



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 16 STORER ST CBL 061 F003001

Issued to Waynflete School The/Stroudwater Construction Date of Issue 06/27/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-1184, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

New Addition

APPROVED OCCUPANCY

Theater & Classrooms
Use Group A1
Type 3B
IBC 2003

Limiting Conditions:

Temporary until September 20, 2009 at which time site work is to be complete.

This certificate supersedes
certificate issued 1/8/09

Approved:

5/27/09
(Date)

Chetzel S. M.
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: May 27, 2009

RE: C. of O. for #20 Storer Street, Waynelete Arts Center
(Id#2007-0085) (CBL 061 F 003001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Finish grading, loam and seed,
2. Dumpster pad and fencing,
3. Surface coat paving and striping,
4. Landscaping,
5. Sidewalk and curbing,
6. Miscellaneous site work,

I anticipate this work can be completed by **September 20, 2009**.

At this time, **I recommend extending the temporary Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Tammy Munson, Inspection Services Manager
File: Urban Insight



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

16 STORER ST

CBL 061 F003001

Issued to

Waynflete School The/Stroudwater Construction

Date of Issue

01/08/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-1184 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

New Addition

APPROVED OCCUPANCY

Theater & Classrooms
Use Group A1
Type 3B
IBC 2003

Limiting Conditions:

- Install exterior handrails.
 - Direct & label interior E-lights.
 - Install exterior E-lights.
- Temporary occupancy expires June 1, 2009.

**This certificate supersedes
certificate issued**

Approved:

.....
(Date)

.....
Inspector

.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 071184

PERMIT ISSUED

DEC 14 1997

061 F003001

CITY OF PORTLAND

This is to certify that WAYNFLETE SCHOOL THEATER Stroudw... Construction
has permission to Waynflete School - Theater & Classroom Addition Existing Education Facility
AT 16 STORER ST

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is laid out or closed-in. **HEAR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 12/13/97
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

big plans in wobbies by Marge's office

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: December 19, 2008

RE: C. of O. for #20 Storer Street, Wayneflete Arts Center
(Id#2007-0085) (CBL 061 F 003001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Finish grading, loam and seed,
2. Dumpster pad and fencing,
3. Surface coat paving and striping,
4. Landscaping,
5. Sidewalk and curbing,
6. Miscellaneous site work,

I anticipate this work can be completed by **June 1, 2009**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Tammy Munson, Inspection Services Manager
File: Urban Insight

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1184	Issue Date:	CBL: 061 F003001
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Location of Construction: 16 STORER ST	Owner Name: WAYNFLETE SCHOOL THE	Owner Address: 256 SPRING ST REAR	Phone:
Business Name:	Contractor Name: Stroudwater Construction	Contractor Address: 96 Ocean St unit 1 Portland	Phone: 2076507802
Lessee/Buyer's Name	Phone:	Permit Type: Institutional Educational	Zone: K-1

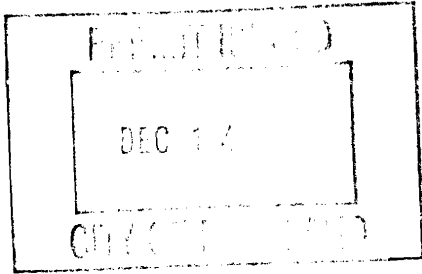
Past Use: Educational K-12 - Waynflete School	Proposed Use: Educational K-12 - Waynflete School - Theater & Classroom additon to existing Education Facility	Permit Fee: \$38,775.00	Cost of Work: \$3,868,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: A1 Type: <i>230</i> <i>12/12/07</i>	

Proposed Project Description: Waynflete School - Theater & Classroom additon to existing Education Facility	Signature: <i>Craig Cuss</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 09/24/2007	Zoning Approval
-----------------------------	---------------------------------	------------------------

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i>	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone <i>Panel B zone C</i>	<input checked="" type="checkbox"/> Conditional Use <i>by PB expansion</i>	<input checked="" type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan <i>2007-0085</i>	<input checked="" type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved w/Conditions
Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>9/24/07</i>	Date: <i>8/14/07</i>	Date: <i>AMB per P.A.</i>



and HP Board Approval

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
BLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

10/16/08 Close-in stay
12/09/08 pre-finish work
12/17/08 finish not ready
12/22/08 Final not ready

~~12/22/08~~

02/03/09 JR plumbing
03/26/09 " "

Conditions 09/07/09

- Extension Handrails
- E-lighting (interior)
- Local E-lighting / signage
- E-lighting (exterior)

X 8032

6/20 Final CR except
Site improvement
Issued temporary
Still need to close
out permits

Jeanie Bourke - Re: Waynflete Arts Center

From: Jeanie Bourke
To: Austin Smith; Keith Gautreau
Date: 1/30/2009 12:54 PM
Subject: Re: Waynflete Arts Center

BP # 07-1184
061-F-003

Austin,

I have reviewed your revision and occupant load criteria and this change is acceptable. I will include these changes in with the permit.

Thanks

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

>>> Austin Smith <austin@simonsarchitects.com> 01/28 4:40 PM >>>
Wednesday January 28, 2008
Waynflete Arts Center

Ms. Bourke:

As I mentioned to you on the phone last week we would like to make a modification to our approved plans for the gym space at Waynflete School.

Our approved plans showed a pair of doors at the south west corner of the space. We would like to change these to a single door. In either case this door will have a three hour rating.

I've enclosed my occupancy figures calculated with IBC 2006. We used a worst case scenario and arrived at a figure of 231 occupants. With three exits from the space, each with a width of 36", we should be able to accommodate that number.

I'll enclose a PDF of the revised plan and also mail a hard copy.

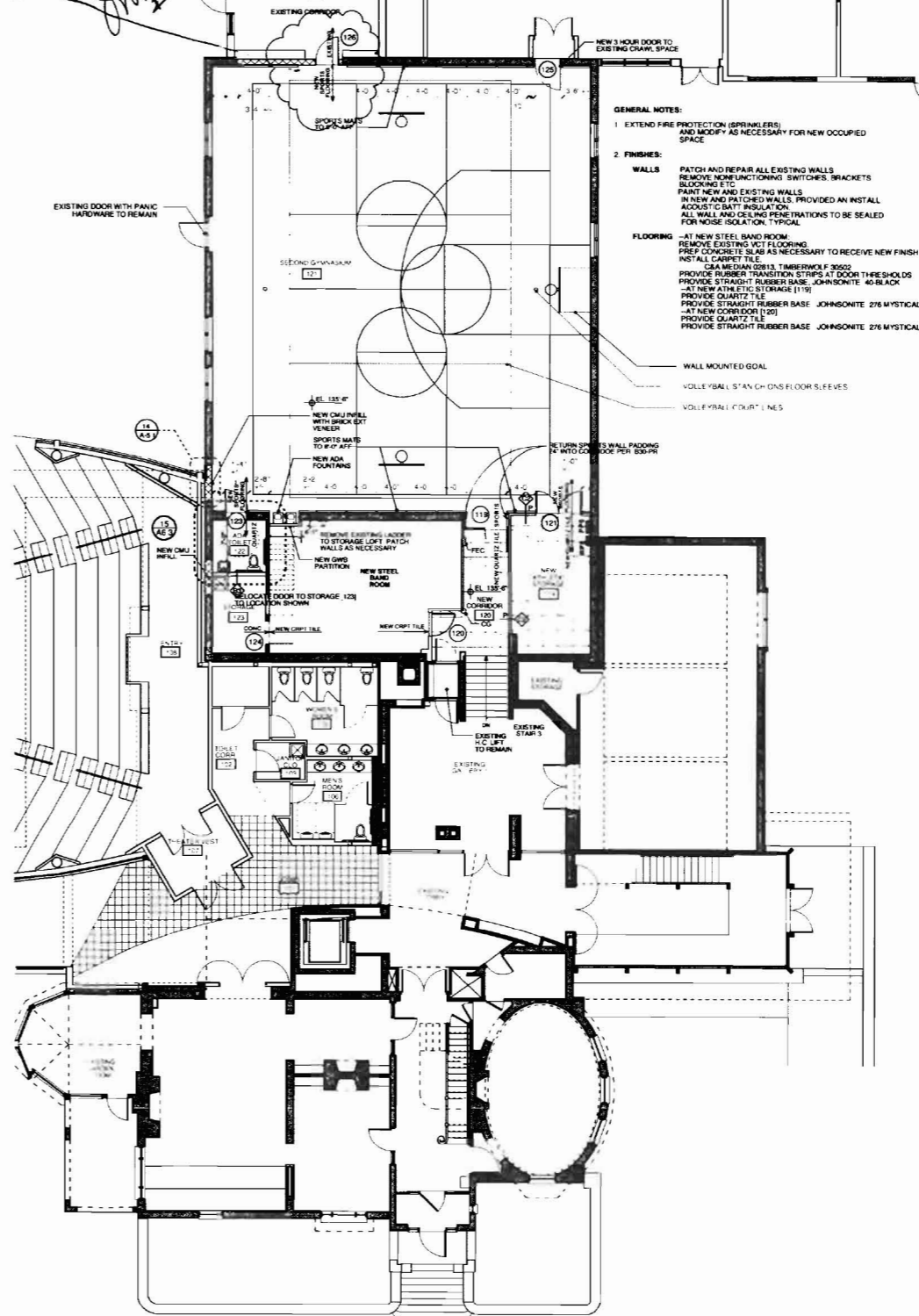
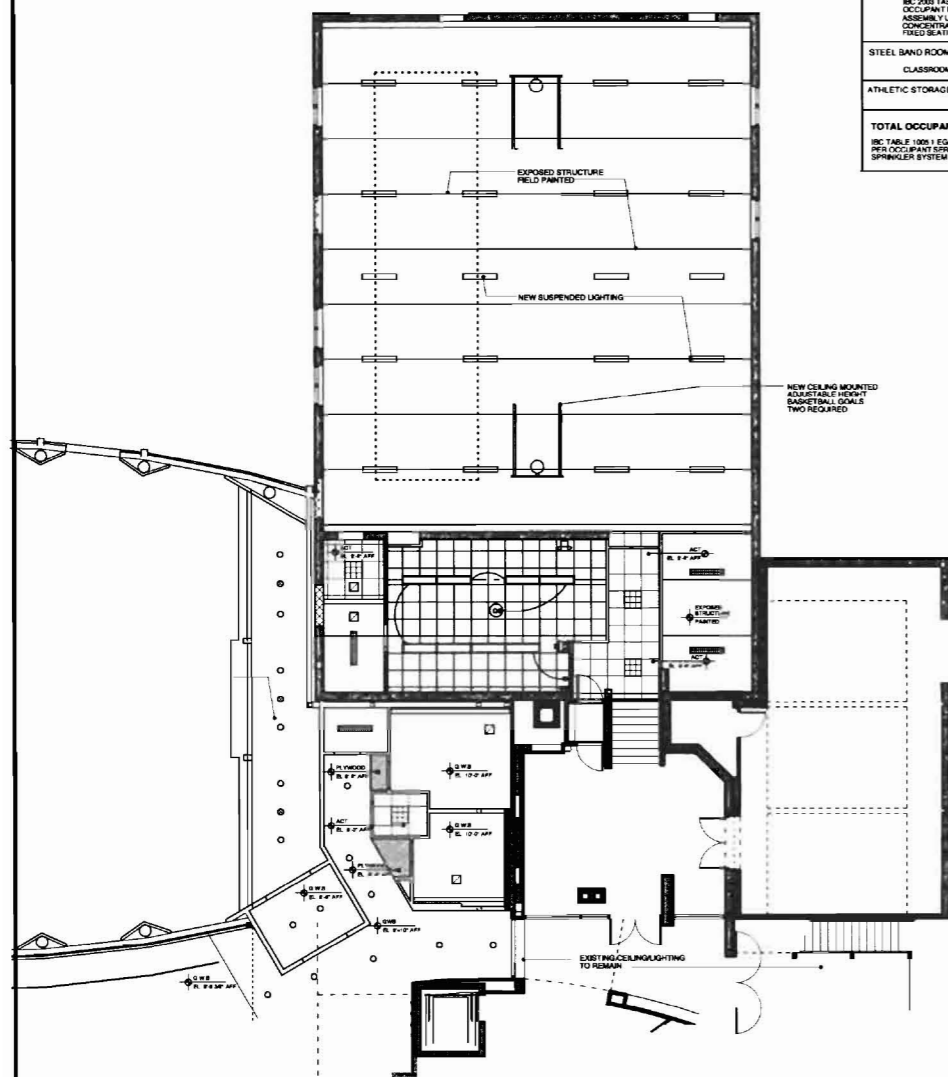
Please note too that the space is fully sprinkled.

Life safety systems are also shown on the enclosed electrical plan.

Thanks,
Austin Smith
Scott Simons Architects.

double door
now single
3hr

OCCUPANCY CALCULATIONS		3) EXITS PROVIDED AT 50' x 120'
SECOND GYMNASIUM [121]	AREA	OCCUPANT COUNT
IBC 2006 TABLE 7.3.1.2 OCCUPANT LOAD FACTOR ASSEMBLY USE, LESS CONCENTRATED USE WITHOUT FIXED SEATING	2,974 S.O. FT. 15 SF / PERSON	199 OCCUPANTS
STEEL BAND ROOM CLASSROOM USE	422 S.O. FT. 20 SF / PERSONS	22 OCCUPANTS
ATHLETIC STORAGE	194 S.O. FT.	10 OCCUPANTS
TOTAL OCCUPANT LOAD IBC TABLE 1006.1 EGRESS WITH FIR OCCUPANT LOADS WITH SPRINKLER SYSTEM	0.15' / OCCUPANT 231 X 0.15' = 34.65'	231 OCCUPANTS



GENERAL NOTES:
1. EXTEND FIRE PROTECTION (SPRINKLERS) AND VERIFY AS NECESSARY FOR NEW OCCUPIED SPACE
2. FINISHES:
WALLS: PATCH AND REPAIR ALL EXISTING WALLS, REMOVE NON-FUNCTIONING SWITCHES, BRACKETS, BLOCKING, ETC. PAINT NEW AND EXISTING WALLS IN NEW AND PATCHED WALLS. PROVIDED AN INSTALL ACOUSTIC BATT INSULATION. ALL WALL AND CEILING PENETRATIONS TO BE SEALED FOR NOISE ISOLATION, TYPICAL.
FLOORING: AT NEW STEEL BAND ROOM, REMOVE EXISTING VCT FLOORING. PREP CONCRETE SLAB AS NECESSARY TO RECEIVE NEW FINISH. INSTALL CARPET TILE. CALL MEDIUM DUTY, TIMBERLOCK F 3050. PROVIDE RUBBER TRANSITION STRIPS AT DOOR THRESHOLDS. PROVIDE STRAIGHT RUBBER BASE, JOHNSONITE 40-BLACK. AT NEW ATHLETIC STORAGE (119), PROVIDE QUARTZ TILE. PROVIDE STRAIGHT RUBBER BASE, JOHNSONITE 276 MYSTICAL. AT NEW CORRIDOR (120), PROVIDE QUARTZ TILE. PROVIDE STRAIGHT RUBBER BASE, JOHNSONITE 276 MYSTICAL.

BP

061-F-003
07-1184

JAN 28 2009

Door No.	Location	Style	Door Width	Height	Material	Thickness	Type	Frame Material	Type	Hdwr. Set (See Spec.)	Fire Label	Remarks
GROUND FLOOR												
119	CORRIDOR 120	FULL LIGHT WOOD	3'-0"	7'-0"	SC WD/POLY	1 3/4"	D7 S1M	HM	F4	PANIC		SC WD DOOR W/ FULL VISION PANEL OF IMPACT RESISTANT POLYCARBONATE
120	CORRIDOR 12	FULL LIGHT WOOD	3'-0"	7'-0"	SC WD/GLASS	1 3/4"	D7 S1M	HM	F4	CLASSROOM		SC WD DOOR W/ FULL TEMPERED GLASS VISION PANEL SIDE-LIGHT OF IMPACT RESISTANT POLY IN HM FRAME
121	ATHLETIC STORAGE 119	PAIRED FULL LIGHT	3'-0"	7'-0"	SC WD/POLY	1 3/4"	D7	HM	F1	CLASSROOM		PAIRED SC DOORS WITH FULL VISION PANELS OF IMPACT RESISTANT POLYCARBONATE
123	ADA TOILET 122	SC FLUSH WOOD	3'-0"	7'-0"	SC WOOD	1 3/4"	D4	HM	F2	PRIVACY		
124	STORAGE 123	SC FLUSH	3'-0"	7'-0"	SC WOOD	1 3/4"	D4	HM	F2	CLOSET		
125	SECOND GYM 121	HM FLUSH	3'-0"	7'-0"	HM	1 3/4"	D2	HM	F2	CLOSET	3 HOUR	
126	SECOND GYM 121	HM FLUSH W/ VISION PANEL	3'-0"	7'-0"	HM	1 3/4"	D2	HM	F2	PANIC	3 HOUR	THREE HOUR RATED DOOR AND FRAME. PROVIDE 3 HOUR RATED CERAMIC GLASS VISION PANEL LIMITED TO 100 S.O. INCHES
127						1 3/4"		HM				

1 REVISED PLAN---SECOND GYM [121]
SCALE: 1/8" = 1'-0"



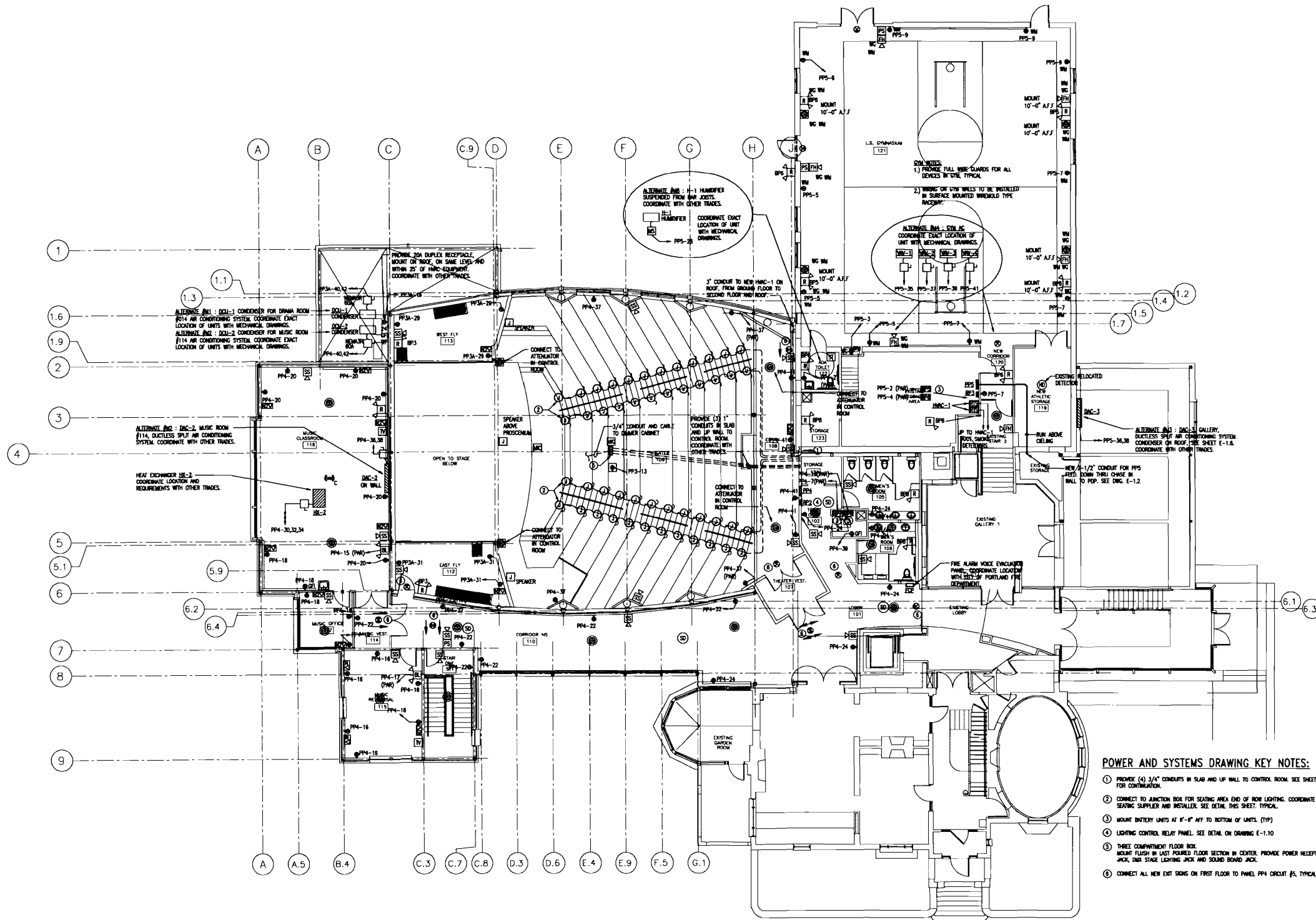
THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.

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

TITLE
REVISED SECOND GYM PLAN

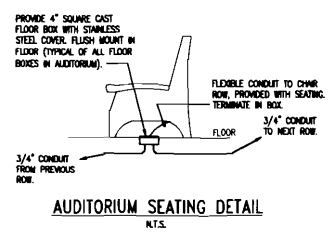
STATUS
REVISED JANUARY 28, 2008

DATE: 12.30.08	REVISION (DATE):
PROJECT NO: 2008-0042.00	
DRAWN BY:	3007 Scott Simons Architects
DWG NO:	CSK-51



POWER AND SYSTEMS DRAWING KEY NOTES:

- ① PROVIDE (4) 3/4" CONDUITS IN SLAB AND UP WALL TO CONTROL ROOM. SEE SHEET E-1.8 FOR CONTINUATION.
- ② CONNECT TO JUNCTION BOX FOR SEATING AREA END OF ROW LIGHTING. COORDINATE WITH SEATING SUPPLIER AND INSTALLER. SEE DETAIL THIS SHEET, TYPICAL.
- ③ MOUNT BATTERY UNITS AT 6'-6" AFF TO BOTTOM OF UNITS. (TYP)
- ④ LIGHTING CONTROL RELAY PANEL. SEE DETAIL ON DRAWING E-1.10
- ⑤ THREE COMPARTMENT FLOOR BOX. MOUNT FLUSH IN LAST POWERED FLOOR SECTION IN CENTER. PROVIDE POWER RECEPTACLE, MC JACK, DATA STAGE LIGHTING JACK AND SOUND BOARD JACK.
- ⑥ CONNECT ALL NEW EXIT SIGNS ON FIRST FLOOR TO PANEL PPA CIRCUT #5, TYPICAL.



