

contractor Wright Ryan Construction, Inc.

bulletin no. **B -61**

action

- Architect's Supplemental Instruction
- Construction Change Authorization
- Proposal Request
- Status

issuance date **05/09/18**

issued by

Austin Smith

filed

filed date **05/09/18**

description Conversion of lower Level Storage Rooms to Fitness Rooms

attachments Revised Life Safety Plan G002R dated 050918
Fire Alarm modification SKE-22, Lighting Modification SKE-23, HVAC Modification SKM-08

remarks:

See attached documents for the conversion of Lower Level Storage Rooms [010] and [006] to exercise rooms

In accordance with the terms of the Contract Documents and with the approval of the Owner as required,

- a) PRICE the above change and submit a proposal with itemized cost and/or credit breakdown for Owner's approval before proceeding with the work.
- b) PROCEED immediately to avoid or minimize delays in the work with the above items:
 - On a time and materials basis OR
 - Submit an itemized cost breakdown of labor and materials showing either credit or extra for Owner's review.
- c)

PROCEED at no increase in time or contract sum with the above clarifications or supplemental instructions.

Austin Smith

05/09/18

scott simons architects

date

owner

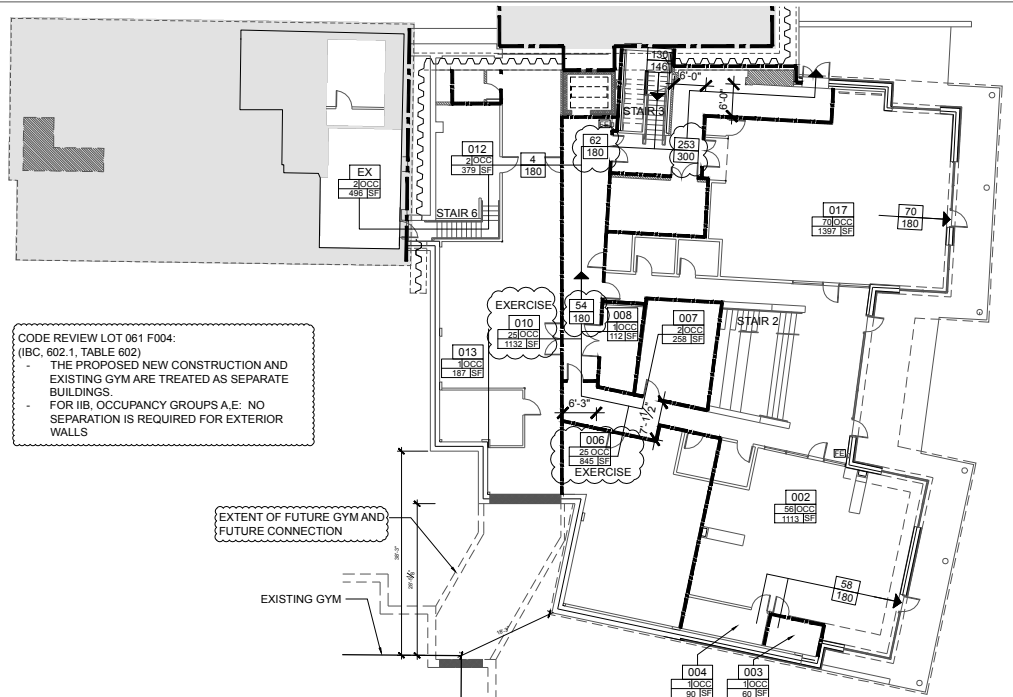
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contractor

