

In accordance with the City of Portland Land Use Code, Section 14-525, we are submitting the following information for your consideration, regarding the proposed addition and site improvements at the Waynflete School, 360 Spring Street, Portland, Maine. The information below directly addresses the Portland Fire Department Site Review Checklist.

- Name, address, and telephone number of applicant:  
Waynflete School, 360 Spring Street, Portland, Maine, 04102. Ph. 207-683-2201.
- Name, address, and telephone number of architect:  
Scott Simons Architects, 75 York Street, Portland, Maine 04101. Ph. 207-772-4656
- Proposed uses of any structures (NFPA and IBC classification):  
NFPA and IBC: Non-separated Mixed Use Occupancy (Assembly and Educational)
- Square footage of all structures:  
Addition Total = 13,217 SF  
a. Ground Floor: 7,390 SF  
b. First Floor: 4,481 SF  
c. Second Floor: 1,346 SF  
Existing Total = 16,437 SF  
a. Ground Floor: 4,490 SF  
b. First Floor: 9,864 SF  
c. Second Floor: 4,083 SF  
Combined Total = 31,654 SF  
a. Combined Ground Floor: 11,880 SF  
b. Combined First Floor: 14,345 SF  
c. Combined Second Floor: 5,429 SF
- Elevation of all structures:  
Refer to Building Elevation drawing A2.1
- Proposed fire protection of all structures:  
Automatic Fire Sprinklers throughout entire building.
- Hydrant locations:  
Refer to site plans for proximity to existing street hydrants.
- Water main size and location:  
Water main located in Storer Street. Current fire protection line installed during Phase 1 connects from Storer St. main into existing buildings.
- Access to fire department connections:  
Standard, wall mounted "Storz" connection per City of Portland Fire Dept. requirements.
- Access to all structures: (Min. of 2 sides)  
Proposed addition has access to Storer Street on the east and to Danforth St. on the south. Refer to site plans for layout and orientation.
- Code summary referencing NFPA and all fire department technical standards.  
Building Code Summary:  
IBC 2003, 2003 NFPA 101 Life Safety Code.

Use Group: Non Separated, Mixed Use - Assembly and Educational  
Type of Construction: Type 3B, fully sprinklered.  
Stages and Platforms: To meet Section 410 requirements for fire protection, construction and sprinklers. Stage height less than 50' = proscenium wall and curtain not required to be rated. Yes, to meet NFPA, 13 per section 903.3.1 per Table 503: 8,500 with 200% sprinkler increase = 17,000 SF per floor. Three stories allowed with sprinkler increase. (Max. proposed height above grade = approx. 48 ft).  
Automatic Sprinkler: Max. Area allowed: 8,500 with 200% sprinkler increase = 17,000 SF per floor. Three stories allowed with sprinkler increase. (Max. proposed height above grade = approx. 48 ft).  
Max. Height allowed: 75 ft. with sprinkler increase. (Max. proposed height above grade = approx. 48 ft).  
Means of Egress: Dead end limit = 20 ft. Maximum distance to exit = 250 ft. Stair enclosures: One hour rating (less than 4 stories) Per Table 1016.1, IBC no rating required with fully sprinklered bldg.  
Corridors:

- Elevators shall be sized to fit an 81" x 23" stretcher and two personnel. Variance to stretcher size requirement granted during approvals of Phase One. The existing elevator is to serve the addition - refer to building floor plans for location and size.

### PARTITION SCHEDULE

REFER TO PARTITION GENERAL NOTES ALSO

#### "A" PARTITIONS -

- 8" STEEL STUDS EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.
- PROVIDE: ONE LAYER 1/2" PLYWOOD SUBSTRATE (SIDE LABELED "P") ONE LAYER 5/8" TYPE "X" BOARD ON CORRIDOR SIDE OF WALL - FULL HEIGHT TIGHT TO DECK ABOVE. SOUND ATTENUATION INSULATION. ONE LAYER 5/8" TYPE "X" ON OPPOSITE SIDE OF WALL. FULL HEIGHT TIGHT TO DECK ABOVE. ONE HOUR RATING-UL-U419
- PROVIDE: 1/2" PLYWOOD SUBSTRATE (BOTH SIDES OF WALL) ONE LAYER 5/8" TYPE "X" GWB (BOTH SIDES OF WALL) - FULL HEIGHT TIGHT TO DECK ABOVE. SOUND ATTENUATION INSULATION. 1" SOUND ISOLATION CLIP W/ 7/8" STL CHANNEL. LOCATE ON SIDE MARKED "R". ONE HOUR RATING-UL-U419
- PROVIDE: ACoustic FABRIC PANEL (AUDITORIUM SIDE OF WALL) ONE LAYER 5/8" TYPE "X" BOARD ONE SIDE OF WALL. ONE HOUR RATING-UL-U419
- PROVIDE: 1/2" PLYWOOD SUBSTRATE (BOTH SIDES OF WALL) ONE LAYER 3/8" HARDWOOD VENEER PLYWOOD PANELING. SOUND ATTENUATION INSULATION.