Neill and Gunter
CAD FILE BUSINESS

Scott Shuman Architects
79 York Street
Portland, Maine 04101
Phone 603 778 4800
Fax 603 778 4801

THIS DRAWING IS THE PROPERTY OF SCOTT SHUMAN ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.

PROJECT

**WAYNFLETE ARTS CENTER
PHASE TWO**

ADDITION/RENOVATION
380 SPRING STREET
PORTLAND, ME

TITLE

**ELECTRICAL
POWER & SYSTEMS
FIRST FLOOR PLAN**

STATUS

ISSUED FOR BIDDING

DATE: 06/27/2007	REVISION DATE:
SCALE: 1/8" = 1'-0"	
PROJECT NO. 2005-0545L.02	
DRAWN BY: FLM/PLP	NE&G/Scott Shuman Architects
CHECK NO.	

Applicant: Wyncote School

Date: 7/20/07

Address: 360 Spring St
(School Address)

wyncote on:
C-B-L: 61-F-2-3-4-5-6-7-8-10-11
61-G-3-4-8-9-10

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

1107 - HEA

This Addition for The Arts Center is on 61-F-8

Zone Location - R-4

Interior or corner lot - store in Danforth (Part of Larger Campus)

Proposed Use/Work - to construct Wyncote Arts Center, Phase 2

Sewage Disposal - City 10,807 # Auditorium & Theatre & 11 New PKG & New Class Rooms SPAC

Lot Street Frontage - 50' min - well over

Front Yard - 25' min - N/A - doesn't front on Spring St

Rear Yard - 25' min - 55' scaled - 54' 10" given

Side Yard - 16' (1/2 stories) - well over 50' going toward Fletcher St

Side yard on side st (store); 20' min - 29' to bldg - not the planters & sidewalk
Projections - 28' 10" given

Width of Lot - 60' - well over 60' at the part of the campus

Height - 35' MAX? Elevation on loc. The Average grade was 1st given - ok because the site is 8/1/07

Lot Area - 30,000 # min - 244,238 # given

Lot Coverage/Impervious Surface - 30% max or 73,271.4 # max proposed lot coverage: 63,229 # or 25.89%

Area per Family - N/A
Off-street Parking - ? not sure yet ok

Loading Bays - N

Site Plan - 2007-0085

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

Conditional Use to PB for an institutional use expansion
Floor Plans -> none seen
20 class room same 1st floor above 12e ground floor
9/14/07 HEA Publicity

Site P. PLANS RECEIVED 8/1/07

NO SETBACK PLANS

OK

OK

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1184	Date Applied For: 09/24/2007	CBL: 061 F003001
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Location of Construction: 16 STORER ST	Owner Name: WAYNFLETE SCHOOL THE	Owner Address: 256 SPRING ST REAR	Phone:
Business Name:	Contractor Name: Stroudwater Construction	Contractor Address: 96 Ocean St unit 1 Portland	Phone (207) 650-7802
Lessee/Buyer's Name	Phone:	Permit Type: Educational	

Proposed Use: Educational K-12 - Waynflete School - Theater & Classroom additon to existing Education Facility	Proposed Project Description: Waynflete School - Theater & Classroom additon to existing Education Facility
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Dept: Historic **Status:** Pending **Reviewer:** Deborah Andrews **Approval Date:**
Note: **Ok to Issue:**

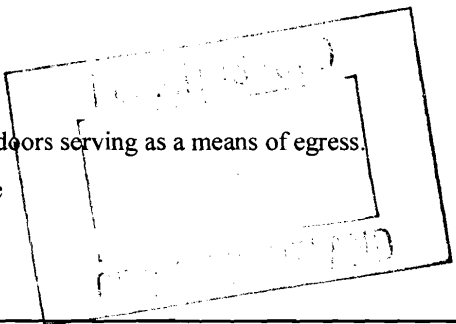
Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/24/2007
Note: **Ok to Issue:**

1) A stamped approved site plan from planning must be received by this division PRIOR to issuing a building permit. Received approved, stamped site plan from planning 10/15/07. (abm)
 2) Separate permits shall be required for any new signage.
 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 12/14/2007
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 10/23/2007
Note: **Ok to Issue:**

1) Application requires State Fire Marshal approval.
 2) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
 3) Fire alarm system requires a Masterbox connection per city ordinance.
 4) A single source supplier should be used for all through penetrations.
 5) Occupancies with an occupant load of 100 persons or more require panic harware on all doors serving as a means of egress.
 6) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance
 7) All construction shall comply with NFPA 101
 8) The sprinkler system shall be installed in accordance with NFPA 13.



Dept: Public Works **Status:** Open **Reviewer:** **Approval Date:**
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:**
Note: **Ok to Issue:**

Location of Construction: 16 STORER ST	Owner Name: WAYNFLETE SCHOOL THE	Owner Address: 256 SPRING ST REAR	Phone:
Business Name:	Contractor Name: Stroudwater Construction	Contractor Address: 96 Ocean St unit 1 Portland	Phone (207) 650-7802
Lessee/Buyer's Name	Phone:	Permit Type: Educational	

Dept: Parks	Status: Approved with Conditions	Reviewer: Jeff Tarling	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Fire	Status:	Reviewer: Capt Greg Cass	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: DRC	Status: Approved with Conditions	Reviewer: Philip DiPierro	Approval Date: 10/15/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Planning	Status: Approved with Conditions	Reviewer: Shukria Wiar	Approval Date:
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) 9. With respect to the event parking, the applicant will provide a written parking management plan prior to issuance of Certificate of Occupancy and a performance report no less than 18 months to 2 years following Certificate of Occupancy to evaluate effectiveness of the parking management plan. Any identified deficiencies in parking will be rectified by an amendment to the parking management plan subject to approval by the Planning Authority. Prior to the Planning Authority approval, Waynflete shall provide a copy of the plan to the Western Promenade Neighborhood Association for input.</p> <p>2) 8. The effectiveness of the headlights shield post construction shall be assessed and if for not suitable then appropriate increases to screen the headlights will be taken.</p> <p>3) 2. The revised site plan drawings shall show the required sidewalk and curbing, which shall be in compliance with City's Sidewalk Policy.</p> <p>4) 4. The applicant may use the Arts Center for non-Waynflete events that are noncommercial and which shall not exceed six (6) events during the calendar year.</p> <p>5) 6. Every measure recommended by the City Arborist shall be taken to save the existing Norway maple. If saving the tree is unsuccessful, then the applicant shall plant a 3" 'Autumn Blaze' Maple in the same vicinity along with additional 'Dwarf Korean' Lilacs, as found along the Danforth Street frontage, to continue around the corner of Storer and Danforth Streets. The bituminous 'Cape Cod' curbing shall then be replaced with granite curbing at the access to the parking lot.</p> <p>6) 5. The applicant shall revise the plans in accordance with Dan Goyette's memorandum dated 08.08.2007. Mr. Goyette shall evaluate and determine that proposed development will not exacerbate the surcharging problems of the combined sewers.</p> <p>7) 3. At the time of the next Waynflete project subject to Planning Board review, the parking lot to the south side of the facility may be required to be relocated based upon the conditions presented at that time.</p> <p>8) 1. A construction mobilization plan must be submitted for review and approval by the City prior to the issuance of a building permit or any site work taking place on the project.</p> <p>9) 7. The lighting pole fixtures shall have an upper lens shield to be in compliance with the City's lighting standards.</p>			

Comments:

11/14/2007-ldobson: It is the Cities responsibility to review your submission. Please make sure you have carefully reviewed all of Chapter 17 and then submit a statement of special inspections that is in total conformity with that chapter.

>>> Austin Smith <austin@simonsarchitects.com> 11/14/07 1:28 PM >>>
Wednesday afternoon, November 14, 2007
Waynflete Arts Center Phase Two

We have a building committee meeting Thursday morning.
I would like to report to our owner if additional testing is required

Location of Construction: 16 STORER ST	Owner Name: WAYNFLETE SCHOOL THE	Owner Address: 256 SPRING ST REAR	Phone:
Business Name:	Contractor Name: Stroudwater Construction	Contractor Address: 96 Ocean St unit 1 Portland	Phone (207) 650-7802
Lessee/Buyer's Name	Phone:	Permit Type: Educational	

for the areas other than structural listed below.

Thanks you for any answer you can provide.

Austin Smith AIA, Scott Simons Architects.

On Oct 31, 2007, at 3:48 PM, Austin Smith wrote:

- > Wednesday afternoon, October 31, 2007
- > Waynflete Arts Center
- >
- > Yesterday we had an one site meeting to review the schedule of
- > special inspections for structural work.
- > These include soils, concrete, structural steel and metal decking.
- >
- > Our structural engineer, contractor and material testing agent
- > urged us to contact you and verify if there are any other areas of
- > special inspections required?
- >
- > Systems other than structural components include:
- >
- > Non-bearing masonry veneer
- > EIFS (exterior insulation and finish system)
- > Mechanical hangers
- > Ceiling hangers
- >
- > Thanks for any advice or direction you can provide.
- >
- > Austin Smith AIA
- > Scott Simons Architects.

9/24/2007-mes: No stamped approved site plan from planning yet. I am passing on for further reviews.

Location of Construction: 16 STORER ST	Owner Name: WAYNFLETE SCHOOL THE	Owner Address: 256 SPRING ST REAR	Phone:
Business Name:	Contractor Name: Stroudwater Construction	Contractor Address: 96 Ocean St unit 1 Portland	Phone (207) 650-7802
Lessee/Buyer's Name	Phone:	Permit Type: Educational	

11/29/2007-ldobson: Thursday afternoon, November 29, 2007
Waynflete Arts Center

Mike:

I have enclosed answers to the questions you forwarded on 11.24.07.

In the folder below are:

SSA memorandum dated 11.29.07

Alternating tread staircase specifications

Life Safety plans of Ground, First and Second Floors. LS-1.1, LS-1.2
& LS-1.3.

Revised Mechanical Plans M-1, M-2 & M-3 with fire dampers positioned.

I know you have difficulty in opening attachments to e-mails.

All material will be printed and provided to inspections at city hall
before the end of the day.

Please note, that I will be out of the office on Friday but will
check with you first thing Monday morning.

Thanks very much

Austin Smith

Scott Simons Architects.

Location of Construction: 16 STORER ST	Owner Name: WAYNFLETE SCHOOL THE	Owner Address: 256 SPRING ST REAR	Phone:
Business Name:	Contractor Name: Stroudwater Construction	Contractor Address: 96 Ocean St unit 1 Portland	Phone (207) 650-7802
Lessee/Buyer's Name	Phone:	Permit Type: Educational	

11/24/2007-ldobson: I'm nearly complete with the review of the project and have some questions:

- 1) The Musical classroom, room 116 has a maximum potential occupant load of but there is only a single means of egress. Please provide a code justification.
- 2) On the First floor plan view on page A-1.2, it appears that the only means of egress from this space is into the theater vestibule. I know I'm missing something, please explain. I see a second double door on fig. 1/ A-3.2. Just want to make sure I have it right! With regard to overall occupant load, and because we are relying on existing egress components, Please provide a life safety plan that summarizes total occupant load of the entire area (existing and proposed) and all of the elements of egress, with their dimensions. Please review Section 1024.2 and provide compliance information. (Main Exit Requirements)
- 3) Please provide UL listings w/ approved specs for all required fire separation assemblies.
- 4) Because the stage is greater than 1000 sq.ft., Emergency ventilation is required pursuant to section 410.3.7. Please provide this information.
- 5) Please provide fire/smoke damper specific locations.
- 6) Please provide specs for the alternating tread stairs that establishes compliance with all elements of section 1009.10.
- 7) Please provide a guard detail for the guard shown on the lower right corner on fig. 2/A-3.2.
- 8) Please provide an Plumbing fixture number assessment for the existing and proposed occupant load that establishes compliance with the State Plumbing Code (based on the 2000 UPC)
- 9) A reminder that all existing walls that will become party walls to the addition must be "fire walls" that meet all of the conditions of section 705, including existing elements such as doors and other openings.

Thanks,
Mike Nugent
Consulting Plans Examiner
City of Portland

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Lessee/Buyer's Name	Phone:	Permit Type: Educational	

12/12/2007-ldobson: 12/12/2007 9:14:16 PM Austin,

Was a satisfactory COMcheck report provided? If not Please provide one when you come to pick up the permit.

Lannie, Please place this as a condition of approval.

Thanks All!

Mike

>>> Austin Smith <austin@simonsarchitects.com> 12/05/07 11:26 AM >>>

Mike:

Hard copies of all material were sent to city hall marked to your attention.

Please call us when you have had a chance to review the package.

Thanks,
Austin Smith
Scott Simons Architects.

On Dec 3, 2007, at 7:17 PM, Mike Nugent wrote:

> My home edition of the City's Web service does not open
> attachments. Can
> you provide hard copies to City Hall, attn. Mike Nugent....thanks!

>
>

>>>> Austin Smith <austin@simonsarchitects.com> 11/29/07 1:26 PM >>>>

> Thursday afternoon, November 29, 2007
> Waynflete Arts Center

>

> Mike:

>

> I have enclosed answers to the questions you forwarded on 11.24.07.

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> In the folder below are:

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> SSA memorandum dated 11.29.07
> Alternating tread staircase specifications
> Life Safety plans of Ground, First and Second Floors. LS-1.1, LS-1.2
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> Scott Simons Architects.
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12/12/2007-ldobson: I have reviewed the and have signed off on the permit I will bring it to City Hall in the Morning.

Thank you all!

Happy Holidays

Mike

>>> Austin Smith <austin@simonsarchitects.com> 12/10/07 10:32 AM >>>

Mike:

The hardcopies of the material were mailed to city hall inspections on Thursday, December 6.

If they do not turn up, I can print again and you could pick up directly from us.

We are quickly approaching the completion of the foundation and will require a full permit to proceed.

Please call us if you do not have the material by the end of the day.

Austin Smith
Scott Simons Architects.

On Dec 9, 2007, at 9:11 AM, Mike Nugent wrote:

> I checked in at City Hall at 4pm on Friday and this material was
> not in
> my mailbox.
> I'll check again on Monday
>

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Lessee/Buyer's Name	Phone:	Permit Type: Educational	

12/9/2007-ldobson: I checked in at City Hall at 4pm on Friday and this material was not in my mailbox. 12/9/2007 9:11:30 AM
I'll check again on Monday

>>> Austin Smith <austin@simonsarchitects.com> 12/05/07 11:26 AM >>>

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> Scott Simons Architects.

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Lessee/Buyer's Name	Phone:	Permit Type: Educational	

12/5/2007-ldobson: Thank you Austin, I checked in at 1pm today. I'm off tomorrow (have a musical engagement!) but will check on Friday 12/5/2007 6:42:32 PM

>>> Austin Smith <austin@simonsarchitects.com> 12/05/07 11:26 AM >>>

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Austin Smith
Scott Simons Architects.

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12/3/2007-ldobson: My home edition of the City's Web service does not open attachments. Can you provide hard copies to City Hall, attn. Mike Nugent....thanks! 12/3/2007 7:17:47 PM

>>> Austin Smith <austin@simonsarchitects.com> 11/29/07 1:26 PM >>>
Thursday afternoon, November 29, 2007
Waynflete Arts Center

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10/16/2007-ldobson: <<20071010133527837.pdf>> Soil/Daily Reports from the Civil Engineer.

Please note that all soil reports (regarding excavation, lift placement of new material, etc.) have now been completed and forwarded. Compaction test results (prior to the paving/concrete work) will be performed in the spring of 2008.

The message is ready to be sent with the following file or link attachments:

20071010133527837.pdf

used
PLAN L-1.2 received 7/17/07 for

Average grades

128.14	
128.02	
126.98	
126.91	9
127.02	
127.48	
131.39	
132.25	
<u>132.25</u>	

Plan A-2.1
gives 178.11' to
The ridge

$$1160.44 \div 9 = 128.94' \text{ AVERAGE grade}$$

$$\begin{array}{r} 178.11 \\ - 128.95 \\ \hline 49.17 \text{ height} - 35' \text{ MAX} \end{array}$$

Parking

OK
14-337 - Pkg in res. zones for more than 6 vehicles
No closer than 25' to ANY res. structure
on an adjacent lot

req
→ 14-338 - more than 6 vehicles within a required lot
req. a continuous curb guard yes 6" reveal
is this the Detail shown on
4 - L-1.4

Applicant: Wagnflete School

Date: 7/20/07

Address: 360 Spring St
(School Address)

wagnflete on:
C-B-L: 61-F-2-3-4-5-6-7-8-10-11
61-G-3-4-8-9-10

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

#07 - This Addition for The Arts Center is on N/A → 61-F-8

Zone Location - R-4

Interior or corner lot - store in Danforth (part of larger campus)

Proposed Use/Work - to construct Wagnflete Arts Center, Phase 2

Sewage Disposal - City 10,807 # Auditorium & Theatre & 11 New PKG & New Classrooms SPACES

Lot Street Frontage - 50' min - well over

Front Yard - 25' min - N/A - doesn't front on Spring St

Rear Yard - 25' min - 55' scaled - 54' 10" given

Side Yard - 16 (1 1/2 stories) - well over 50' going toward Fletcher St

Side yard on side st (store); 20' min - 29' to bldg - not the planters & sidewalk
Projections - → 28' 10" given

Width of Lot - 60' - well over 60' at the part of the campus

Height - 35' MAX? Question on how the average grade was 1st gotten - ok because the info 8/9/07

Lot Area - 30,000 # min - 244,238 # given

Lot Coverage/Impervious Surface - 30% MAX or proposed lot coverage:

Area per Family - N/A

73,229 # MAX

63,229 # or 25.89%

Off-street Parking - ? not sure yet. ok

Loading Bays - N

Site Plan - 2007-0085

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

Conditional Use to PB for an institutional use expansion
floor plan → 1st floor above the classroom son

9/14/07 Public Hearing

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

2007-0085
Application I. D. Number

5/18/2007
Application Date

Waynflete Arts Center, Phase 2
Project Name/Description

Waynflete School
Applicant
360 Spring Street, Portland, ME 04101
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

20 - 20 Storer St, Portland, Maine
Address of Proposed Site
061 F011001
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 Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units 244238 Acreage of Site _____ Zoning R4

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date 5/21/2007

Zoning Approval Status:

- Approved Approved w/Conditions See Attached
- Denied

Reviewer Maura S. - [Signature]

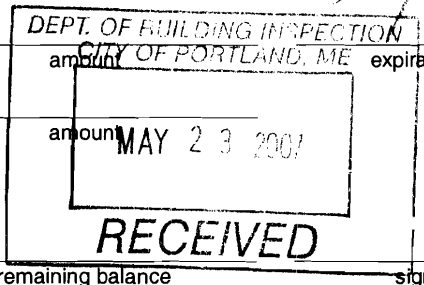
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Building Permit Issue	_____	_____	_____
	date	amount	expiration date
Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
Temporary Certificate of Occupancy	_____	_____	_____
	date	<input type="checkbox"/> Conditions (See Attached)	expiration date
Final Inspection	_____	_____	_____
	date	signature	
Temporary Certificate of Occupancy	_____	_____	_____
	date	signature	
Performance Guarantee Released	_____	_____	_____
	date	signature	
Performance Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
Performance Guarantee Released	_____	_____	_____
	date	signature	



5/23/07

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0085

Date: 8/8/2007

I have reviewed the newly submitted plans I received on 8/1/07. The site survey confirmed that the R-4 setback requirements are being met.

I have also reviewed the submittal for height. The method for determining the average grade is a little different than what I have been asking other applicants. Normally I request grade points around the building that are averaged. I do understand that this is an addition and that there is an existing building that is in place. Therefore there would be no points to be given for averaging along that connection wall. . And the wall along the parking lot, is basically at the same elevation. Looking at the east and west sides of the additions would normally be where elevation points would be taken. The averaging line of the east elevation does not look wrong compared to the grade. However, the averaging line of the west elevation does not neatly match the grades. I don't think this method shown by the applicant is off by much. Perhaps a sampling of the elevation points as normally requested would confirm this method of determining height. The ending for the top measurement from grade is the correct point (midway from the ridge to where the roof meets the outside wall) to use for this calculation.

I am satisfied that the parking requirements are being met. I will point out that parking for schools, by definition, is based upon classrooms and not student population. It is also noted that this arts center is for the school. I remember that my previous approvals hinged upon reassurance that this auditorium would not be leased out separately for private, non-school events. This can not be a commercial, Portland Stage Company like venue to be leased out. This auditorium is for school functions only. I would want a reaffirmation from the school to confirm the intention of it's use.

From: Austin Smith <AUSTIN@SIMONSARCHITECTS.COM>
To: Shukria Wiar <SHUKRIAW@portlandmaine.gov>, Marge Schmuckal <MES@portlandmaine.gov>
Date: 8/9/2007 10:35:35 AM
Subject: height limit for Waynflete

Thursday morning, August 9, 2007
Waynflete Arts Center Phase Two

Shukria & Marge:

We are currently preparing a document which calculates the average grade around the perimeter of the building based upon 10 foot intervals. I think this will take most of the morning.

If you don't object to a document prepared by hand, we should get it to you by the end of the day.

Thanks, Austin.

CC: Scott Simons <scott@simonsarchitects.com>, Will Gatchell <will@simonsarchitects.com>

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0085

Date: 7/20/2007

I have reviewed this new auditorium with classrooms and parking. This part of the campus is in an R-4 residential zone which would allow this school expansion under a conditional use appeal to the planning board. I do not have a scaleable site plan showing actual property lines. I have basically surmised where the property lines are. It appears that the R-4 setbacks are being met. I would like an actual site plan with the property lines shown that includes the proposed new building. The applicant has given information within their packet to show that the maximum 30% lot coverage is being met at 25.89%.