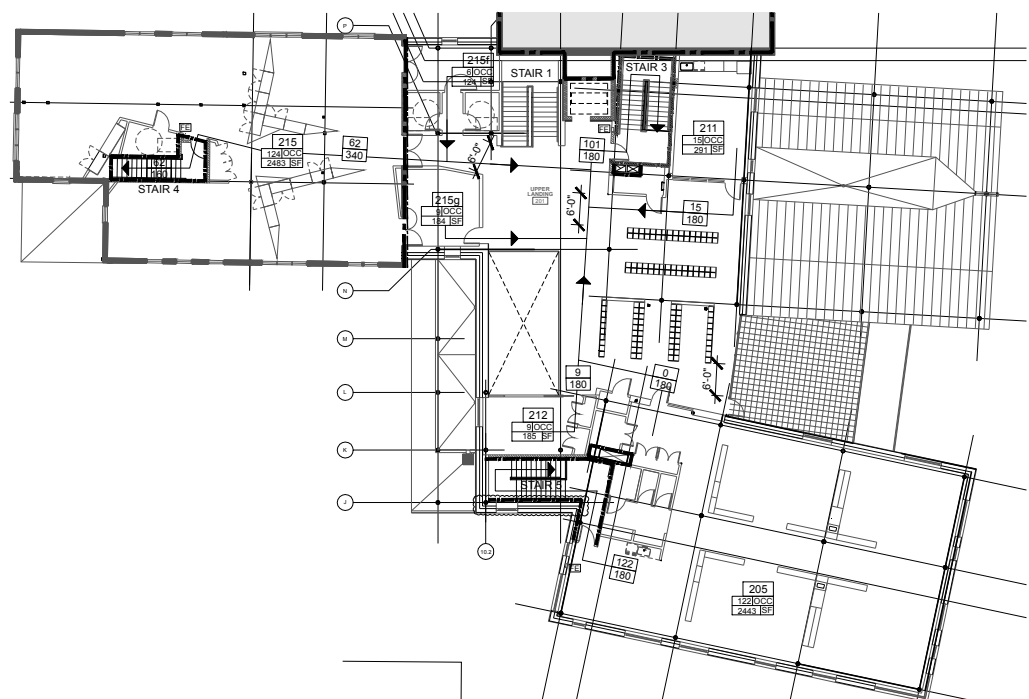
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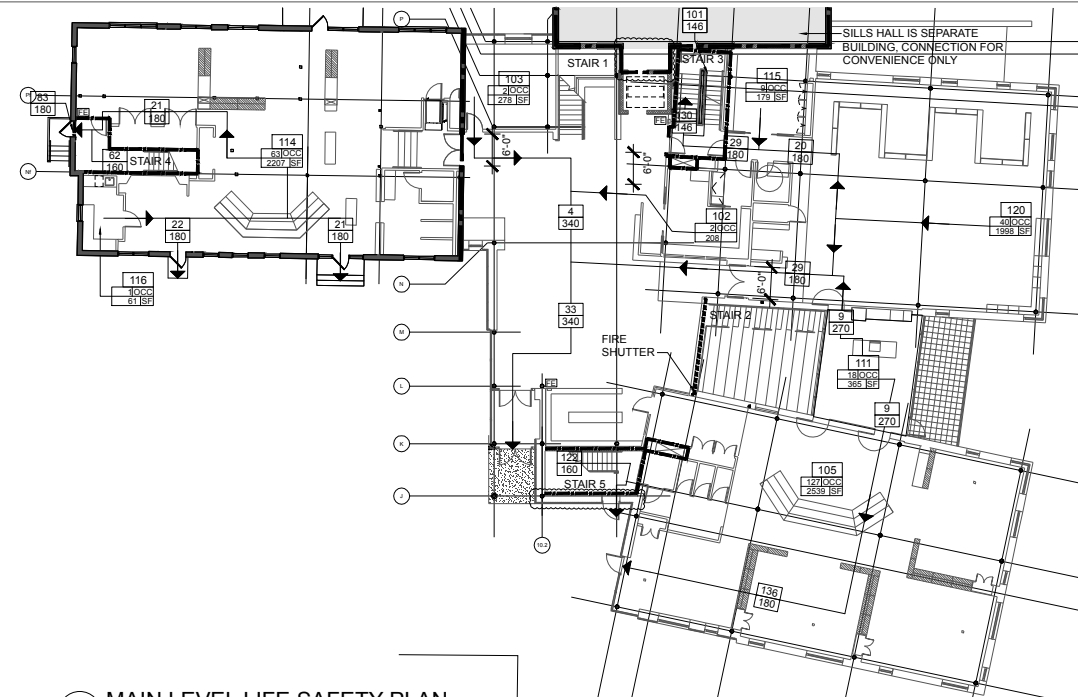
75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656



