Scott Simons Architects

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

May 30, 2006

Planning and Development Department
Attn: Jean Fraser
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Jean,

Thank you for your letter of May 1st regarding the Conditional Use Application by Waynflete School for 3 Storer Street in Portland. We have responded to the questions you raised in order below:

1. Why can't the proposed use be accommodated on the existing Waynflete School site through the more efficient utilization of existing land or buildings?

   The proposed use is for administrative offices. Currently, most administrative offices are located in Thomas House which is overcrowded. For example, nine Development staff and volunteers share four offices. Three Business Office staff share a single office. There is little space for parent volunteers, staff meetings, or private conferences. Over the past ten years Waynflete has renovated at least eight of their existing buildings and converted many basement and attic areas to institutional uses They have created Lower, Middle and Upper School classrooms, music rehearsal rooms, tutorial spaces, student gathering areas , locker rooms, faculty workrooms, a mailroom, cafeteria, and administrative offices, among other things. At this time there are no other spaces available that can relieve the overcrowding and provide suitable office and meeting spaces for the School. The use of a portion of the 3 Storer Street house for these purposes while maintaining a residential use as well presents the best option for the neighborhood and School.

2. Please provide a plan showing the existing land and property used by and owned by Waynflete School (showing lot lines and buildings, with use and ownership separately annotated) so that the current relationship between the school and surrounding residential area can be understood. This will assist in clarifying whether there is significant encroachment of the school use into residential areas.

   I have attached a survey of the Waynflete School properties.

3. Please clarify the floor area, number of rooms and access and kitchen arrangements for the remaining residential use, so that it can be confirmed as useable as a single family unit.

The footprint of the first floor of the house is approximately 1,695 SF.
The total size of the house is approximately 3,135 SF.
The final layout of the apartment has not yet been determined. The goal is to divide the house into two roughly equal size uses, approximately 1,500-1,600 SF each.

4. Please confirm whether the property has been in any other use other than residential and if so,
over what periods?

The house has remained in residential use.

5. Please clarify the characteristics of the proposed use, e.g.:

a. Parking by staff or others on Storer Street or Danforth Street?

There will be no increase or change in parking by staff or others.
Staff currently park in parking lots on campus or on Vaughn or Danforth Streets, or in other designated areas in the neighborhood. This will not change.
Waynflete has a parking plan that has been reviewed by the Planning Board and the neighborhood and has been working well for many years.
The rear driveway will be maintained for residential use.

b. Hours of school use of the lower floor facilities?

The School will use the institutional space during normal business hours, Monday through Friday, 7:30 AM to 5:00 PM .and occasionally at other times.

c. Numbers of people coming to and from the building?

The School expects to have from four to seven people working in the building. They also expect there could be ten to twenty visitors to the building per day, depending on the final uses determined for the institutional uses within the building.

d. How will it differ from residential use of the first floor?

The School plans to make only minor changes to the layout of the interior of the house, primarily to provide a painted wall/fire separation between the residential and institutional uses. The only perceived differences in the use of the first floor would be the lack of lights on during the evening hours, and the slightly more frequent coming and going of people during the day.

e. What part of the first floor would be storage?

Very little of the first floor will be used for storage. The School does not anticipate using the building for storage of any large or bulk items, only paper supplies and items needed to support the institutional/office use.

5. What controls may be incorporated to avoid the upper floor from being used for school use as
well?

The exact configuration of the residential space has not been determined; it is possible that the best use and most natural partition would be for part of the first and second floors to both be used for residential and administrative uses, but the School would not use any portion of the residential space for school purposes. Waynflete does not foresee the need to use the residential space for institutional purposes in the near future.

We understand that the proposed construction of the external ramp to provide handicap access to the first floor will require Historic Preservation Review and will submit our plan for review to Deb Andrews.

Thank you for your consideration of this project. We believe that the Storer Street project will not adversely impact the residential community surrounding Waynflete.
Please let me know if you have further questions.

Sincerely,

Scott Simons

Cc: Sarah Hopkins, Development Review Services Manager
Deborah Andrews, Historic Preservation Program Manager
Marge Schmuckal, Zoning Administrator

CITY OF PORTLAND, MAINE
PLANNING BOARD

September 19, 2006

Mark W. Segar
Head of School
Waynflete School
360 Spring Street
Portland, ME. 04102

Scott Simons
Scott Simons Architects
75 York Street
Portland, ME. 04101

Re: 3 Storer Street (Pratt House)
Chart 61 Block G Lot 4
Zoning Application # 922

Dear Mr. Segar and Mr. Simons:

On September 12, 2006 the Planning Board voted 5-0 (Odokara recused; Patterson absent) to table consideration of the above application. This motion resulted from votes on the two following motions:

1. The Portland Planning Board voted 2-3 (Odokara recused; Patterson absent) that the proposal to use the first floor/portion of Pratt House at 3 Storer Street for institutional use is in conformance with the Conditional Use Standards of the Land Use Code.

   Potential Conditions of Approval:

   i. *The institutional use shall be limited to 1500 sq feet, predominantly on the first floor, and the remaining area must be maintained as a single viable residential unit with independent access; and*

   ii. *The institutional use shall be limited to between the hours of 7:30am and 10:00pm on weekdays only; and*

   iii. *That the applicant shall not create any additional parking areas to serve the institutional uses at 3 Storer Street or adjacent to it (on the land between the property and the Head's house on Danforth Street); and*

   iv. *The access for the institutional use shall be limited to Storer Street with the exception of handicap access.*

2. The Portland Planning Board voted 3-2 (Odokara recused; Patterson absent) that the proposal to use the first floor/portion of Pratt House at 3 Storer Street for institutional use is denied.

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY - 4 2006
RECEIVED

Copy for Merge S
061 G004
3 Storer St.

May 1, 2006

Scott Simons, Architect
Scott Simons Architects
75 York Street
Portland, ME 04101

Dear Mr. Simons,

Conditional Use Application by Waynflete School: 3 Storer Street

I refer to the Conditional Use Application to change a portion of the ground floor property at 3 Storer Street to meeting rooms and seminar rooms for the use of Waynflete School.

I write to confirm that this application will be considered at a Planning Board Workshop on June 13th, 2006. The Planning Board will review the application in the context of the applicable standards as set out in Sections 14-103 (b) and 14-474. Further information, as outlined below, is requested to help the Board make a determination:

1. Why can't the proposed use be accommodated on the existing Waynflete School site through the more efficient utilization of existing land or buildings?

2. Please provide a plan showing the existing land and property used by and owned by Waynflete School (showing lot lines and buildings, with use and ownership separately annotated) so that the current relationship between the school and surrounding residential area can be understood. This will assist in clarifying whether there is significant encroachment of the school use into residential areas.

3. Please clarify the floor area, number of rooms and access and kitchen arrangements for the remaining residential use, so that it can be confirmed as useable as a single family unit.

4. Please confirm whether the property has been in any other use other than residential and if so, over what periods?

389 Congress Street • Portland, Maine 04101 • Ph (207) 874-8721 or 874-8719 • Fx 756-8258 • TTY 874-8936

5. Please clarify the characteristics of the proposed use eg:

    a. Parking by staff or others on Storer Street or Danforth Street?
    b. Hours of school use of the lower floor facilities?
    c. Numbers of people coming to and from the building?
    d. How will it differ from residential use of the first floor?
    e. What part of the first floor would be storage?

6. What controls may be incorporated to avoid the upper floor from being used for school use as well?

Also please note that the proposed construction of an external ramp to provide handicap access to the first floor will require Historic Preservation Review and the Historic Preservation Program Manager (Deborah Andrews, on 874 8726) can advise.

Do not hesitate to contact me if you have any questions regarding this letter; I can be reached at 874 8728 or at jf@ portlandmaine.gov.

Sincerely,

Jean Fraser

Jean Fraser
Planner

cc. Sarah Hopkins, Development Review Services Manager
Deborah Andrews, Historic Preservation Program Manager
Marge Schmuckal, Zoning Administrator

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STATEMENT OF SPECIAL INSPECTIONS

PROJECT:	Salvation Army Addition/Renovation
LOCATION:	297 Cumberland Avenue Portland, Maine
PERMIT APPLICANT:	Ledgewood Construction
APPLICANT'S ADDRESS:	27 Main Street South Portland, Maine 04106

Structural Engineer of Record:

Michael A. Cunningham, P.E. — SMRT, Inc.
Name — Firm

Architect of Record:

Kristen Damuth — SMRT, Inc.
Name — Firm

This Statement of Special Inspections is submitted in accordance with Section 1704 of the 2003 International Building Code. It includes a "Schedule of Special Inspections" and a "Special Inspections List of Agents" specific to this project. The Special Inspector is identified in the "List of Agents."

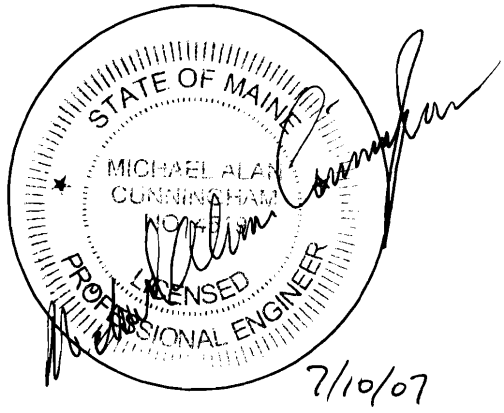
The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Structural Engineer of Record. All discrepancies will be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Structural Engineer of Record and Code Official. Interim reports shall be submitted to the Structural Engineer of Record and the Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect and install the materials listed.

Prepared by: *(Structural Engineer of Record)*

Michael A. Cunningham, P.E.
(Name)

Michael A. Cunningham 7/10/07
(Signature) (Date)



Structural Engineer of Record's P.E. Seal

SPECIAL INSPECTIONS - LIST OF AGENTS

PROJECT: Salvation Army Addition/Renovation

LOCATION: 297 Cumberland Avenue, Portland, Maine

STRUCTURAL
ENGINEER OF RECORD: Michael A. Cunningham, P.E. — Name — SMRT, Inc. — Firm
144 Fore Street, Portland, Maine — Address

ARCHITECT
OF RECORD: Kristen Damuth — Name — SMRT, Inc. — Firm
144 Fore Street, Portland, Maine — Address

Following is the list of Agents selected for performance of Special Inspections for this project.

	Type	Name	Firm
1.	Special Inspector	Michael Cunningham	SMRT, Inc.
2.	Geotechnical Engineer	Erik Wiberg	R. W. Gillespie and Associates
3.	Agent	Andrew Pytlak	SMRT, Inc.
4.	Agent	Janusz Wszola	SMRT, Inc.
5.	Agent	Ronald Rideout	SMRT, Inc.
6.	Testing Agents		R. W. Gillespie and Associates
7.			
8.			
9.			
10.			

February 15, 2007

madix STORE FIXTURES
Goodwater Alabama
Phone: 1-800-633-6282
Fax: 256-839-6840
E-Mail:Dwilder@www.madixinc.com

Mr. Randy Kangas
Bruce Ronayne Hamilton Architects Inc.
833 Turnpike Road
P.O. Box 104
New Ipswich, NH 03071

RE: RMI

Dear Mr. Kangas
This letter is to confirm that all Madix products are constructed and tested in accordance with RMI and ANSI specifications.

Thank you for the opportunity to be of service to Rite Aid. Please contact Madix or your sales representative for additional information.

Best Regards,

David Wilder
Director of Product Engineering
Madix Store Fixtures

DESIGN DAY
MECHANICALS INC

2/9/07

Bruce Ronayne Hamilton Architects
833 Turnpike Road
New Ipswich, NH 03071

Att: Randy Kangas
Re: Rite Aid #4122, Portland, ME

Randy,

The mechanical systems designed for the above referenced Rite Aid project meets or exceeds the requirement of the International Mechanical Code 2003.

Respectfully,

DESIGN DAY MECHANICALS, INC.

Douglas C. Waitt

Cc: David E. Goddard, P.E., President, DDMI

David E. Goddard, P.E. • 1 Mapleleaf Drive, Nashua, NH 03062 • (603) 888-1632, FAX (603) 888-1632 • davidegoddard@verizon.net
Douglas C. Waitt • 369 Page Hill Road, P.O. Box 447, New Ipswich, NH 03071 • (603) 878-4330, FAX (603) 258-8355 • dwaitt@adelphia.net
Richard D. Gagnon • 84 Gilford Street, Manchester, NH 03102 • (603) 668-5027, FAX (603) 668-3339 • rdgjhg@comcast.net
John L. Waitt • 148 Beaver Ridge Road, Center Barnstead, NH 03225 • (603) 269-7253, FAX (603) 269-7253 • jlwdd@worldpath.net

COMcheck Software Version 3.3.1
Envelope Compliance Certificate

2003 IECC

Report Date: 02/09/07

Data filename: C:\Documents and Settings\Doug Waitt\Desktop\Rite Aid #4122 Portland, Me.cck

Section 1: Project Information

Project Title: Rite Aid Store #4122

Construction Site:	Owner/Agent:	Designer/Contractor:
Washington and Allen Avenue Portland, ME	Rite Aid Corporation PO Box 3165 Harrisburg, PA 17105 1-315-699-2360	Bruce Ronayne Architects 833 Turnpike Road New Ipswich, NH 03071 1-603-878-4823

Section 2: General Information

Building Location (for weather data):	**Portland, Maine**
Climate Zone:	**15**
Heating Degree Days (base 65 degrees F):	**7378**
Cooling Degree Days (base 65 degrees F):	**268**
Project Type:	**New Construction**
Vertical Glazing / Wall Area Pct.:	**10%**

Building Type	Floor Area
Retail Sales, Wholesale Showroom	14674

Section 3: Requirements Checklist

Envelope PASSES: Design 33% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: Metal Roof with Thermal Blocks	14674	0.0	22.0	0.044	0.053
Exterior Wall 1: CMU <=8" with Empty Cells, Furring: Metal	8912	0.0	22.0	0.041	0.075
Window 1: Metal Frame with Thermal Break:Double Pane, Clear, SHGC 0.60, PF 1.00	875	—	—	0.500	0.526
Door 1: Solid	48	—	—	0.100	0.122
Door 2: Overhead	48	—	—	0.125	0.122
Floor 1: Slab-On-Grade:Unheated, Vertical 4 ft.	491	—	8.0	—	—

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- ☐ 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- ☐ 2. Windows, doors, and skylights certified as meeting leakage requirements.
- ☐ 3. Component R-values & U-factors labeled as certified.
- ☐ 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- ☐ 5. Stair, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers.
- ☐ 6. Cargo doors and loading dock doors are weather sealed.