I am not able to determine whether the maximum 35' height is being met at this time. I have use the grading plan L-1.2 to arrive at an average grade of 128.94 feet. The unscalable elevation plans show the height to the ridge of the new structure as 178.11 feet. Since this is a pitched roof, the correct point of ending a vertical measurement from average grade, is to a level midway between the level of the eaves and the highest point of a pitched roof. I need more information and scaleable plans for this final determination.

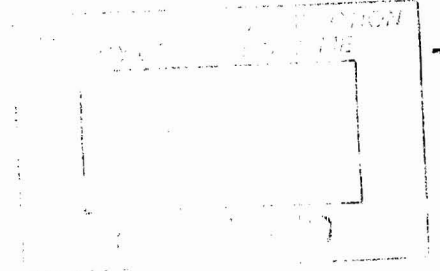
The application states that there are additional classrooms. The reduced floor plans are difficult to read and I am unsure of where these new classrooms will be located. For school uses classrooms trip parking requirements. At this point I am unsure of whether these are additional classrooms to the school in whole. I would need more information on this matter.

Marge Schmuckal
Zoning Administrator



Scott Simons Architects

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



MEMORANDUM

date: July 31, 2007
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040
re: Zoning issues of July 20, 2007
to: Marge Schmuckal Zoning Administrator City of Portland
Shukria Wiar, Planner City of Portland
Anne Hagstrom Waynflete
Scott Simons Scott Simons Architects (SSA)
from: Austin Smith Scott Simons Architects (SSA)

In a memorandum dated July 20, 2007 Zoning Administrator, Marge Schmuckal, raised the following issues in regards to the proposed Waynflete Arts Center:

- ME* → 1. **PROPERTY LINES AND SETBACKS.** A site survey base drawing is enclosed with outline of the proposed facility shown. As requested, the site plan is to scale and property lines are shown. Also shown are dimension strings showing the actual distances. All fall within the R-4 setback requirements.
- still questions* → 2. **BUILDING HEIGHT CALCULATIONS.** Scaled building elevations with height calculation overlays are included. Proposed roof ridge to be below existing roof ridge of Davies Hall.
- 3. **CLASSROOM CLARIFICATION AND PARKING REQUIREMENT.**
There will be no increase in student population. Programs accommodated with the proposed addition currently occur within the existing facilities.
Floor plans of the proposed Arts Center include (2) major classroom spaces of approx. 960sf each. These also included a minor music practice room of 300sf. One existing classroom of 1,400 sf is lost during construction making for a net gain of (2) classrooms. Each additional classroom added require (1) additional parking space.

Phase One of the Arts Center included required parking spaces for (5) vehicles.
[see enclosed site plan from approved package of 2001]
Proposed Phase Two site plans provided for a total of (11) spaces exceeding required number.

project: Waynflete Arts Center, Phase Two
file: 2003-0040 zoning issues.doc

date: 7/31/07
Page 1 of 2

354 Danforth St.
Portland, Maine 04102

354 Danforth St. neighbor
letter

July 27, 2007

Ms. Barbara Barhydt,
Development Review Services Manager
City of Portland Planning Division

8/1/07

Dear Ms. Barhydt,

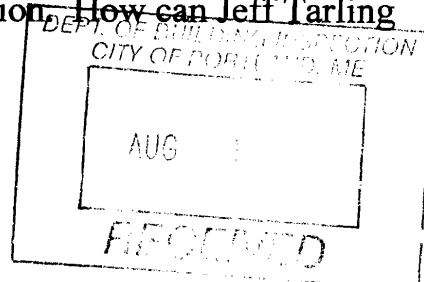
I am writing to express my concerns about the proposed arts center on the Waynflete School grounds which are directly across Danforth Street from my home. I left a lengthy message on the answering machine of Shukria Wiar when I learned that I couldn't attend your recent public hearing. I attended the neighborhood meeting on June 29.

My major concerns are these:

1) **Parking:** The City of Portland is not requiring any parking provisions for a new auditorium that has seating capacity equal to that of Portland Stage Company. There is no requirement that only the north side of Danforth Street will be available to event audiences. Only in Phase III will a meager 25 off-street sites be provided. How can this be ?

2) **Tree:** Two years ago, Waynflete cut down 23 trees along the Danforth Street streetscape as part of the rebuilding of the stone wall that runs from Storer to Fletcher Street. This was a great loss of residential character, shade and beauty that had signaled to drivers on Danforth Street that they were in a real neighborhood.

Now, as part of this project, the beloved, huge Maple at the foot of Storer Street is going to be cut down. I have lived on Storer and now Danforth Street for 25 years, and I assure you that this neighborhood has loved and appreciated this majestic tree for a long time. The Mason Pratt family that sold the house across Storer Street from the tree to Waynflete some years ago was adamant that the tree remain as a gorgeous residential buffer to the burgeoning institution. How can Jeff Tarling approve of this ?



3) **Institutional Creep:** The City is seriously considering a gargantuan project that is the very definition of institutional creep by this tax-exempt school, despite acknowledgments by city planners, at one of Waynflete's previous proposal meetings, that our neighborhood is suffering from the effects of this creep. These effects include: house-acquisitions; construction of large, non-compatible architecture; loss of trees, historic streetscapes and residential character; elimination of open space; non-historic modifications (institutionalization) of beautiful, old homes; major parking impacts on the neighborhood, and the outright removal of adjunct buildings such as the tall, red barn/carriage house on Spring Street.

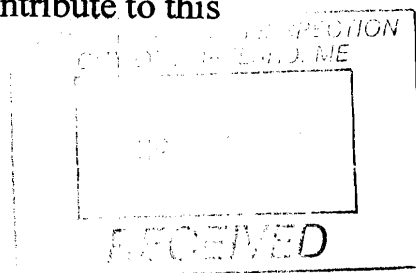
With the acquisition of private homes in our neighborhood, Waynflete is effectively silencing neighbor responses to developments, such as the cutting down of the wonderful tree on Storer Street that helps to mitigate the institutional appearance of our neighborhood.

Water run-off: My neighbors and I have observed that, after Waynflete's laying of underground pipes that shook our houses during the summer of 2003, the storm drain on the corner of Fletcher and Danforth Street has been overtaxed, and this has resulted in dangerous water build-up on Danforth Street during rains.

Last year, we experienced an unprecedentedly damaging flood in our basement during a rain storm. Others on the south side of Danforth - opposite the Waynflete field- also had unusual flooding.

surface water drainage is another problem that needs careful review before even more of the land on the block is consumed with concrete and brick. If Waynflete is "going green" on this project, shouldn't they be trying to limit the amount of water-absorbing earth that will be paved over ?

5) **Road ?:** It is unclear to me what the proposed road that will necessitate the cutting down of the beautiful Maple is intended to do, where exactly it will be, and whether or not it will end at the auditorium, or will eventually extend into other areas of the school grounds. Having a road along the top of the rock wall face will further alter the present pastoral character of the 110-year-old Danforth Street school playfield. Parking is expected there, too, which will contribute to this deterioration.



6) **Why here ?** Waynflete is a commuter school that mostly serves families from the suburbs that surround Portland. The school owns many flat acres on Thompson's Point that could serve as a locale for future construction - especially for outsized projects such as this one. Since the student body is made up of commuters, it should not be a hardship for event audiences to drive to Thompson's Point instead of to our dense, old neighborhood that is already besieged by too much traffic.

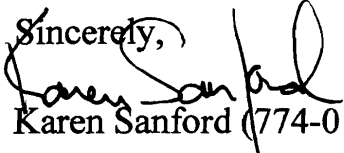
Conclusion: The families that surround this ever-expanding institution pay high taxes whereas Waynflete serves suburban children and does NOT pay taxes. While our taxes rise, our quality of life goes down due to the numerous impacts of the school that, like Alice in Wonderland, is bulging out of its space.

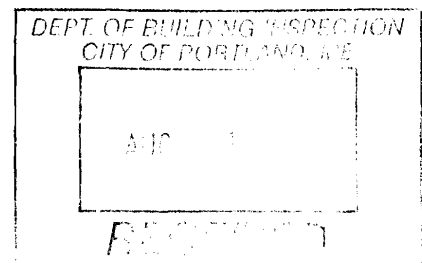
For example, my family and my neighbors are barraged daily by the sounds of screaming, older children on the playground that was recently constructed and ineffectively buffered by deciduous shrubs where four or five grand old trees stood before the tree-razing of the entire block two years ago. This new playground is directly across the street from our house. Loud teenagers sometimes hang out there late at night, too.

If this project is approved, the playfield area will be a loud, noisy, dirty construction site once again - with Phase III in the wings, ready to disrupt the neighborhood yet again in the near future. We have suffered through so many such summers, falls and springs, as this school outgrows our neighborhood.

I urge the decision-makers of this extraordinary city to exercise some of the restraint that has kept Portland a wonderfully liveable and historically in-tact city that has no rivals, in my opinion. Please send Waynflete back to the drawing boards or down to Thompson's Point, or out to the suburbs where its students live.

If students' families are willing to pay college-like tuition fees for their children as the school exists today, I question whether the quality of their education will be positively advanced on a scale commensurate with the negative impacts that this monolith will have on our neighborhood. Waynflete has options, but these are our homes, and we are your first responsibility.

Sincerely,

Karen Sanford (774-0134)





Scott Simons Architects

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

Marge

MEMORANDUM

date: July 31, 2007
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040
re: Planning Board Public Hearing material
to: Shukria Wiar, Planner City of Portland
Anne Hagstrom Waynflete
from: Austin Smith Scott Simons Architects (SSA)

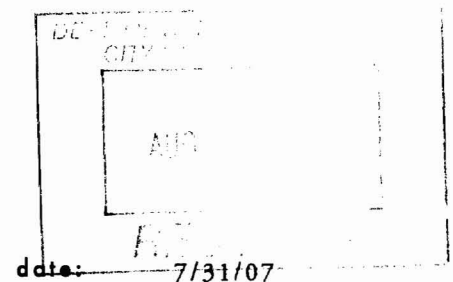
8/1/07

Shukria:

For the Planning Board Public Hearing, we have enclosed the following:

1. Application for Tree Waiver dated July 26, 2007 from Anne Hagstrom.
Also includes the sanitation vehicle turning complete requested by traffic engineer.
2. Application for Sidewalk Waiver / Postponement dated July 25, 2007 with (4) photographs of existing conditions at Storer Street..
3. Parking barrier detail as agreed upon with Mike Farmer of Portland Public Works.
4. Zoning Issues memorandum addressing issues raised by Marge Schmuckal on July 20, 2007.
This material included a cover memo, site survey to scale with setback dimensions, building elevation with height calculation overlays, previous approved parking and proposed parking plans.
5. Copy of Historic Preservation material submitted for August 8, 2007 Public Hearing.
6. (4) full size copies & (1) reduced 11x17 set of current documents enclosed.
7. Previously submitted site photometrics included text which was illegible. Revised plan with larger text to be forwarded under separate cover.

project: Waynflete Arts Center, Phase Two
file: 2003-0040.Shukria 073107.doc



date: 7/31/07

Memorandum

To: Michael J. Patterson, Chair, and Members of the Portland Planning Board
From: Anne C. Hagstrom, Director of Finance and Operations
Date: July 26, 2007
Re: Application for a Tree Waiver

As part of its application for approval to building the Theater and Gymnasium Project, Waynflete School respectfully requests a waiver of the regulation requiring a twenty four foot (24') driveway opening to allow the School to try to save the Norway Maple tree near the corner of Danforth and Storer Streets. Given that this will be a construction area and the tree's root system will still be disturbed, the School makes no guarantee as to the success of saving the tree but will attempt to do so.

If the waiver is granted, the School will construct an opening between eighteen (18') and twenty (20') feet as is necessary to accommodate the vehicles that will be entering and exiting from the parking lot.

Thank you for your consideration.



Scott Simons Architects

75 York Street
Portland, Maine 04101
phone 207 772 4656
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MEMORANDUM

date: July 25, 2007
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040
re: Waiver of Sidewalk & Curbing
to: Mike Farmer Public Works City of Portland
 Shukria Wiar, Planner City of Portland
 Dan Goyette Woodward & Curran
 Anne Hagstrom Waynflete
from: Austin Smith Scott Simons Architects (SSA)

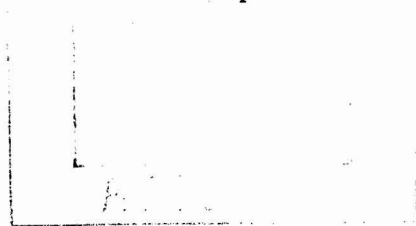
Phase Two of the Waynflete Arts Center at the corner of Danforth and Storer Streets is currently in the planning board review process. In a memorandum of July 18, 2007, Dan Goyette of Woodward and Curran, peer review engineer, noted that the sidewalk and curbing was not in compliance with city standards. His memorandum stated the existing should be demolished and reconstructed to conform with current city standards

In September of 2003, Storer Street received a full overlay pavement from Spring to Danforth Street initiated by the City of Portland. This pavement was placed without milling or grinding of existing pavement and as a result, the pavement is excessively high. In many spots along its length, the pavement is flush with the top of the existing curb on both the east and west sides. (see enclosed photographs)

Our owner would like to propose that current curb heights and existing sidewalks be maintained the full length of Storer Street. When the correction of the pavement height occurs, Waynflete would then be obligated for the sidewalk and curb reconstruction at the area abutting our project.

In a telephone conversation of July 25, 2007 Mike Farmer of the Portland Public Works suggested the School establish an escrow account in the amount of the cost of curbing and sidewalk installation for the area of the projects east boundary of Storer Street. Waynflete would use these funds at a later date to correct the curbing / sidewalk. If the work is not performed within (4) years, the funds would revert to the city of Portland. Mr. Farmer also noted the current moratorium on Storer Street expires in August of 2009.

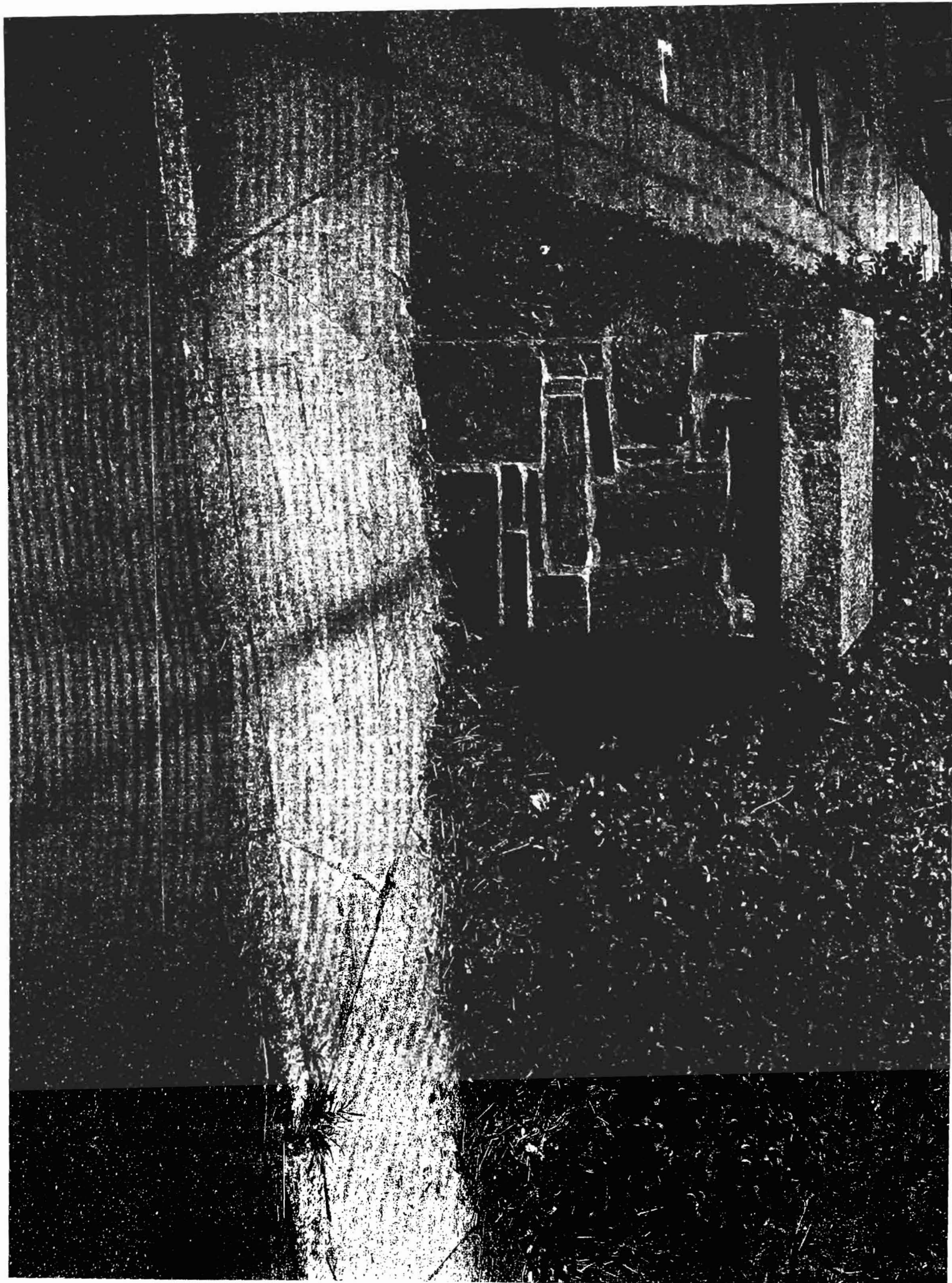
Waynflete was open to this proposal and will continue to resolve the details with the Public Works Department.