#### "B" PARTITIONS -

- 8" STEEL STUDS EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE.
- PROVIDE: ONE LAYER 5/8" GWB BOTH SIDES OF WALL. SOUND ATTENUATION INSULATION. ADD TO ASSEMBLY NOTED "R". 1" SOUND ISOLATION CLIP W/ 7/8" STL CHANNEL. LOCATE ON SIDE MARKED "R". UL-U556 WHERE RATED
- PROVIDE: 1/2" PLYWOOD SUBSTRATE BOTH SIDES OF WALL. ONE LAYER 5/8" GWB BOTH SIDES OF WALL. SOUND ATTENUATION INSULATION.
- PROVIDE: CERAMIC TILE OVER BACKER BOARD ON BATHROOM SIDE OF WALL. ONE LAYER 1/2" PLYWOOD SUBSTRATE (SIDE LABELED "P") ONE LAYER 5/8" GWB ON OTHER SIDE OF WALL.
- PROVIDE: CERAMIC TILE OVER 1/2" BACKER BOARD (BOTH SIDES OF WALL). SOUND ATTENUATION INSULATION.

#### "B" PARTITIONS CONTINUED-

- PROVIDE: 1/2" PLYWOOD SUBSTRATE BOTH SIDES OF WALL. ONE LAYER 5/8" GWB BOTH SIDES OF WALL. ONE HOUR RATING
- PROVIDE: 3/8" HARDWOOD VENEER PLYWOOD PANELING (BOTH SIDES OF WALL)
- PROVIDE: ONE LAYER 5/8" TYPE "X" BOARD BOTH SIDES OF WALL. ONE LAYER 1/2" PLYWOOD SUBSTRATE (BOTH SIDES OF WALL) SOUND ATTENUATION INSULATION. ONE HOUR RATING-UL-U419
- PROVIDE: ACoustic FABRIC PANEL (AUDITORIUM SIDE OF WALL) SOUND ATTENUATION INSULATION. ONE LAYER 1/2" PLYWOOD SUBSTRATE (OTHER SIDE OF WALL) ONE LAYER 5/8" TYPE "X" BOARD BOTH SIDES OF WALL. ONE HOUR RATING-UL-U419
- PROVIDE: CERAMIC TILE OVER 1/2" BACKER BOARD (BOTH SIDES OF WALL). SOUND ATTENUATION INSULATION.

#### "B" PARTITIONS CONTINUED-

- PROVIDE: CERAMIC TILE OVER 1/2" BACKER BOARD (BATHROOM SIDE OF WALL). 4" FURRING CHANNELS @ 16" O.C. SOUND ATTENUATION INSULATION. ONE LAYER 1/2" PLYWOOD SUBSTRATE (SIDE LABELED "P") ONE LAYER 5/8" GWB OTHER SIDE OF WALL.
- PROVIDE: ONE LAYER 1/2" PLYWOOD SUBSTRATE (SIDE LABELED "P") ONE LAYER 5/8" GWB BOTH SIDES OF WALL. SOUND ATTENUATION INSULATION. 1" SOUND ISOLATION CLIP W/ 7/8" STL CHANNEL. LOCATE ON SIDE MARKED "R"