☐ 7. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.

☐ 8. Building entrance doors have a vestibule and equipped with closing devices.
Exceptions:

Building entrances with revolving doors.

Doors that open directly from a space less than 3000 sq. ft. in area.

☐ 9. Vapor retarder installed.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2003 IECC requirements in COM*check* Version 3.3.1 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title	Signature	Date

COM*check* Software Version 3.3.1
Mechanical Compliance Certificate

2003 IECC

Report Date: 02/09/07

Data filename: C:\Documents and Settings\Doug Waitt\Desktop\Rite Aid #4122 Portland, Me.cck

Section 1: Project Information

Project Title: Rite Aid Store #4122

Construction Site:
Washington and Allen Avenue
Portland, ME

Owner/Agent:
Rite Aid Corporation
PO Box 3165
Harrisburg, PA 17105
1-315-699-2360

Designer/Contractor:
Bruce Ronayne Architects
833 Turnpike Road
New Ipswich, NH 03071
1-603-878-4823

Section 2: General Information

Building Location (for weather data):	**Portland, Maine**
Climate Zone:	**15**
Heating Degree Days (base 65 degrees F):	**7378**
Cooling Degree Days (base 65 degrees F):	**268**
Project Type:	**New Construction**

Section 3: Mechanical Systems List

Quantity	System Type & Description
2	HVAC System 1: Heating: Duct Furnace, Gas / Cooling: Rooftop Package Unit, Capacity >=90 - <135 kBtu/h, Air-Cooled Condenser / Single Zone
1	HVAC System 2: Heating: Duct Furnace, Gas / Cooling: Rooftop Package Unit, Capacity >=135 - <240 kBtu/h, Air-Cooled Condenser / Single Zone
1	HVAC System 3: Heating: Duct Furnace, Gas / Cooling: Rooftop Package Unit, Capacity >=65 - <90 kBtu/h, Air-Cooled Condenser / Single Zone
3	Storage Water Heater 1: Service Water Heater

Section 4: Requirements Checklist

Requirements Specific To: HVAC System 1 :

- ☐ 1. Equipment minimum efficiency: Duct Furnace (Gas): 80% Ec
- ☐ 2. Equipment minimum efficiency: Rooftop Package Unit: 10.1 EER
- ☐ 3. Integrated air economizer required

Requirements Specific To: HVAC System 2 :

- ☐ 1. Equipment minimum efficiency: Duct Furnace (Gas): 80% Ec
- ☐ 2. Equipment minimum efficiency: Rooftop Package Unit: 9.5 EER
- ☐ 3. Integrated air economizer required

Requirements Specific To: HVAC System 3 :

- ☐ 1. Equipment minimum efficiency: Duct Furnace (Gas): 80% Ec
- ☐ 2. Equipment minimum efficiency: Rooftop Package Unit: 10.1 EER
- ☐ 3. Integrated air economizer required

Requirements Specific To: Storage Water Heater 1 :

- ☐ 1. Heat traps in inlet/outlet fittings

☐ 2. 1/2-in. insulation on 8 ft of inlet/outlet piping if no integral heat traps

☐ 3. No efficiency requirements for water heater with storage capacity less than 20 gallons.

Generic Requirements: Must be met by all systems to which the requirement is applicable:

☐ 1. Load calculations per 2001 ASHRAE Fundamentals

☐ 2. Plant equipment and system capacity no greater than needed to meet loads

- Exception: Standby equipment automatically off when primary system is operating
- Exception: Multiple units controlled to sequence operation as a function of load

☐ 3. Minimum one temperature control device per system

☐ 4. Minimum one humidity control device per installed humidification/dehumidification system

☐ 5. Thermostatic controls has 5 degrees F deadband

- Exception: Thermostats requiring manual changeover between heating and cooling

☐ 6. Automatic Controls: Setback to 55 degrees F (heat) and 85 degrees F (cool); 7-day clock, 2-hour occupant override, 10-hour backup

- Exception: Continuously operating zones
- Exception: 2 kW demand or less, submit calculations

☐ 7. Automatic shut-off dampers on exhaust systems and supply systems with airflow >3,000 cfm

☐ 8. Outside-air source for ventilation; system capable of reducing OSA to required minimum

☐ 9. R-5 supply and return air duct insulation in unconditioned spaces R-8 supply and return air duct insulation outside the building R-8 insulation between ducts and the building exterior when ducts are part of a building assembly

- Exception: Ducts located within equipment
- Exception: Ducts with interior and exterior temperature difference not exceeding 15 degrees F.

☐ 10. Ducts sealed - longitudinal seams on rigid ducts; transverse seams on all ducts; UL 181A or 181B tapes and mastics

- Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at static pressures less than 2 inches w.g. pressure classification

☐ 11. Mechanical fasteners and sealants used to connect ducts and air distribution equipment

☐ 12. Operation and maintenance manual provided to building owner

☐ 13. Balancing devices provided in accordance with IMC 603.15

☐ 14. Newly purchased service water heating equipment meets the efficiency requirements

☐ 15. Water heater temperature controls: 110 degrees F for dwelling units or 90 degrees F for other occupancies

☐ 16. Stair and elevator shaft vents are equipped with motorized dampers

Section 5: Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2003 IECC requirements in COM*check* Version 3.3.1 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title	Signature	Date

COM*check* Software Version 3.3.1
Mechanical Requirements Description

2003 IECC

Report Date:

Data filename: C:\Documents and Settings\Doug Waitt\Desktop\Rite Aid #4122 Portland, Me.cck

The following list provides more detailed descriptions of the requirements in Section 4 of the Mechanical Compliance Certificate.

Requirements Specific To: HVAC System 1 :

1. The specified heating and/or cooling equipment is covered by the ASHRAE 90.1 Code and must meet the following minimum efficiency: Duct Furnace (Gas): 80% Ec
2. The specified heating and/or cooling equipment is covered by ASHRAE 90.1 Code and must meet the following minimum efficiency: Rooftop Package Unit: 10.1 EER
3. An integrated air economizer is required for individual cooling systems over 65 kBtu/h in the selected climate. An integrated economizer allows simultaneous operation of outdoor-air and mechanical cooling.

Requirements Specific To: HVAC System 2 :

1. The specified heating and/or cooling equipment is covered by the ASHRAE 90.1 Code and must meet the following minimum efficiency: Duct Furnace (Gas): 80% Ec
2. The specified heating and/or cooling equipment is covered by ASHRAE 90.1 Code and must meet the following minimum efficiency: Rooftop Package Unit: 9.5 EER
3. An integrated air economizer is required for individual cooling systems over 65 kBtu/h in the selected climate. An integrated economizer allows simultaneous operation of outdoor-air and mechanical cooling.

Requirements Specific To: HVAC System 3 :

1. The specified heating and/or cooling equipment is covered by the ASHRAE 90.1 Code and must meet the following minimum efficiency: Duct Furnace (Gas): 80% Ec
2. The specified heating and/or cooling equipment is covered by ASHRAE 90.1 Code and must meet the following minimum efficiency: Rooftop Package Unit: 10.1 EER
3. An integrated air economizer is required for individual cooling systems over 65 kBtu/h in the selected climate. An integrated economizer allows simultaneous operation of outdoor-air and mechanical cooling.

Requirements Specific To: Storage Water Heater 1 :

1. Heat traps are required on noncirculating water heating systems on both inlet and outlet connections. Heat traps may be purchased or field-fabricated by creating a loop or inverted U-shaped arrangement on the inlet and outlet pipes.
2. Pipe insulation for the specified noncirculating service hot water system is required for all piping in the following categories:a) the first 8 ft of outlet piping from any constant-temperature, noncirculating storage systemb) the inlet piping between the storage tank and a heat trap in a noncirculating storage systemPipe insulation must be at least 1/2 in. and have a conductivity no >0.28 Btu-in/(h-ft2-degrees F).
3. Service water heating equipment used solely for heating potable water, pool heaters, and hot water storage tanks must meet the following miniumum efficiency: No efficiency requirements for water heater with storage capacity less than 20 gallons.

Generic Requirements: Must be met by all systems to which the requirement is applicable:

1. Design heating and cooling loads for the building must be determined using procedures in the ASHRAE Handbook of Fundamentals or an approved equivalent calculation procedure.
2. All equipment and systems must be sized to be no greater than needed to meet calculated loads. A single piece of equipment providing both heating and cooling must satisfy this provision for one function with the capacity for the other function as small as possible, within available equipment options.
   - Exception: The equipment and/or system capacity may be greater than calculated loads for standby purposes. Standby equipment must be automatically controlled to be off when the primary equipment and/or system is operating.
   - Exception: Multiple units of the same equipment type whose combined capacities exceed the calculated load are allowed if they are provided with controls to sequence operation of the units as the load increases or decreases.
3. Each heating or cooling system serving a single zone must have its own temperature control device.
4. Each humidification system must have its own humidity control device.

5. Thermostats controlling both heating and cooling must be capable of maintaining a 5 degrees F deadband (a range of temperature where no heating or cooling is provided).
   - Exception: Deadband capability is not required if the thermostat does not have automatic changeover capability between heating and cooling.
6. The system or zone control must be a programmable thermostat or other automatic control meeting the following criteria:a) capable of setting back temperature to 55 degrees F during heating and setting up to 85 degrees F during coolingb) capable of automatically setting back or shutting down systems during unoccupied hours using 7 different day schedulesc) have an accessible 2-hour occupant overrided) have a battery back-up capable of maintaining programmed settings for at least 10 hours without power.
   - Exception: A setback or shutoff control is not required on thermostats that control systems serving areas that operate continuously.
   - Exception: A setback or shutoff control is not required on systems with total energy demand of 2 kW (6,826 Btu/h) or less.
7. Outdoor-air supply systems with design airflow rates >3,000 cfm of outdoor air and all exhaust systems must have dampers that are automatically closed while the equipment is not operating.
8. The system must supply outside ventilation air as required by Chapter 4 of the International Mechanical Code. If the ventilation system is designed to supply outdoor-air quantities exceeding minimum required levels, the system must be capable of reducing outdoor-air flow to the minimum required levels.
9. Air ducts must be insulated to the following levels:a) Supply and return air ducts for conditioned air located in unconditioned spaces (spaces neither heated nor cooled) must be insulated with a minimum of R-5. Unconditioned spaces include attics, crawl spaces, unheated basements, and unheated garages.b) Supply and return air ducts and plenums must be insulated to a minimum of R-8 when located outside the building.c) When ducts are located within exterior components (e.g., floors or roofs), minimum R-8 insulation is required only between the duct and the building exterior.
   - Exception: Duct insulation is not required on ducts located within equipment.
   - Exception: Duct insulation is not required when the design temperature difference between the interior and exterior of the duct or plenum does not exceed 15 degrees F.
10. All joints, longitudinal and transverse seams, and connections in ductwork must be securely sealed using weldments; mechanical fasteners with seals, gaskets, or mastics; mesh and mastic sealing systems; or tapes. Tapes and mastics must be listed and labeled in accordance with UL 181A or UL 181B.
    - Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at static pressures less than 2 inches w.g. pressure classification.
11. Mechanical fasteners and seals, mastics, or gaskets must be used when connecting ducts to fans and other air distribution equipment, including multiple-zone terminal units.
12. Operation and maintenance documentation must be provided to the owner that includes at least the following information:a) equipment capacity (input and output) and required maintenance actionsb) equipment operation and maintenance manualsc) HVAC system control maintenance and calibration information, including wiring diagrams, schematics, and control sequence descriptions; desired or field-determined set points must be permanently recorded on control drawings, at control devices, or, for digital control systems, in programming commentsd) complete narrative of how each system is intended to operate.
13. Each supply air outlet or diffuser and each zone terminal device (such as VAV or mixing box) must have its own balancing device. Acceptable balancing devices include adjustable dampers located within the ductwork, terminal devices, and supply air diffusers.
14. Service water heating equipment must meet minimum Federal efficiency requirements included in the National Appliance Energy Conservation Act and the Energy Policy Act of 1992, which meet or exceed ASHRAE 90.1 Code. New service water heating equipment can be assumed to meet these requirements.
15. Water-heating equipment must be provided with controls that allow the user to set the water temperature to 110 degrees F for dwelling units and 90 degrees F for other occupancies. Controls must limit output temperatures of lavatories in public facility restrooms to 110 degrees F.
16. Stair and elevator shaft vents must be equipped with motorized dampers capable of being automatically closed during normal building operation and interlocked to open as required by fire and smoke detection systems. All gravity outdoor air supply and exhaust hoods, vents, and ventilators must be equipped with motorized dampers that will automatically shut when the spaces served are not in use. Exceptions: - Gravity (non-motorized) dampers are acceptable in buildings less than three stories in height above grade. - Ventilation systems serving unconditioned spaces.