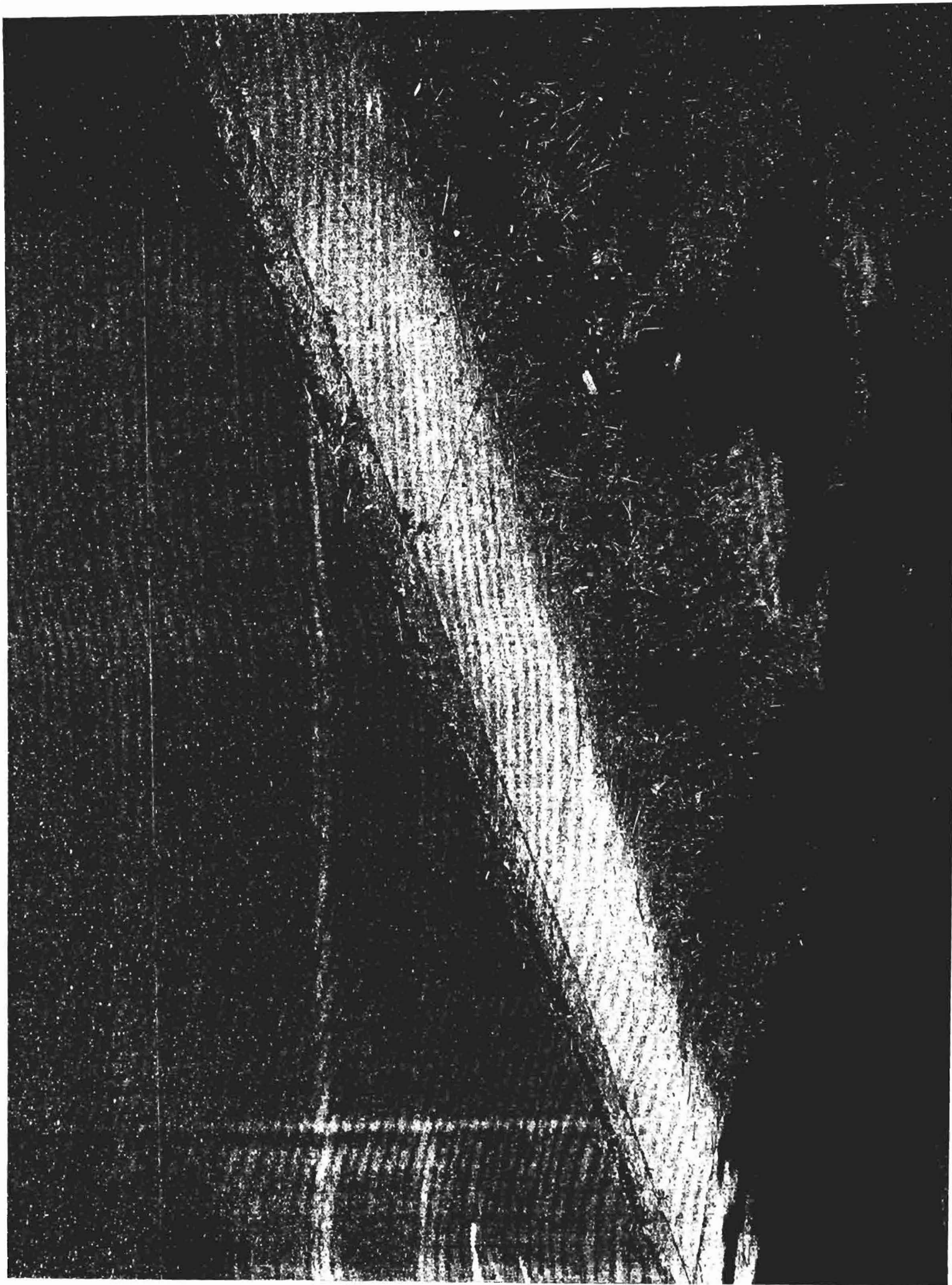


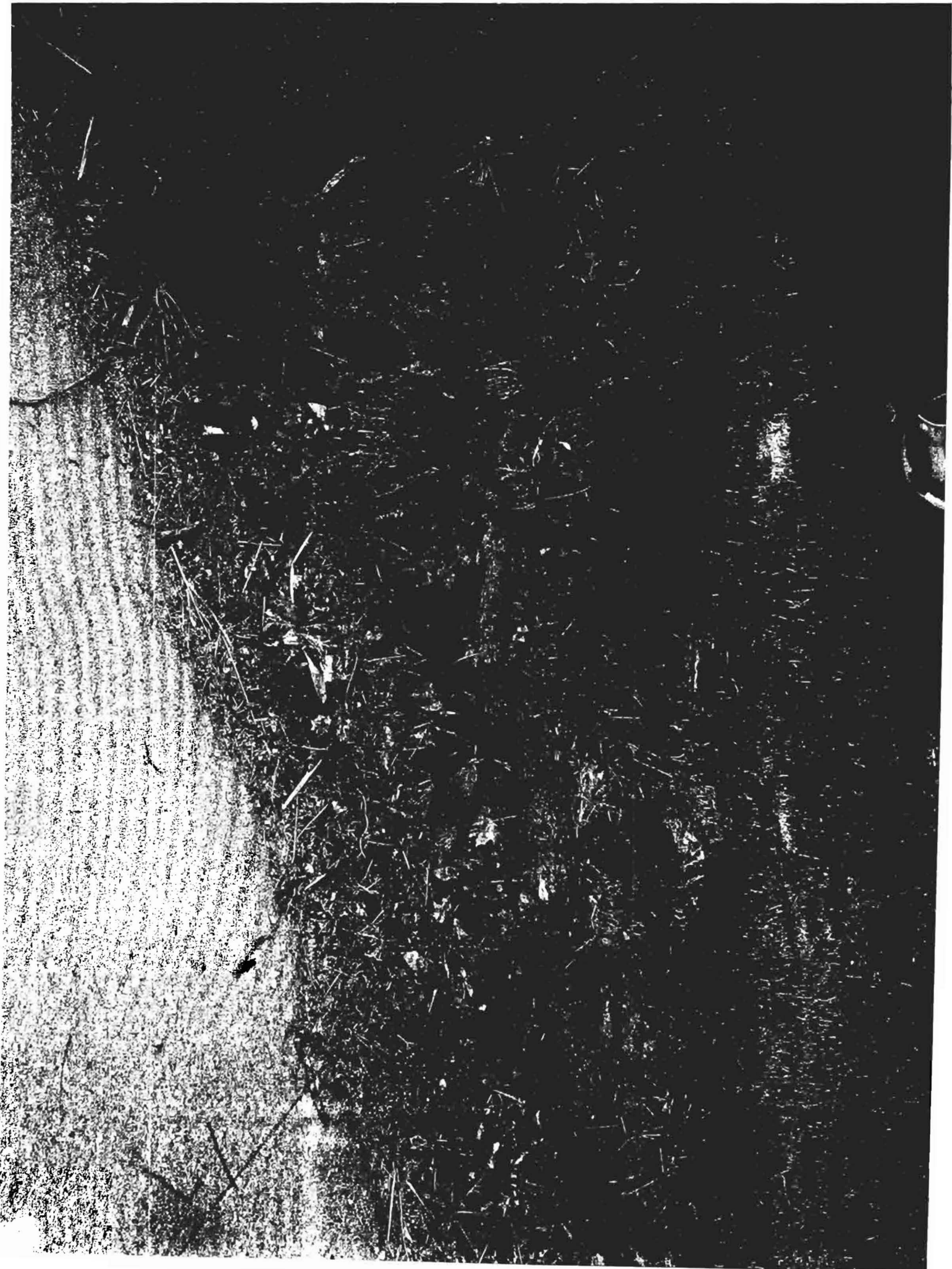
Enclosures: (4) site photos south end of Storer Street

project: Waynflete Arts Center, Phase Two
file: 2003-0040.sidewalk waiver

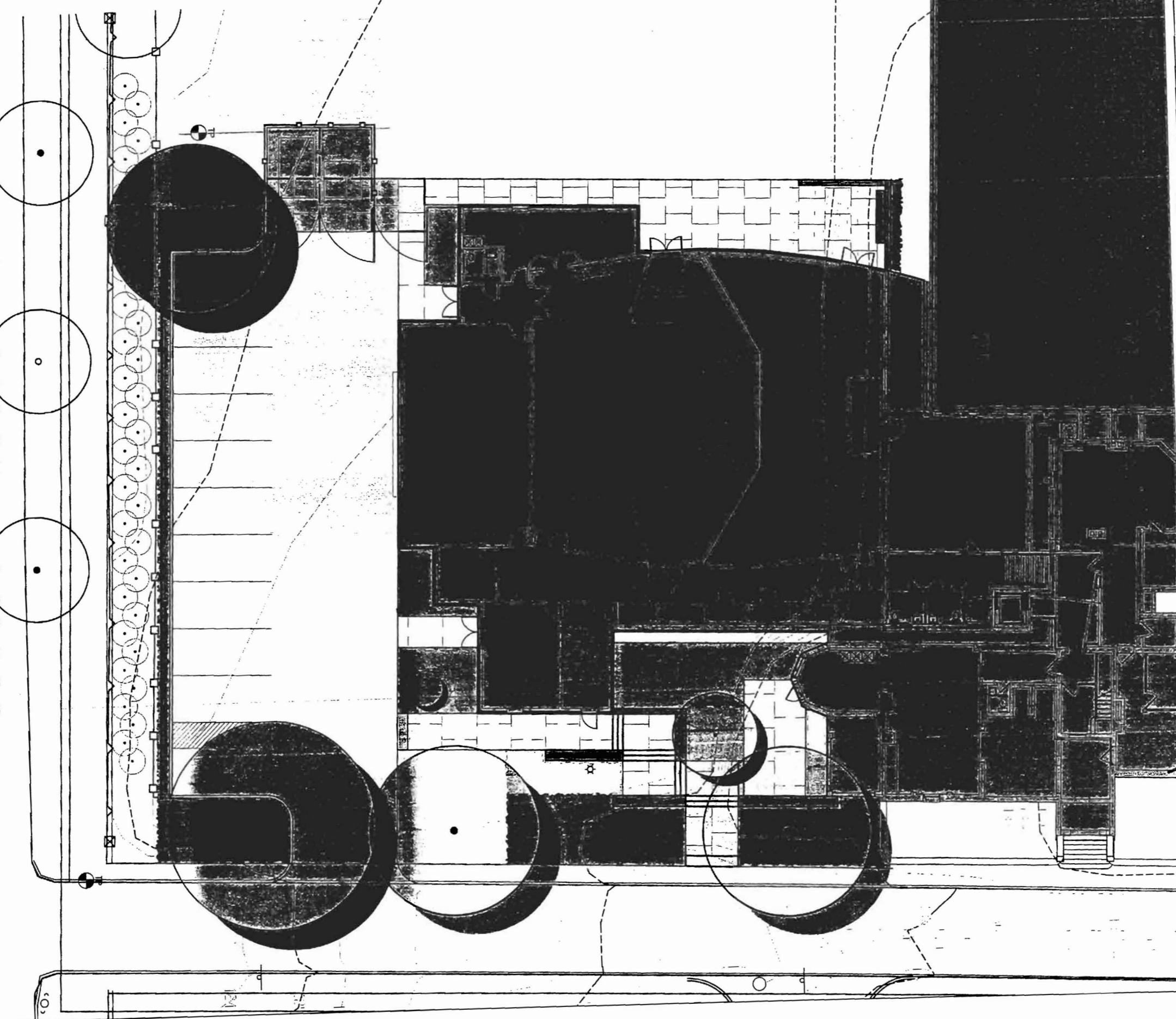
date: 7/31/07
Page 1 of 2







DANFORTH STREET



1 LAYOUT AND MATERIALS PLAN
SCALE: 1"=20'

michael boucher landscape architecture
457 US Route 1
Freeport, ME 04032
1 207.865.1080
1 207.865.1455
www.boucherlandscape.com

78 York Street
Portland, Maine 04101
phone 207 772-4888
fax 207 628-4888

THIS DRAWING IS THE PROPERTY OF
MICHAEL BOUCHER LANDSCAPE ARCHITECTS
AND IS NOT TO BE COPIED OR
REPRODUCED IN PART OR WHOLE.

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

TITLE
SITE PLAN

STATUS
Planning Board Submission
NOT FOR CONSTRUCTION

DATE:
27.05.2007
SCALE:
1"=20'

PROJECT NO.
2003-0010.00

DRAWN BY:
2007 Michael Boucher Architecture

DWG NO.
L-1.1



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

MEMORANDUM

date: July 30, 2007
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040
re: Public Hearing Material Submission
to: Deborah Andrews Historic Preservation Manager City of Portland
Scott Hansen Historic Preservation City of Portland
Anne Hagstrom Waynflete
Scott Simons Scott Simons Architects (SSA)
from: Austin Smith Scott Simons Architects (SSA)

In response to feedback from the previous Historic Preservation workshop and commentary from neighborhood public meeting, we are providing the following amendments to our proposal:

- The Norway Maple at the north west corner of Danforth St. and Storer St. will remain. A driveway waiver will be sought to decrease the width from 24 feet to 20 feet. If the turning radius of waste handling trucks permit, a further reduction to 18 feet will be requested.
Waynflete will contract with a licensed arborist for root pruning, protective measures and final limb pruning upon project completion. All practical measures will be taken to maintain the tree. In the event the Norway Maple does not survive, a suitable replacement tree, approved by the city arborist, will be planted.
- We will preserve the existing green chain link fencing along Danforth St. and all existing Lilac planting south of the fence. At the suggestion of Deb Andrews, a 14 foot return of chain link fencing along Storer St. will be removed.
Headlight screening will be provided at the parking area by means of a timber barrier. A 14 inch deep rail sections will be positioned to block car headlights from neighbors on Danforth St. Details for the barrier have been worked out directly with Mike Farmer of Portland Public Works to meet city criteria.
Area immediately below timber barrier will be planted in the same ground cover (fragrant sumac) as used in the Danforth St. stone wall planting.
- The dumpster enclosure has been redesigned with two options
 - as clear finished marine grade mahogany plywood on wood framing with a zinc coated copper cap.
Interior face of enclosure to be exterior grade plywood
 - as brick veneer on CMU backup wall with a zinc coated copper cap.
Interior face of enclosure to be painted CMU.both options show mahogany gates matching the first option. Each solution will have a frost proof concrete pad with (8) concrete filled steel bollards within the enclosure.
- We are providing three options for the west elevation (ball field side) which has been redesigned to match the fenestration patterns prevalent in the neighborhood. Waynflete received specific comments concerning the west elevation of the theater workroom from concerned neighbors. The enclosed elevation options are provided to address those comments.

- We are including renderings describing the landscape design along Storer St. These renderings show the elevation changes in three dimensional form.
- Wall sections and exterior details are included to describe specific detail developments and materials.
- Concerning the finishes and colors of EIFS and asphalt roofing shingles, samples will be presented at the public hearing

Memorandum

To: Michael J. Patterson, Chair, and Members of the Portland Planning Board
From: Anne C. Hagstrom, Director of Finance and Operations
Date: July 26, 2007
Re: Application for a Tree Waiver

As part of its application for approval to building the Theater and Gymnasium Project, Waynflete School respectfully requests a waiver of the regulation requiring a twenty four foot (24') driveway opening to allow the School to try to save the Norway Maple tree near the corner of Danforth and Storer Streets. Given that this will be a construction area and the tree's root system will still be disturbed, the School makes no guarantee as to the success of saving the tree but will attempt to do so.

If the waiver is granted, the School will construct an opening between eighteen (18') and twenty (20') feet as is necessary to accommodate the vehicles that will be entering and exiting from the parking lot.

Thank you for your consideration.

From: Austin Smith <austin@simonsarchitects.com>
To: Shukria Wiar <SHUKRIAW@portlandmaine.gov>
Date: 7/24/2007 1:34:00 PM
Subject: Re: WAC update

Tuesday afternoon, July 24, 2007
Waynflete Arts Center

Shukria:

Thanks for both your e-mail and voice mail.

Concerning Marge's question of the height, with our first approval, we generated a dimensioned drawing / diagram which shows the calculations and heights. I couldn't put my fingers on the original, but we could produce it again and forward to both you and Marge.

Thanks, see you later this afternoon.

Austin Smith
Scott Simons Architects.

On Jul 24, 2007, at 11:11 AM, Shukria Wiar wrote:

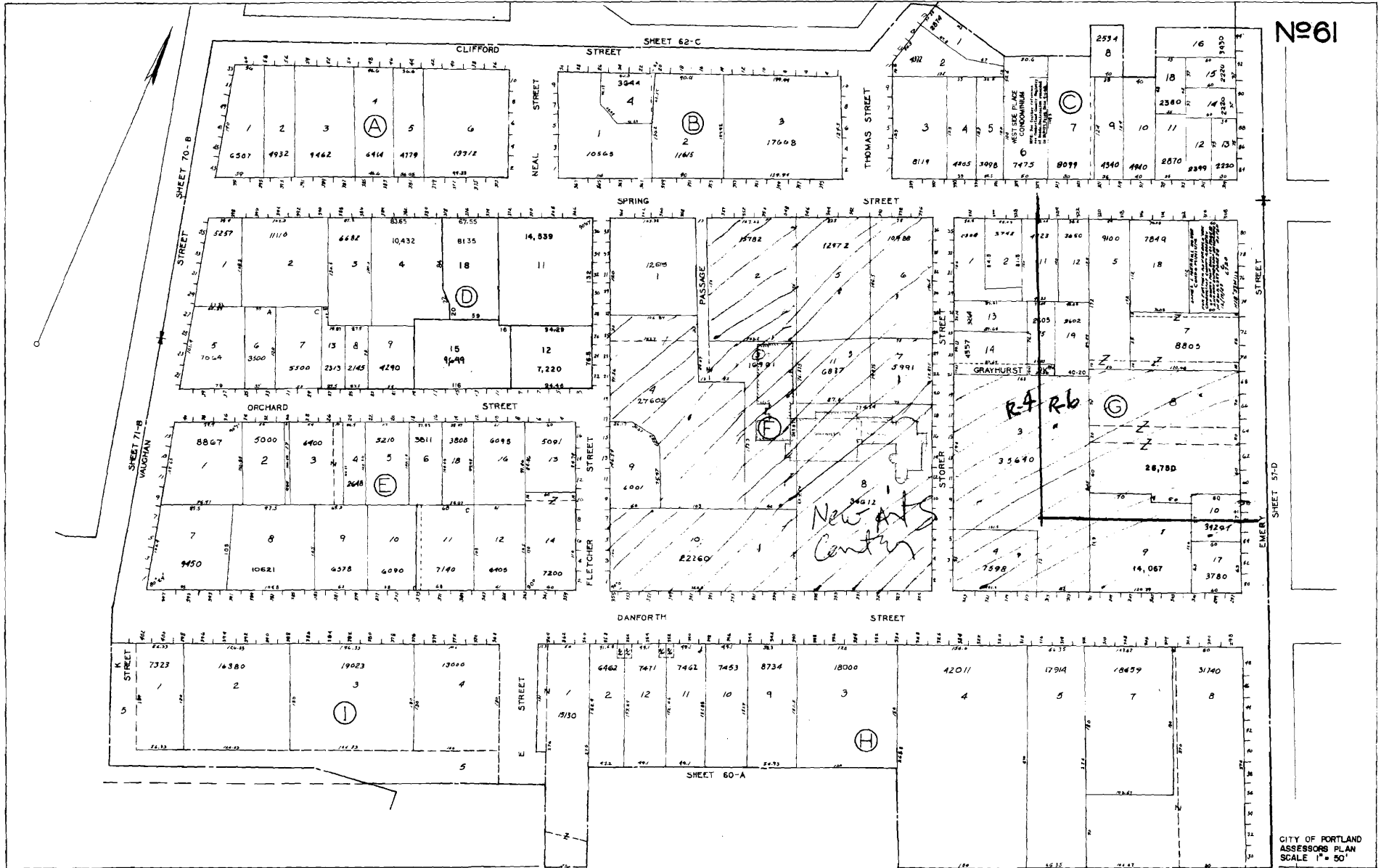
> Hello Austin,
>
> Marge completed her review on this project on Friday afternoon. Please
> review her comments.
>
> Thanks.
>
> Shukria
>
>>>> Austin Smith <austin@simonsarchitects.com> 07/20 3:04 PM >>>
> I overlooked the enclosures. Austin
>
>
> On Jul 20, 2007, at 3:00 PM, Austin Smith wrote:
>
>> Friday afternoon, July 20, 2007
>> Waynflete Arts Center Phase Two
>>
>> Shukria:
>>
>> I wanted to check in with you regarding a few of the misc. issues
>> on Waynflete.
>>
>> 1. FIRE PROTECTION
>> Our fire protection subcontractor will write a memorandum
>> addressing the concerns of Captain Cass.
>> Marc Kannegieser of Sprinkler Systems Inc. has worked with Captain
>
>> Cass before and is much better equipped to answer his questions.
>> I will ask that you are copied on the correspondence as well.

>>
>> 2. SIDEWALK REPLACEMENT AT STORER STREET
>> Anne Hagstrom and I met Dan Goyette on Storer Street to review the
>> existing conditions.
>> Dan said that, while the city regulations require a new curb
>> setting and brick sidewalk, given the site conditions and height of
>
>> pavement, he understood our argument.
>> He suggested that we request a waiver and that we also discuss this
>
>> in our next workshop.
>>
>> 3. STORMWATER MANAGEMENT PLAN
>> I hand delivered the full report and plans to Dan Goyette at our
>> meeting. These drawings were stamped and signed by our civil PE as
>
>> requested.
>> Dan asked that I let you know of this and that I forward hard
>> copies to you as well.
>> These should be hand delivered to you office today.
>>
>> 4. PAVEMENT TYPE CORRECTION
>> Enclosed document L1.4 which has been updated to comply with the
>> city's technical & design standards.
>>
>> 5. DRIVE WIDTH VARIANCE
>> MBLA will prepare and forward to Jim Carmody with copy to you.
>> Jeff Tarling will support this decision as mentioned in his e-mail
>> of today.
>> We also need to provide Jim Carmody with the waste truck turning
>> template he requested.
>>
>> 6. SITE UTILITY PLAN
>> To be submitted by P+G
>>
>> 7. STATE OF AFFAIRS
>> E-mailed July 19, 2007 with a copy of the current master plan.
>>
>> 8. SCHEDULE
>> Continuing to the PB's Public Hearing on August 14 is very
>> critical to the schools schedule.
>> I know the decision to proceed is ultimately is made by the
>> Planning Board, I would like to make sure that there are no
>> outstanding issues with the planning staff.
>> Aside from the matters listed above, are there any additional
>> issues you are aware of?
>>
>> Thanks for your help,
>>
>> Austin Smith
>> Scott Simons Architects.
>
> <WaynfleteZoningComments.rtf>

CC: Marge Schmuckal <MES@portlandmaine.gov>, Scott Simons
<scott@simonsarchitects.com>

61-1-2-3-4-5-6-7-8-10-11 } owned properties
 61-G-3-4-E-9-10

W Magnificent
 360 Spring St



CITY OF PORTLAND
 ASSESSOR'S PLAN
 SCALE 1" = 50'

RETRAC ED 3-27-67

Revised 11/27/96

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

2003-0061

Application I. D. Number

03/26/2003

Application Date

Waynflete Loop Road Improvements

Project Name/Description

Waynflete School The

Applicant

360 Spring St, Portland, ME 04102

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

360 - 360 Spring St, Portland, Maine

Address of Proposed Site

061 F006001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

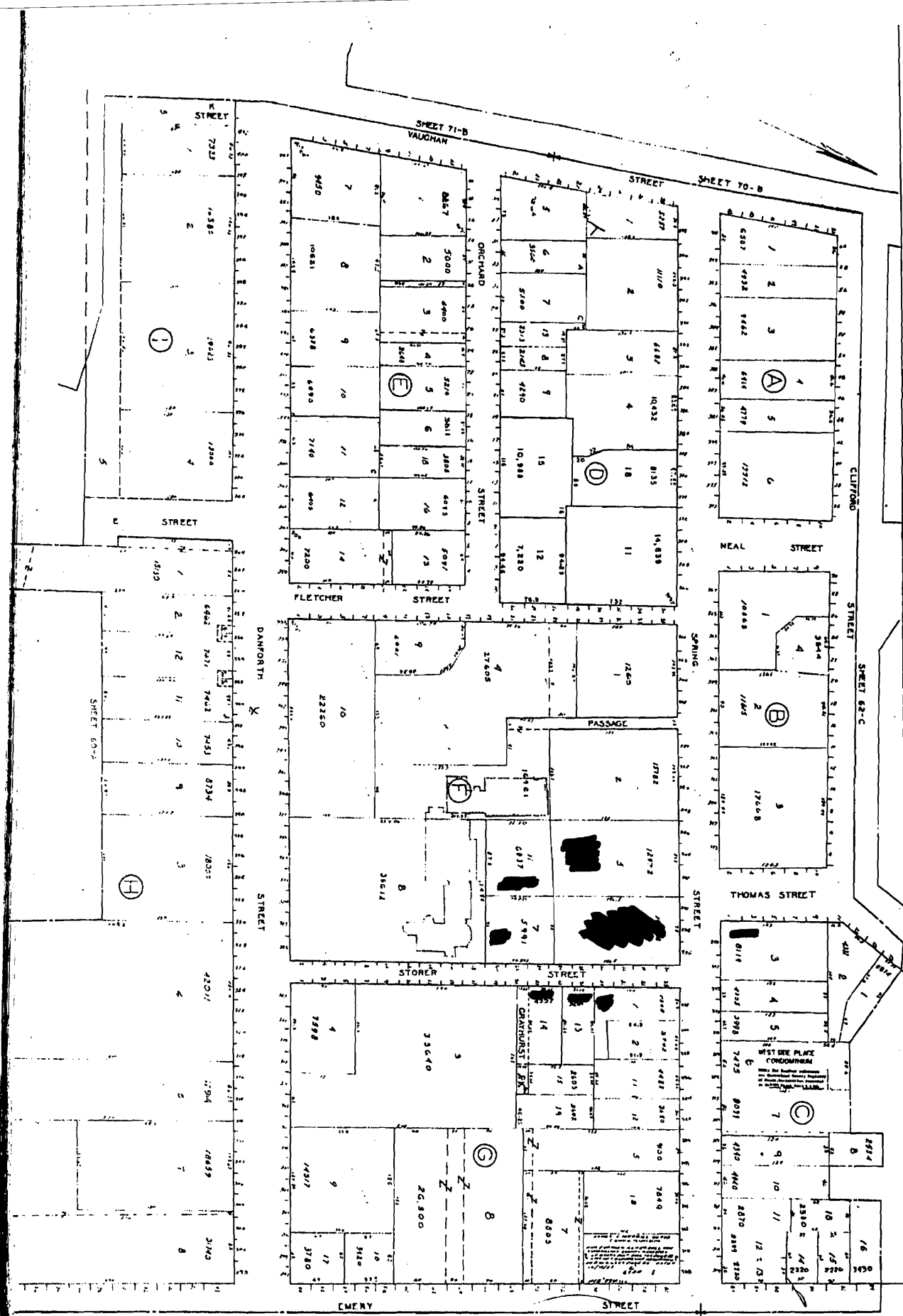
- 1 That prior to the commencement of site work, the applicant shall submit a plan for review and approval by the City Arborist for the planting of up to 4 additional street trees along the Spring Street frontage of the campus.

