 3/4"	J1
28	20 MIN	WD	F1	3'-0	6'-8"	4 3/4"	J2
29	60 MIN	HM	F1	3'-0	6'-8"	4 3/4"	J1
30		WD	F1	3'-0	6'-8"	5"	J5
31	60 MIN	HM	F1	2'-0"	5'-6"	4 3/4"	J1
32		WD	F1	3'-0	6'-8"	4 3/4"	J2
33		WD	F1	3'-0	6'-8"	4 3/4"	J2
34		WD	F1	2'-6"	6'-8"	4 3/4"	J2
35		WD	F1	3'-0	6'-8"	4 3/4"	J2
36		WD	F1	3'-0	6'-8"	4 3/4"	J2
37		WD	F1	2'-0	6'-8"	4 3/4"	J2
38		WD	F1	2 - 2'-0	6'-8"	4 3/4"	J2
39	20 MIN	WD	F1	3'-0	6'-8"	4 3/4"	J2
40		WD	F1	3'-0	6'-8"	4 3/4"	J2
41		WD	F1	3'-0	6'-8"	4 3/4"	J2
42	20 MIN	WD	F1	3'-0	6'-8"	4 3/4"	J2
43		WD	F1	2'-0	6'-8"	4 3/4"	J2
44		WD	F1	3'-0	6'-8"	4 3/4"	J2
45		WD	F1	2'-0	6'-8"	4 3/4"	J2
46	20 MIN	WD	F1	3'-0	6'-8"	4 3/4"	J2
47	20 MIN	WD	F1	3'-0	6'-8"	4 3/4"	J2
48	60 MIN	HM	F1	3'-0	6'-8"	4 3/4"	J1
49	60 MIN	HM	F1	2'-0	6'-8"	4 3/4"	J1
50	60 MIN	HM	F1	3'-0	6'-8"	4 3/4"	J1
51		WD	F1	2'-6"	6'-8"	4 3/4"	J2
60							
61							

LICENSED ARCHITECT
SCOTT R. SIMONS
NO. 2034
STATE OF MAINE

Stall Simons Architects
75 York Street
Portland, Maine 04101
phone2077724656
fax 207 828 4656

PROJECT: **Ronald McDonald House**
PORTLAND, MAINE

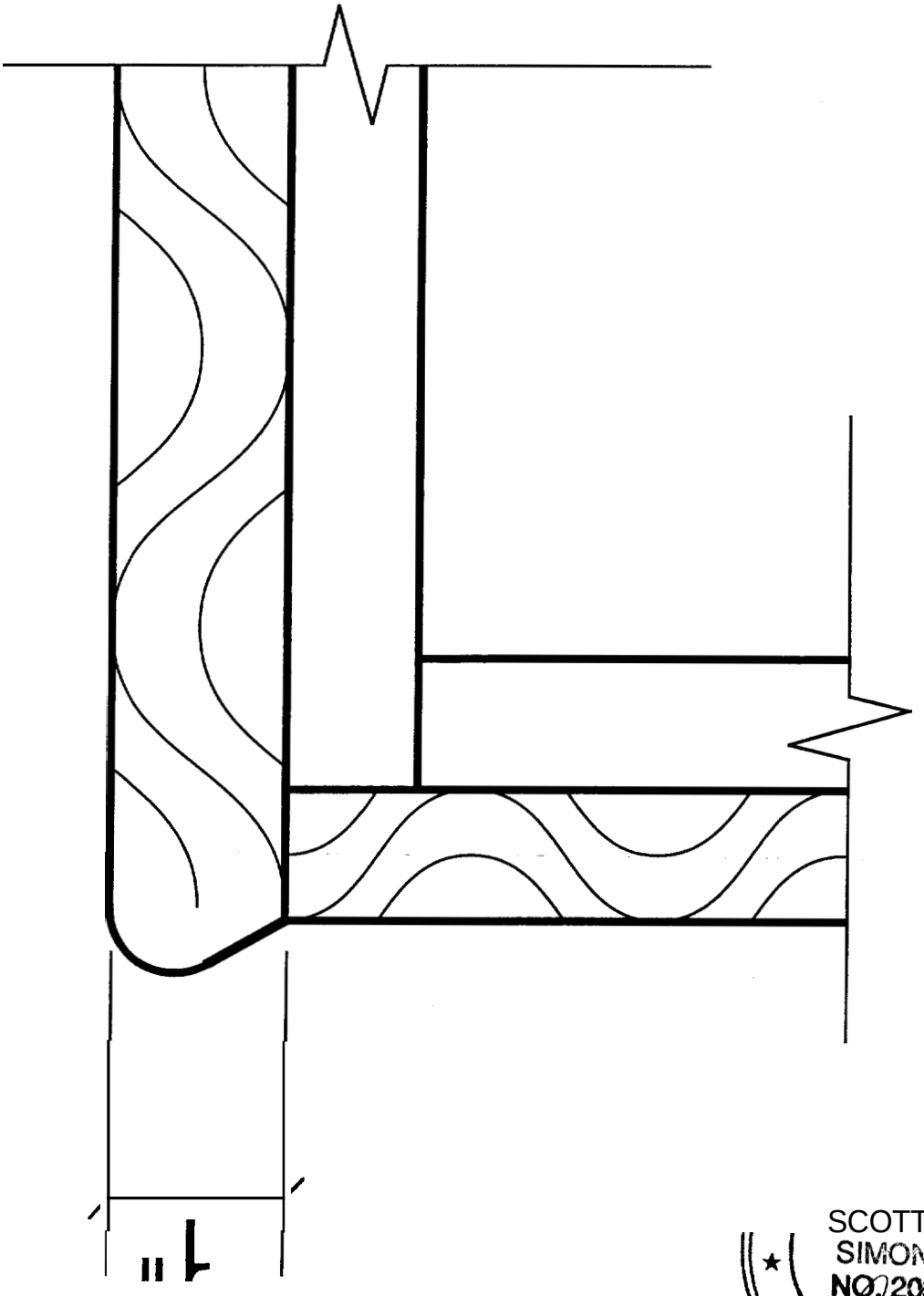
PROJECT NO. 2004-0032

TITLE: **FIRE RATED DOOR SCHEDULE**

SK-2

SCALE: N.T.S.