Matworks
COMPANY, LLC.

Preference-Eze

Available Sizes:
6'-6" wide roll, up to 50' in length
13'-2" wide roll, up to 50' in length

PRODUCT SPECIFICATIONS

	Standards/ Norms	Data	Data
Product Construction		**Fiber**	**Cushion**
Manufacturing Process	ISO 2424	Needle Felt	Chemically Blown
Surface Aspect	ISO 2424	Patterned	n/a
Pile Composition	N/A	Polypropylene	n/a
Backing Composition	ISO 2424		Sponge Rubber
Product Dimensions			
Pile Height (+/- 7.5%)	ISO 1766	0.2 in	n/a
Total Thickness (+/- 7.5%)	ISO 1765	0.47 in	3/8in
Surface Weight (+/- 7.5%)	ISO 8543	37 oz/ sq yd	n/a
Total Weight (+/- 7.5%)	ISO 8543	45 oz/ sq.yd.	8lb/sq yd.
Tile Size (+/- 0.2 %)	EN 994	18 in x 18 in	n/a

PERFORMANCE SPECIFICATIONS

	Fiber		Cushion
Anti-static (walking test)	ISO 6356	Less than 2kV at 25%	
Color fastness			
To Light	ISO 105 BO2	6	
To Wet Rubbing	ISO 105 BO1	4 - 5	
To Dry Rubbing	ISO 105 X12	4 - 5	
To Shampoo	BS1006	4 - 5	
Flammability - Meth Pill Test	ISO6925/ ASTM D2829	Pass	
Compression Deflection			@ 25%
Density			26lbs/cu ft. avg
Tensile			40lbs/sq. in. minimum
Elongation			Over 250%
ASTM D 1056-78			RO 11
ASTM 1056-98 Designation: Class A non oil-resistant			1A1

INSTALLATION

Floor area should be completely clean, dry, and free of foreign substances. Use a floor leveler as needed to ensure floor is smooth, even and without cracks. Tiles must be quarter turned when installing.

CLEANING & MAINTENANCE

Daily: Vacuum daily with a commercial grade vacuum cleaner that features a rotary power brush or beater bar. Mats release more soil when completely dry.

Periodic Maintenance: Clean carpet surface only as needed, depending on traffic levels and appearance. Use of a high-performance hot water extraction method that removes a minimum of 90% of the moisture. We **do not recommend** the use of a dry cleaner such as Host or Crystal Dry.

WARRANTY

Limited 5-Year Warranty. The Matworks Company, LLC. provides a limited, pro-rated warranty against excessive surface wear for a 5-year period from date of shipment. Excessive surface wear means that more than 50% loss of pile fiber weight measured before and after use. The Matworks will replace any defective material within the warranty period however, this obligation does not include transportation cost or the costs of installing any material that is replaced.

Matworks
COMPANY, LLC.

Sticks n' Stones

Available Sizes: 19.5" x 19.5" tile
6'-6" wide roll, up to 50' in length
13'-2" wide roll, up to 50' in lengh

PRODUCT SPECIFICATIONS

	Standards/ Norms	Bitumen Backing	Tac Fast Backing
Product Construction			
Manufacturing Process	ISO 2424	Needle Felt	Needle Felt
Surface Aspect	ISO 2424	Patterned	Patterned
Pile Composition	N/A	Polypropylene	Polypropylene
Backing Composition	ISO 2424	Bitumen	Rubber Crumb
Product Dimensions			
Pile Height (+/- 7.5%)	ISO 1766	0.16 in	0.16 in
Total Thickness (+/- 7.5%)	ISO 1765	0.51 in	0.51 in
Surface Weight (+/- 7.5%)	ISO 8543	63 oz /sq yd	63 oz /sq yd
Total Weight (+/- 7.5%)	ISO 8543	153 oz / sq yd	153 oz / sq yd
Tile Size (+/- 0.2 %)	EN 994	19.5 in x 19.5 in	19.5 in x 19.5 in
PERFORMANCE SPECIFICATIONS			
Anti-static (walking test)	ISO 6356	< 2 kV at 25% RH	< 2 kV at 25% RH
Color fastness			
To Light	ISO 105 BO2	6	6
To Wet Rubbing	ISO 105 BO1	4 - 5	4 - 5
To Dry Rubbing	ISO 105 X12	4 - 5	4 - 5
To Shampoo	BS1006	4 - 5	4 - 5
Flammability - Meth Pill Test	ISO6925/ ASTM D2829	Pass	Pass
Coefficient of Friction Wet	ASTM C1028		
Coefficient of Friction Dry	ASTM C1028		

INSTALLATION

Floor area should be completely clean, dry, and free of foreign substances. Use a floor leveler as needed to ensure floor is smooth, even and without cracks. Tiles must be quarter turned when installing.

CLEANING & MAINTENANCE

Daily: Vacuum daily with a commercial grade vacuum cleaner that features a rotary power brush or beater bar. Mats release more soil when completely dry.

Periodic Maintenance: Clean carpet surface only as needed,depending on traffic levels and appearance. Use of a high-performance hot water extraction method that removes a minimum of 90% of the moisture or the use of a dry cleaner such as Host or Crystal Dry is reccomended

WARRANTY

Limited 5-Year Warranty. The Matworks Company, LLC. provides a limited, pro-rated warranty against excessive surface wear for a 5-year period from date of shipment. Excessive surface wear means that more than 50% loss of pile fiber weight measured before and after use. The Matworks will replace any defective material within the warranty period however, this obligation does not include transportation cost or the costs of installing any material that is replaced.

TESTING SERVICES, INC.
817 SHOWALTER AVE. • P.O. BOX 2041
DALTON, GEORGIA 30722-2041
PHONE: (706) 226-1400 • FAX: (706) 226-8118

TEST REPORT

CLIENT:	Collins & Aikman Floorcoverings	REPORT NUMBER:	29105A
	PO Box 1447	LAB TEST NUMBER:	1563-0456
	Dalton GA 30722	DATE:	December 9, 2004
		RT:	6796

SUBJECT: The sample was submitted and identified by the client as listed below.

TEST PROCEDURE: *RADIANT PANEL FLAMMABILITY TEST*

Specimens of the sample were tested for critical radiant flux in accordance with ASTM Test Method E-648, NFPA 253 and FTM Standard 372. The value reported is the average of three specimens, reported as Critical Radiant Flux in units of watts per centimeter squared (W/cm^2).

Mounting Board:	Astone Fabricators Inc. (AFI) Tunnel Board Z Calcium Silicate Board
Adhesive:	Direct glue down.
Conditioning:	Minimum 96 hrs @ 70°F 50% RH
Mounting:	Carpet adhered directly to board.
NFPA:	**Class I**= 0.45 W/cm^2 or higher
	Class II = 0.22 - 0.44 W/cm^2

TEST RESULTS:

Sample Identification	Average Critical Radiant Flux	Standard Deviation	Coefficient of Variation
ID: 2400 Steadfast Backing: RS Er3 Modular Tile	0.53	0.07	12.5 %

DETAIL ON TEST DATA:

Specimen	Time	Distance	Critical Radiant Flux
#1	56.4 min	39.3 cm	0.52
#2	27.2 min	35.0 cm	0.60
#3	51.3 min	42.6 cm	0.47
AVERAGE CRITICAL RADIANT FLUX:		→	***0.53***

CONCLUSION: ***The sample tested meets or exceeds the requirements for NFPA Class I.***

Testing Services, Inc.

Erle Miles, President

TSI TESTING SERVICES, INC.
817 SHOWALTER AVE. • P.O. BOX 2041
DALTON, GEORGIA 30722-2041
PHONE: (706) 226-1400 • FAX: (706) 226-6118

TEST REPORT

CLIENT:	Collins & Aikman Floorcoverings PO Box 1447 Dalton GA 30722	**REPORT NUMBER:** **LAB TEST NUMBER:** **DATE:** **RT#:**	29105 1563-0456 December 9, 2004 6796

SUBJECT: The sample was submitted and identified by the client as listed below.

TEST METHOD: ASTM D 2859, *Standard Test Method for Flammability of Finished Textile Floor Covering Materials* as directed in Federal Document DOC FF 1-70.

TEST RESULTS:

SAMPLE IDENTIFICATION	Specimen Number	Uncharred Area
ID: 2400 Steadfast	01	3+ in.
Backing: RS Er3 Modular Tile	02	3+ in.
	03	3+ in.
	04	3+ in.
	05	3+ in.
	06	3+ in.
	07	3+ in.
	08	3+ in.

Summary: 0 Failures / 8 Passes
Overall Result: Sample **Passed** Pill Flammability Testing

Testing Services, Inc.

Erle Miles, President

TESTING SERVICES, INC.
817 SHOWALTER AVE. • P.O. BOX 2041
DALTON, GEORGIA 30722-2041
PHONE (706) 226-1400 • FAX: (706) 226-6119

TEST REPORT

CLIENT: Collins & Aikman Floorcoverings
PO Box 1447
Dalton GA 30722

REPORT NUMBER: 29105R

LAB TEST NUMBER: 1563-0456
RT#: 6796
DATE: December 9, 2004

SAMPLE ID. 2400 Stendfast
Backing: RS Er3 Modular Tile

TEST PROCEDURE: ASTM E 662, *Test Method for Specific Optical Density of Smoke Generated by Solid Materials*, also complies with NFPA 258.

OPERATING CONDITIONS:
Radiometer Output: 8.1 MV
Furnace Voltage: 117 V
Pressure: Positive Under Three Inches of Water
Irradiance: 2.5 watts/cm^2
Burner Fuel: Propane

TEST DATA:

	FLAMING			NON-FLAMING		
Specimen Number:	1	2	3	1	2	3
Time to Attain TM (Minutes)	4.9	5.1	5.0	20.1	11.9	14.4
Specific Optical Density (Ds) at 1.5 min.	2	1	0	4	3	3
Specific Optical Density (Ds) at 4.0 min	231	218	200	88	82	88
Maximum Specific Optical Density (D_M)	260	257	227	452	463	466
Clear Beam (DC)	35	35	31	13	15	18
DMC (Corrected D_M)	225	222	196	439	448	448

TEST RESULTS:

	FLAMING	NON-FLAMING
Average D_s, 1.5 Min.	1	3
Average D_s, 4.0 Min.	216	86
Average D_M	248	460
Average D_M (Corrected)	214	445

Testing Services, Inc.

Erle Miles, President

Randy Kangas

From: Randy Kangas
Sent: Wednesday, September 05, 2007 7:04 AM
To: 'Donna Martin'
Subject: FW: Rite Aid Portland -- Permit & Certificate of Occupancy

Attachments: Sticks n' Stone- Spec Sheet.xls; steadfast fire1.pdf; steadfast fire2.pdf; steadfast fire3.pdf; Preference Eze - Spec Sheet.xls; compliance-report.pdf; IMC2003 compliance letter dcw 07-0209.pdf; RMI.pdf; IMC2003 compliance letter deg 07-0209.pdf


Sticks n' Stone- Spec Sheet.xl...


steadfast re1.pdf (455 KB)


steadfast re2.pdf (454 KB)


steadfast re3.pdf (541 KB)


Preference Eze Spec Sheet.xl...


compliance-rep rt.pdf (130 KB)


IMC2003 pliance letter dc


RMI.pdf (393 KB)


IMC2003 pliance letter de

Hi Donna,

Back in February of this year I had sent original copies of all of the attached documents to you for the Plan Examiner Mike Nugent's use. Would you have kept copies of these documents?

Mike has asked that we provide "City Hall" with copies if we haven't already. Please verify if you have these on file or were they only forwarded to Mike? We need to have this verified in order to obtain the C.O.

I've attached copies of all requested documents that Mike had listed on his Building Permit as items pending to him which we sent to you on the following dates for his use:

2/14/07: Comcheck Envelop Compliance Certificate, Letters of compliance (Doug Waitt and David Goddard)

2/21/07: Letter from Madix Store Fixtures

2/23/07: Envelope Compliance Certificate

2/28/07: Carpet Test Reports

I can send additional copies out to you today if you don't have copies of these for City Hall records (other than the originals that Mike received in February). Thanks!

Randy Kangas, Associate
Bruce Ronayne Hamilton Architects, Inc.
833 Turnpike Road
P.O. Box 104
New Ipswich, NH 03071
rkangas@brharch.com
PH: (603) 878-4823
Ext: 410
Fax: (603) 878-4834

URL: www.brharch.com

-----Original Message-----
From: Randy Kangas
Sent: Tuesday, September 04, 2007 5:34 PM
To: 'Matthew Howland'
Cc: Gary R Antos; Rocco Paone; Debra Alibrandi; 'mjn@portlandmaine.gov'; Bruce Hamilton, AIA, NCARB
Subject: RE: Rite Aid Portland -- Permit & Certificate of Occupancy

Hi Matt,

Mike Nugent had requested information during his review of the plans. All of the items he listed as Conditions were provided at about the same time he issued the Permit. So yes, the City did receive all of this information back in mid to late February. I've attached all of these for your use in case you should need them.