That prior to commencement of site work, the applicant shall submit lighting specifications for Planning staff review and approval.

That prior to commencement of site work, the applicant shall amend the plans and details as outlined in Mr. Lombardo's comments of 5/9/03 and as outlined in James Seymour's memo of June 16, 2003.

That the removable basketball hoop shall be installed no earlier than 7:30 am nor later than 5:30pm Monday through Friday and not during summer recess.

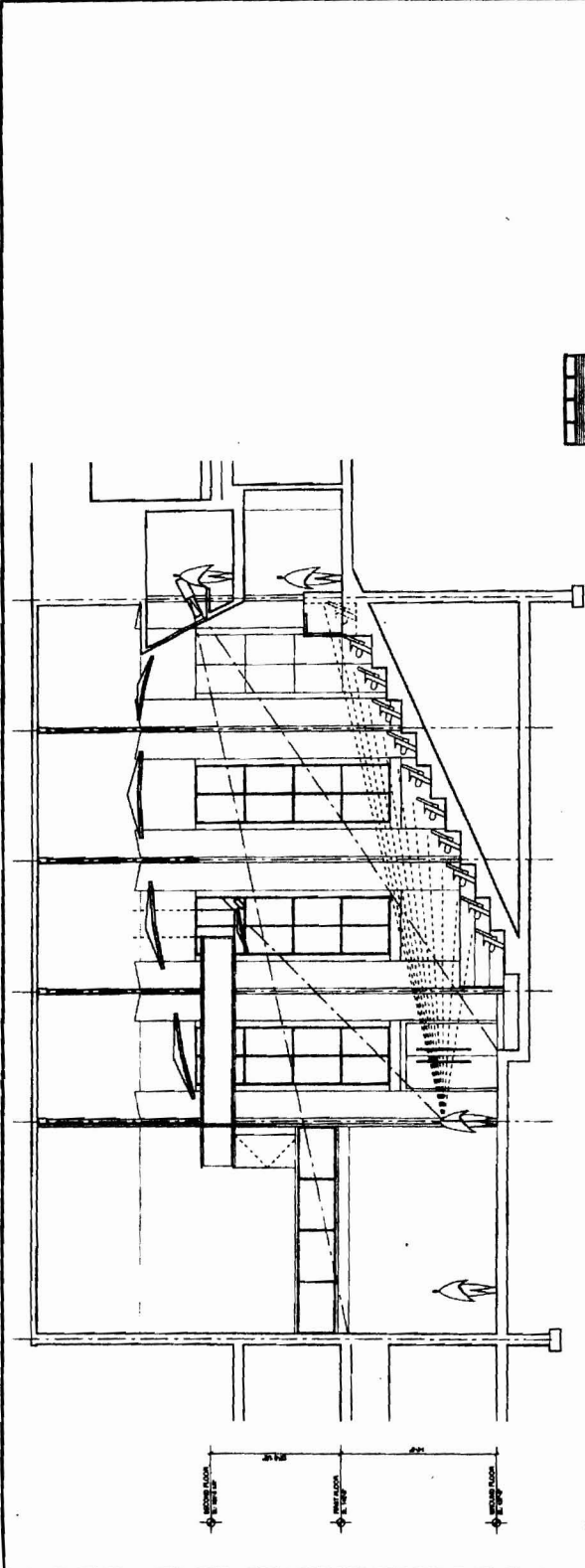
Addition - 16
Stores St
01-0707
61-F-003



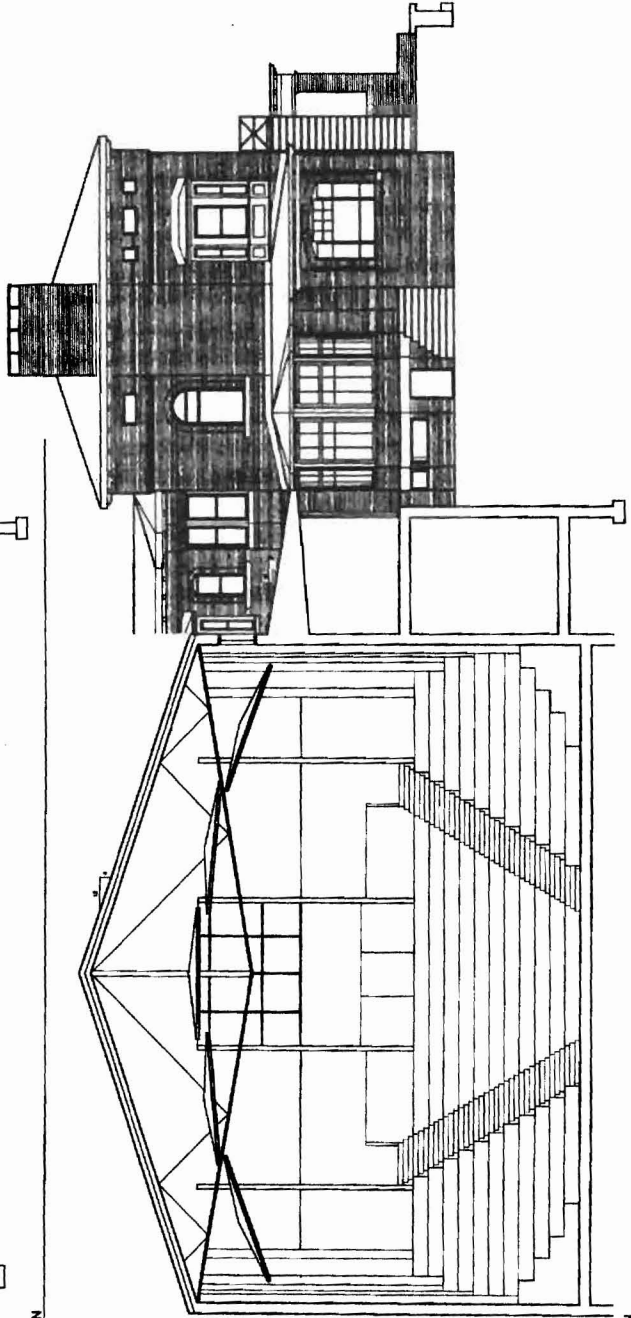
CITY OF PORTLAND
ASSESSING PLAN

N 61

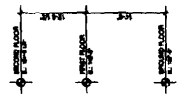
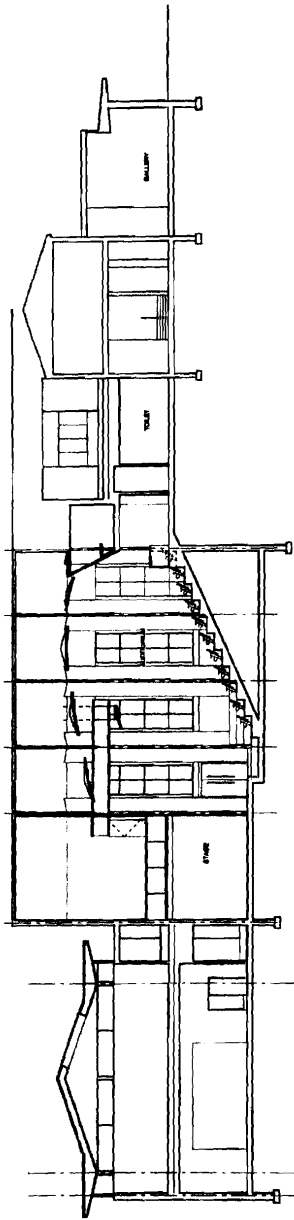
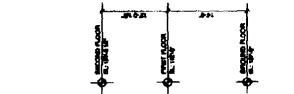
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	SCALE: 1/8" = 1'-0" DATE: JANUARY 28, 2011	SHEET NO. A-x.x	



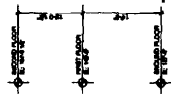
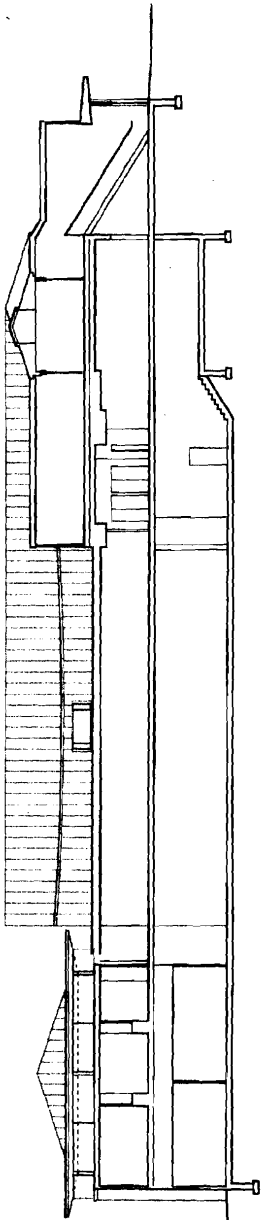
1 AUDITORIUM SECTION
SCALE: 1/8" = 1'-0"



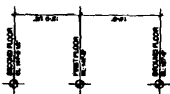
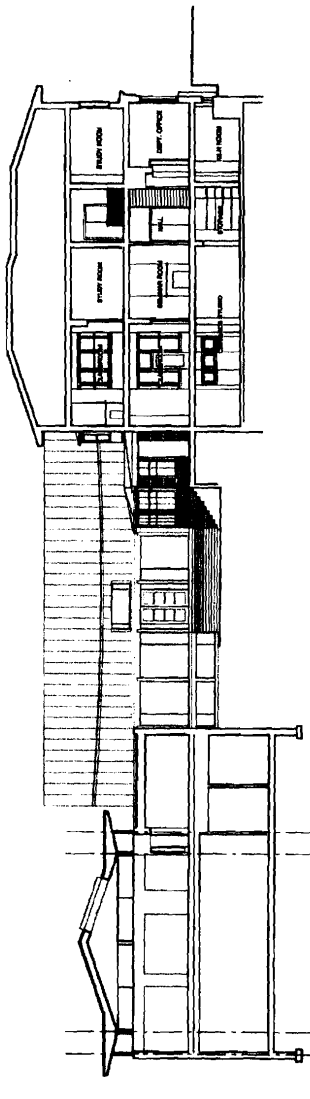
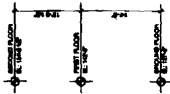
2 AUDITORIUM SECTION
SCALE: 1/8" = 1'-0"



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



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

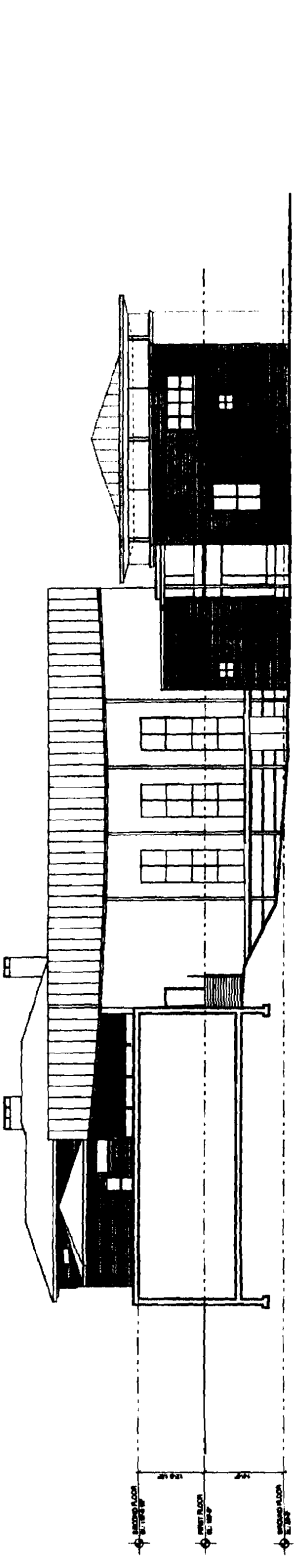


WAYMILE SCHOOL
PARTIAL 1/2"

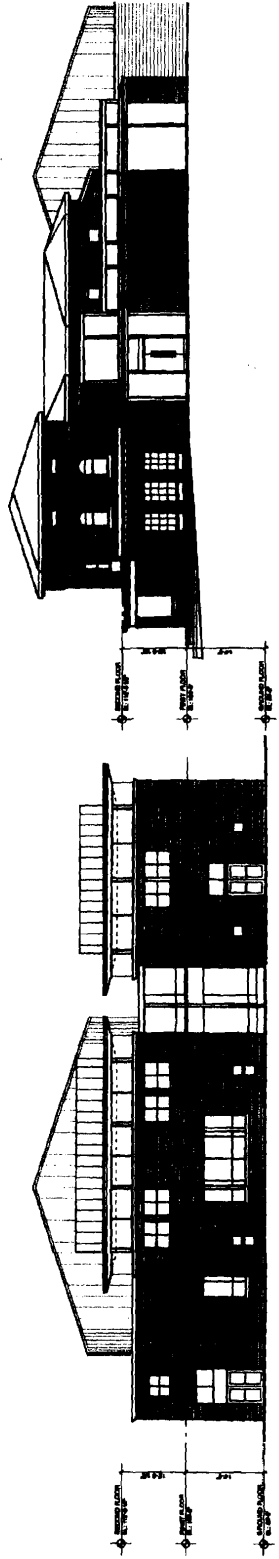
BLOOD SECTIONS

DATE: 08/14/14
DRAWN BY: J. W. BROWN
CHECKED BY: J. W. BROWN
SCALE: 1/8" = 1'-0"
PROJECT NO.: 14-001
SHEET NO.: A-3.1

A-3.1

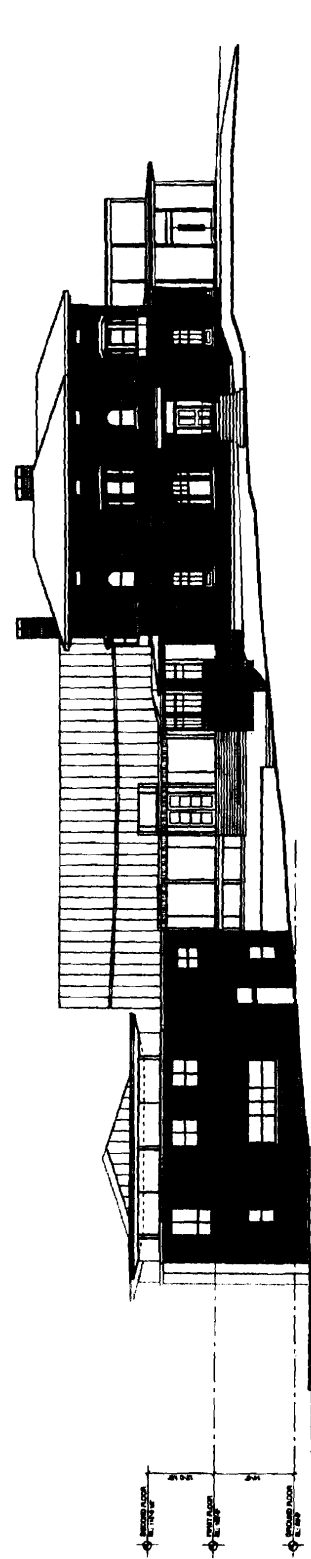


1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"




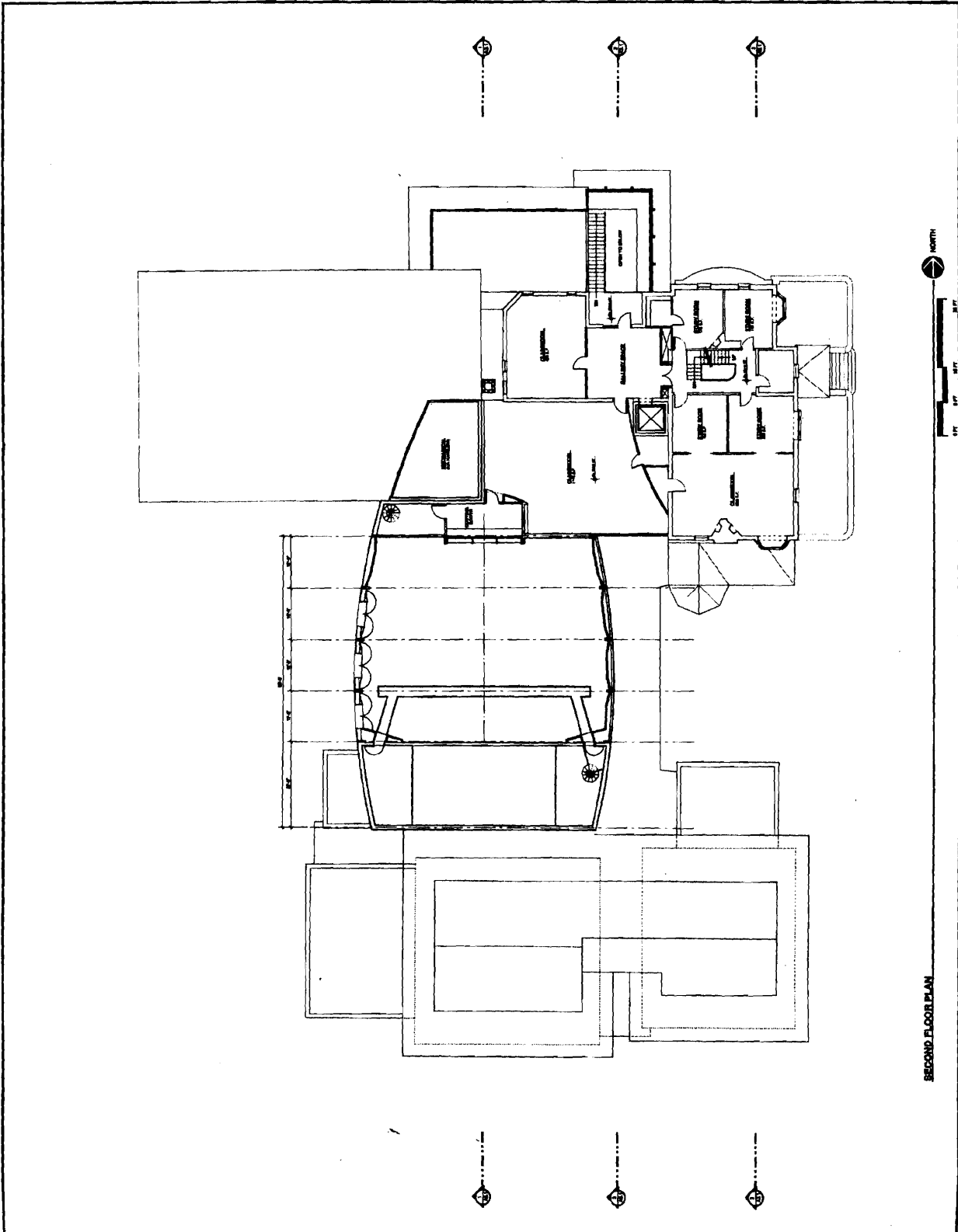
WAYNELETE SCHOOL
"LITTLE LEAGUE"
PROJECT NO. 04
JANUARY 24, 2001