DATE: March 12, 2006



SCOTT R. SIMONS NO. 2034 STATE OF MAINE

Scott Simons Architects
75 York Street
Portland, Maine 04101
phone2077724656
207 828 4656

PROJECT: Ronald McDonald House PROJECT NO. 2004-0032
PORTLAND, MAINE

TITLE: TYPICAL NEW STAIR NOSING

SK-3

SCALE: FULL SIZE

DATE: March 12,2006

SECTION 093 10

CERAMIC TILE

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:
1. Ceramic mosaic tile.
2. Quarry tile.
3. Glazed wall tile.
4. Cementitious backer units installed as part of tile installations.
5. Waterproof membrane for thin-set tile installations.
6. Stone thresholds installed as part of tile installations.

1.2 DEFINITIONS

A. Module Size: Actual tile size (minor facial dimension as measured per ASTM C 499) plus joint width indicated.

B. Facial Dimension: Actual tile size (minor facial dimension as measured per ASTM C 499).

C. Facial Dimension: Nominal tile size as defined in ANSI A137.1.

1.3 PERFORMANCE REQUIREMENTS

A. Static Coefficient of Friction: For tile installed on walkway surfaces, provide products with the values indicated as determined by testing identical products per ASTM C 1028.

1.4 SUBMITTALS

A. Product Data: For each type of tile, mortar, grout, and other products specified.

B. Shop Drawings: For the following:
1. Widths, details, and locations of expansion, contraction, control, and isolation joints in tile substrates and finished tile surfaces.

C. Tile Samples for Selection: Manufacturer's color charts consisting of actual tiles or sections of tiles showing the full range of colors, textures, and patterns available for each type and composition of tile indicated. Include Samples of accessories involving color selection.

D. Grout Samples for Selection: Manufacturer's color charts consisting of actual sections of grout showing the full range of colors available for each type of grout indicated.

E. Samples of Accessories: Of each item listed below, prepared on Samples of size and construction indicated. Where products involve normal color and texture variations, include Sample sets showing the full range of variations expected.
   1. Metal edge strips in 6-inch (150-mm) lengths.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Engage an experienced installer who has completed tile installations similar in material, design, and extent to that indicated for this Project and with a record of successful in-service performance.

B. Source Limitations for Tile: Obtain each color, grade, finish, type, composition, and variety of tile from one source with resources to provide products from the same production run for each contiguous area of consistent quality in appearance and physical properties without delaying the Work.

C. Source Limitations for Setting and Grouting Materials: Obtain ingredients of a uniform quality for each mortar, adhesive, and grout component from a single manufacturer and each aggregate from one source or producer.

D. Preinstallation Conference: Conduct conference at Project site to comply with requirements of Division 1 Section "Project Management and Coordination."
   1. Review details and components for thick-set tile, waterproofing, and crack suppression at control joints.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver and store packaged materials in original containers with seals unbroken and labels intact until time of use. Comply with requirement of **ANSI** A137.1 for labeling sealed tile packages.

B. Store tile and cementitious materials on elevated platforms, under cover, and in a dry location.

C. Store aggregates where grading and other required characteristics can be maintained and contamination avoided.

D. Store liquid latexes and emulsion adhesives in unopened containers and protected from freezing.

1.7 PROJECT CONDITIONS

A. Environmental Limitations: Do not install tile until construction in spaces is completed and ambient temperature and humidity conditions are being maintained to comply with referenced standards and manufacturer's written instructions.

1.8 EXTRA MATERIALS

A. Deliver extra materials to Owner. Furnish extra materials described below that match products installed, are packaged with protective covering for storage, and are identified with labels describing contents.

1. Tile and Trim Units: Furnish quantity of full-size units equal to 3 percent of amount installed, for each type, composition, color, pattern, and size indicated.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers and Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, those indicated in the following paragraphs of Part 2.

2.2 PRODUCTS, GENERAL

A. ANSI Ceramic Tile Standard: Provide tile that complies with ANSI A137.1, "Specifications for Ceramic Tile," for types, compositions, and other characteristics indicated.
   1. Provide tile complying with Standard Grade requirements, unless otherwise indicated.
   2. For facial dimensions of tile, comply with requirements relating to tile sizes specified in Part 1 "Definitions" Article.

B. ANSI Standards for Tile Installation Materials: Provide materials complying with ANSI standards referenced in "Setting Materials" and "Grouting Materials" articles.

C. Colors, Textures, and Patterns: Where manufacturer's standard products are indicated for tile, grout, and other products requiring selection of colors, surface textures, patterns, and other appearance characteristics, provide specific products or materials complying with the following requirements :
   1. As selected by Architect from manufacturer's full range.

D. Factory Blending: For tile exhibiting color variations within the ranges selected during Sample submittals, blend tile in the factory and package so tile units taken from one package show the same range in colors as those taken from other packages and match approved Samples.

E. Mounting: Where factory-mounted tile is required, provide back- or edge-mounted tile assemblies as standard with manufacturer, unless another mounting method is indicated.
   1. Where tile is indicated for installation in swimming pools, on exteriors, or in wet areas, do not use back- or edge-mounted tile assemblies unless tile manufacturer specifies in writing that this type of mounting is suitable for these kinds of installations and has a record of successful in-service performance.

2.3 TILE PRODUCTS

A. Unglazed Ceramic Mosaic Tile: Provide factory-mounted flat tile complying with the following requirements:
   1. Composition: Porcelain.
   2. Module Size: 2 by 2 inches (50.8 by 50.8 mm).
   3. Nominal Thickness: 1/4 inch (6.35 mm).
   4. Face: Plain with cushion edges.
   5. Static Coefficient of Friction: Level Surfaces, minimum 0.6.