1 LOWER LEVEL LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0" TOTAL OCCUPANCYLOAD: 142 PPL



3 UPPER LEVEL LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0" TOTAL OCCUPANCYLOAD: 285 PPL



2 MAIN LEVEL LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0" TOTAL OCCUPANCYLOAD: 261 PPL

LIFE SAFETY PLAN LEGEND

SEE A101 FOR PARTITION TYPES

- [Symbol] FIRE EXTINGUISHER
- [Symbol] ROOM NUMBER
- [Symbol] OCCUPANTS
- [Symbol] ROOM AREA
- [Symbol] OCCUPANT EGRESS LOAD AT DOOR
- [Symbol] DOOR OCCUPANT CAPACITY
- [Symbol] DIRECTION OF EGRESS
- [Symbol] 1-HOUR FIRE RATED SEPARATION WITH 1 HOUR OPENINGS
- [Symbol] 2-HOUR RATING
- [Symbol] SMOKE SEPARATION WITH 20 MINUTE OPENINGS
- [Symbol] SMOKE SEPARATION WITH 20 MINUTE OPENINGS

1/16" = 1'-0"

CODE SUMMARY

APPLICABLE CODES

Maine Uniform Building and Energy Code "MUBEC"
Consists of the following applicable codes:

- 2009 International Building Code (IBC)
- 2009 International Existing Building Code (IEBC)
- 2009 International Energy Conservation Code (IECC)
- 2007 ASHRAE 62.1 (Ventilation for Acceptable Indoor Air Quality)
- 2007 ASHRAE 90.1 - (Energy Standard for Buildings except Low-Rise Residential Buildings) editions without addenda.
- E-1465-2006, Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings.
- Maine State Internal Plumbing Code based on the 2009 Uniform Plumbing Code
- State of Maine Subsurface Wastewater Disposal Rules Version dated: Jan 18, 2011
- 2011 National Electrical Code (NEC)

Portland City Code, Chapter 10: Fire Prevention and Protection

Fire/Life Safety

NFPA Life Safety Code as adopted by the State of Maine
Including but not limited to:

- 2009 NFPA 001: Fire Code
- 2009 NFPA 101: Life Safety Code
- 2016 NFPA 13: Installation of Sprinkler Systems, [2010 Edition through Equivalency]

Accessibility

2010 ADA Standards for Accessible Design

NOTE: All Codes shall include changes/amendments by the State of Maine

OCCUPANCY CLASSIFICATION (IBC Sec 302, 303, 304, 508.2) (NFPA 101)

- Assembly A-3
- Business B [Accessory Occupancy <10% of building area]
- Educational E
- Storage S-1, S-2

AUTOMATIC SUPPRESSION SYSTEM (NFPA 13)

Automatic sprinkler system provide per NFPA 13 throughout

GENERAL BUILDING INFORMATION AND ALLOWABLE BUILDING HEIGHTS AND AREA (IBC Chapter 5, Table 503) (NFPA)

Building Height (To mid-height of the roof) - 2 Stories
Total Area 35,079
Perimeter 469'

Allowable Building Height
55' Maximum + 20' (Sprinkler Benefit) = 75'
2 Stories Maximum + 1 (Sprinkler Benefit) = 3 Stories

ALLOWABLE BUILDING AREA	OCCUPANCY (PER IBC CHAPTER 3)	CONSTRUCTION TYPE (PER IBC CHAPTER 6)	ALLOWABLE AREA (IBC TABLE 503 MODIFIED PER IBC 506)	ACTUAL AREA NEW	ACTUAL AREA RENOVATED
LOWER LEVEL	A-3	IIB	9,500 TABULAR	9,426 NEW	955 RENO.
			28,000 ALLOWABLE		
GROUND FLOOR LEVEL	A-3	IIB	9,500 TABULAR	10,495 NEW	3,193 RENO.
			28,000 ALLOWABLE		
UPPER FLOOR	A-3	IIB	9,500 TABULAR	8,058 NEW	2,952 RENO.
			28,000 ALLOWABLE		

Building Area Modifications (IBC Sec 506.1, 506.2, 506.3)

Automatic Sprinkler Increase (IBC 506.3)
Taken, 200% Increase

REQUIRED OCCUPANCY SEPARATIONS (IBC Table 508.4) (NFPA)

- A-3 + E (None)
- A.E to B 1 HR
- A.E to S-1 1 HR
- A.E to S-2 0 HR

TYPES OF CONSTRUCTION (IBC Table 601, Sec 602) (NFPA 220)

Type IIB

FIRE RESISTIVE RATINGS (IBC Table 601), (NFPA Table A.8.2.1.2)