ELEVATIONS

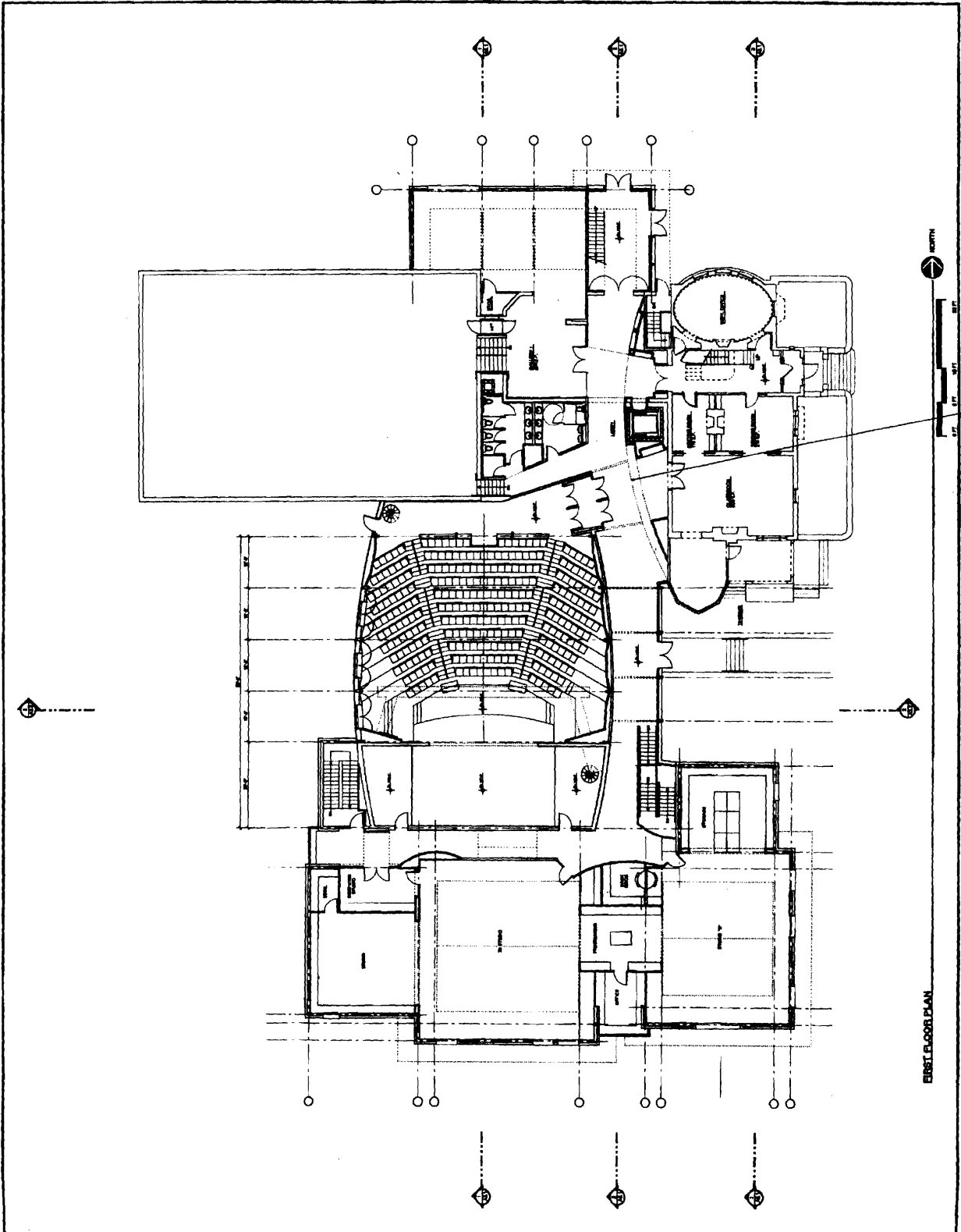
DATE	DESCRIPTION
01/24/01	ISSUED FOR PERMITS
01/24/01	ISSUED FOR CONSTRUCTION
01/24/01	ISSUED FOR PERMITS
01/24/01	ISSUED FOR CONSTRUCTION
01/24/01	ISSUED FOR PERMITS
01/24/01	ISSUED FOR CONSTRUCTION

A-2.1

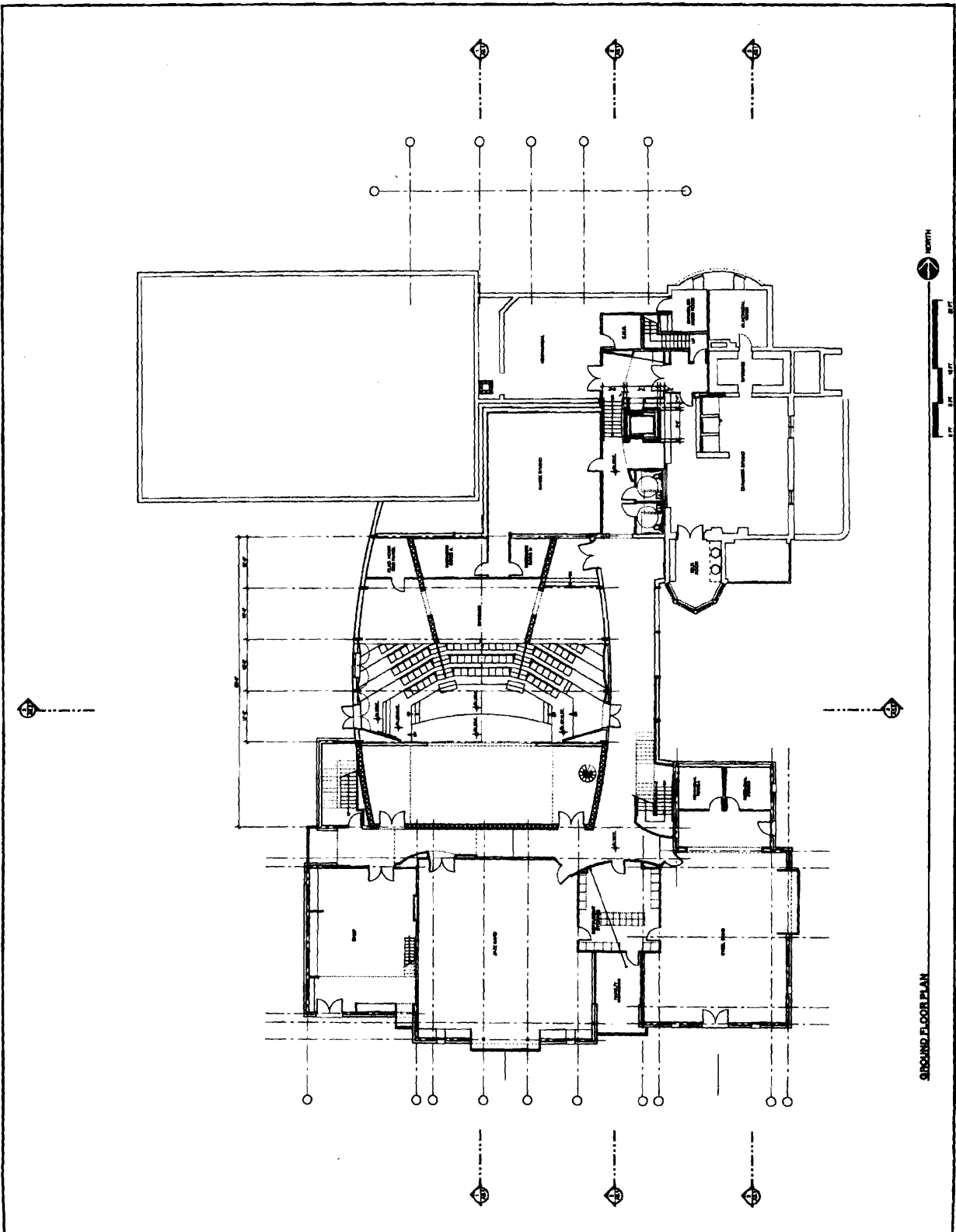
	WAYNFLETE SCHOOL 100 Weymouth Street Weymouth, MA 01978 Program Period January 26, 2011	SECOND FLOOR PLAN
	DRAWN: DENNIS NEVILL, CADD CHECKED: JAMES W. WILSON, P.E. DATE: 01/26/11 SCALE: AS SHOWN PROJECT NO.: 100 Weymouth Street SHEET NO.: A-1.3	

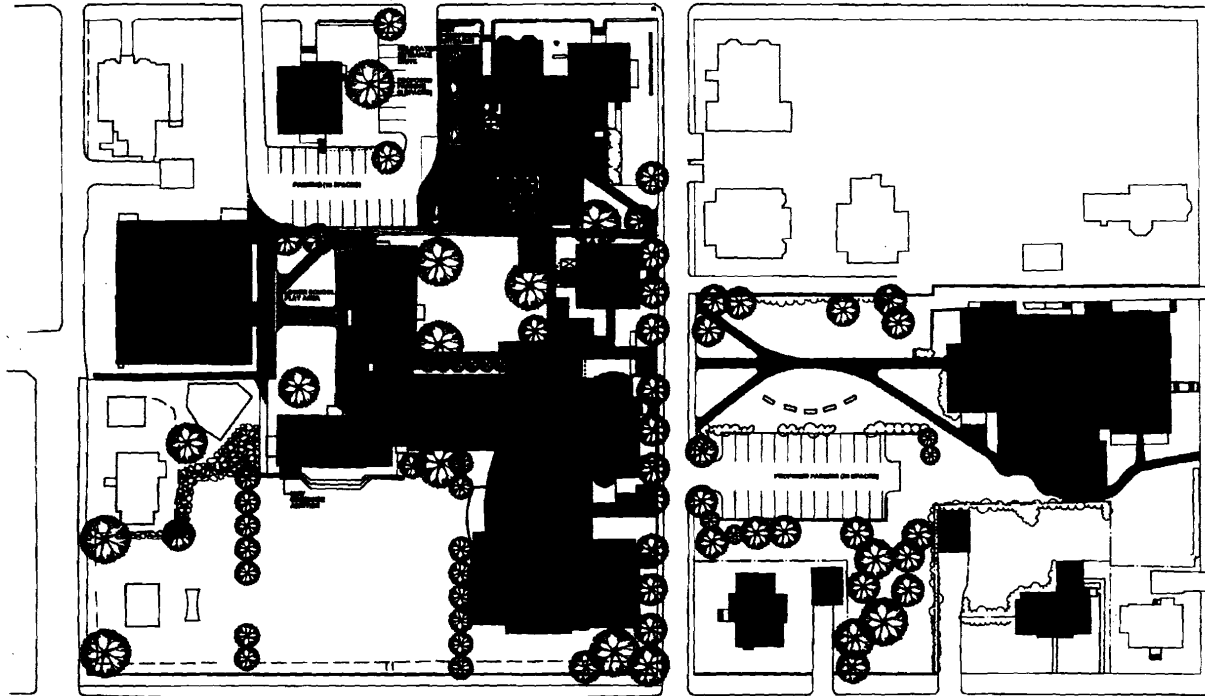


 SSA Structural Steel Association 1000 North Dearborn Street Chicago, IL 60610 Phone: (312) 421-1000 Fax: (312) 421-1001 Website: www.ssa.org	WAYMIRE SCHOOL 1000 North Dearborn Street Chicago, IL 60610 Program Period: January 28, 2007	1ST FLOOR PLAN Program No.: January 22, 2007	TITLE: DESIGN DEVELOPMENT NOT FOR CONSTRUCTION DATE: 01/22/07 DRAWN BY: [] CHECKED BY: [] SCALE: 1/8" = 1'-0" SHEET NO.: A-1.2
	SHEET NO. A-1.2		



		WAYNLETE SCHOOL 100 W. WYNLETTA ST. PROJECT		Progress 100% January 18, 2011		GROUND FLOOR PLAN	
TITLE: GENERAL DEVELOPMENT NOT FOR CONSTRUCTION		SCALE: 1/8" = 1'-0" DATE: 01/18/11 DRAWN BY: [blank] CHECKED BY: [blank]		SHEET NO.		A-1.1	






Progress Print
January 30, 2001

Waynflete Arts Center

360 Spring Street, Portland, Maine

	
PROJECT WAYNFLETE SCHOOL 360 SPRING STREET PORTLAND, ME Progress Print January 30, 2001	
FILE REVISED CAMPUS MASTER PLAN 01.16.01	
STATUS DESIGN DEVELOPMENT NOT FOR CONSTRUCTION	
DATE: 01.16.01	REVISION DATE: 01.16.01
DESIGNED BY: SSi	PROJECT NO.: 01.16.01
DRAWN BY: SSi	SCALE: AS SHOWN
CHECKED BY: SSi	DATE: 01.16.01

02/08/2001

12:58 PM

DELOGU ORLANDO &
JUDITH OR SURV
33 STORER ST
PORTLAND, ME 04102

MACVANE WILLIAM L WWII VET &
MARGARET E JTS
25 STORER ST
PORTLAND, ME 04102

O'LEARY DANIEL E &
HILARY D BASSETT JTS
27 STORER ST
PORTLAND, ME 04102

UBANS JURIS K & MARA JTS
1 THOMAS ST
PORTLAND, ME 04102

WAYNFLETE SCHOOL THE
~~360 SPRING ST~~
PORTLAND, ME 04102

WAYNFLETE SCHOOL THE
~~360 SPRING ST~~
PORTLAND, ME 04102

Mailed Abutters 2/8/01

Labels Requested For CBL:

- 061 C003
- 061 F005
- 061 F007
- 061 F011
- 061 G001
- 061 G013
- 061 G014



To: Marge Schmuckal
Dan Goyette
DPW- Mike Farmer/ Jim Carmody
Capt. Greg Cass
Jeff Tarling

From: Shukria Wiar

Date: July 3, 2007

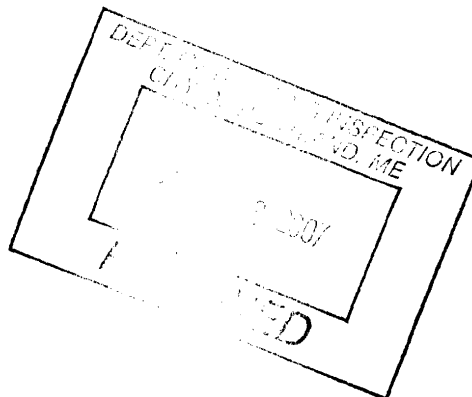
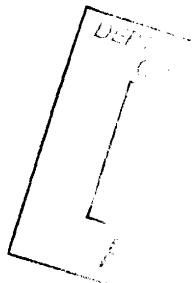
Revised site plan submitted for the following project:

Application ID #: 2007-0085

Project Name: Waynflete Arts Center

Project Address: Storer Street

Comments needed by: July 18, 2007



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JUL 3 2007

RECEIVED

Waynflete Arts Center
Phase Two
July 3, 2007

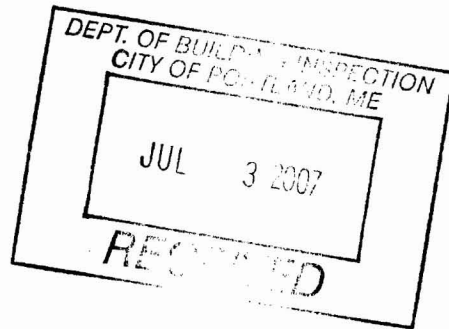


Scott Simons Architects

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

MEMORANDUM Site Plan Punchlist Memorandum

date: July 3, 2007
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040
re: Major Development, Site Plan Punchlist questions of May 31, 2007
to: Shukria Wiar
 Planning Department City of Portland
from: Austin Smith Scott Simons Architects (SSA)
cc: Scott Simons SSA
 Charles Young SSA
 Anne Hagstrom Waynflete
 David Cimino Stroudwater



In response to Planning Staff questions of May 31, 2007:

1. Please provide a narrative as to what was approved in May of 2001 and what is being proposed for this Phase II project. Compare and contrast the two proposals. Please provide this for the workshop hearing.

Please see enclosed memorandum, 'Site Plan Revision Narrative' dated June 12, 2007, from Scott Simons Architects.

2. Technical and Financial letter shall be submitted; We will require in writing what grants and amounts are being used to fund this project. A letter of financial capacity is requested from the school and one from the bank.

Please see enclosed memorandum from Anne Hagstrom, dated June 11, 2007, "Financing for the Construction of Theater and Gymnasium." Also enclosed a letter dated June 12, 2007 from Mark V. Stasium, Vice President, TD Banknorth regarding financial capacity.

3. In a narrative, please address how this project is meeting the conditions of Section 14-103 (b) and Section 14-474.

See enclosed memorandum dated July 2, 2007

project: Waynflete Arts Center, Phase Two
file: Response to PB punchlist of 053107.doc

date: 7/3/07
Page 1 of 1

4. According to the City's Technical and Design Standards and Guideline, Section 2 (A) (b), a two way drive shall be 24' and the site plans shows 20'. The applicant can request a formal waiver of this standard.

Driveway width increased to 24', reflected on enclosed drawing L-1.1 dated July 2, 2007

5. According to the City's Technical and Design Standards and Guidelines, Section 3(A), Parking stalls shall be 9' x 19'. Please show this on the site plan or submit a waiver of the standard.

Current drawings revised to include 9' x 19' parking stall complying with city standards.
See revised drawing L-1.1, dated July 2, 2007.

6. There are various ~~complaints~~ about parking in this neighborhood, what has the school done to address the parking demand? Please provide a narrative in regard to this.

See enclosed parking narrative.

7. The City's Traffic Engineer has requested parking analysis be submitted.

See enclosed parking narrative.

8. The Waynflete School Campus Master Plan 2006, shows a 24 space parking lot on Storer Street, diagonal from the proposed project site. Why isn't this space being used for parking instead of the proposed parking lot?

(24) car parking lot on east side of Storer, as outlined in the Master Plan of 2006, would accommodate parking for the full build out of the Phase Three of the Arts Center. The (11) spaces currently shown on Phase Two, would be relocated east of Storer. The future (24) car lot would also be providing for the loss of 12 spaces in the creation of the future library quad.

9. Is the Arts and Music Studio, which is included as part of the approved Phase Two plan, being proposed as a third phase? Please explain in full.

While the Third Phase is a possibility, it is not anticipated in the immediate future. If a need for expansion of the Arts Center is determined and funds become available, it will be permitted independently.

10. A utilities plan shall be submitted. The plan shall show all existing and proposed utilities. This shall show the position of the transformer on Storer Street.

- Domestic water Line (2"), fire protection line (6"), & natural gas lines are in place and operational since September of 2001. Each of these utilities was sized to accommodate the full buildout of Phase Two.
 - Three phase power is currently provided to the facility from a transformer installed in Phase One east of Storer Street. Connection is made to the Arts Center by underground conduit beneath Storer Street. Existing service connections will be adequate to meet the needs of Phase Two.
- No street intervention into Storer is anticipated.
- All existing utilities to be documented in site civil drawings.

11. *Lighting-catalog cuts showing height, wattage, type, etc. All proposed lighting fixtures need to meet the City's standards. A photometric plan shall be submitted.*

Enclosed is drawing E-2 dated 05.16.07. All exterior lighting is shown with associated site photometrics. Also enclosed are catalog cut sheets of selected fixtures outlining mounting heights, lamping, voltage and cut off properties.

12. *Are there solid waste (trash) containers being proposed on the site? What is being proposed for trash removal?*

- Solid waste is collected within the building to a designated room at the South east corner of the Ground Floor. In addition to trash collection this room will accommodate recycling for the school.
- Site waste storage will be handled in (2) dumpsters, one designated for cardboard with a capacity of 10 yards and another for general waste with a capacity of 6 yards. These will be positioned at the west end of the parking aisle. This will allow for the direct accessibility by waste removal trucks while keeping the waste away from public streets
- Dumpsters will be on cast in place concrete slabs with 6" diameter steel bollards to prevent damage. All four elevations will have screening of a custom cedar enclosure. This screening will match the lower parking screening along the side of Danforth Street for the length of the parking area. Swinging doors of cedar screening will conceal the dumpsters. See drawing L-1.1 dated July 2, 2007.

13. *Submit a copy of the most current master plan for the campus.*

See enclosed Master Plan of 2006.

13. *Submit capacity letter from the various utilities that are required.*

As outlined in question 10 above, utilities are in place and operational. All systems were designed with the original full build out of 2001 in mind. Due to the fact that the current proposal is significantly smaller than the proposal of 2001, capacity is more than adequate for this addition.

14. *Submit copies of deeds for the Waynflete School property.*

Copies of deeds provided to planning staff separately on July 3, 2007.

15. *Submit Architectural renderings of the proposed addition.*

See enclosed renderings, revised elevations and floor plans.

16. *The project proposes a new roof top mechanical unit, submit evidence of the measurement to be taken to lower the noise level.*

The roof top mechanical unit was previously shown centered on roof of the future gymnasium; running east/west. This will be repositioned to run north/south and moved to the far east side of the roof to lessen its visual impact. Unit will be ducted from the bottom lowering the overall height of the unit by 4 feet. The revised position is reflected on the enclosed revised drawing A-1.3, dated July 2, 2007.

In addition to the repositioning of the unit, acoustic mechanical screening will be incorporated. Detail SK-3 shows the construction and configuration of the visual and acoustic barrier.

17. *When the proposal to convert part of 3 Storer House (Pratt House) into administrative offices came before the Planning Board (June 2006), there were suggestions that this phase should include the space needed. Explain in detail as to how the school is meeting the administrative space that is needed and why it is not being proposed in this development.*

The Arts Center Project approved by the City in 2001 was designed to help meet the School's space and program needs for theater, arts, and athletics. The School's fundraising and planning activities have been focused on those program needs for the past six years and the School is planning to break ground this fall.

There are several reasons why the School will not entertain the suggestion of the Planning Board to include administrative offices in these proposed spaces:

- a) The Theater and Gymnasium has been carefully designed to meet the program needs of the School. The Campus Master Plan (approved by the Board of Trustees in 2005 following a year-long process,) thoughtfully considered the long term development of the campus and identified the areas where administrative offices could be housed most appropriately for the long term.
- b) Adding four to six offices and associated meeting and support spaces would (to name a few issues) necessitate a redesign of the building, add significantly to the cost of design and construction, add to the footprint of the building, and change the requirements for the mechanical systems which were installed as part of Phase I to serve the subsequent phases of the building as designed.
- c) Any delay in beginning construction necessitated by significantly changing the design will delay construction, adding to the costs of construction, and delaying when students will be able to use the facilities.
- d) The fundraising for this project is especially sensitive to the timing of breaking ground and pressures from increased construction costs.

18. Department of Public Works comments

- a. *A stormwater plan has not been submitted for review. It should include pre and post development flows, an updated capacity letter for the tie in to the combined sewer, and modeling information.*

To be forwarded under separate cover.

- b. *A large number of civil site details are missing. Catch basin details, granite curb installation details, tie in details, brick sidewalk details, pipe trench details and trench repair details all should be included.*

To be forwarded under separate cover.

- c. *No proposed stormwater or sewer infrastructure is shown on the plans. Locations for proposed piping and where it connections to the existing system are proposed should be indicated on the plans.*

To be forwarded under separate cover.

project: Waynflete Arts Center, Phase Two
file: Response to PB punchlist of 053107.doc

date: 7/3/07
Page 4 of 5

- d. *New Handicapped ramps should be constructed at the corner of Storer and Danforth Streets. The associated details will need to be included.*

Concerning both items d. and e. please note the condition of Storer Street edge, curb and sidewalk in the enclosed photographs. In 2003 a new paving overlay was installed on Storer between Spring and Danforth Street. This raised the top of paving to within 1" to 1 1/2" of top of curb. Without addressing the pavement elevation, it is difficult to reset curb heights for long term ADA compliance.