6. Tile Type/Products: Available products include the following:
   a. Dal-Tile: Mosaics Unglazed, matte finish.
   b. American Olean: Unglazed Ceramic Mosaics, matte finish.

B. Glazed Wall Tile: Provide flat tile complying with the following requirements:
   1. Module Size: 4-1/4 by 4-1/4 inches (108 by 108 mm).
   2. Thickness: 5/16 inch **(8** mm).
   3. Face: Plain with cushion edges.
   4. Tile Type/Products: Available products include the following:
      a. American Olean Matte and Brite.
      b. Dal-Tile: Semi-gloss.

C. Unglazed Quarry Tile: Provide square-edged flat tile complying with the following requirements:
   1. Wearing Surface: Natural textured finish.
   2. Facial Dimensions: *6* by 6 inches (152 by 152 mm).
   3. Thickness: 1/2 inch (12.7 mm).
   4. Face: Pattern of design indicated.
   5. Static Coefficient of Friction: Level Surfaces, minimum 0.6.
   6. Tile Type/Products: Available products include the following:
      a. Quarry Tile by Daltile.

D. Trim Units for Ceramic Tile: Provide tile trim units to match characteristics of adjoining flat tile and to comply with the following requirements:
   1. Size: As indicated, coordinated with sizes and coursing of adjoining flat tile where applicable.
   2. Shapes: As follows, selected from manufacturer's standard shapes:
      a. Ceramic Tile Base: Internal coved corner, exterior bullnosed comer.
         1) SCL-3401, SCR-3401, ABR-3401, ABL-3401 and A-3401 as required.

2.4 STONE THRESHOLDS

A. General: Provide stone thresholds that are uniform in color and finish, fabricated to sizes and profiles indicated to provide transition between tile surfaces and adjoining finished floor surfaces.
   1. Fabricate thresholds to heights indicated, but not more than 1/2 inch (12.7 mm) above adjoining finished floor surfaces, with transition edges beveled on a slope of no greater than 1:2.

B. Marble Thresholds: Marble threshold shall have bevel profiles meeting **ADA** requirements of sufficient length to form the transition from the tile flooring to adjacent flooring materials. Threshold shall be available is lengths of up to 48" to minimize joints.
   1. Thickness: Minimum 5/8" or sufficient to match tile thickness.
   2. Bevel: Hospital Bevel to meet ADA accessibility requirements. Units for thin tiles that are less than 5/8" thick shall have bevels on each side.
   3. Material: White Carrara Marble.

2.5 WATERPROOFING FOR TILE INSTALLATIONS

A. Waterproof Underlayment: Minimum 40-mil- (1-mm-) thick, self-adhering, polymer-modified, bituminous sheet membrane, complying with ASTM D 1970. Provide primer when recommended by underlayment manufacturer.

2.6 SETTING MATERIALS

A. Portland Cement Mortar Installation Materials: Provide materials complying with ANSI A108.1A and as specified below:
   1. Cleavage Membrane: Asphalt felt, ASTM D 226, Type I (No. 15), or polyethylene sheeting ASTM D 4397, 4.0 mils (0.1 mm) thick.
   2. Reinforcing Wire Fabric: Galvanized, welded wire fabric, 2 by 2 inches (50.8 by 50.8 mm) by 0.062-inch (1.57-mm) diameter; comply with ASTM A 185 and ASTM A 82, except for minimum wire size.
   3. Latex additive (water emulsion) described below, serving as replacement for part or all of gaging water, of type specifically recommended by latex additive manufacturer for use with job-mixed portland cement and aggregate mortar bed.
      a. Latex Additive: Manufacturer's standard.

B. Latex-Portland Cement Mortar: ANSI A118.4, composed as follows:
   1. Prepackaged dry-mortar mix combined with acrylic resin liquid-latex additive.
      a. For wall applications, provide nonsagging mortar that complies with Paragraph F-4.6.1 in addition to the other requirements in ANSI A118.4.

C. Organic Adhesive: ANSI A136.1, Type I.

2.7 GROUTING MATERIALS

A. Polymer-Modified Tile Grout: ANSI A118.7, color as indicated.--
   1. Polymer Type: Acrylic resin in liquid-latex form for addition to prepackaged dry-grout mix.
      a. Unsanded grout mixture for joints 1/8 inch (3.2 mm) and narrower.
      b. Sanded grout mixture for joints 1/8 inch (3.2 mm) and wider.

2.8 ELASTOMERIC SEALANTS

A. General: Provide manufacturer's standard chemically curing, elastomeric sealants of base polymer and characteristics indicated that comply with applicable requirements of Division 7 Section "Joint Sealants."

2.9 CEMENTITIOUS BACKER UNITS

A. Provide cementitious backer units complying with ANSI A118.9 in maximum lengths available to minimize end-to-end butt joints.
   1. Thickness: 1/2 inch (12.7 mm).
   2. Width: Manufacturer's standard width, but not less than 32 inches (813 mm).

B. Available Products:
   1. Custom Building Products; Wonderboard.
   2. National Gypsum Company; PermaBase Brand Cement Board.
   3. USG Corporation; DUROCK Cement Board.

2.10 MISCELLANEOUS MATERIALS

A. Trowelable Underlayments and Patching Compounds: Latex-modified, portland-cement-based formulation provided or approved by manufacturer of tile-setting materials for installations indicated.

B. Tile Cleaner: A neutral cleaner capable of removing soil and residue without harming tile and grout surfaces, specifically approved for materials and installations indicated by tile and grout manufacturers.