	TYPE IIB	II (0,0,0)
STRUCTURAL FRAME	0	0
BEARING WALLS, EXTERIOR AND INTERIOR	0	0
NON-BEARING WALLS AND PARTITIONS, EXTERIOR	0	0
NON-BEARING WALLS AND PARTITIONS, INTERIOR	0	0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0	0
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0	0

OCCUPANCY LOAD (IBC Table 1004.1.1), (NFPA 101 Table 7.3.1.2)

- Business B 100 Gross Sqft per Occupant
- Assembly A-3 35 Net Sqft per Occupant
- Classroom 20 Net Sqft per Occupant
- Daycare 35 Net Sqft per Occupant
- Gym 7 Net Sqft per Occupant
- Exercise Rooms 50 Gross Sqft per Occupant
- Locker Rooms 50 Gross Sqft per Occupant
- Accessory Storage 300 Gross Sqft per Occupant
- Mechanical 300 Gross Sqft per Occupant
- Stage 15 Net Sqft per Occupant
- Storage 300 Gross Sqft per Occupant

MEANS OF EGRESS (IBC Chapter 10, NFPA 101 Chapter 7.14.15)

EGRESS WIDTH PER OCCUPANT (IBC 1005.1) (IBC Table 1301.6.11(1))

- 0.3 Inches per occupant for stairways
- 0.2 Inches for other egress components

STAIRWAY WIDTH (IBC 1301.6.11), (NFPA 101 Table 7.2.2.2.12(B), 7.3.3.1.2)

0.3 Inches per occupant
44 inch width min. for <2000 yet >50

	NO. OCC.	WIDTH REQUIRED	WIDTH PROVIDED
STAIR 3	130	x .3 = 39 in or 44 in min.	44 in
STAIR 4	62	x .3 = 19 in or 44 in min.	48 in
STAIR 5	122	x .3 = 37 in	48 in
STAIR 6	2	x .3 = .6 in or 36 in min.	42 in

EXIT ACCESS

Common path of egress travel (IBC 1014.3), (IBC 1028.6)

- For Assembly <30', <75' where occupancy is ≤ 50
- For Business <75', 100' (NFPA 101 12.2.5.1.2 / Table A.7.6)
- For Assembly <20' or <75' where occupancy is ≤ 50
- For Educational <100'
- For Business <100'

Corridor Fire Resistance (IBC 1018.1)

1 hour

Corridor Width (IBC 1018.2), (NFPA 101 14.2.3.2)

- Not less than 44"
- Not less than 36" when less than 50 occupants
- Not less than 72" at exit access corridors, or corridors with the capacity of ≥100

Dead-End Corridor (IBC 705.6)

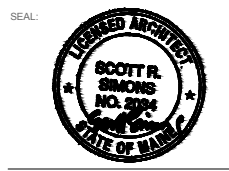
Dead-end corridors in occupancy E ≤50'
Dead-end corridors in occupancy A-3 ≤20' (NFPA 101 14.2.6.3, Table A.7.6)
Travel distance to exit: 200'

SITE ACCESS - Elevator Access (City of Portland Technical Manual Section 3.4.6)