Info requested:

1. Carpeting Info (attached).

2. Certified Comcheck Report (attached).

3. Steel Storage Rack Compliance (attached RMI.pdf file).

Mike:

I'm CC'g you on this Correspondence. You should have all of the attached files. Original copies were also sent to you as well via City Hall.

Randy Kangas, Associate
Bruce Ronayne Hamilton Architects, Inc.
833 Turnpike Road
P.O. Box 104
New Ipswich, NH 03071
rkangas@brharch.com
PH: (603) 878-4823
Ext: 410
Fax: (603) 878-4834

URL: www.brharch.com

-----Original Message-----
From: Matthew Howland [mailto:MHowland@gmca.com]
Sent: Tuesday, September 04, 2007 5:10 PM
To: Randy Kangas
Cc: Gary R Antos; Rocco Paone; Debra Alibrandi
Subject: Rite Aid Portland -- Permit & Certificate of Occupancy

Randy,

When the building permit was issued, there were three conditions attached to it. I was just talking to the inspections department about the certificate of occupancy and they were unsure as to whether these conditions had been addressed. I attached the permit page showing the conditions for your reference. Do you know if there are any outstanding issues with the building permit conditions?

Thanks,

Matthew Howland
Project Manager
G.M. Crisalli & Associates
Phone: 315.454.0000
Cell: 315.380.1412
Fax: 315.454.4622

-----Original Message-----
From: gmcadmin@gmca.com [mailto:gmcadmin@gmca.com]
Sent: Tuesday, September 04, 2007 2:01 PM
To: Matthew Howland
Subject: scanned image from GMCA

Scott Simons Architects

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

TRANSMITTAL

date: 11/19/2007
project: WAYNFLETE ARTS CENTER - PHASE II: 2003-0040
subject:

to: Jeanie Bourke
City of Portland Inspection Svcs.
389 Congress St.
Portland, ME 04101

phone: (207) 874-8700
fax: (207) 874-8716

transmitted:

Quantity	Dated	Description
1	November 08, 2007	Bulletin 06 Substitution at Stair Seven
1	November 08, 2007	CSK-05
1	November 14, 2007	Bulletin 08 Modifications at west wall of LS Gym [121]
1	November 14, 2007	CSK-07

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

remarks:

Please hold for, or forward to, Michael Nugent. Thanks.

NOV 19

Scott Simons Architects

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

BULLETIN

bulletin number:	06
Issuance date:	November 08, 2007
project:	WAYNFLETE ARTS CENTER, PHASE TWO (2003-0040)
owner:	Waynflete School 360 Spring Steet Portland, Maine 04102
contract dated:	October 1, 2007
to: (contractor)	David Cimino Stroudwater Construction 96 Ocean Street South Portland, Maine 04106

distribution: ☒ Owner ☒ Contractor ☒ Structural ☐ Mechanical ☒ Architect ☐ Civil ☐ Electrical ☐ Other _

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS (ASI)	The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the work as consistent with the Contract Documents and return a copy to the Architect within five (5) Working Days.

Description: In Tech Room [202] at Second Floor, delete alternating tread Staircase Seven [ST7]
Substitute metal framed staircase of steel grate treads, steel channel stringers, 1 ½" od pipe rail handrails and verticals with infill panels of 2" by 2" welded wire mesh.

Attachments: SK-5 Stair Seven Revisions

Issued by:	Austin Smith	**Accepted by:**	
Architect:	Scott Simons Architects	***Contractor:***	Stroudwater Construction
Date:	November 08, 2007	**Date:**	

General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 360 SPRING STREET, PORTLAND, ME 04102		
Total Square Footage of Proposed Structure: 13,217	Square Footage of Lot: 244,238 SF	
Tax Assessor's Chart, Block & Lot: Chart# 061 Block# F Lot# 83	Owner: WAYNFLETE SCHOOL 360 SPRING STREET	Telephone: 207.683.2201
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: STROUDWATER CONSTRUCTION 96 OCEAN STREET SOUTH PORTLAND, ME 04106 207.767.9111	Cost Of Work: $ 3,868,000 Fee: $ C of O Fee: $ 75

Current legal use (i.e. single family) EDUCATION K-12

If vacant, what was the previous use?

Proposed Specific use: THEATER AND CLASSROOM ADDITION

Is property part of a subdivision? NO If yes, please name

Project description: THEATER AND CLASSROOM ADDITION TO EXISTING EDUCATION FACILITY. NEW CONSTRUCTION OF STEEL FRAMING WITH COLD FORM STEEL FRAMING AND CONCRETE SLAB ON GRADE AND METAL DECKING.

Contractor's name, address & telephone: STROUDWATER CONSTRUCTION 96 OCEAN STREET, SOUTH PORTLAND, ME 04106

Who should we contact when the permit is ready: DAVID CIMINO

Mailing address: Phone: 207.767.9111

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature of applicant:	Date: 09.20.07

This is not a permit; you may not commence ANY work until the permit is issued.

Accessibility Building Code Certificate

Designer: SCOTT SIMONS ARCHITECTS

Address of Project: 360 SPRING STREET, PORTLAND MAINE 04102

Nature of Project: WAYNFLETE ARTS CENTER, PHASE TWO

WAYNFLETE SCHOOL

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

(SEAL) LICENSED ARCHITECT SCOTT R. SIMONS NO. 2034 STATE OF MAINE

Signature:

Title: President

Firm: SCOTT SIMONS ARCHITECTS

Address: 75 YORK STREET

PORTLAND, MAINE 04101

Phone: (207) 772-4656

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Certificate of Design

Date: SEPTEMBER 20, 2007

From: SCOTT SIMONS ARCHITECTS

These plans and / or specifications covering construction work on:

WAYNFLETE ARTS CENTER, PHASE TWO

360 SPRING STREET, PORTLAND, MAINE 04102

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.

(SEAL) LICENSED ARCHITECT SCOTT R. SIMONS NO. 2034 STATE OF MAINE

Signature:

Title: President

Firm: SCOTT SIMONS ARCHITECTS

Address: 75 YORK STREET

PORTLAND, MAINE 04101

Phone: (207) 772-4656

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Certificate of Design Application

From Designer: DAN BURNE P.E. / BECKER STRUCTURAL ENGINEERS, INC.

Date: 9/17/07

Job Name: WAYNFLETE ARTS CENTER, PHASE 2

Address of Construction: 360 SPRING STREET

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2003 IBC Use Group Classification (s) EDUCATION/ASSEMBLY

Type of Construction 3B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES

Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) NON-SEPARATED

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) COMPLETED ENCLOSED

Structural Design Calculations

COMPLETED Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
FIXED SEAT ASS'Y	60 PSF
FLY SPACE	60 PSF
CATWALK	40 PSF
ALL OTHER SPACES	100 PSF

Wind loads (1603.1.4, 1609)

METHOD 2 Design option utilized (1609.1.1, 1609.6)

100 MPH Basic wind speed (1809.3)

1.15 Building category and wind importance Factor, I_w table 1604.5, 1609.5)

B Wind exposure category (1609.4)

±0.18 Internal pressure coefficient (ASCE 7)

29 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)

21 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

EQUIV. FORCE Design option utilized (1614.1)

II Seismic use group ("Category")

0.303, 0.111 Spectral response coefficients, SDs & SD1 (1615.1)

C Site class (1615.1.5)

N/A Live load reduction

19 PSF Roof *live* loads (1603.1.2, 1607.11)

51 PSF + DRIFT Roof snow loads (1603.7.3, 1608)

60 Ground snow load, P_g (1608.2)

51 PSF + DRIFT If P_g > 10 psf, flat-roof snow load P_f

1.0 If P_g > 10 psf, snow exposure factor, C_e

1.1 If P_g > 10 psf, snow load importance factor, I_s

1.1 Roof thermal factor, C_t (1608.4)

51 PSF Sloped roof snowload, P_s (1608.4)

B Seismic design category (1616.3)

OBF Basic seismic force resisting system (1617.6.2)

3.0, 3.0 Response modification coefficient, R_I and deflection amplification factor C_d (1617.6.2)

EQUIV. FORCE Analysis procedure (1616.6, 1617.5)

93K Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)

N/A Elevation of structure

Other loads

N/A Concentrated loads (1607.4)

N/A Partition loads (1607.5)

N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

BECKER
structural engineers, inc.

Statement of Special Inspections

Waynflete Arts Center Phase II
Portland, Maine
September 17, 2007

Statement Prepared by
Structural Engineer of Record
Becker Structural Engineers, Inc.
75 York Street
Portland, ME 04101
207. 879. 1838

Owner
Waynflete School
360 Spring Street
Portland, ME 04102
207. 683. 2201

Architect of Record
Scott Simons Architects
75 York Street
Portland, ME 04101
207. 772. 4656

Contractor
Stroudwater Construction
96 Ocean Street
South Portland, ME 04106
207. 767. 9111

Special Inspections – Exhibit A

Statement of Special Inspections
List of Agents
Final Report of Special Inspections
Special Inspector/Agent Report

Statement of Special Inspections - Exhibit A

Project: *Waynflete Arts Center Phase II*

Location: *Portland, Maine*

Owner: *Waynflete School*

This *Statement of Special Inspections* encompass the following discipline:

☒ Structural ☐ Mechanical/Electrical/Plumbing
☐ Architectural ☐ Other: _____

Design Professional in Responsible Charge: *Paul B. Becker, P.E.*

Firm Name: *Becker Structural Engineers, Portland, ME*

(Note: *Statement of Special Inspections* for other disciplines may be included under a separate cover)

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Structural Special Inspection Coordinator (SSIC) and the identity of other approved agencies to be retained for conducting these inspections and tests.

The Structural Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Code Official (BCO) and the Structural Registered Design Professional in Responsible Charge (SRDP). Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Structural Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Structural Registered Design Professional in Responsible Charge at an interval determined by the SSIC and the BCO.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted to the BCO prior to issuance of a Certificate of Use and Occupancy.

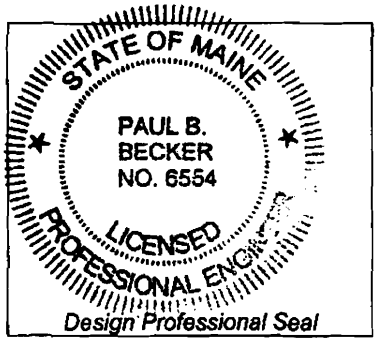
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: ☒ *Upon request of Building Official* _____ or ☐ per attached schedule.

Prepared by:

Paul B. Becker, P.E.
(type or print name of the Structural Registered Design Professional in Responsible Charge)

Signature *9-17-07* Date



Design Professional Seal

Owner's Authorization:

Signature Date

Building Code Official's Acceptance:

Signature Date

Statement of Special Inspections (Continued) - Exhibit A

List of Agents

Project: *Waynflete Arts Center Phase II*

Location: *Portland, Maine*

Owner: *Waynflete School*

This *Statement of Special Inspections* encompass the following discipline:

☒ Structural ☐ Mechanical/Electrical/Plumbing
☐ Architectural ☐ Other: _____

(Note: *Statement of Special Inspections* for other disciplines may be included under a separate cover)

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

☒ Soils and Foundations
☒ Cast-in-Place Concrete
☐ Precast Concrete
☐ Masonry
☒ Structural Steel
☐ Wood Construction
☐ Spray Fire Resistant Material
☐ Cold-Formed Steel Framing
☐ Exterior Insulation and Finish System
☐ Mechanical & Electrical Systems
☐ Architectural Systems
☐ Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Structural Special Inspection Coordinator (SSIC)	*Becker Structural Engineers (BSE)*	*75 York Street* *Portland, ME 04107* *(207) 879-1838* *info@beckerstructural.com*
2. Special Inspector (SI 1)	*Becker Structural Engineers (BSE)*	*75 York Street* *Portland, ME 04107* *(207) 879-1838* *info@beckerstructural.com*
3. Special Inspector (SI 2)	*S.W. Cole Engineering, Inc.*	*PO Box 378* *Gray, ME 04039* *(207) 657-2866* *infogray@swcole.com*
4. Testing Agency (TA 1)	*To Be Determined*	
5. Testing Agency (TA 2)		
6. Other (O1)		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Final Report of Special Inspections (SSIC/SI 1)

[To be completed by the Structural Special Inspections Coordinator (SSIC/SI 1). Note that all Agent's Final Reports must be received prior to issuance.]

Project: *Waynflete Arts Center Phase II*
Location: *Portland, Maine*
Owner: *Waynflete School*
Owner's Address: *360 Spring St.*
Portland, ME 04102

Architect of Record: *Austin Smith* (name) *Scott Simons Architects* (firm)

Structural Registered Design Professional in Responsible Charge: *Paul B. Becker* (name) *Becker Structural Engineers* (firm)

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved other than the following:

Comments:

(Attach continuation sheets if required to complete the description of corrections.)