C. Crack Suppression for Thin Set Tile:
   1. Sheet or trowelable membrane designed to bridge small cracks for tile setting applications. Provide one of the following products:
      a. Laticrete 9235 Waterproof & Anti-Fracture Membrane
      b. Nobleseal CIS
      c. Hydroment Ultra-Set
      d. Mapei PRP M19

D. Grout Sealer: Manufacturer's standard product for sealing grout joints that does not change color or appearance of grout.
   1. Available Products:
      a. Bonsal, W. R., Company; Grout Sealer.
      b. Bostik; CeramaSeal Grout Sealer.
      c. Custom Building Products; Grout and Tile Sealer.
      d. MAPEI Corporation; KER 004, Keraseal Penetrating Sealer for Unglazed Grout and Tile.

E. Joint Tape:
   1. Tile Backing Panels: As recommended by panel manufacturer.

F. Joint Compound for Tile Backing Panels:
   1. Cementitious Backer Units: As recommended by manufacturer.

2.11 MIXING MORTARS AND GROUT

A. Mix mortars and grouts to comply with referenced standards and mortar and grout manufacturers' written instructions.

B. Add materials, water, and additives in accurate proportions.

C. Obtain and use type of mixing equipment, mixer speeds, mixing containers, mixing time, and other procedures to produce mortars and grouts of uniform quality with optimum performance characteristics for installations indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions where tile will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of installed tile.
   1. Verify that substrates for setting tile are firm; dry; clean; free from oil, waxy films, and curing compounds; and within flatness tolerances required by referenced ANSI A108 series of tile installation standards for installations indicated.
   2. Verify that installation of grounds, anchors, recessed frames, electrical and mechanical units of work, and similar items located in or behind tile has been completed before installing tile.
   3. Verify that joints and cracks in tile substrates are coordinated with tile joint locations; if not coordinated, adjust latter in consultation with Architect.

B. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Remove coatings, including curing compounds, and other substances that contain soap, wax, oil, or silicone and are incompatible with tile-setting materials by using a terrazzo or concrete grinder, a drum sander, or a polishing machine equipped with a heavy-duty wire brush.

B. Use trowelable leveling and patching compounds per tile-setting material manufacturer's written instructions to fill minor cracks.

C. Provide concrete substrates for tile floors installed with dry-set or latex-portland cement mortars that comply with flatness tolerances specified in referenced ANSI **A108** series of tile installation standards for installations indicated.
   1. Use use self-leveling underlayments or trowelable leveling and patching compounds to fill cracks, holes, and depressions.
   2. Remove protrusions, bumps, and ridges by sanding or grinding.

D. Blending: For tile exhibiting color variations within the ranges selected during Sample submittals, verify that tile has been blended in the factory and packaged so tile units taken from one package show the same range in colors as those taken from other packages and match approved Samples. If not factory blended, either return to manufacturer or blend tiles at Project site before installing.

E. Cracks and Control Joints for Thin-Set Tile:
   1. Install crack suppression materials a minimum of 12 inches wide over construction and control joints. Install in accordance with manufacturer's instructions.

3.3 APPLYING AND FINISHING CEMENTICIOUS PANELS

A. Gypsum Board Application and Finishing Standards: ASTM C 840 and GA-216.

B. Space fasteners in panels that are tile substrates a maximum of **8** inches (203.2 mm) o.c.

C. Tile Backing Panels:
   1. Cementitious Backer Units: ANSI A108.11, at showers, tubs, and where indicated. Install with 1/4-inch (6.4-mm) gap where panels abut other construction or penetrations.
   2. Where tile backing panels abut other types of panels in the same plane, shim surfaces to produce a uniform plane across panel surfaces.

D. Finish according to manufacturer's written instructions.

3.4 INSTALLATION, GENERAL

A. ANSI Tile Installation Standards: Comply with parts of ANSI A108 series of tile installation standards in "Specifications for Installation of Ceramic Tile" that apply to types of setting and grouting materials and to methods indicated in ceramic tile installation schedules.

B. TCA Installation Guidelines: TCA's "Handbook for Ceramic Tile Installation." Comply with TCA installation methods indicated in ceramic tile installation schedules.

C. Extend tile work into recesses and under or behind equipment and fixtures to form a complete covering without interruptions, unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.

D. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.

E. Jointing Pattern: Lay tile in grid pattern, unless otherwise indicated. Align joints when adjoining tiles on floor, base, walls, and trim are the same size. Lay out tile work and center tile fields in both directions in each space or on each wall area. Adjust to minimize tile cutting. Provide uniform joint widths, unless otherwise indicated.
   1. For tile mounted in sheets, make joints between tile sheets the same width as joints within tile sheets so joints between sheets are not apparent in finished work.

F. Lay out tile wainscots to next full tile beyond dimensions indicated.

G. Grout tile to comply with the requirements of the following tile installation standards:
   1. For ceramic tile grouts (sand-portland cement, commercial portland cement, and latex-portland cement grouts), comply with ANSI A108.10.

3.5 FLOOR TILE INSTALLATION

A. General: Install tile to comply with requirements in the Ceramic Tile Floor Installation Schedule, including those referencing TCA installation methods and ANSI A108 series of tile installation standards.

B. Joint Widths: Install tile on floors with the following joint widths:
   1. Ceramic Mosaic Tile: 1/16 inch (1.6 mm).
   2. Quarry Tile: 1/4 inch (6.35 mm).

C. Stone Thresholds: Install stone thresholds at locations indicated; set in same type of setting bed as abutting field tile, unless otherwise indicated.

1. Set thresholds in latex-portland cement mortar for locations where mortar bed would otherwise be exposed above adjacent nontile floor finish.

D. Grout Sealer: Apply grout sealer to grout joints according to grout-sealer manufacturer's written instructions. As soon as grout sealer has penetrated grout joints, remove excess sealer and sealer that has gotten on tile faces by wiping with soft cloth.

3.6 WALL TILE INSTALLATION

A. Install types of tile designated for wall installations to comply with requirements in the Ceramic Tile Wall Installation Schedule, including those referencing TCA installation methods and ANSI setting-bed standards.