- e. *The conditions of the existing sidewalk should be indicated.*

Existing sidewalk of the west side of Storer Street is cast in place concrete with granite curbing. See enclosed photographs of existing site conditions including Storer Street curbing / sidewalk , existing Norway Maple tree and Danforth Street sidewalk, stone retaining wall, plantings, and fencing.

1. Site Plan Revision Narrative



Scott Simons Architects

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

MEMORANDUM Site Plan Revision Narrative

date: June 12, 2007
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040
re: Narrative describing alterations and amendments to previously approved proposal
to: Planning Department City of Portland
from: Austin Smith Scott Simons Architects (SSA)
cc: Scott Simons SSA
Charles Young SSA
Anne Hagstrom Waynflete
David Cimino Stroudwater

Due to their evolving program and space needs and the realities of their fundraising efforts, the Waynflete School has decided to make several design changes to the Second Phase of the Arts Center project. These changes are primarily organizational, and do not reflect a comprehensive rethinking of the overall program of the building. In prioritizing the overall campus redevelopment plan, Waynflete has determined that pursuing the full extent of Phase Two of the Arts Center is not the best use of the school's resources at this time. Instead, they have divided the original Phase Two into two parts, the new Phase Two and a future Phase Three. The new Phase Two is a more modest proposal than originally presented and approved by the Board, focusing on only the School's most pressing current needs.

As originally designed, the Waynflete Arts Center was to have two phases. The First Phase, completed in 2001, was primarily a visual arts gallery, music room, art room, and dance room addition to Davies Hall. It also included a comprehensive renovation of the interior of Davies, increasing the space for the music and visual arts programs. The Second Phase of the Arts Center was conceived as a far more extensive addition, providing a new performing arts theater with 276 fixed seats, a wood shop, a suite of music rehearsal and support rooms, and a suite of new visual arts studios and support rooms.

The new proposal identifies the most vital elements of the original design and unifies them in a coherent scheme. Considering the extensive development of the visual arts program in Phase One, emphasis has been placed on the performing arts and music in the updated Phase Two proposal. The new design offers more flexible programming through two new, large multi-purpose classroom spaces behind the stage area.

Rather than having specialized rooms dispersed throughout the building, the programs are divided into two clusters, one for Drama and one for Music. Each is anchored by a classroom, off of which ancillary spaces provide support for multiple programs. On the ground floor, the drama classroom functions as a teaching space, a dressing room and a mock-up space for sets. The stage shop is condensed into a small workshop adjacent to the classroom, and the bathroom provides space for costume changes. Due to the decreased shop size, direct access to the outdoors enables larger set pieces to be brought directly onto the stage. The music classroom is directly above the drama classroom, and it serves both the jazz band and the chorus. It has an attached office as well as a rehearsal room and an instrument storage space. The space under the theater seats has been designated as an extensive, and urgently needed, storage room, serving all of the arts programs.

project: Waynflete Arts Center, Phase Two
file: 2003-0040 Revision narrative.doc

date: 6/18/07
Page 1 of 2

class room

New infrastructural services are also provided for in this scheme. An indoor recycling and trash room is located on the ground floor to provide a disposal hub for Davies Hall and the now connected Arts Complex. Parking has also been expanded by an additional five spaces to the south of the Phase Two additions.

Many modifications and improvements to the initial proposal have also been driven by the demand for enhanced building performance. Waynflete has long been a proponent of environmental responsibility. While all phases of the Arts Center were initially designed to be ecologically sound, with the recent rise of LEED certification, the criteria for judging a building performance have been significantly refined. As a community, Waynflete has resolved to have the Arts Center achieve LEED certification and as a result we have revised the aspects of the design impacted by these updates, including improvements to the exterior envelope, improvements to the mechanical systems and controls, and the selection of better quality, higher recycled content materials throughout.

2. Financial Capacity

Memorandum

To: Michael J. Patterson, Chair, and Members of the Portland Planning Board
From: Anne C. Hagstrom, Director of Finance and Operations
Date: June 11, 2007
Re: Financing for Construction of Theater and Gymnasium

The construction of the theater and gymnasium is the next part of the three-phase project originally approved by the Planning Board. The first phase was completed in 2002. The estimated construction costs for this phase of the project are \$4,300,000.

Waynflete has undertaken a capital fundraising campaign for the theater and gymnasium and has raised over \$4,600,000 in cash and pledges to date. The campaign goal is \$6,600,000 which includes fundraising for endowment as well. Waynflete is also preparing to issue tax exempt bonds of approximately \$5,000,000 which should occur in the late summer or early fall.



TD Banknorth, N.A.
One Portland Square
P.O. Box 9540
Portland, ME 04112-9540
T: 207 761-8500 F: 207 761-8660
Toll Free: 800 462-3666
TDBanknorth.com

June 12, 2007

Planning Board
City of Portland
389 Congress Street
Portland, ME 04101

Dear Board Members:

I am pleased to provide to you a letter of recommendation regarding The Waynflete School's proposed Theater and Gymnasium Project.

Waynflete has maintained its commercial banking relationship with TD Banknorth since December, 1995. Waynflete has always handled its banking relationship, which includes both loan and deposit accounts, in a fully satisfactory manner. I am further impressed by the school's overall management capabilities and its strong commitment to fiscal responsibility. In summary, Waynflete has demonstrated the financial capacity to fund the proposed project.

Please contact me at 207-761-8787 if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark V. Stasium'.

Mark V. Stasium
Vice President

3. Sections 14-103 (b) & 14-474



Scott Simons Architects

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

MEMORANDUM Conditional Use Permit

date: July 2, 2007
project: WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040
re: Narrative describing conformance to conditions of land use code
to: Planning Department City of Portland
from: Austin Smith Scott Simons Architects (SSA)
cc: Scott Simons SSA
Charles Young SSA
Anne Hagstrom Waynflete
David Cimino Stroudwater

In response to:

3. In a narrative please address how this project is meeting the conditions of section 14-103(b) and section 14-474

1) In accordance with the conditional use standards of the Land Use code (14-474c), the Waynflete Arts Center addition can be classified as a permitted conditional use:

In R-4 zoning, a conditional use permit may be issued for an *Elementary, middle or secondary school* use, and the scope of the WAC addition conforms entirely with these functions. The addition provides classroom space, assembly space for students, faculty and parents, and a performance space for students. Waynflete will be the exclusive operator of the proposed facility, and no non-school related organizations will utilize this facility in any way. All of these functions are currently present at the school, so this addition can be seen as an extensive facilities upgrade.

2) The expanded Arts Center conforms to the additional conditional use provisions and standards applicable in an R-4 zone (14-103b).

From a strictly programmatic perspective, the WAC addition is critical for the proper functioning of the school. Currently there is no space on the Waynflete campus capable of accommodating either the upper school student body as a whole or all-staff meetings. To continue Waynflete's long standing commitment to the arts, the WAC must also be an outstanding teaching theater. The rehearsal rooms, performing arts classrooms and other support spaces are integral to the development of a comprehensive curriculum. The adjacencies of these spaces are tailored to the proper functioning of the theater. Building a new space is the optimal solution to these programmatic requirements; it is not possible to achieve these goals using the existing campus buildings. Further, this project is entirely within the footprint of the previously approved master plan and earlier WAC addition.

project: Waynflete Arts Center, Phase Two
file: 2003-0040 Conditional use.doc

date: 7/3/07
Page 1 of 1

4 & 5. Site Plan Parking Revisions

WAYNFLETE SCHOOL

Campus Master Plan

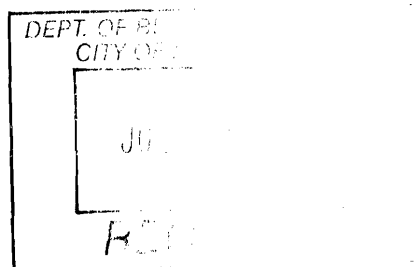
Approved by the Board of Trustees
March 15, 2005

The Campus Master Plan Committee

David Brown
Taffy Field
Anne Hagstrom
Peter Hamblin
Cinda Joyce
Mark Lickus
Alan McIlhenny, chair
Cynthia Orcutt
Scott Simons

With the assistance of:

Jane Begert
Peter Brewitt
Molly MacAuslan
John Orcutt
Mark Segar



Waynflete School
Campus Master Plan

Achievements of the past decade:

Waynflete invested millions of dollars to improve its facilities over the past decade, and the improvements are evident everywhere.

Upper School:

- Construction of the Science Wing
- Complete renovation of the Emery building
- Improvements to the café and basement work and storage areas

Middle School:

- Construction of the addition linking Morrill and Cook-Hyde
- Complete renovation of Morrill, Cook-Hyde and Hurd
- Creation of the Academic Support Center in Hurd
- Creation of the archives space in Morrill
- Locker room created in the garage building
- Play area improvement

Lower School:

- Creation of the 2-3 classroom in Hewes
- Renovation of the Early Childhood classrooms
- Lower playground improvements and expansion

The Arts Center:

- Completion of Phase 1 the gallery and studios
- Renovation of Daveis House

Gymnasium:

- Construction of the locker room addition

Administration:

- Creation of the faculty workroom and mailroom
- Office renovations

Outdoors:

- Improved pathways and lighting
- The Loop Road around Thomas House
- Fore River Fields:
 - tennis courts
 - baseball diamond

New Properties:

- 305 Danforth Street – The Headmaster’s House
- 3 Storer Street
- Several small parcels adjacent to the Fore River Fields

Maintenance:

- Everywhere, with more always needed

Guiding Assumptions and Principles

Several important assumptions underlie the 2005 Campus Master Plan:

- Waynflete will remain on its campus in Portland’s West End, and its athletic facilities will remain at the Fore River Fields off Osgood Street
- The size of the school will remain at its current level of approximately 540 students
- The relative sizes and age-ranges of the three school divisions will remain the same: Lower School EC (3 and 4 year olds) – 5th grade (165 students); Middle School 6th – 8th grades (140 students); Upper School 9th – 12th (235 students)
- Continuity will be maintained in the School’s mission and programs

And several guiding principles underlie our deliberations and recommendations:

- Enhance safety
- Promote accessibility
- Preserve open space
- Preserve the historic character and distinctive appeal of the school campus and buildings
- Consider environmental issues of energy efficiency and green design
- Create welcoming points of access to the campus and to the school divisions
- Invest in the maintenance of all of the buildings – endow this if possible

Methodology

This an updating of the 1994 Campus Master Plan rather than an attempt to start from scratch. Where the earlier document relied on extensive interviews with stakeholders throughout the school, we have relied on interviews with the heads of the school's three divisions – Lower, Middle and Upper – and with those in charge of specific facilities or functions, such as the library, the café and the athletic department. An extensive questionnaire was prepared by the committee to help those interviewed assess their respective facility needs, and many used the questionnaire to solicit the input of their division faculty or co-workers. The principal respondents were asked to dream – a little- with the understanding that their dreams would face stiff competition for limited financial resources. The committee thanks all who helped us gather the information that went into this report.

The process we followed included the following elements:

- Establishment our Guiding Principles
- Identification of Existing Conditions on the Campus
 - Site
 - Building Use
 - Open Space and Landscape
 - Circulation and Parking
 - Buildings
 - Useable square footage
 - Identification of storage areas and condition
- Identification of future physical needs through the interview and questionnaire process described above
- Charrettes to explore alternative ideas for future improvements
- Refinement of a preferred Final Plan to be used as a starting point by decision makers preparing funding and construction plans

Waynflete School Campus Master Plan

Priorities and Recommendations for Future Planning

March 15, 2005

The Board of Trustees established the Campus Master Planning Committee (CMP) in the fall of 2003 as a subcommittee of Buildings and Grounds to recommend revisions to the 1994 Waynflete Campus Master Plan. The revised Plan summarized below also addresses the fourth goal of the 2002 Strategic Plan to “improve facilities to meet program needs”. The subcommittee consisted of trustees, faculty, staff, parents, and architects.

In June of 2004, the Board of Trustees approved fundraising and construction design for the Theater and Gymnasium Project which is the School’s first priority for current new construction. The proposed revisions to the Campus Master Plan assume that this facility will be built.

The CMP recommended that the next priorities for Waynflete should be a New Lower School and an Athletic Fieldhouse & Additional Playing Fields in that order. Other projects considered as having a high level of importance, and which would greatly enhance the program and campus are listed in Tier II in alphabetical order; these have not been prioritized. The third section is a list of other important needs and considerations identified in the planning process, some of which could be addressed through the completion of other projects.

I. Tier I Campus Master Plan Priorities.

1. **New Lower School.** The first priority for future investment is the creation of a New Lower School. While this would not involve the construction of a new building, the addition of new spaces and renovation of existing areas would result in a transformation so complete that, in effect, the Lower School would seem entirely new. Although there have been some improvements to the Lower School as part of the prior Campus Master Plan (creation of the 2-3 classroom, renovation of Early Childhood spaces, and playground improvements and expansion), classrooms for K-1, 2-3, and 4-5 continue to be overcrowded, there is little quiet space anywhere in the building, no entry or central gathering place, no library space, a crowded art studio space, no space for academic tutorials, no dedicated space for the Afterschool Program¹, an inadequate and out-of-date playground for the youngest children, and no handicapped access to the 2-3 program.² Further, storage for curriculum materials is

¹ One possibility for creating dedicated space for Afterschool as well as additional meeting rooms and storage areas would be to purchase and renovate the house at 11 Fletcher Street, known as the Webber House. There would be many factors to consider (cost of purchase and renovations, availability for actual use given zoning and land use restrictions), but its location within the natural footprint of the Waynflete campus and proximity to the Lower School suggest that it could be a viable solution.

² Handicapped access to the 2-3 classroom will be addressed in the spring of 2005 at least as a temporary solution. A long-term solution may also be possible with the completion of the Theater and Gymnasium Project.

vision of the Arts Center and there will still be a need for larger classrooms and art studio spaces in the future.

➤ Library and Technology Center. The existing Library in the Emery Building is an active, bright and welcoming space, typically crowded with students. Although used most intensively by Upper School students, it serves the library needs of the whole school. The offices for technology staff are currently located in Cook-Hyde and storage for equipment (CD's, slides, computers, DVD's, tapes, etc.) is in various places across campus. Both Middle and Upper schools have a computer room for student use, although the Middle School would benefit from having a larger classroom that could hold more computers.

Additional space for books, research, work areas for library staff and students, and storage is increasingly necessary. Storage for technology equipment should be centralized and offices for technology staff should be in closer proximity to the Library. There could also be spaces dedicated to more advanced technology uses such as a media center.

The Committee looked at the possibility of adding a floor to the top of the current library, expanding the library down the eastern slope or building a new building on campus. A new building could possibly be located in the area of the current Storer parking lot, but this siting would reduce the amount of play/open space on campus which, as noted below is also a significant need. A new building would, however, have a ripple effect across the campus in opening up additional space in Emery and Ruth Cook Hyde. A two-story building in either location or an expansion of the current facility could have exciting possibilities for library services by providing browsing/fiction on one level with a centralized open circulation desk and a second level for reference/quiet study and computer work stations. Technology staff could be housed in that building along with storage. The possibility of demonstration classrooms or a media center could also be explored.

➤ Play Space and Open Space. Play space on campus is severely limited for all three schools. Although Middle School play areas improved dramatically with the completion of the Loop Road/MS Playground Project, there is still limited space for games involving throwing or distance such as football and lacrosse. The Sanctuary is an area reserved for quiet conversations or reflection and is not used for active games. The Lower School field along Danforth Street is limited in size due to construction activity, parking, and is used heavily by Lower School students. Any new construction on campus should keep in mind the importance of maintaining or adding to play space.

Preservation of open space is important both for the School and the neighborhood. The School has improved the feeling of open space on campus with the completion of the Loop Road Project and the creation of pathways linking Emery, Daveis, Hurd House, and the sanctuary.

➤ Waynflete Front Door. The "Front Door" refers to the first impression that visitors have when they come to Waynflete, whether in Thomas House or Lower, Middle or Upper School. This impression is important for current and prospective families, alumni, candidates for employment, and other visitors. The goal is for the School to be physically organized and staffed in a way that it is warm, welcoming, and easy to navigate for everyone who comes.

materials and tables for students to use to research opportunities would provide welcome support for this important aspect of the Upper School.

➤ Faculty Housing. Short or long term faculty housing could assist new faculty/staff moving to the Portland area and other faculty/staff faced with high housing costs. The availability of on-campus or near-campus housing could also help alleviate the housing shortage in Portland.

➤ Parking. The possibility of additional on-campus parking should be considered whenever possible as part of the School's ongoing efforts to improve safety and reduce the impact of parking in the neighborhood.

➤ Storage. The need for more storage across the School is critical. Some of the projects in Tiers I and II include a storage component as well. Any current storage space that is converted to other uses should have an accompanying storage plan elsewhere on campus.

➤ Upper School: The primary unmet need in the Upper School is for gathering spaces for large groups of up to 65 people.

P r o g r a m S u m m a r y

Project: Waynflete Master Plan – Programming

Re: Summary of Programming Interview Sheets for Tier I and II
Projects

Waynflete School Program			
Space Name	Existing SF	Proposed SF	Remarks
Lower School	11,100 SF 0 SF 600 SF 0 SF 500 SF <u>3,800 SF</u> 16,000 SF	3,050 SF 1,350 SF 800 SF 1,250 SF 800 SF <u>4,300 SF</u> 11,550 SF	Classroom space Lower School Library Art Studio First Floor of Webber House Offices Storage, Lobby, 30% planning factor Sub-total for Lower School
Fieldhouse	9,500 SF	30,000 SF 43,300 SF	Option #1 – 2-court Gym Option #2 – 3-court mini Field House
Library/Technology	2,800 SF 270 SF	2,800 SF 800 SF	Note: Proposed Library for LS is included in the LS proposed SF Technology
Front Door/Administration	1,200 SF 2,100 SF 500 SF 1,000 SF <u>1,800 SF</u> 8,700 SF	540 SF 175 SF 500 SF 200 SF <u>650 SF</u> 4,865 SF	Headmaster and Admissions Development and Business College Counseling/Registrar Maintenance Storage/Garage Sub-total for Administration

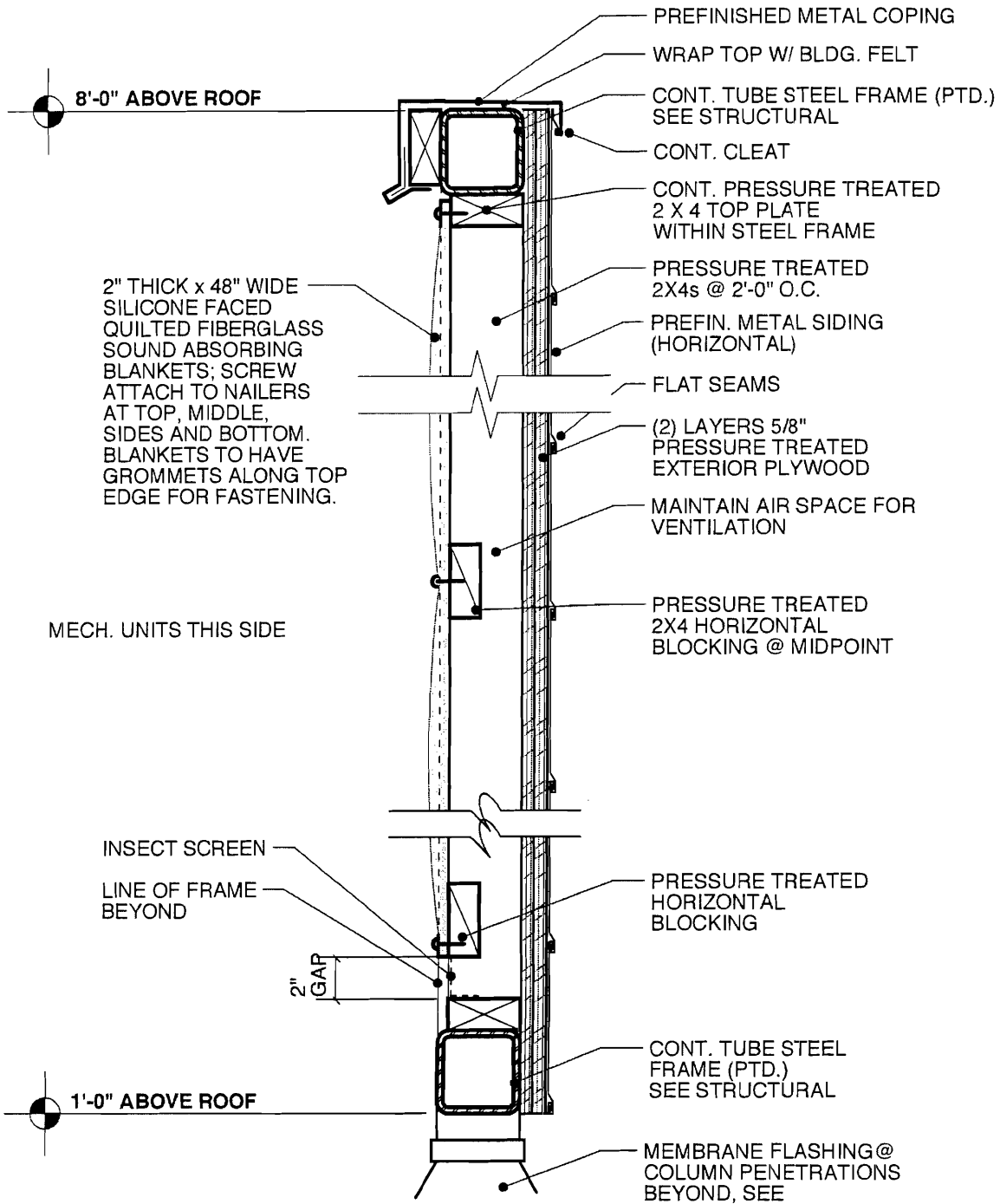
C o s t S u m m a r y

Project: Waynflete Master Plan – Programming

Re: Summary of Cost Estimates for Selected Projects as of January, 2005³

Waynflete School Program			
Space Name	Proposed SF	Costs	Remarks
Lower School			
Classrooms	3,050 SF	Renovation 3850 SF @ \$95/SF = \$370,000	Assume 1/3 of projec Assume 2/3 of projec
Library	1,350 SF	New Construction 7700 SF @ \$125/SF = \$965,000	
Art Studio	800 SF	Total Construction \$1,335,000	
Afterschool	1,250 SF		
Offices	800 SF	15% Equipment (FF & E) \$1,540,000	
Storage, Lobby, 30% planning	4,300 SF	15% Soft Costs \$1,770,000	
	11,550 SF	10% Contingency \$1,950,000	
		Endowment @? %	
Fieldhouse	30,000 SF	Building & Site Construction (\$100/SF) \$3,000,000	2-court Gym
		15% Soft Costs \$3,450,000	
		10% Contingency \$3,800,000	
	43,300 SF	Building & Site Construction (\$100/SF) \$4,300,000	3-court mini Field Hc
		15% Soft Costs \$4,950,000	
		10% Contingency \$5,500,000	
		Endowment @? %	
New Library/Technology	12,000 SF	Building & Site Construction (\$130/SF) \$1,560,000	
Library – MS & US		15% Equipment (FF & E) \$1,800,000	
Technology dept./classes		15% Soft Costs \$2,070,000	
Storage		10% Contingency \$2,300,000	
		Endowment @? %	

³ Costs have been estimated only on the basis of square footage and are very rough estimates.