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Structural Special Inspection Coordinator

(Type or print name)

(Firm Name)

Signature Date

Licensed Professional Seal

Statement of Special Inspections (Continued) - Exhibit A

Special Inspector's/Agent's Final Report

Project: *Waynflete Arts Center Phase II*

Special Inspector or Agent: _____

(name) *(firm)*

Designation: SI-2

To the best of my information, knowledge and belief, the Special Inspections or testing required for this project, and designated for this Inspector/Agent in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved other than the following:

Comments:

(Attach continuation sheets if required to complete the description of corrections.)

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector or Agent:

_____
(Type or print name)

_____
Signature Date

Licensed Professional Seal or Certification Number

Statement of Special Inspections (Continued) - Exhibit A

Special Inspector's/Agent's Final Report

Project: *Waynflete Arts Center Phase II*

Special Inspector or Agent: _____

(name) *(firm)*

Designation: TL1

To the best of my information, knowledge and belief, the Special Inspections or testing required for this project, and designated for this Inspector/Agent in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved other than the following:

Comments:

(Attach continuation sheets if required to complete the description of corrections.)

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector or Agent:

_____
(Type or print name)

_____
Signature Date

SEAL NOT REQUIRED FOR TESTING AGENCY

Licensed Professional Seal or Certification Number

Special Inspections – Exhibit B

Qualifications of Inspectors and Test Agency
List of Minimum Qualifications
Schedule of Structural Inspections

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the *Agency Number* on the Schedule.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III.

International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector

Other

_____ _____

S.W.COLE ENGINEERING, INC. • Geotechnical Engineering • Field & Lab Testing • Scientific & Environmental Consulting

01-0120

October 18, 2007

Scott Simons Architects
Attention: Austin Smith
75 York Street
Portland, ME 04101

Subject: Supplemental Geotechnical Consultation - Limited Services
Soil Site Class Assessment
Waynflete School Addition
360 Spring Street
Portland, Maine

Dear Austin:

As requested, we have made an assessment of the site subsurface soils conditions relative to the IBC 2003 soil site class. Our assessment was based on the exploration information obtained during our investigation made in March, 2001 using N-value (Standard Penetration Testing) from the test borings. We interpret the site soils to correspond to a site class C within the areas explored. This assessment was based on the information contained in our soils report dated April 18, 2001 (SWCE Project No: 01-0120).

We trust this meets your current needs.

Sincerely,

S. W. COLE ENGINEERING, INC.

Matthew P. Lilley

STATE OF MAINE
MATTHEW P. LILLEY
NO. 10684
LICENSED PROFESSIONAL ENGINEER

OCT 23 2007

Matthew P. Lilley, P.E.
Geotechnical Engineer

MPL:mpl/jw

c: Dan Burne - Becker Structural

GRAY, ME OFFICE
P:\2001\01-0120_Scott Simons_Portland_Waynflete School Add\01-0120 IBC 2003 Site Class.doc
286 Portland Road, Gray, ME 04039-9586 ■ Tel (207) 657-2866 ■ Fax (207) 657-2840 ■ E-Mail infogray@swcole.com ■ www.swcole.com

Other offices in Augusta, Bangor, and Caribou, Maine & Somersworth, New Hampshire

Schedule of Special Inspections – Exhibit B

SOILS & FOUNDATION CONSTRUCTION

Project: Waynflete Arts Center Phase II, Portland, ME
Date Prepared: 09/17/2007

VERIFICATION AND INSPECTION IBC Section 1704.7, 1704.8, 1704.9	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
1. Verify existing soil conditions, fill placement and load bearing requirements							
a. Prior to placement of prepared fill, determine that the site has been prepared in accordance with the approved soils report.	Y	P	IBC 1704.7.1	SI2	PE/GE or EIT		
b. During placement and compaction of fill material, verify material being used and maximum lift thickness comply with the approved soils report.	Y	P	IBC 1704.7.2	SI2	PE/GE or EIT		
c. Test in-place dry density of compacted fill complies with the approved soils report.	Y	P	IBC 1704.7.2	TA1	NICET-ST or NICET-GET		
2. Pile foundations:							
a. Observe and record procedures for static load testing of piles.	N	C	IBC 1704.8	SI2	PE/GE or EIT		
b. Observe and record procedures for dynamic load testing of piles.	N	C		SI2	PE/GE or EIT		
c. Record installation of each pile and results of load test. Include cutoff and tip elevations of each pile relative to permanent reference.	N	C		TA1	NICET-GET		
d. Test welded splices of steel piles	N	C	AWS D1.1	TA1	AWS-CWI		
3. Pier foundations: Verify installation of pier foundations for buildings assigned to Seismic Design Category C, D, E or F.	N	C	IBC 1704.9	SI2	PE/GE or EIT		
a. Verify pier diameter and length	N	C		SI2	PE/GE or EIT		
b. Verify pier embedment (socket) into bedrock	N	P		SI2	PE/GE or EIT		
c. Verify suitability of end bearing strata	N	P		SI2	PE/GE or EIT		

Soils and Foundations Construction has been reviewed in accordance with sections 1704.7, 8 & 9 of the IBC Code

Special Inspector _____ Date _____ Page of

Schedule of Special Inspections – Exhibit B

CONCRETE CONSTRUCTION

Project: Waynflete Arts Center Phase II, Portland, ME
Date Prepared: 09/17/2007

VERIFICATION AND INSPECTION IBC Section 1704.4	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
1. Inspection of reinforcing steel, including prestressing tendons, and placement	Y	P	ACI 318: 3.5, 7.1-7.7	SII	PE/SE or EIT		
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5B	N		Welding of Reinf Not Allowed	TA1	AWS-CWI		
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased	N	C	IBC 1912.5	SII	PE/SE or EIT		
4. Verifying use of required design mix	Y	P	ACI 318: Ch 4, 5.2-5.4	SII	PE/SE or EIT		
5. At time fresh concrete is sampled to fabricate specimens for strength test, perform slump and air content test and temperature	Y	C	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	TA1	ACI-CFTT or ACI-STT		
6. Inspection of concrete and shotcrete placement for proper application techniques	Y	C	ACI 318: 5.9, 5.10	SII	PE/SE or EIT		
7. Inspection for maintenance of specified curing temperature and techniques	Y	P	ACI 318: 5.11-5.13	SII	PE/SE or EIT		
8. Inspection of Prestressed Concrete							
a. Application of prestressing force.	N	C	ACI 318: 18.20	SII	PE/SE or EIT		
b. Grouting of bonded prestressing tendons in seismic force resisting system	N	C	ACI 318: 18.18.4	SII	PE/SE or EIT		
9. Erection of precast concrete members	N	P	ACI 318: Ch 16	SII	PE/SE or EIT		
10. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms beans and structural slabs	N	P	ACI 318: 6.2	TA1	ACI-STT		

Concrete Construction has been reviewed in accordance with section 1704.4 of the IBC Code

Special Inspector_____ Date_____ Page of

Schedule of Special Inspections – Exhibit B
STEEL CONSTRUCTION

Project: Waynflete Arts Center Phase II, Portland, ME
Date Prepared: 09/17/2007

VERIFICATION AND INSPECTION IBC Section 1704.3	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
1. Material verification of high-strength bolts, nuts and washers:							
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Y	S	Applicable ASTM material specifications; AISC 335, Section A3.4; AISC LRFD, Section A3.3	SI1	PE/SE or EIT		
b. Manufacturer's certificate of compliance required.	Y	S		SI1	PE/SE or EIT		
2. Inspection of high-strength bolting							
a. Bearing-type connections.	Y	P	AISC LRFD Section M2.5 IBC Sect 1704.3.3	TL	AWS/AISC-SSI		
b. Slip-critical connections.	Y	C or P (method dependent)		TL	AWS/AISC-SSI		
3. Material verification of structural steel (IBC Sect 1708.4):							
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Y	S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4	SI1	PE/SE or EIT		
b. Manufacturers' certified mill test reports.	Y	S	ASTM A 6 or ASTM A 568 IBC Sect 1708 4	SI1	PE/SE or EIT		
4. Material verification of weld filler materials:							
a. Identification markings to conform to AWS specification in the approved construction documents.	Y	S	AISC, ASD, Section A3.6; AISC LRFD, Section A3.5	SI1	PE/SE or EIT		
b. Manufacturer's certificate of compliance required.	Y	S		SI1	PE/SE or EIT		

Steel Construction has been reviewed in accordance with section 1704.3 of the IBC Code

Special Inspector_____ Date_____ Page of

Schedule of Special Inspections – Exhibit B
STEEL CONSTRUCTION

Project: Waynflete Arts Center Phase II, Portland, ME
Date Prepared: 09/17/2007

VERIFICATION AND INSPECTION IBC Section 1704.3	Y/N	EXTENT; CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
5. Submit current AWS D1.1 welder certificate for all field welders who will be welding on this project.	Y	S	AWS D1.1	SI1	PE/SE or EIT		
6. Inspection of welding (IBC 1704.3.1): a. Structural steel:							
1) Complete and partial penetration groove welds.	Y	C	AWS D1.1	TA1	AWS-CWI		
2) Multipass fillet welds.	Y	C		TA1	AWS-CWI		
3) Single-pass fillet welds> 5/16"	Y	C		TA1	AWS-CWI		
4) Single-pass fillet welds< 5/16"	Y	P		TA1	AWS-CWI		
5) Floor and Roof deck welds.	Y	P	AWS D1.3	TA1	AWS-CWI		
b. Reinforcing steel (IBC Sect 1903.5.2):							
1) Verification of weldability of reinforcing steel other than ASTM A706.	N		Welding of Reinforcement not permitted	N/A			
2) Reinforcing steel-resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special reinforced concrete shear walls and shear reinforcement.	N	C	AWS D1.4 ACI 318: 3.5.2	TA1	AWS-CWI		
3) Shear reinforcement.	N	C		TA1	AWS-CWI		
4) Other reinforcing steel.	N	P		TA1	AWS-CWI		
7. Inspection of steel frame joint details for compliance (IBC Sect 1704.3.2) with approved construction documents:							
a. Details such as bracing and stiffening.	Y	P		SI1	PE/SE or EIT		
b. Member locations.	Y	P		SI1	PE/SE or EIT		
c. Application of joint details at each connection.	Y	P		SI1	PE/SE or EIT		

Steel Construction has been reviewed in accordance with section 1704.3 of the IBC Code

Special Inspector _____ Date _____

Schedule of Special Inspection Services – Exhibit B

FABRICATION AND IMPLEMENTATION PROCEDURES – STRUCTURAL STEEL

Project: Waynflete Arts Center Phase II, Portland, ME
Date Prepared: 09/17/2007

VERIFICATION AND INSPECTION IBC Section 1704.2	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	DATE	INITIAL
1. Fabrications Procedures: Review of fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At the completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents. -OR- 2. AISC or SSFNE Certification	Y	S	Fabricator shall submit one of the two qualifications	SII	PE/SE or EIT		
3. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents.	Y	S	IBC 1704.2.2	SII	PE/SE or EIT		

Fabricator Qualifications have been reviewed in accordance with section 1704.2 of the IBC Code

Special Inspector _____ Date _____ Page of

Special Inspections – Exhibit C

Quality Assurance for Seismic Resistance Seismic Checklist
Quality Assurance for Seismic Resistance Wind Checklist
Schedule of Inspections

Quality Assurance Plan – Exhibit C

QUALITY ASSURANCE FOR SEISMIC RESISTANCE CHECK LIST [IBC 1705]

Project:Waynflete Arts Center Phase II, Portland, ME
Date Prepared: 09/17/2007

SEISMIC DESIGN CATEGORY: B

QUALITY ASSURANCE PLAN REQUIREMENTS

(A Quality Assurance Plan, enacted through the Special Inspections requirements for this project, are in place for the following systems)

☐ **FOR SEISMIC DESIGN CATEGORY C OR HIGHER:**

Structural: ☐ The seismic-force-resisting systems ☐ Steel Braced Frames and associated connections/anchorage ☐ Steel Moment Frames and associated connections ☐ Shear walls: ☐ CMU ☐ Wood ☐ Concrete ☐ Diaphragms: ☐ Floor ☐ Roof ☐ Other:	SER
Mechanical/Piping: ☐ Heating, ventilating and air-conditioning (HVAC) ductwork containing hazardous materials and anchorage of such ductwork ☐ Hazardous Material: ☐ Hazardous Material: ☐ Piping systems and mechanical units containing flammable, combustible or highly toxic materials ☐ Material: ☐ Material:	MER
Electrical: ☐ Anchorage of electrical equipment used for emergency or standby power systems ☐ Equipment: ☐ Equipment: ☐ Equipment:	EER

☐ **ADDITIONAL SYSTEMS FOR SEISMIC DESIGN CATEGORY D OR HIGHER:**

Architectural: ☐ Exterior wall panels and their anchorage ☐ Precast Concrete ☐ Brick ☐ Stone: ☐ Other: ☐ Suspended ceiling systems and their anchorage ☐ Access floors and their anchorage ☐ Steel storage racks and their anchorage ☐ Retail Storage Racks ☐ High Density Files ☐ Other: ☐ Life-safety component required to function after an earthquake: ☐ Engineered Egress Stairs ☐ Fire Protection Sprinkler System ☐ Other: ☐ Other: ☐ Other:	RAR

☐ **ADDITIONAL SYSTEMS FOR SEISMIC DESIGN CATEGORY D OR HIGHER:**

Electrical: ☐ Electrical equipment	EER

Structural Engineer of Record (SER): Registered Architect of Record (RAR):

Signature Date — Signature Date

Mechanical Engineer of Record (MER): Electrical Engineer of Record (EER):

Signature Date — Signature Date

Building Code Official's Acceptance:

Signature Date

Quality Assurance Plan – Exhibit C

QUALITY ASSURANCE FOR WIND REQUIREMENTS CHECK LIST [IBC 1706]

Project: Waynflete Arts Center Phase II, Portland, ME
Date Prepared: 09/17/2007

Wind Exposure: B

REQUIRED	NOT REQUIRED	NOT APPLICABLE	QUALITY ASSURANCE PLAN REQUIREMENTS (A Quality Assurance Plan is required where indicated below)
☐	☒	☐	In wind exposure Categories A and B, where the 3-second-gust basic wind speed is 120 miles per hour (mph) (52.8 *m/sec)* or greater.
☐	☐	☒	In wind exposure Categories C and D, where the 3-second-gust basic wind speed is 110 mph (49 *m/sec)* or greater.