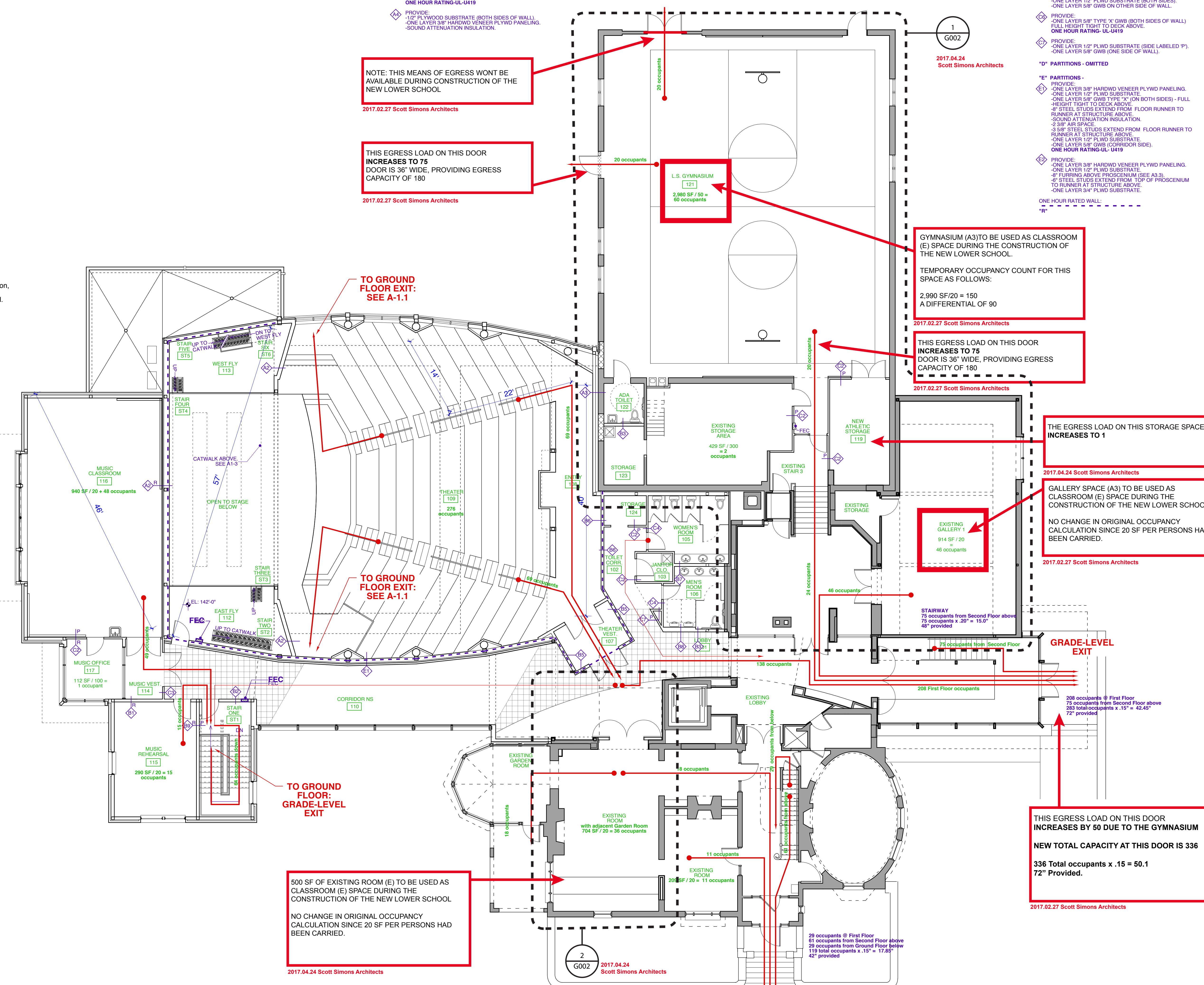
#### "C" PARTITIONS -

- 8" STEEL STUDS EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABV. & AT:
- PROVIDE: ONE LAYER 5/8" BOARD ON BOTH SIDES OF WALL.
- PROVIDE: ONE LAYER 1/2" PLYWOOD SUBSTRATE (SIDE LABELED "P") ONE LAYER 5/8" GWB ON BOTH SIDES OF WALL.
- PROVIDE: ONE LAYER 1/2" PLYWOOD SUBSTRATE BOTH SIDES OF WALL. SOUND ATTENUATION INSULATION.
- PROVIDE: CERAMIC TILE OVER 1/2" BACKER BOARD ON BATHROOM SIDE OF WALL. SOUND ATTENUATION INSULATION. ONE LAYER 1/2" PLYWOOD SUBSTRATE (OTHER SIDE) ONE LAYER 5/8" GWB ON OTHER SIDE OF WALL.
- PROVIDE: ONE LAYER 3/8" HARDWOOD VENEER PLYWOOD PANELING. ONE LAYER 1/2" PLYWOOD SUBSTRATE (BOTH SIDES) ONE LAYER 5/8" GWB ON OTHER SIDE OF WALL.
- PROVIDE: ONE LAYER 5/8" TYPE "X" GWB (BOTH SIDES OF WALL) FULL HEIGHT TIGHT TO DECK ABOVE. ONE HOUR RATING-UL-U419
- PROVIDE: ONE LAYER 1/2" PLYWOOD SUBSTRATE (SIDE LABELED "P") ONE LAYER 5/8" GWB (ONE SIDE OF WALL).