Elevator to accommodate a 80 x 24 inch stretcher

WAYNFLETE LOWER SCHOOL ADDITION & RENOVATIONS

WAYNFLETE SCHOOL
360 SPRING STREET
PORTLAND, MAINE 04102



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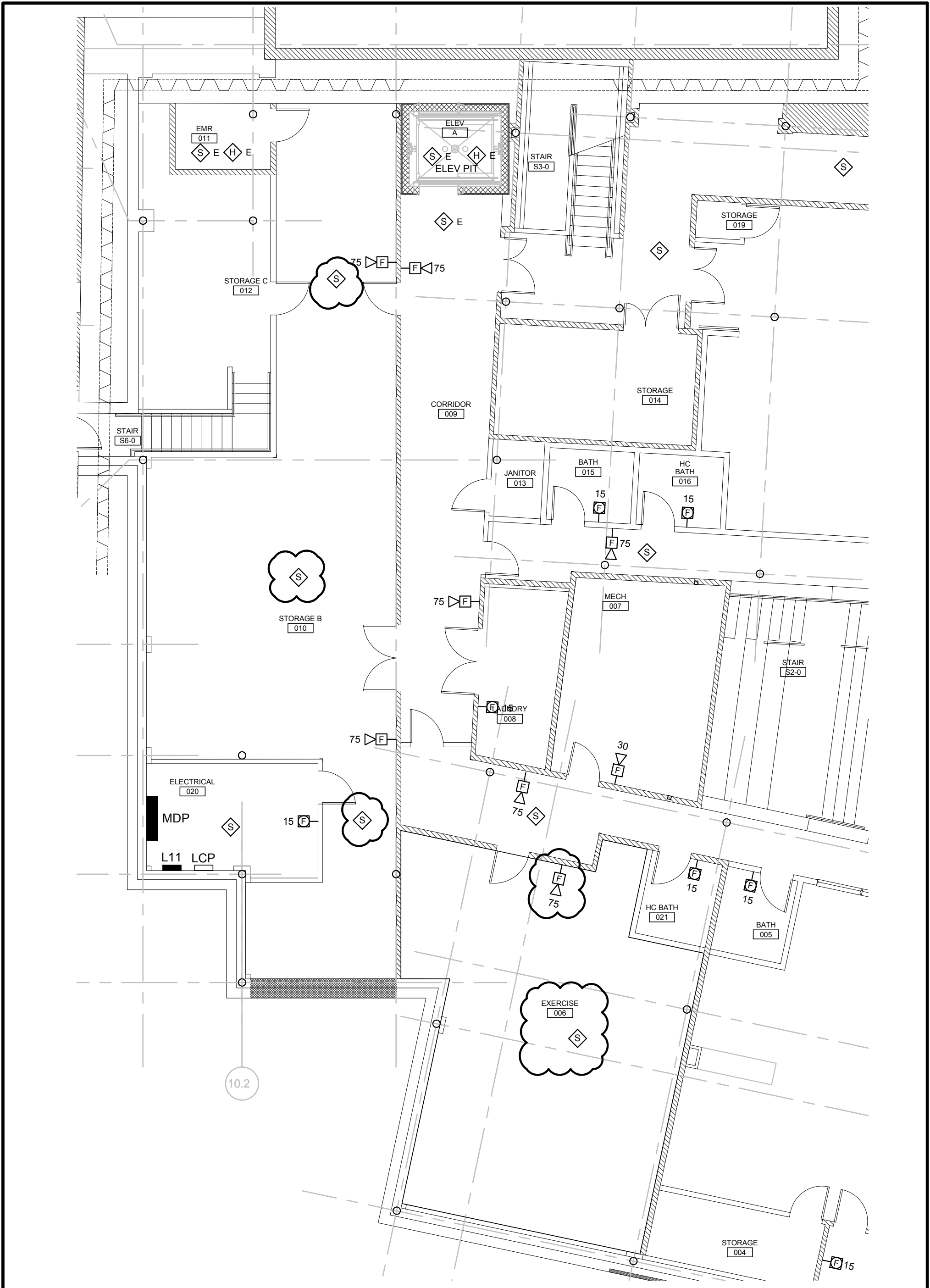
REVISION:

NO.	DATE
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

DATE OF ISSUE:
PROJECT NUMBER: 2013-0056
STATUS:

LIFE SAFETY PLAN + CODE SUMMARY

G002R



SKE-22

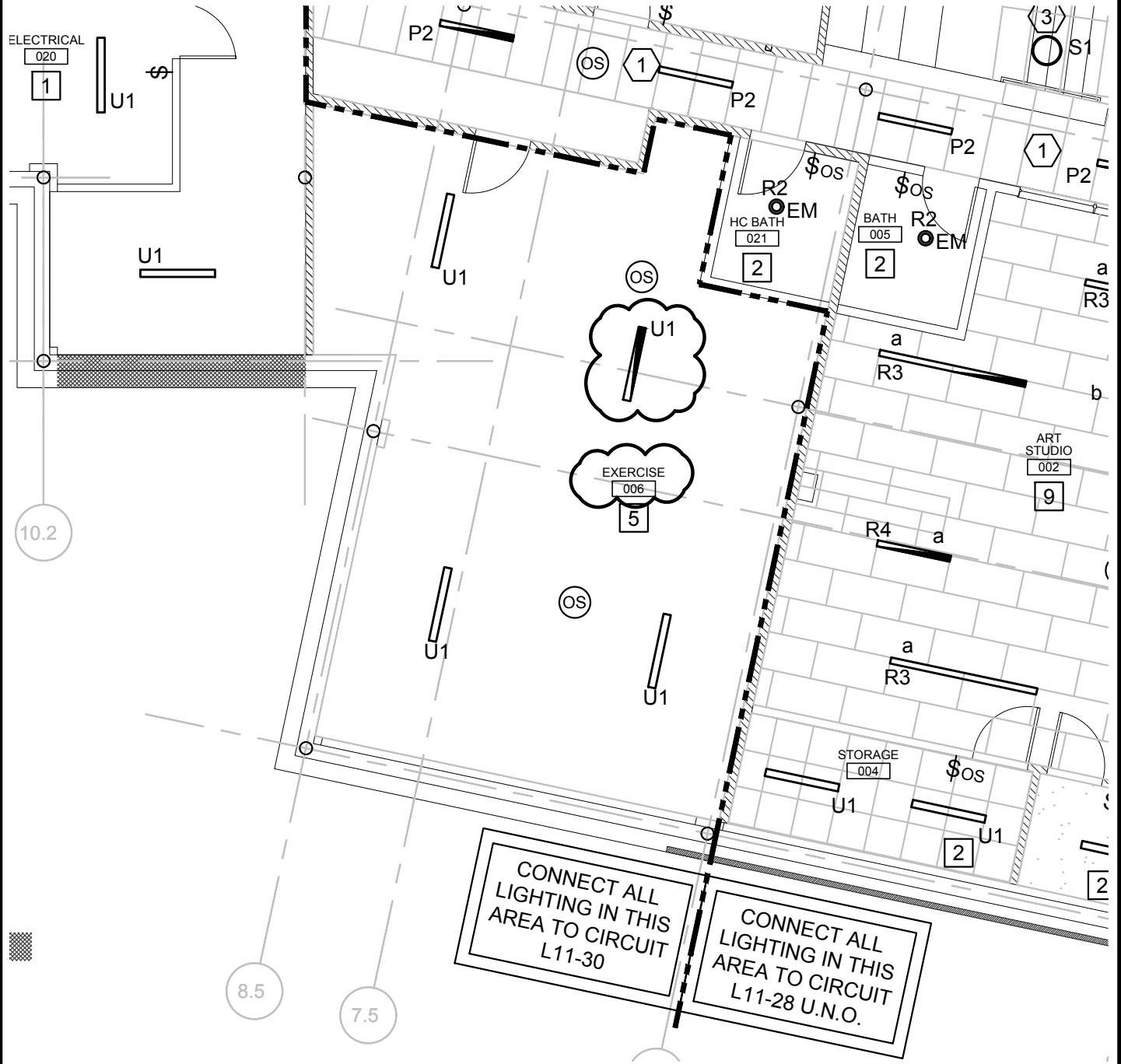
FIRE ALARM ~ DWG. FA101

WAYNFLETE LOWER SCHOOL
ADDITIONS & RENOVATIONS

SCALE: 1/8"=1'-0" DATE: 5/3/2018 PROJ NO: 15051 CAD FILE: 15051_EP.dwg

Allied Engineering
Structural Mechanical Electrical Commissioning

160 Veranda Street
Portland, Maine 04103
T: 207.221.2260
F: 207.221.2266
Web: www.allied-eng.com



SKE-23

EXERCISE LIGHTING - DWG. EL101

WAYNFLETE LOWER SCHOOL
ADDITIONS & RENOVATIONS

SCALE: NOTED

PROJ NO: 15051

DATE: 5/3/2018

CAD FILE: 15051EL.dwg

Allied Engineering

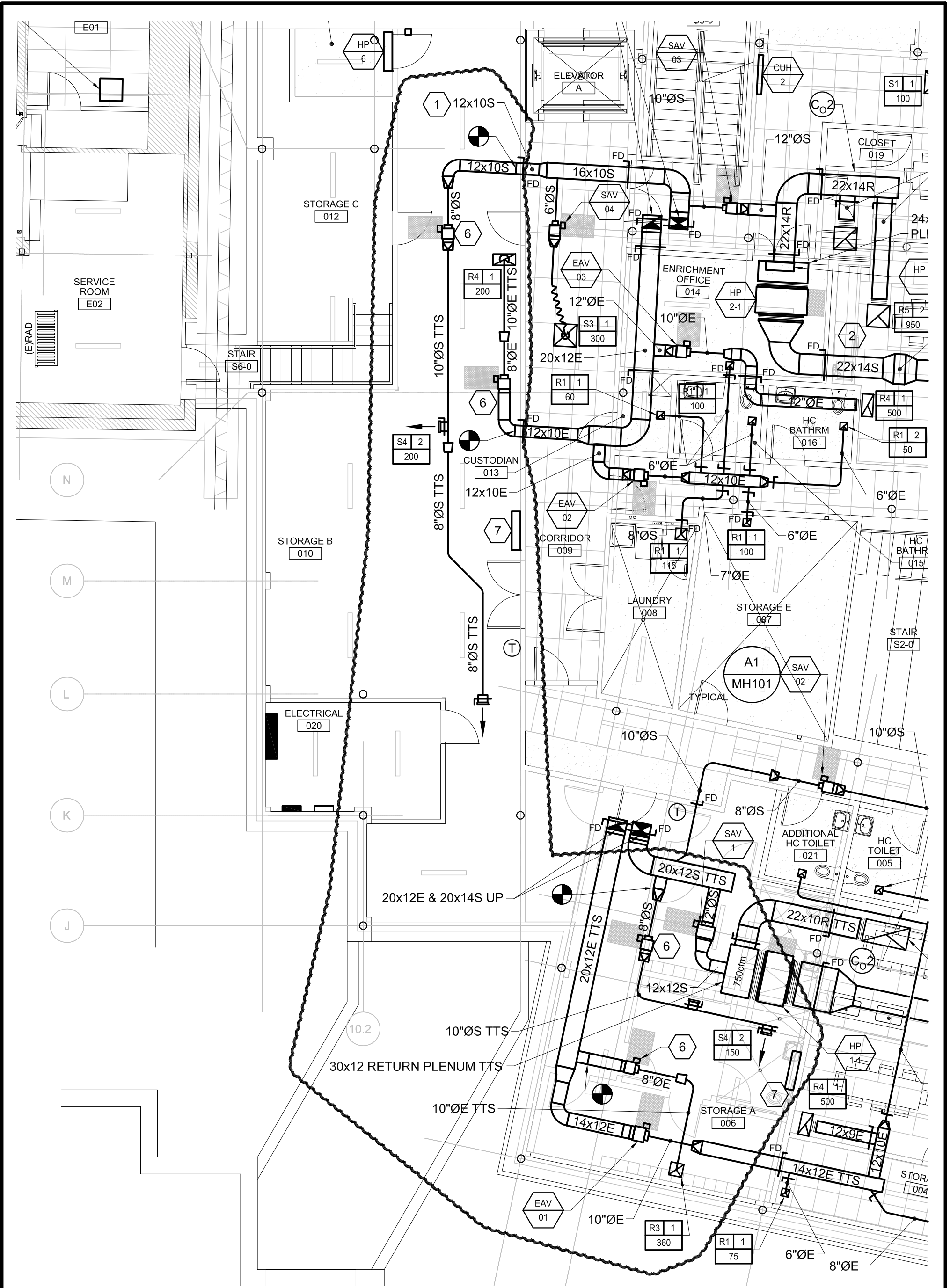
Structural Mechanical Electrical Commissioning

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SKM-08

EXERCISE ROOMS - A5 - SHEET MH101

WAYNFLETE LOWER SCHOOL
~ ADDITION AND RENNOVATIONS

SCALE: 1/8" = 1'-0"

DATE: 04/20/2018

CAD FILE: 15051M.DWG

Allied Engineering
Structural Mechanical Electrical Commissioning

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6

KEYED NOTES:

- 1 12x10S & E CAPPED FOR FUTURE CONNECTION.
- 2 RECIRCULATING RANGE HOOD (BY DIVISION 11).
- 3 KILN OUTLET HOOD SHALL BE 3'-0" MINIMUM ABOVE GRADE.
- 4 MOUNT TOP OF GRILLE 1'-0" BELOW FINISHED CEILING.
- 5 TRANSITION 22x14S TO 32x10S BELOW BEAM.

6 PRICE MODEL SDV5-8, TYPICAL OF 4.

7 2-TON DUCTLESS SPLIT AT 9'-0" A.F.F. +/- . ROUTE CONDENSATE TO SINK TRAP. SEE ATTACHED CUT SHEET.