Prepared by:

Signature Date

Building Code Official's Acceptance:

Signature Date

Special Inspections – Exhibit D

Contractor's Statement of Responsibility

Fabricator's Certificate of Compliance – Exhibit D

Each approved fabricator that is exempt from Special Inspection of shop fabrication and implementation procedures per section 1704.2 of the International Building Code must submit a *Fabricator's Certificate of Compliance* at the completion of fabrication.

Project:

Fabricator's Name:

Address:

Certification or Approval Agency:

Certification Number:

Date of Last Audit or Approval:

Description of structural members and assemblies that have been fabricated:

I hereby certify that items described above were fabricated in strict accordance with the approved construction documents.

_____ _____

Signature Date

_____

Title

Attach copies of fabricator's certification or building code evaluation service report and fabricator's quality control manual

Contractor's Statement of Responsibility –Exhibit D

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. Make additional copies of this form as required.

Project:

Contractor's Name:

Address:

License No.:

Description of designated building systems and components included in the Statement of Responsibility:

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

Signature _____ Date _____

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

End of Statement of Special Inspections

From: Marge Schmuckal
To: Shukria Wiar
Date: 9/24/2007 3:47:29 PM
Subject: Re: Wayneflete

Tell them that if they want to get their building permit they will need to follow thru right away.
thanks,
Marge

>>> Shukria Wiar 9/24/2007 3:45:03 PM >>>
Hi Marge,

I would give a stamped approved site plan but I have not gotten anything from the applicant as of yet...I am still waiting to hear from them.

Shukria

>>> Marge Schmuckal 09/24 3:37 PM >>>
Shukria,
I just received a building permit application for the new theatre. Can I get a stamped approved site plan?
Marge

Scott Simons Architects

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

TRANSMITTAL

date: 11/29/2007
project: WAYNFLETE ARTS CENTER - PHASE II: 2003-0040
subject:

to: Jeanie Bourke
City of Portland Inspection Svcs.
389 Congress St.
Portland, ME 04101

phone: (207) 874-8700
fax: (207) 874-8716

transmitted:

Quantity	Dated	Description
1	11.29.07	SSA memorandum of 11.29.07 re Mike Nugent questions
1	11.26.07	Alternating Tread Staircase Spedifications
1	11.29.07	LS-1.1, LS-1.2 & LS-1.3 Life Safety Plans
1	11.29.07	Revised Mechanical Plans M-1, M-2 & M-3

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

remarks:

Please hold for Mike Nugent. Thanks. Austin Smith

Scott Simons Architects

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

MEMORANDUM

date:	November 29, 2007	
project:	WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040	
re:	Mike Nugent questions of November 24, 2007.	
to:	Mike Nugent	City of Portland
from:	Austin Smith	Scott Simons Architects (SSA)
cc:	Capt. Gregory Cass	Portland Fire Department
	Jeanie Bourke	City of Portland
	Lannie Dobson	City of Portland
	David Cimino	Stroudwater Construction
	Anne Hagstrom	Waynflete School
	Scott Simons	Scott Simons Architects (SSA)

Below are questions proposed by Mike Nugent, consulting Plans Examiner, City of Portland in an e-mail on November 24, 2007. **Responses by Scott Simons Architects are noted in Bold**

1) The Music Classroom, [116] has a maximum potential occupant load of 1000 SF but there is only a single means of egress. Please provide a code justification.

> **In an area takeoff of the CADD program, the Music Classroom [116] has an area of 988 SF. This calculation is based upon face of framing. With resilient sound isolators, steel furring strips and 5/8" GWB, floor area should be decreased by an additional 48 SF to 940 SF.**
> **Referencing *Table 1004.1.2, Maximum Floor Area Allowances per Occupant*, Educational, Classrooms, floor area per occupant of 20 SF net. [940 SF + 20 SF per occupant = 47.00 occupants]**
> **Referencing *Table 1014.1, Spaces with One Means of Egress*, Occupancies, A,B,E,F,M & U, permit maximum occupancy load of 50.**

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!

> **Because the theater seating is raked or sloping the exiting doors are shown on two separate floor plans. Exiting for the rear of the theater is shown on sheet A-1.2, Doors [111] and the front of the theater, sheet A-1.1, Doors [G12 & G16]. If you reference sheet A-3.2, section 1, Doors [111] occur at first floor level, Doors [G12 & G16] occur at ground floor level.**

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)

See enclosed Life Safety Plans with existing and proposed occupant loads, LS-1.1, LS-1.2 and LS-1.3.

3) Please provide UL listings w/ approved specs for all required fire separation assemblies.

UL Listing added to partition schedule on enclosed drawings LS-1.1, LS-1.2 and LS-1.3.

4) Because the stage is greater that 1000 sq.ft., Emergency ventilation is required pursuant to section 410.3.7. Please provide this information.

See enclosed Life Safety Plan, LS-1.1. Two fire rated storage areas have been added at West Wing [G12] and East Wing [G14]. Floor area of stage reduced to 995 SF. Height of stage space at ceiling peak is 47 feet.

5) Please provide fire/smoke damper specific locations.

Please see enclosed revised drawings M-1. M-2 and M-3 showing locations of fire dampers at Ground, First and Second Mechanical floor plans.

6) Please provide specs for the alternating tread stairs that establishes compliance with all elements of section 1009.10.

Enclosed are shop drawings for all alternating tread staircases (note: stair seven [D] eliminated in Bulletin B06) All components, handrails, treads, projection of treads and risers are within the parameters outlined in sections 1009.10.1 & 1009.10.2.

7) Please provide a guard detail for the guard shown on the lower right corner on fig. 2/A-3.2.

Referencing *1014.6.1 Gallery, gridiron and catwalk means of egress,* which reads,
"The means of egress from lighting and access catwalks, galleries and gridirons shall meet the requirements for occupancies in Group F-2."
Under *Section 1012, Guards, 1012.3 Opening limitations, Exception 3. "In areas which are not open to the public within occupancies in Group I-3. F, H or S, baluster, horizontal intermediate rails or other construction shall not be permit a sphere with a diameter of 21 inches to pass through any opening."*
Detail at Catwalk, drawing 6 / A-3.2 shows 1 1/2" dia. horizontals at 1'-8" OC. This provides an opening of 19 1/2". Height of guard is 61 ½" exceeding 42" required in section 1012.2 Height.
As specified in Exception 3, This area will not be open to the public. All access is controlled by means of locked doors and locked wire partitions.

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)

Existing and proposed occupant load determined to be 334 occupants, assuming 167 male, 167 female. Referencing Maine State Internal Plumbing Code, Table 4-1,Minimum Plumbing Facilities, Under Assembly Places, Theaters:

101-200 Males require (2) WC & 2 urinals. 1-200 Males require (1) Lavs
101-200 Females require (8) WC 1-200 Female require (1) Lavs
151-400 people require (2) DF
Proposed fixture count (10) WC (2) urinals (11) Lavs & (2) DF

9) A reminder that all existing walls that will be come 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.

Bulletin 08, issued 11.14.07, provided for upgrading of west wall of LS Gymnasium [121]. During course of construction compliance with Section 705 will be verified.

Lapeyre Stair

P.O. Box 50699 New Orleans, LA 70150 · Phone: 504-733-6009 · Fax: 504-733-4393 · Toll Free: 800-535-7631
www.lapeyrestair.com · email: ls.sales@lapeyrestair.com

Quotation

Addressed to:

David Cimino
Stroudwater Construction Company Inc
96 Ocean Street, Unit 1
South Portland, ME 04106

Shipping Address:

Stroudwater Construction Company Inc
96 Ocean Street, Unit 1
South Portland, ME 04106
USA

Date	Quote No.	Sales Rep	Terms
09/28/2007	EF-16598	Evelyn Finney	Net 30 days less 10% - upon credit approval

Short Description - *see following page for detailed description*	Qty	Unit Price	Extended Price
EF-16598-A: 174 Inch 68 Degree Carbon Steel Stair, Yellow	2	$2,320.39	$4,640.78
EF-16598-B: 180 Inch 56 Degree Carbon Steel Stair, Yellow	2	$2,392.93	$4,785.86
EF-16598-C: 64 Inch 68 Degree Carbon Steel Stair, Yellow	2	$990.49	$1,980.98
~~EF-16598-D: 47.5 Inch 68 Degree Carbon Steel Stair, Yellow~~	1	$797.05	$797.05
(STAIR "D" DELETED PER BULLITEN 06, 11.08.07)		Stair Total	$12,204.67

Estimated Freight (ALL SHIPMENTS FOB SHIPPING POINT, Harahan, LA) $1,249.00

QUOTE TOTAL $13,453.67

COMMENTS:

LEAD TIME: LEAD TIME IS WITHIN 10 WORKING DAYS FABRICATION, PLUS SHIPPING. Please contact Lapeyre Stair regarding expediting services. See the detailed line item description below on the following page(s) for item specific lead time. Lead time begins from the time final drawing is approved.

WRITTEN CONFIRMATION REQUIRED to release order for fabrication. Any change to dimensions, size, handrail style, or type of stair will affect the price. The price shown is for the stair exactly as described in the detailed description on the following pages. Changes to design will result in pricing changes. Field verify dimensions prior to placing order.

50% RESTOCKING FEE on all changes or cancellations made more than 24 hours after order is released. Payable in U.S. Funds.

*** Quotation subject to attached Lapeyre Stair's General Terms and Conditions of Sale.*

Reference: Waynflete Arts Center *Price Good for 30 Days.*	*Sales tax may be applicable for shipments to [illegible]* *VISA/MasterCard/American Express accepted.*

SSA Scott Simons Architects

Job Name:	WAYNFLETE PHASE 2
Job No:	2003.0040
Date Rec'd:	11.26.07
File:	
Cc:	
Consultants:	
Other:	

Lapeyre Stair

Item Details for Quote EF-16598

EF-16598-A
Alternating Tread Stair

174" Model C68 Alternating Tread Stair
Stair Angle: 68 Degrees, 76.453" Floor Space
Stair Material: Carbon Steel, Yellow
Rails: Standard Narrow
Risers: 21 at 8.286" Riser Height
Lead Time: 10 Working Days
Shipping Weights:
Class 85: 315.2 lbs

EF-16598-B
Alternating Tread Stair

180" Model C56 Alternating Tread Stair
Stair Angle: 56 Degrees, 125.850" Floor Space
Stair Material: Carbon Steel, Yellow
Rails: Standard Narrow
Risers: 24 at 7.500" Riser Height
Lead Time: 10 Working Days
Shipping Weights:
Class 85: 370.4 lbs

EF-16598-C
Alternating Tread Stair

64" Model C68 Alternating Tread Stair
Stair Angle: 68 Degrees, 32.125" Floor Space
Stair Material: Carbon Steel, Yellow
Rails: Standard Narrow
Risers: 8 at 8.000" Riser Height
Lead Time: 10 Working Days
Shipping Weights:
Class 85: 139.2 lbs

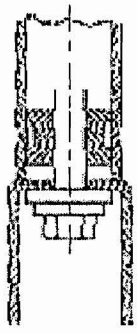
~~EF-16598-D~~ DELETED 11.08.07
Alternating Tread Stair

47.5" Model C68 Alternating Tread Stair
Stair Angle: 68 Degrees, 25.493" Floor Space
Stair Material: Carbon Steel, Yellow
Rails: Standard Narrow
Risers: 6 at 7.917" Riser Height
Lead Time: 10 Working Days
Shipping Weights:
Class 85: 112.8 lbs

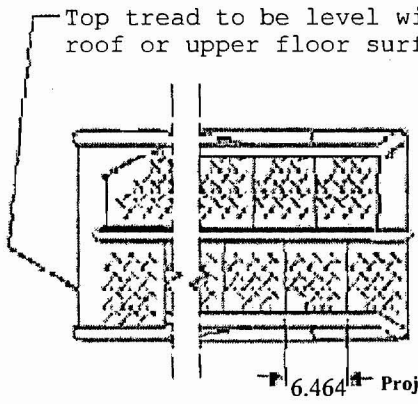
LAPEYRE STAIR, INC
PO Box 50699
New Orleans, LA 70123