#### "D" PARTITIONS - OMITTED

#### "E" PARTITIONS -

- PROVIDE: ONE LAYER 3/8" HARDWOOD VENEER PLYWOOD PANELING. ONE LAYER 1/2" PLYWOOD SUBSTRATE. ONE LAYER 5/8" GWB TYPE "X" (ON BOTH SIDES) - FULL HEIGHT TIGHT TO DECK ABOVE. 8" STEEL STUDS EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE. SOUND ATTENUATION INSULATION. 5/8" AIR SPACE. 3/8" STEEL STUDS EXTEND FROM FLOOR RUNNER TO RUNNER AT STRUCTURE ABOVE. ONE LAYER 1/2" PLYWOOD SUBSTRATE. ONE LAYER 5/8" GWB (CORRIDOR SIDE). ONE HOUR RATING-UL-U419
- PROVIDE: ONE LAYER 3/8" HARDWOOD VENEER PLYWOOD PANELING. ONE LAYER 1/2" PLYWOOD SUBSTRATE. 4" FURRING ABOVE PROSCENIUM (SEE A3). 8" STEEL STUDS EXTEND FROM TOP OF PROSCENIUM TO RUNNER AT STRUCTURE ABOVE. ONE LAYER 3/4" PLYWOOD SUBSTRATE. ONE HOUR RATED WALL.



NOTE: THIS MEANS OF EGRESS WON'T BE AVAILABLE DURING CONSTRUCTION OF THE NEW LOWER SCHOOL.  
2017.02.27 Scott Simons Architects

THIS EGRESS LOAD ON THIS DOOR INCREASES TO 75 DOOR IS 36" WIDE, PROVIDING EGRESS CAPACITY OF 180  
2017.02.27 Scott Simons Architects

GYMNASIUM (A3) TO BE USED AS CLASSROOM (E) SPACE DURING THE CONSTRUCTION OF THE NEW LOWER SCHOOL.  
TEMPORARY OCCUPANCY COUNT FOR THIS SPACE AS FOLLOWS:  
2,980 SF/20 = 150  
A DIFFERENTIAL OF 90  
2017.02.27 Scott Simons Architects

THIS EGRESS LOAD ON THIS DOOR INCREASES TO 75 DOOR IS 36" WIDE, PROVIDING EGRESS CAPACITY OF 180  
2017.02.27 Scott Simons Architects

THE EGRESS LOAD ON THIS STORAGE SPACE INCREASES TO 1  
2017.04.24 Scott Simons Architects

GALLERY SPACE (A3) TO BE USED AS CLASSROOM (E) SPACE DURING THE CONSTRUCTION OF THE NEW LOWER SCHOOL.  
NO CHANGE IN ORIGINAL OCCUPANCY CALCULATION SINCE 20 SF PER PERSONS HAD BEEN CARRIED.  
2017.02.27 Scott Simons Architects

GRADE-LEVEL EXIT  
208 occupants @ First Floor  
75 occupants from Second Floor above  
283 total occupants x .15" = 42.45"  
72" provided

THIS EGRESS LOAD ON THIS DOOR INCREASES BY 50 DUE TO THE GYMNASIUM  
NEW TOTAL CAPACITY AT THIS DOOR IS 336  
336 Total occupants x .15 = 50.1  
72" Provided.  
2017.02.27 Scott Simons Architects

500 SF OF EXISTING ROOM (E) TO BE USED AS CLASSROOM (E) SPACE DURING THE CONSTRUCTION OF THE NEW LOWER SCHOOL.  
NO CHANGE IN ORIGINAL OCCUPANCY CALCULATION SINCE 20 SF PER PERSONS HAD BEEN CARRIED.  
2017.04.24 Scott Simons Architects

1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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PROJECT  
**WAYNFLETE ARTS CENTER PHASE TWO**  
ADDITION/ RENOVATION  
360 SPRING STREET  
PORTLAND, ME

TITLE  
**FIRST FLOOR LIFE SAFETY PLAN**

STATUS:  
**LIFE SAFETY DIAGRAMS**

DATE: 11.27.2007  
REVISION / DATE:

PROJECT NO. 2003-0040.00  
DRAWN BY: 2007G Scott Simons Architects  
DWG NO. **LS-1.2**