 Scott Simons Architects
 15 Franklin Street Art
 Portland, Maine 04101
 phone 207 772 4656
 fax 207 828 4656

PROJECT: WAYNFLETE ARTS CENTER
 360 SPRING STREET, PORTLAND, MAINE
 PROJECT NO. 2003-0040
 TITLE: Mechanical Screening at RTU
 SCALE: 1 1/2" = 1'-0"
 DATE: November 24, 2004
 2004 © Scott Simons Architects

SK-3

18D. & 18e. Existing Street Conditions

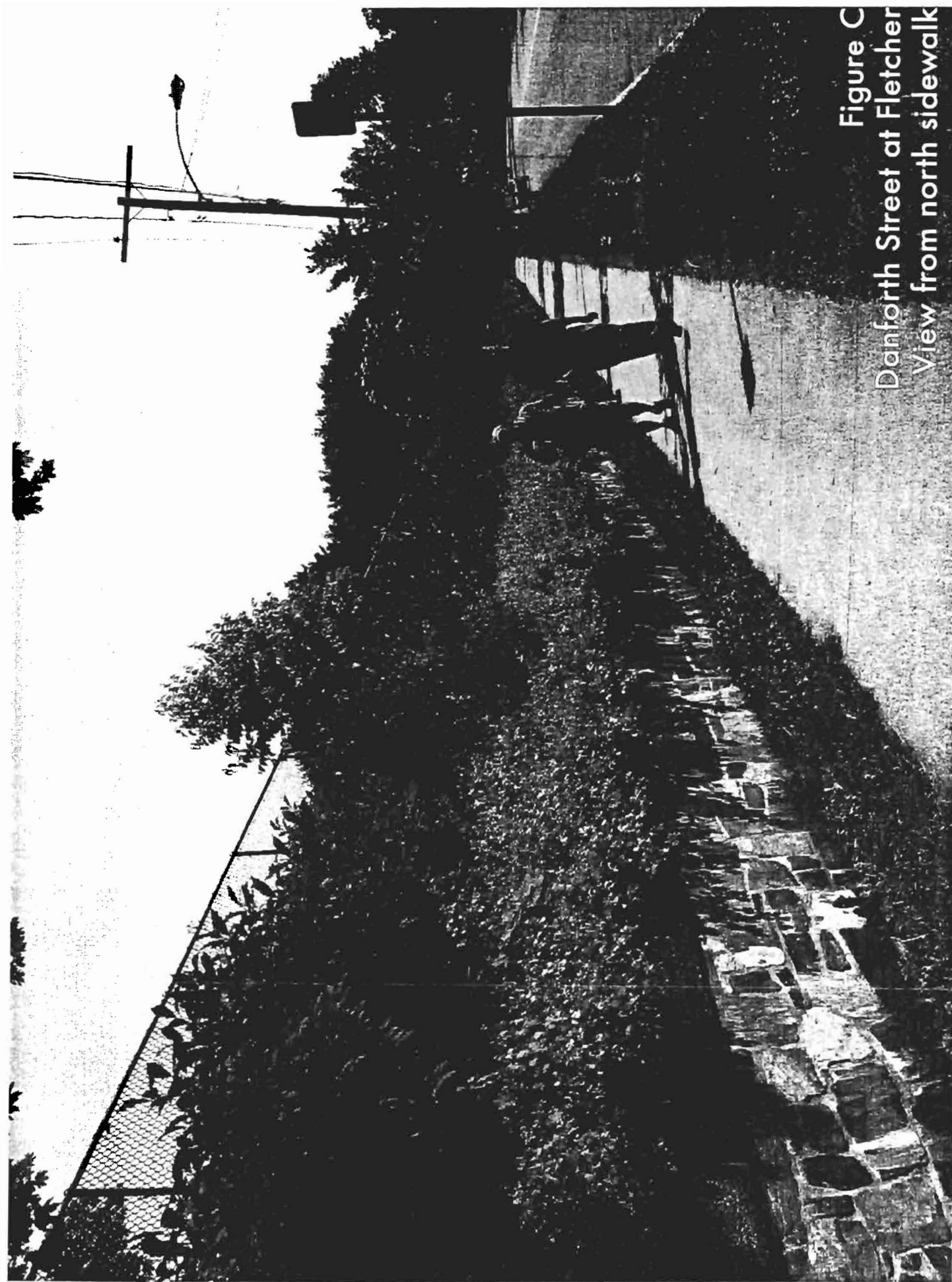


Figure C
Dainforth Street at Fletcher
View from north sidewalk

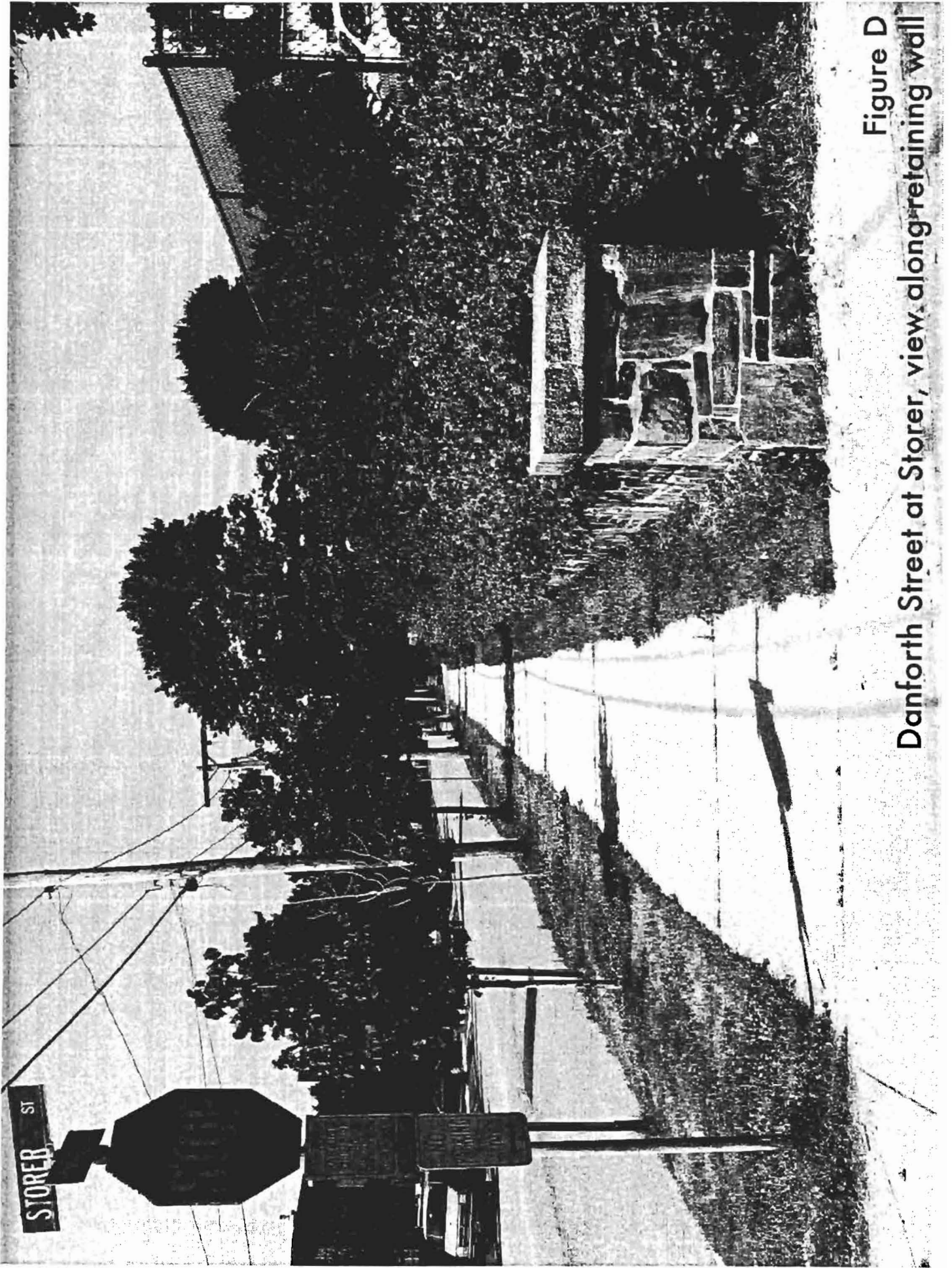


Figure D
Danforth Street at Storer, view along retaining wall

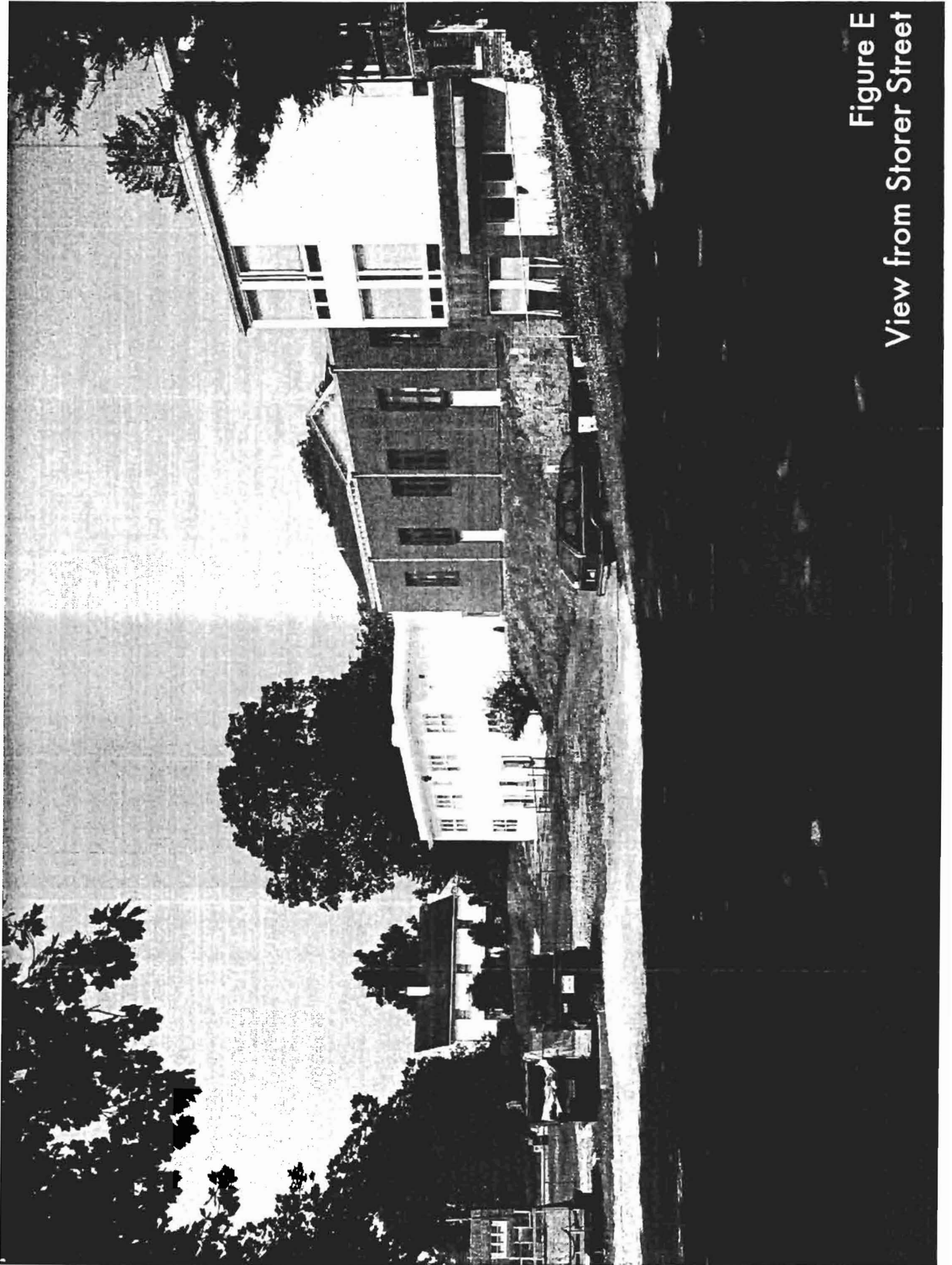


Figure E
View from Storer Street

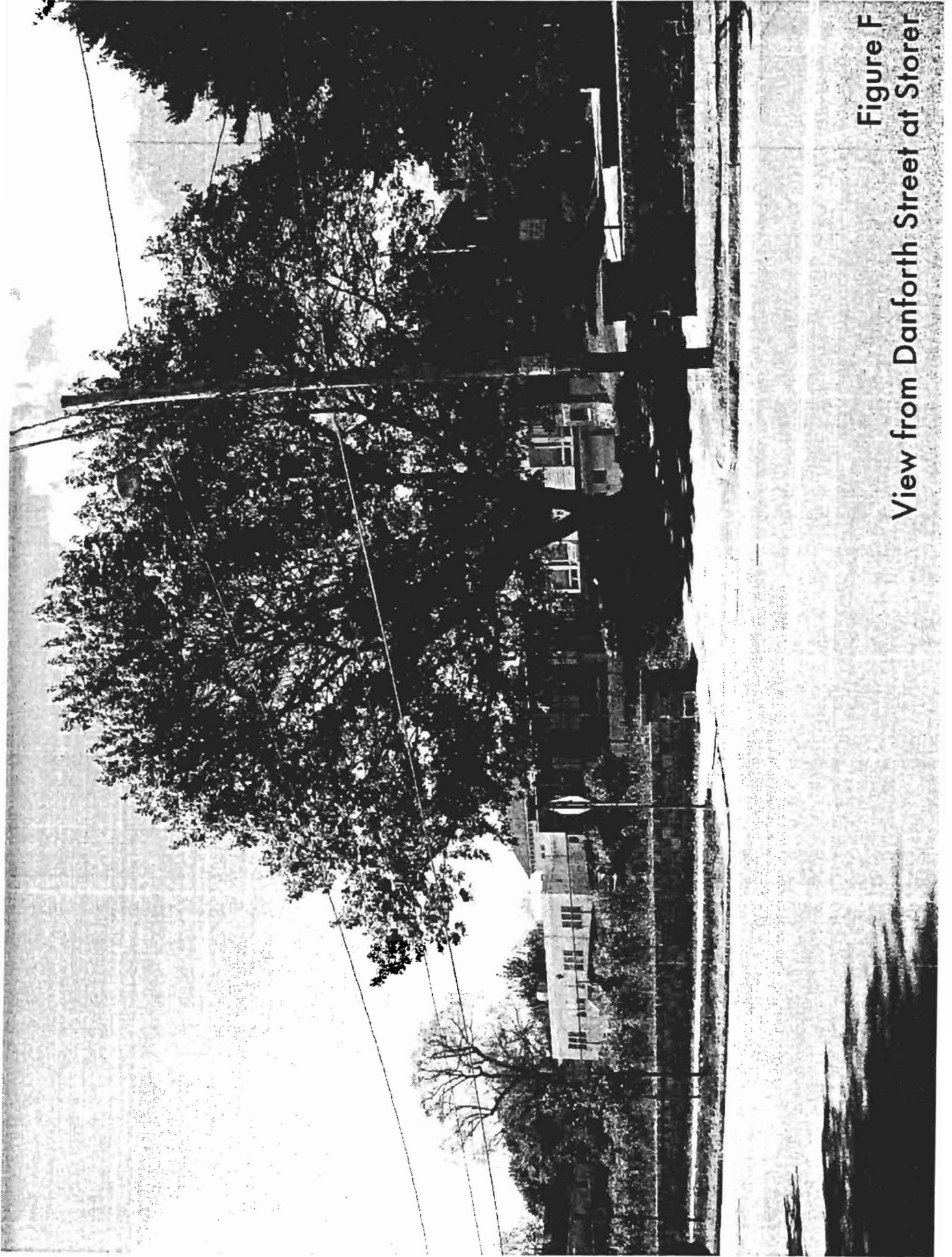
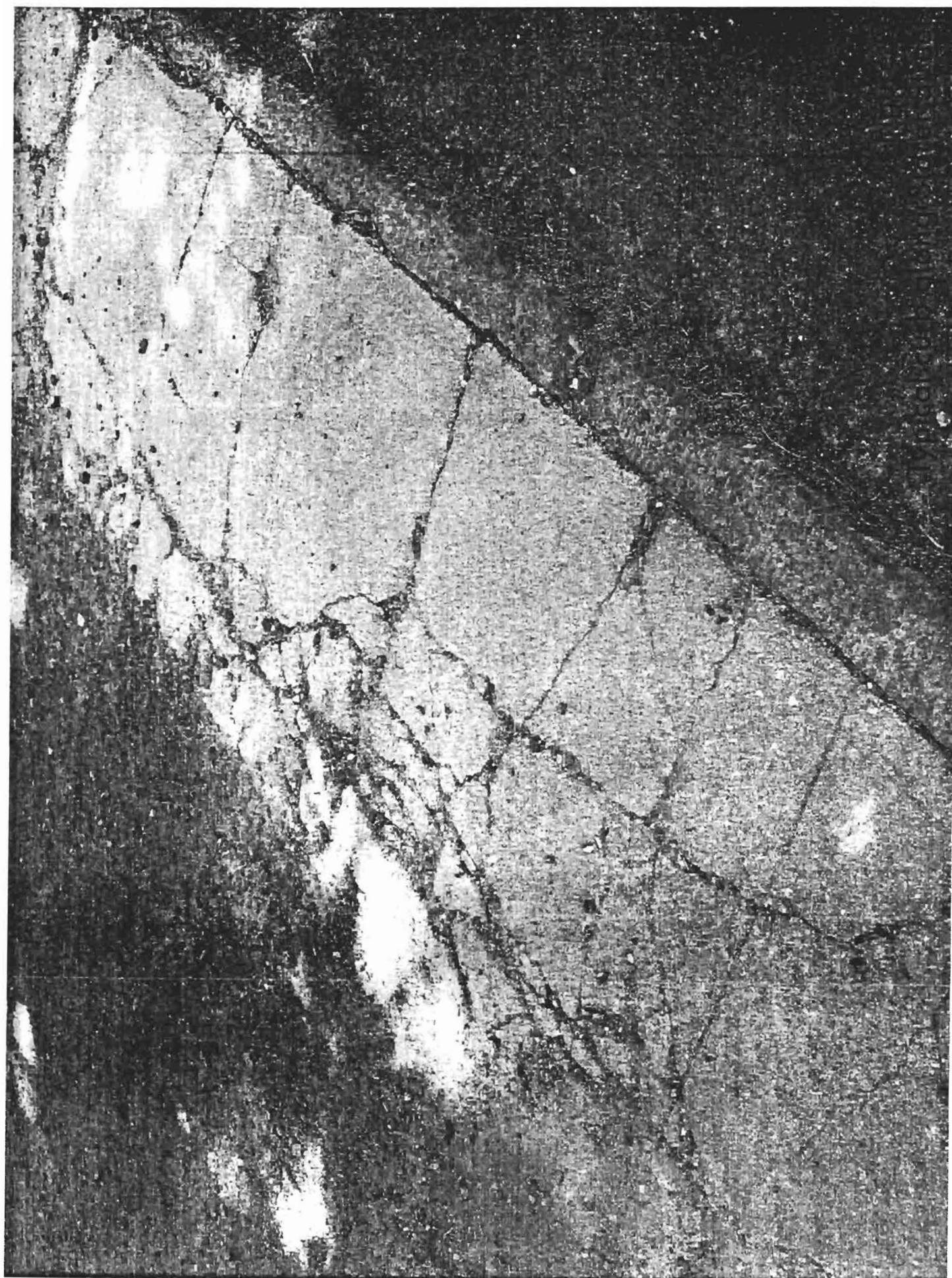


Figure F
View from Danforth Street at Storer





To: Marge Schmuckal
DPW
Capt. Greg Cass
Jeff Tarling

From: Shukria Wiar

Date: August 1, 2007

Additional information submitted for the following project:

Application ID #: 2007-0085

Project Name: Waynflete Arts Center

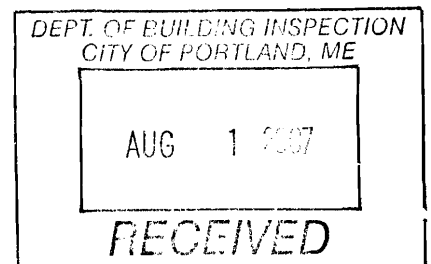
Project Address: Storer Street

Comments needed by: August 8, 2007

This project is scheduled for a PUBLIC HEARING on AUGUST 14, 2007; therefore I will need comments by the above date.

Thank you.

8/1/07



MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0085

Date: 8/9/2007

I have received plans showing the methodology normally applied to determining average grade and height measurements. The proposal is just under the maximum height of 35 feet and is meeting the R-4 zone.

If the parking lot is deemed to be temporary, all the required parking that is now being met shall be replaced somewhere on the site prior to the removal of this parking lot.