Toll Free (800) 535 7631
Local Phone (504) 733 6009
Fax: (504) 733 4393

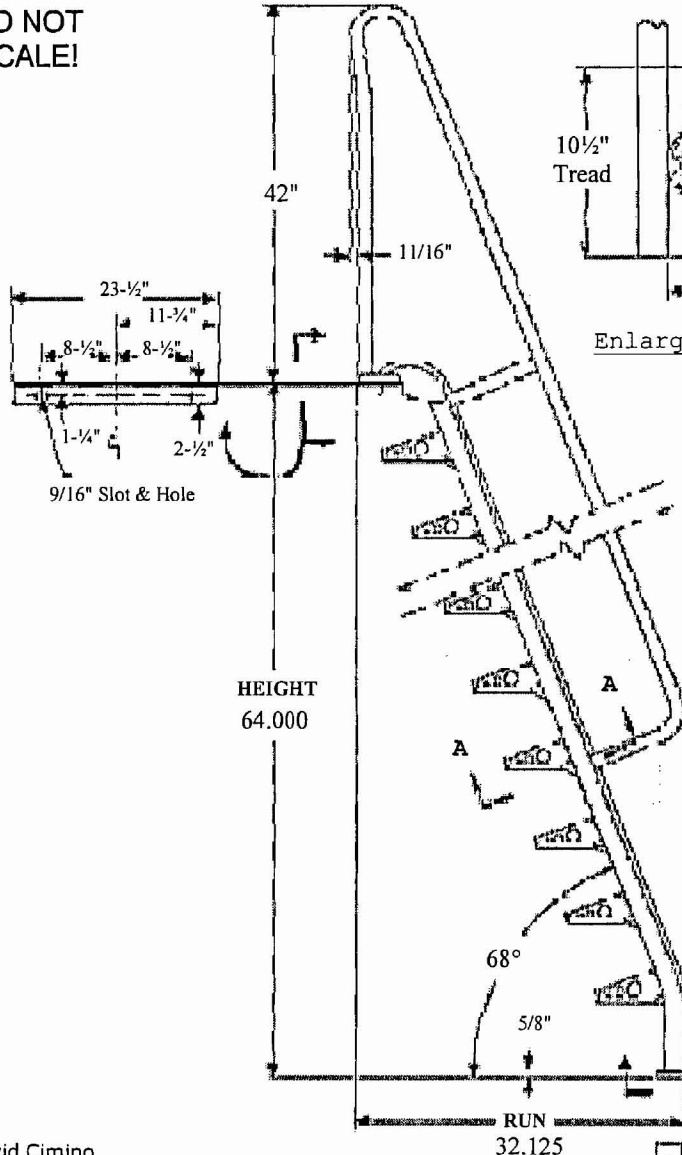
64.000 inch 68 Degree Carbon Steel,
Yellow with Standard Narrow Handrail

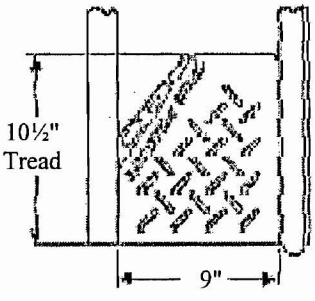


Enlarged Section A-A



DO NOT
SCALE!





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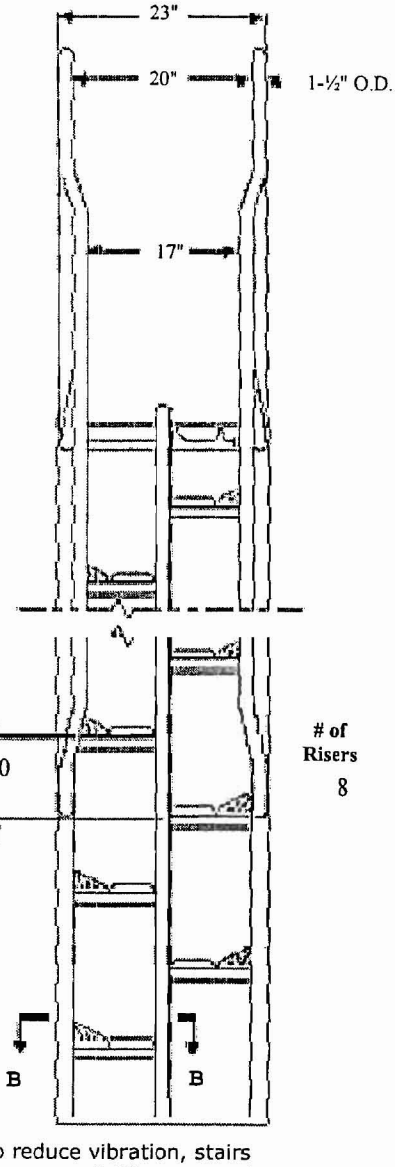
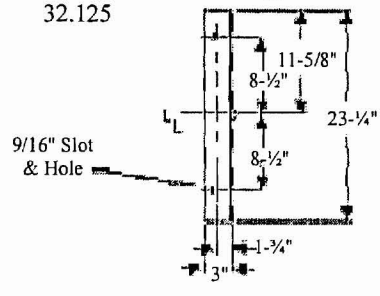


To reduce vibration, stairs in excess of 15' may require customer supplied sway bracing.

For vertical heights in excess of 15', Lapeyre Stair recommends an intermediate platform with two stairs of equal heights.

Meets Federal OSHA Requirements



ATTN: David Cimino
COMPANY: Stroudwater Construction Company
ADDRESS: 96 Ocean Street, Unit 1
South Portland, ME 04106
RE: Waynflete Arts Center
DATE: 09/28/2007
ESTIMATED SHIPPING WEIGHT: 139.200

LAPEYRE STAIR, INC
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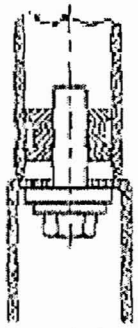
180.000 inch 56 Degree Carbon Steel, Yellow with Standard Narrow Handrail

DO NOT SCALE!



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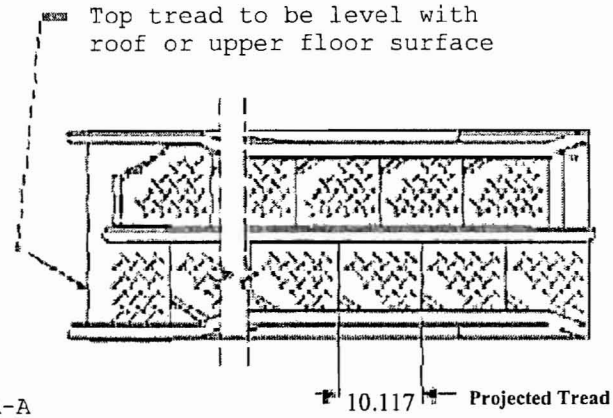

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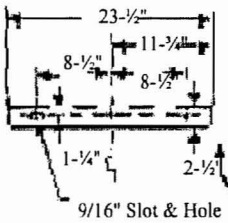

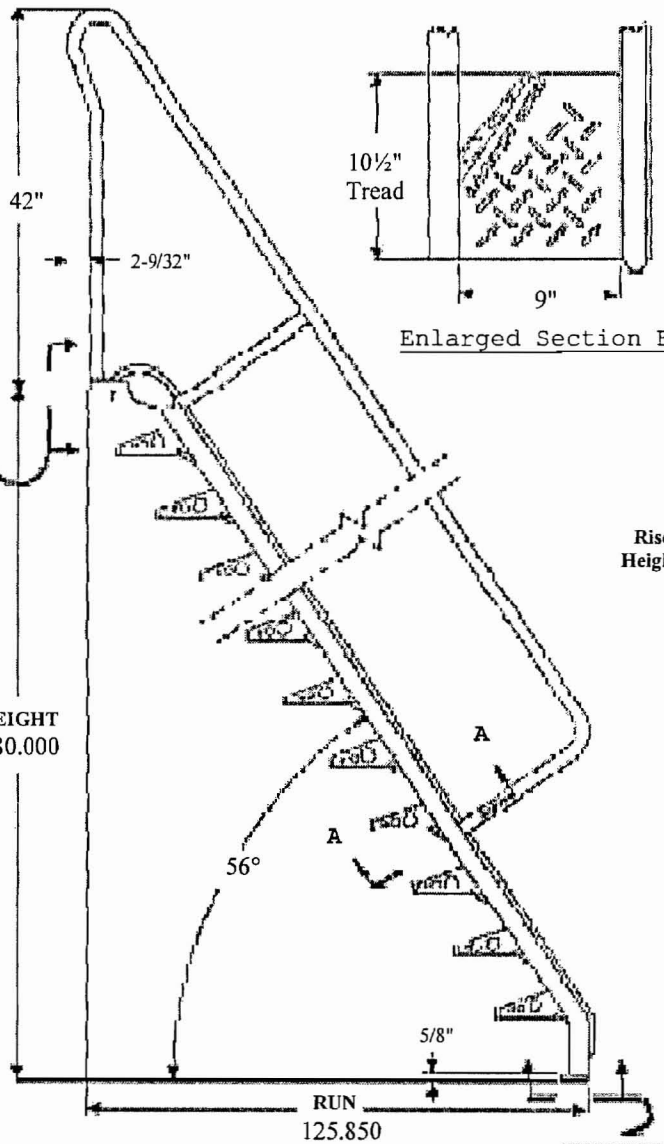

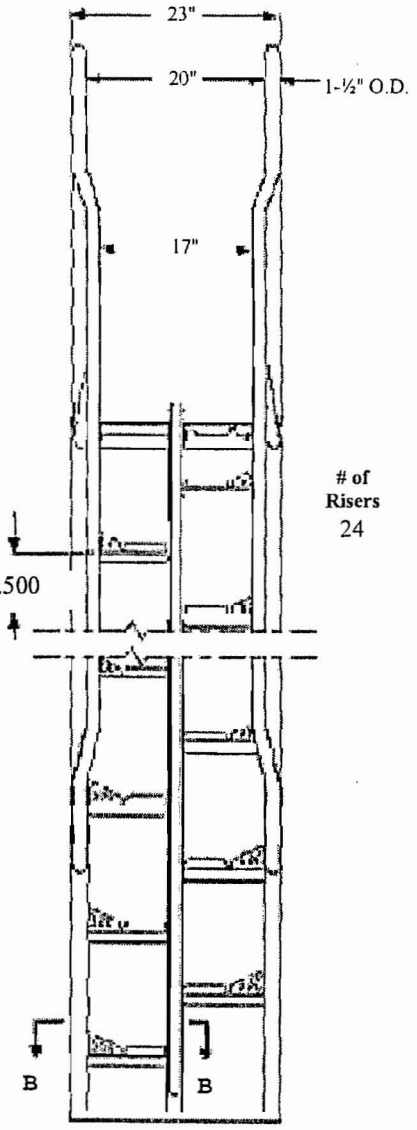

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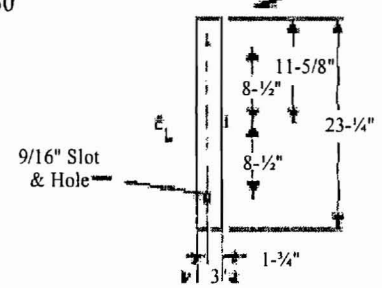
Meets Federal OSHA Requirements



ATTN: David Cimino
COMPANY: Stroudwater Construction Company Inc
ADDRESS: 96 Ocean Street, Unit 1
South Portland, ME 04106
RE: Waynflete Arts Center
DATE: 09/28/2007
ESTIMATED SHIPPING WEIGHT: 370.350

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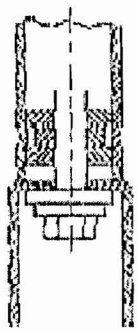
174.000 inch 68 Degree Carbon Steel,
Yellow with Standard Narrow Handrail



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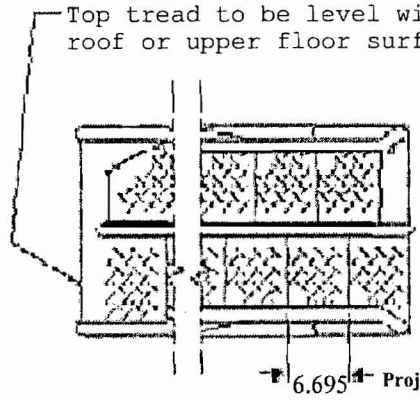