B. Joint Widths: Install tile on walls with the following joint widths:
1. Wall Tile: 1/16 inch (1.6 mm).
2. Quarry Tile: 1/4 inch (6.35 mm).

C. Butt ceramic wall tile to surface mounted toilet accessories such as mirrors, unless accessory can be fully mounted on wall surface or tile surface. Leave 1/4 inch gap from accessory and fill gap with sealant.

3.7 CLEANING AND PROTECTING

A. Cleaning: On completion of placement and grouting, clean all ceramic tile surfaces so they are free of foreign matter.
1. Remove epoxy and latex-portland cement grout residue from tile as soon as possible.
2. Unglazed tile may be cleaned with acid solutions only when permitted by tile and grout manufacturer's written instructions, but no sooner than 10 days after installation. Protect metal surfaces, cast iron, and vitreous plumbing fixtures from effects of acid cleaning. Flush surface with clean water before and after cleaning,

B. Finished Tile Work: Leave finished installation clean and free of cracked, chipped, broken, unbonded, and otherwise defective tile work.

C. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer, that ensure tile is without damage or deterioration at the time of Substantial Completion.
1. When recommended by tile manufacturer, apply a protective coat of neutral protective cleaner to completed tile walls and floors. Protect installed tile work with carpet pad or other heavy covering during construction period to prevent staining, damage, and wear.
2. Prohibit foot and wheel traffic from tiled floors for at least 7 days after grouting is completed.

D. Before final inspection, rinse neutral cleaner from tile surfaces.

3.8 CERAMIC TILE FLOOR INSTALLATION SCHEDULE

A. Ceramic Tile Floor Installation: Where interior floor installations of this designation are indicated, comply with the following:
1. Tile Type: Unglazed ceramic mosaic tile.

2. Installation Method: TCA F144 (thin-set mortar bonded to cementitious backer units over wood).
3. Setting Bed and Grout: ANSI A108.5 with the following mortar and grout:
   a. Thin-Set Mortar: Latex- portland cement mortar.
   b. Grout: Polymer-modified unsanded grout.

B. Ceramic Tile Floor Installation: Where interior floor installations of this designation are indicated, comply with the following:
1. Tile Type: Unglazed quarry tile.
2. Installation Method: TCA F142 (thin-set mortar bonded to wood floor).
3. Setting Bed and Grout: ANSI A108.5 with the following mortar and grout:
   a. Thin-Set Mortar: Organic adhesive.
   b. Grout: Polymer-modified unsanded grout.

3.9 CERAMIC TILE WALL INSTALLATION SCHEDULE

A. Ceramic Tile Wall Installation: Where wall installations of this designation are indicated, comply with the following:
1. Tile Type: Glazed wall tile.
2. Installation Method: TCA W202 (thin-set mortar bed over sound, dimensionally stable masonry or concrete).
3. Setting Bed and Grout: ANSI A108.5 with the following mortar and grout:
   a. Unsanded polymer-modified tile grout.

B. Ceramic Tile Wall Installations: Where interior wall installations of this designation are indicated, comply with the following:
1. Tile Type: Glazed wall tile.
2. Installation Method: TCA W244 (thin-set mortar bonded to cementitious backer units on metal studs).
3. Setting Bed and Grout: ANSI A108.5 with the following mortar and grout:
   a. Unsanded polymer-modified tile grout.

C. Ceramic Tile Wall Installation: Where interior wall installations of this designation are indicated, comply with the following:
1. Tile Type: Glazed wall tile.
2. Installation Method: TCA W223 (organic adhesive over solid backing).
3. Installation Method: TCA W242 (organic adhesive over gypsum board on metal or wood studs).
4. Setting Bed and Grout: ANSI A108.4 with the following grout:
   a. Unsanded polymer-modified tile grout.

D. Ceramic Tile Wall Installation: Where interior wall installations of this designation are indicated, comply with the following:
1. Tile Type: Unglazed quarry tile.
2. Installation Method: TCA W242 (organic adhesive over gypsum board on metal or wood studs).
3. Setting Bed and Grout: ANSI A108.4 with the following grout:
   a. Unsanded polymer-modified tile grout.

END OF SECTION

Scott Simons Architects

75 York Street
Portland, ME 04101

ph: 207-772-4656
fax: 207-828-4656
e-mail: stephen@simonsarchitects.com

ADDENDUM #2

Date:	May 3,2006
Project name/number:	Addition and Renovations, Ronald McDonald House
Re:	Addendum #2
From:	Stephen Fraser
To:	Robin Chibroski
cc:	The Thaxter Company
	Jobfile 6.6

PRE BID ADDENDUM #2

Specifications:

None:

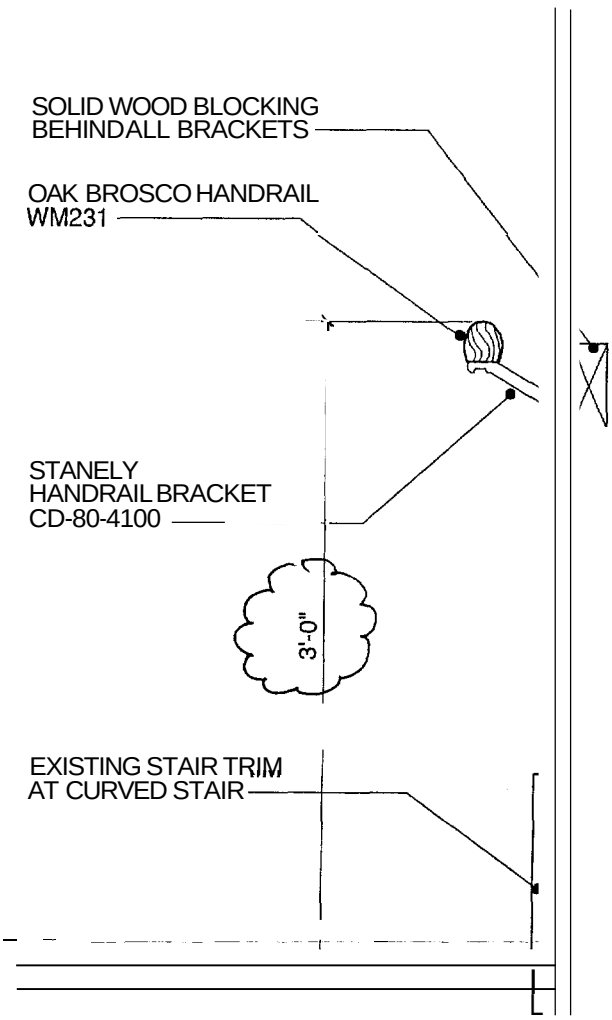
Drawings:

A-300 SK-10 Handrail Detail Section top of handrail shall be at **3'-0** above tread nosing.

A-300 SK-11 Stair/Lift **Plan** includes information for the Access Industries lift. This lift does not require **a** rated shaft enclosure or doors at the top and bottom landings.

PL-100 The P-3 lavatory sinks shall be deleted. The counters shall have integral corian lavatories as donated by DuPont.

END OF ADDENDUM #2



SIGN
SK-10 # 11

STATE OF MAINE

7 / A-300 HANDRAIL DET SECTION
SCALE : 1 1/2" = 1'-0"

Scott Simons Architects
5 York Street
Portland, Maine 04101
Phone 207 772 4656
Fax 207 828 4656

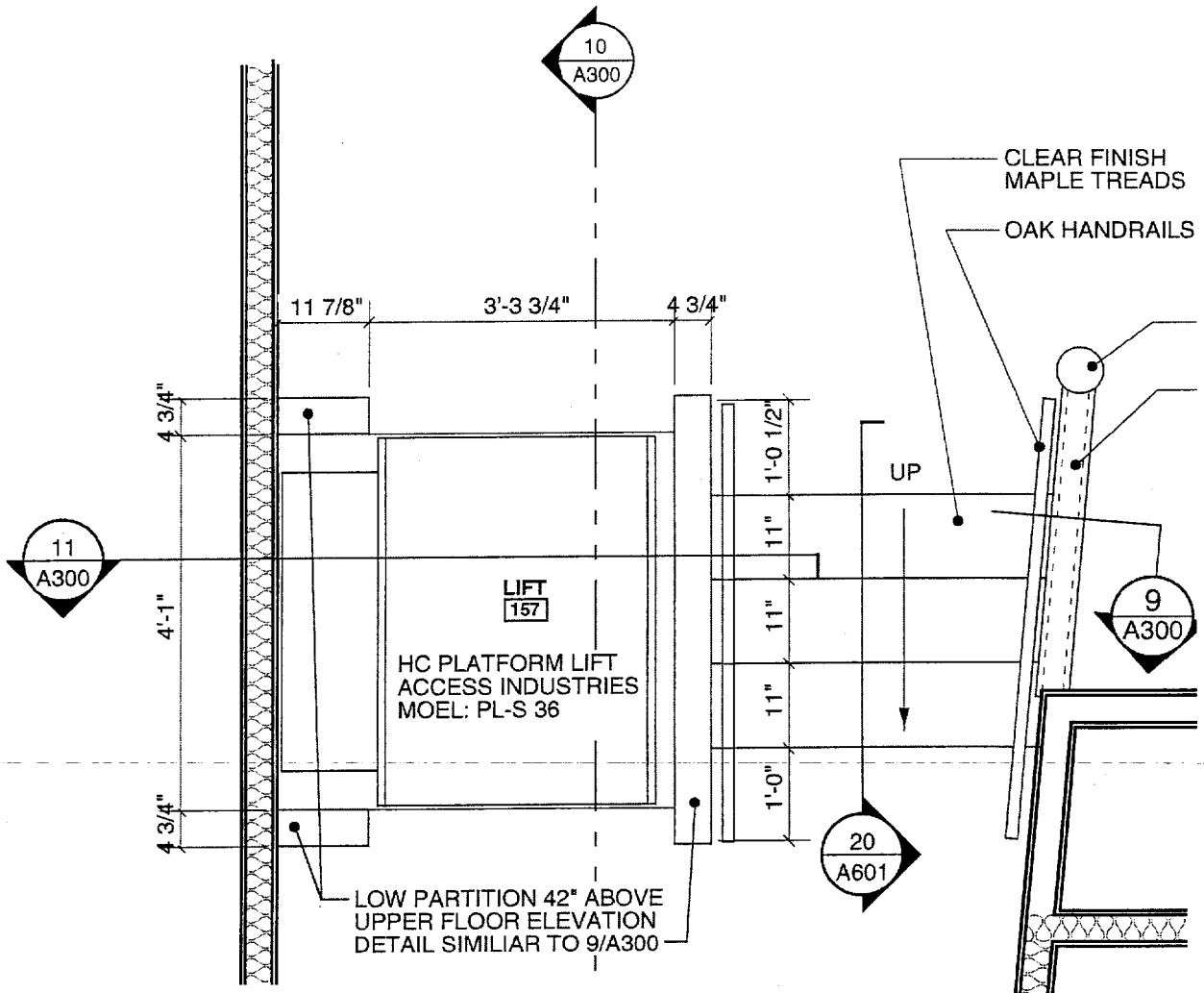
PROJECT: **Ronald McDonald House** PROJECT NO. 2004-0032
PORTLAND, MAINE

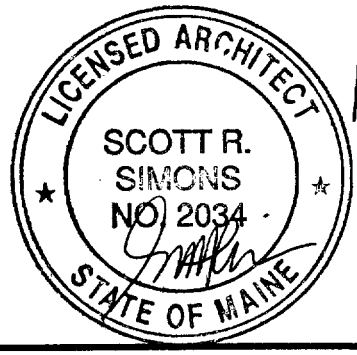
TITLE: **EXISTING STAIR HANDRAIL**

SK-10

SCALE: 1 1/2" = 1'-0

DATE: May 3,2006





Scott Simons Architects
75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656