SKM-09	REVISED KEYED NOTES ~ A5 - SHEET MH101 - EXERCISE ROOMS		 Allied Engineering Structural Mechanical Electrical Commissioning 	160 Veranda Street Portland, Maine 04103 T: 207.221.2260 F: 207.221.2266 Web: www.allied-eng.com
	WAYNFLETE LOWER SCHOOL ~ ADDITION AND RENOVATIONS			
	SCALE: 1/8" = 1'-0"	PROJ NO: 15051		
	DATE: 04-20-2018	CAD FILE: 15051M.dwg		



Submittal Data Sheet

2.0-Ton Wall Mounted Unit

FAQ24PVJU-RZQ24PVJU8

FEATURES

- Maximum piping length up to 164 ft. allows flexible placement of indoor unit
- Maximum piping height separation up to 98 ft.
- Low ambient cooling operation down to 0°F (with optional wind baffle(s))
- 10 year limited parts and compressor warranty

INDOOR UNIT



BENEFITS

- Quiet operation makes it ideal for many light commercial applications
- Inverter technology delivers precise temperature control and superior energy efficiency

OUTDOOR UNIT



PROVIDE:

1. WIND BAFFLES, BASE PAN HEATER, AND AVAILABLE ACCESSORIES FOR YEAR-ROUND OPERATION.
2. ROOF SUPPORT STANDS SIMILAR TO OTHER COND. UNITS.
3. WIRED REMOTE CONTROLLER - DAIKIN BRC1E73



Submittal Data Sheet

2.0-Ton Wall Mounted Unit

FAQ24PVJU-RZQ24PVJU8

SYSTEM PERFORMANCE

Indoor Unit Model No.	FAQ24PVJU	Indoor Unit Name:	Sky-Air Wall Mounted - P Series
Outdoor Unit Model No.	RZQ24PVJU8	Outdoor Unit Name:	Sky-Air Heat Pump ODU
Rated Cooling Capacity (Btu/hr):	23,800	Rated Cooling Conditions:	Indoor (°F DB/WB): 80 / 67 Ambient (°F DB/WB): 95 / 75
Sensible Capacity (Btu/hr):	18,000	Rated Piping Length(ft):	25
Max/Min Cooling Capacity (Btu/hr):	/	Rated Height Difference (ft):	0.00
Cooling Input Power (kW):	2.350	Rated Heating Conditions:	Indoor (°F DB/WB): 70 / 60 Ambient (°F DB/WB): 47 / 43
SEER (Non-Ducted/Ducted):	17.30 /	HSPF (Non-Ducted/Ducted):	9.4 /
EER (Non-Ducted/Ducted):	10.20 /	Heating COP (Non-Ducted/Ducted):	2.2 /
Rated Heating Capacity (Btu/hr):	27,600		
Heating Input Power (kW):	3.37		

SYSTEM DETAILS

Refrigerant Type:	R-410A	Cooling Operation Range (°F DB):	23 - 115
Holding Refrigerant Charge (lbs):	5.10	Heating Operation Range (°F WB):	0 - 60
Additional Charge (lb/ft):	0.04	Max. Pipe Length (Vertical) (ft):	98
Pre-charge Piping (Length) (ft):	0	Cooling Range w/Baffle (°F DB):	0 - 115
Max. Pipe Length (Total) (ft):	164	Heating Range w/Baffle (°F WB):	-
Max Height Separation (Ind to Ind ft):	0		



Submittal Data Sheet

2.0-Ton Wall Mounted Unit

FAQ24PVJU-RZQ24PVJU8

OUTDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	208/230 / 60 / 1	Compressor Stage:	
Power Supply Connections:	L1, L2, Ground	Capacity Control Range (%):	-
Min. Circuit Amps MCA (A):	16.5	Airflow Rate (H) (CFM):	1835
Max Overcurrent Protection (MOP) (A):	20	Gas Pipe Connection (inch):	5/8
Max Starting Current MSC(A):		Liquid Pipe Connection (inch):	3/8
Rated Load Amps RLA(A):		Sound Pressure (H) (dBA):	49
Dimensions (HxWxD) (in):	30-5/16 x 35-7/16 x 12-5/8	Sound Power Level (dBA):	
Net Weight (lb):	150		

DIMENSIONAL DRAWING - OUTDOOR UNIT

RZR18PVJU8 / RZR24PVJU8 / RZR30PVJU8
RZQ18PVJU8 / RZQ24PVJU8 / RZQ30PVJU8

Unit: in.