PROJECT: **Ronald McDonald House**
PORTLAND, MAINE

PROJECT NO. 2004-0032

TITLE: **STAIR/LIFT PLAN**

SCALE: 1/2" = 1'-0

DATE: May 3, 2006

SK-11

Scott Simons Architects

75 York Street
Portland, ME 04101

ph: 207-772-4656
fax: 207-828-4656
e-mail: stephen@simonsarchitects.com

SUPPLEMENTAL INSTRUCTIONS #1

Date:	May 4,2006
Project name/number:	Addition and Renovations, Ronald McDonald House
Re:	Supplemental Instructions #1
From:	Stephen Fraser
To:	Robin Chibroski
cc:	The Thaxter Company
	Jobfile *6.6*

SUPPLEMENTAL INSTRUCTIONS #1

In response to the Request For Additional Information from Mike Nuggent, please include the following information as part of the project. Forward cost estimates to myself in the form of a Change Order for approval by the Owner.

1) **SSA** will provide stamped and signed drawings and SK's to the building inspector.

2) Seismic site class "B" stated in the application is incorrect. The correct classification is C as shown on Sheet SB-100

3) The South wall of the addition shall be 1 hour fire rated. The 5/8" interior GWB and 5/8" exterior GWB shall be installed per UL U309. The window shall remain as designed because it is less then 15% of the wall. The window jamb depths shall be increased to accommodate the increased thickness.

4) In lieu of parapets per 704.11 the ceilings of rooms 250,261 entry alcove of room 260 and adjacent closets shall be **1** hour fire rated **ACT.** Fire rated ACT ceilings shall be Armstrong Fire Guard ceiling system. Tiles: Fine Fissured beveled tegular model: 1835 Fire Guard. Grid: 9/16" 7500,7520 and 7540. UL label L209 or L210. The EDPM roofing shall be a minimum Class B roofing.

5) See attached SK-4, SK-6, SK-7 and SK-9 for wall & ceiling information on required fire, and sound separation walls and ceilings. Guest room separations are allowed by sections 708.3 and 711.3 to be 1/2 hour rated. Due to the fact that 5/8" GWB has been specified, 1 hour rated assemblies have been selected. Install GWB per the appropriate UL specifications. Install resilient acoustical channel behind drywall at designated walls.

   1 hour fire rated exterior walls. South wall of addition as indicated in section 1 and on SK-4 and SIC-7

   1 hour fire rated ceilings. GWB ceilings in rooms 153, 154, 155, 156 and adjacent closets shall be constructed per UL L513. This adds metal furring channel to the existing design.

   1 hour fire rated interior walls. Enclosures around stairs and shafts shall be 1 hour fire rated per existing plans. In addition all walls between guest rooms shall be 1 hour fire rated and constructed per UL U311 as indicated on SK-4 and SK-7

STC SO walls. Interior walls surrounding guest rooms shall have a minimum STC rating of 50. Resilient acoustical channel shall be added to all walls as indicated on SK-6 and SK-9. 5/8" GWB, wood stud, batt, channel & 5/8" GWB has an STC rating of 51.

Corridor walls are not required to be rated because the occupant load served by the corridors is below 10 and the building is sprinklered per Table 1016.1.

All fire rated partitions and ceiling assemblies shall be constructed to be continuous. Any necessary openings shall be fire stopped. Resilient channel shall be installed to minimize bridging and maximize sound attenuation. **All** related door frame jamb depths shall be adjusted for the additional thickness of the resilient channel.

6) Stairway nosing. See attached SK-3 for revised nosing profile.

7) Handrail detail. See attached SK-10 for revised handrail mounting height.

END OF SUPLEMENTAL INSTRUCTIONS #1

85134

WARRANTY DEED

That, Jean T. Fortin of Portland, County of Cumberland and State of Maine, for valuable consideration, grants to Stand By Me, Inc., with a mailing address of P.O. Box 3928, Portland, ME 04104 with Warranty Covenant, the following described real property situated in Portland, Cumberland County, Maine:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Carleton Street in said Portland, bounded and described as follows:

Beginning on said street about ninety (90) feet southerly from Brackett Street at the northerly corner of land formerly sold by Millett and Noyes to James Dinsmore; thence easterly by said Dinsmore land sixty (60) feet, more or less, to land formerly of one Ramsdell; thence northerly by said Ramsdell land thirty (30) feet; thence westerly keeping the same width sixty (60) feet, more or less, to said Carleton Street; thence by said street to the point of begining. Said premises are numbered sixty-three (63) Carleton Street according to City Plans.

Meaning and intending to convey the same premises described in a deed from Ralph C. Hamlin to Francis G. Fortin and Jean T. Fortin dated December 5, 1967 and recorded in the Cumberland County Registry of Deeds in Book 3022, Page 305. Francis G. Fortin died March 27, 1992 leaving Jean T. Fortin as the surviving joint tenant.

Witness my/our hand this 17 day of DEC , 1993

John Wall
Witness

Jean T. Fortin
Jean T. Fortin

BY James Thomas Fortin Duly
James Thomas Fortin, Duly Authorized Attorney
December 1, 1993

85135

MAINE REAL ESTATE TAX PAID

SHORT FORM WARRANTY DEED

Thomas E. Powers of 1050 Forest Avenue, Portland, ME, 04103, **FOR** CONSIDERATION **PAID**, grants to **Stand By Me, Inc.**, a Maine Corporation, whose mailing address is P.O. Box **3928**, Portland, ME, 04104, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated on Brackett Street, in the City of Portland, County of Cumberland and State of Maine, and bounded and described ***as*** follows:

Beginning on the southwesterly sideline of Brackett Street at **a** point fifty-eight and 41/100 (58.41) **feet** from the southwest corner of Brackett and Carleton Street; thence southeasterly on Brackett Street a distance of thirty-nine **(39)** feet to a point one **(1) foot** southeasterly of the **side** wall of the building on the lot conveyed: thence southwesterly, parallel with and one **(1)** foot southeasterly of the said wall, a distance of sixty-two **(62)** feet, more or **less,** to a point one **(1)** foot northerly of another wall of the above mentioned building; thence southeasterly, parallel with and one **(1)** foot north of said wall, a distance of twenty-nine and 8/10 (29.8) feet to land formerly of Sarah Gilkey; thence southwesterly along the Gilkey line, **a** distance of sixty-six and 8/10 (66.8) **feet,** more or **less,** to the land formerly of Tabor and Hamlen; thence northwesterly along the division line of land formerly of Samuel J. Shatz and Tabor and Hamlen, a distance of seventy and 38/100 (70.38) feet to the southwest corner of land now or formerly of Shatz: thence northeasterly along the westerly line of Shatz land, a distance of one hundred twenty-eight and 48/100 **(128.48)** feet to the southwest line of Brackett Street and the point of beginning.

This conveyance is made subject to the resewation and restriction that the one **(1)** foot strip of land lying southeasterly of the wall and the one **(1)** foot strip of land lying northerly of the wall of the building situated on the land hereby conveyed shall forever remain unoccupied and unobstructed. And Samuel J. Shatz, his heirs and assigns, shall have the right of passage over and **use** of **said** strips of land for **all** purposes other than occupation or obstruction, in common with Antonio Cimino and Mary A. Cimino, their heirs and assigns. And subject to the reservation and right of Samuel J. Shatz to retain and maintain a bulkhead through which bulkhead an entrance is gained to the cellar of the building standing on the land Southeasterly of the land hereby conveyed. **Also** conveying a right of passage over and **use** of the strip of land lying between the land hereby conveyed and the building on the land southeasterly of the land conveyed for all purposes, other than occupancy and obstruction, in common with others, excepting the retaining and maintaining of said bulkhead. **It** being intended that all of the passageway between the building standing on the land hereby conveyed and the building standing on the adjoining land northeasterly of the land hereby conveyed shall be enjoyed in

85136

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that BRICK HOUSE PROPERTIES, INC., a Maine corporation with a place of business in Portland, Maine, for consideration paid, does hereby give, grant, sell, and convey unto STAND BY ME, INC., a Maine corporation with a mailing address c/o Bruce E. Leddy, Esq., Perkins, Thompson, Hinckley & Keddy, One Canal Plaza, P.O. Box 426, Portland, Maine 04112, it5 successors and assigns forever, with quitclaim covenants, the following described property:

A certain lot or parcel of land with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southerly side of Brackett Street at the northeasterly corner of land conveyed by Edwin P. Millett et al. to E.N. Whitehouse; thence running southerly by said Whitehouse land about sixty (60) feet to land formerly of C.E. Parsons and more recently of B.T. Thurston; thence easterly by said Thurston land about thirty-four (34) feet to land formerly of one Randall and more recently owned by F.O. Bailey; thence northerly by said **Bailey** land to Brackett Street; thence westerly by said Brackett Street to the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to the within grantor by Sage Enterprises, Inc. by deed dated December, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10536, Page 113.

IN WITNESS WHEREOF, Brick House Properties, Inc. has caused this deed to be executed this 20th day of December, 1993.

BRICK HOUSE PROPERTIES, INC.

By: _____
Scott Joslin
Its Treasurer

State of Maine
County of Cumberland

Dec. 20, 1993

Then personally appeared before me the above named. Scott Joslin, Treasurer of Brick House Propesties, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Brick House Properties, Inc.

Recorded
Cumberland County
Registry of Deeds
12/27/93 09:40:29AM
John B. O'Brien
Register

_____
Leonard F. Morby, Jr.
~~Notary Public~~/Attorney at Law
Print Name:
My Commission Expires:

No 85137 Bk 11190 Ps 182

85137

MAINE REAL ESTATE TAX PAID

SHORT FORM WARRANTY DEED

NICHOLAS A. MANCINI, SR. and MARY A. MANCINI, being married, both of Portland, Maine, FOR CONSIDERATION PAID, grant to STAND BY ME, INC., a Maine Corporation, with a mailing address of P.O. Box 3928, Portland, ME 04104, with WARRANTY COVENANTS, certain real property, together with the buildings and improvements thereon, located at 256-258 Brackett Street in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:

A certain lot or parcel of land, with the buildings thereon, situated at Carleton and Brackett streets in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows: Commencing on the southwesterly line of Brackett Street twenty-five and one-half (25 1/2) feet southeasterly from the easterly line af said Carleton Street; thence northwesterly by said Brackett Street to the easterly line of said Carleton Street; thence southwesterly by said Carleton Street sixty (60) feet, more or less, to land formerly of Brown Thurston: thence southeasterly by said Thurston land, twenty-five and one-half (25 1/2) feet: thence northeasterly to Brackett Street at the point of beginning, keeping the width of twenty-five and one-half (25 1/2) feet.

Being the same premises conveyed to the Grantors herein by deed of Harry H. Poley et al dated July 23, 1975, and recorded at the Cumberland County Registry of deeds in Book 3717, Page 189.

WITNESS our hands and seals this 23rd day of December, 1993.

WITNESS:

Bruce E Leddy
Name:

Mary A. Mancini
Mary A. Mancini

do both
Name:

Nicholas A. Mancini, Sr.
Nicholas A. Mancini, Sr.

State of Maine
County of Cumberland, ss. December 23, 1993.

PERSONALLY APPEARED the above-named Mary A. Mancini and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Bruce E Leddy
Name: BRUCE E. LEDDY
Title: Attorney at Law

Recorded
Cumberland County
Registry of Deeds
12/27/93 09:43:02AM
John B. O'Brien
Register