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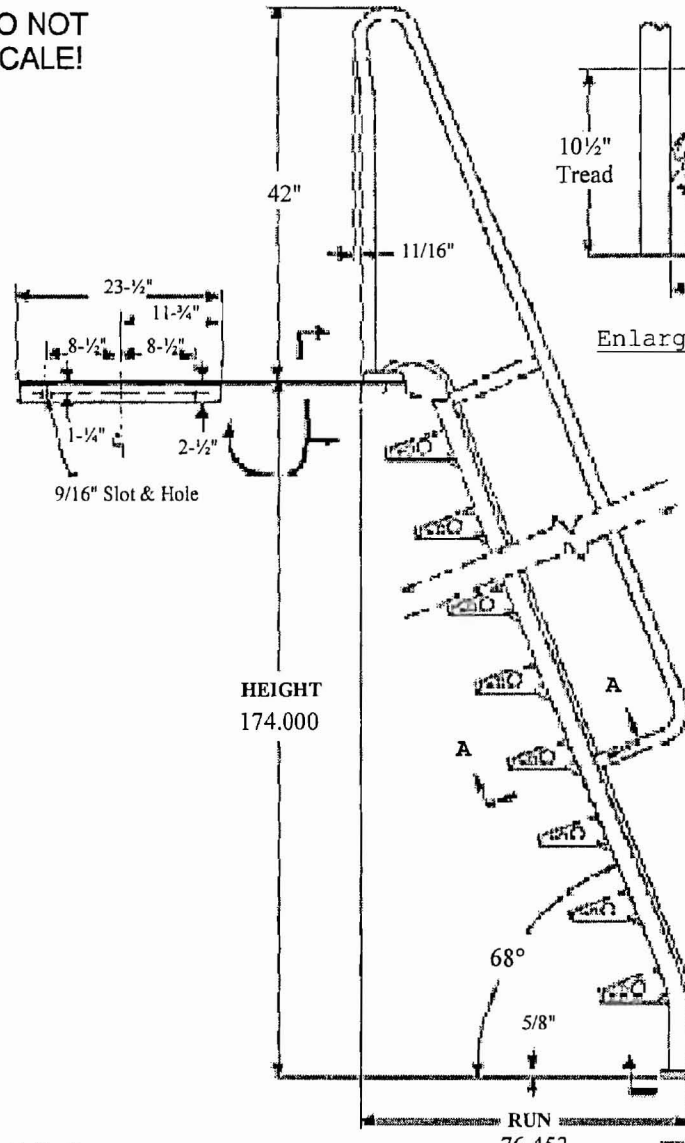

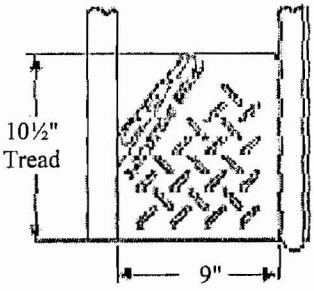

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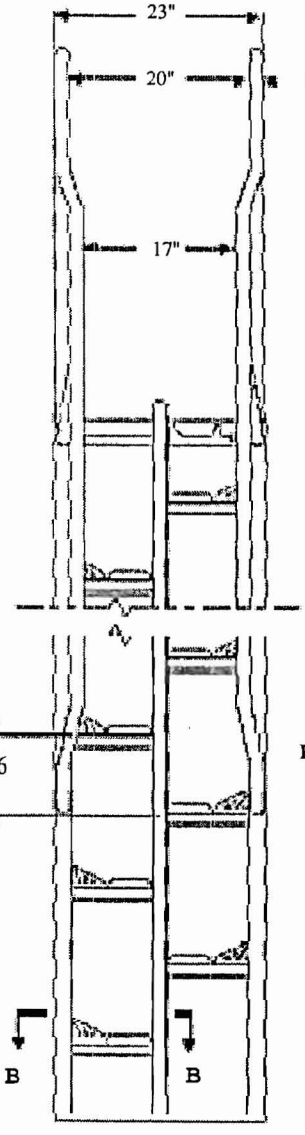

Riser Height 8.286

# of Risers 21

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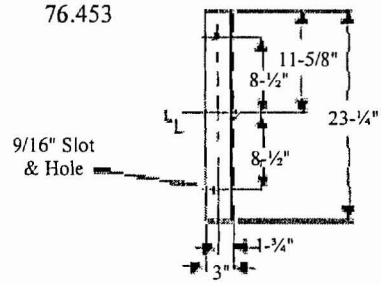
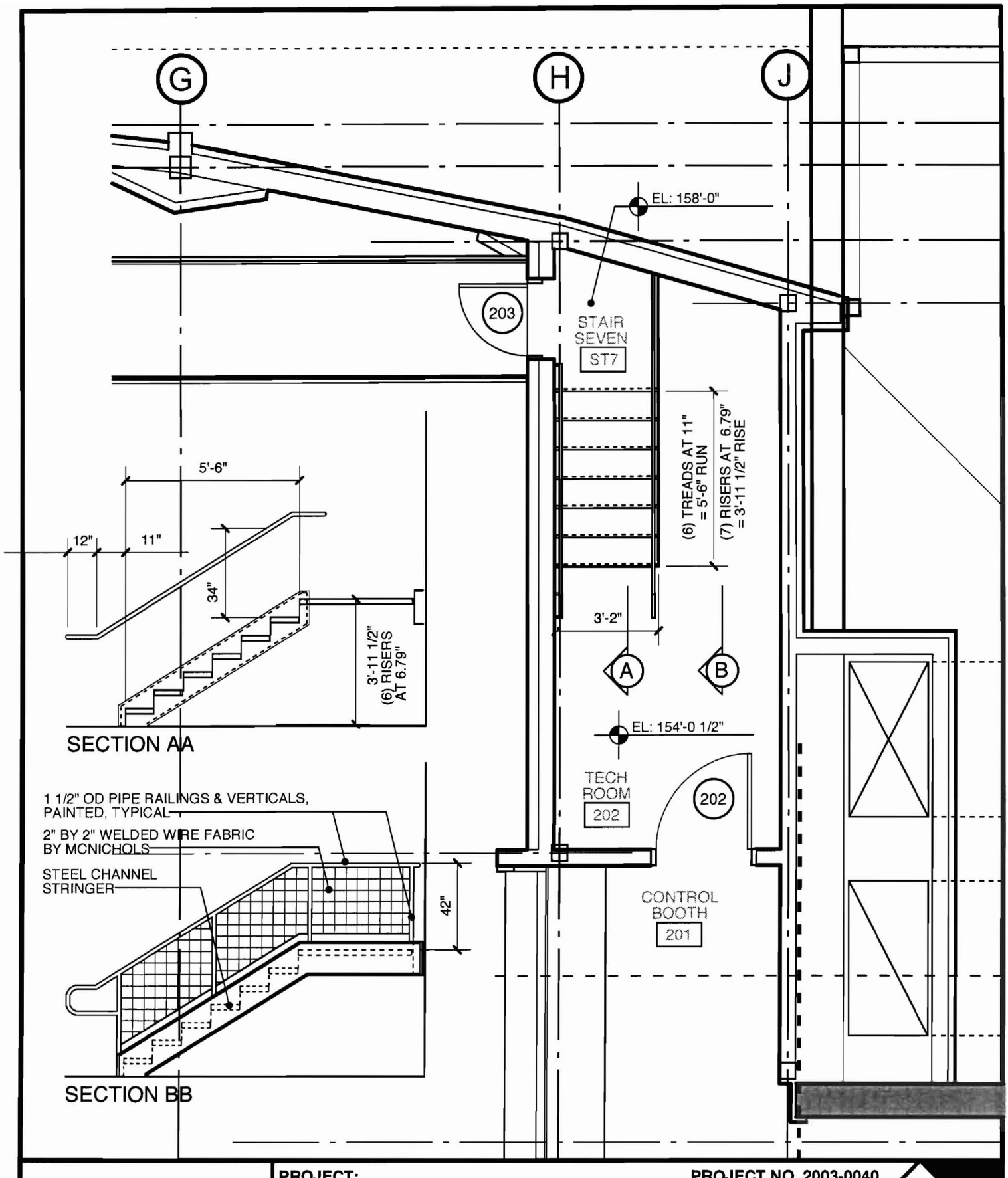
Meets Federal OSHA Requirements



ATTN: David Cimino
COMPANY: Stroudwater Construction Company
ADDRESS: 96 Ocean Street, Unit 1
South Portland, ME 04106
RE: Waynflete Arts Center
DATE: 09/28/2007
ESTIMATED SHIPPING WEIGHT: 315.200



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

PROJECT: PROJECT NO. 2003-0040

WAYNFLETE ARTS CENTER
360 SPRING STREET, PORTLAND, MAINE

TITLE: **STAIR SEVEN REVISION**

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

DATE: November 08, 2007

SK-5

Scott Simons Architects

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

BULLETIN

bulletin number: 08
Issuance date: November 14, 2007
project: WAYNFLET ARTS CENTER, PHASE TWO 2003-0040
owner: Waynflete School
360 Spring Street
Portland, Maine 04102
contract dated: Not yet determined
to: (contractor) David Cimino
Stroudwater Construction
96 Ocean Street
SouthPortland, Maine 04106

distribution:
☒ Owner ☒ Contractor ☐ Structural ☐ Mechanical
☒ Architect ☐ Civil ☐ Electrical ☒ Other Mike Nugent / City of Portland

PROPOSAL REQUEST (PR)	Please submit an itemized quotation for changes in the Contract Sum and/or Contract Time incidental to the proposed modifications to the Contract Documents described herein. Refer to this Document in the Proposal. Submit final costs for Work involved and change in Contract Time (if any) within five (5) Working Days, or notify in writing of the date on which you anticipate submitting your proposal, to the Architect. **Note:** This is not a Change Order or a direction to proceed with the work herein.

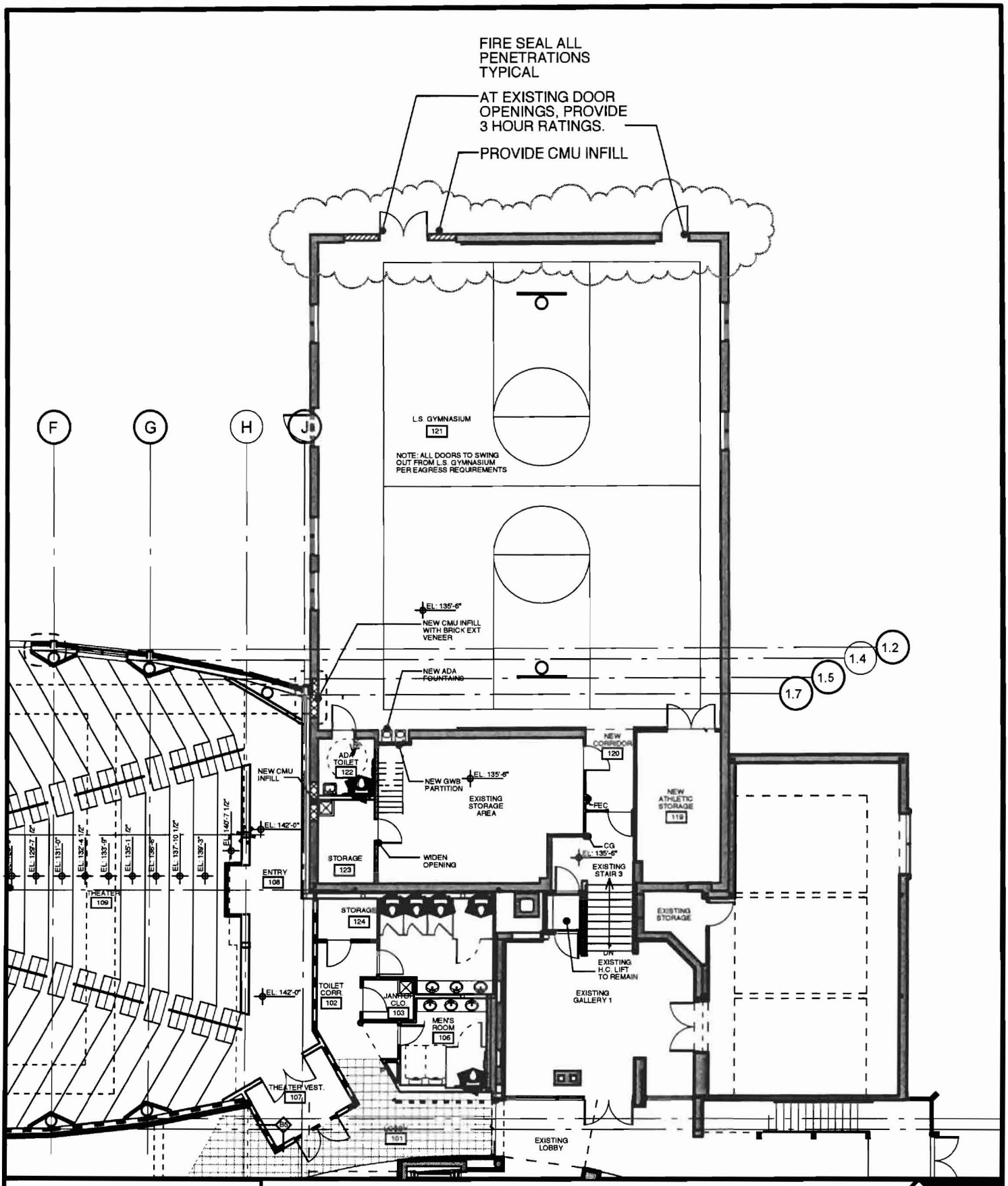
Description: At west wall of LS Gymnasium [121] verify and modify wall to conform with IBC 2003 Fire Walls, Section 705, equal to a 3 hour fire resistance rating as provided for a use group A.

Provide continuous CMU wall. Fire stop all mechanical or electrical penetrations.

Replace door frames, door and hardware to conform with 3 hour rating.

Attachments: CSK-07 Wall Rating Confirmation At West Wall of LS Gymnasium [121]

Requested By: Austin Smith, Scott Simons Architects



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

PROJECT: PROJECT NO. 2003-0040

WAYNFLETE ARTS CENTER
360 SPRING STREET, PORTLAND, MAINE

CSK-07

TITLE: WALL RATING CONFIRMATION ATWEST WALL OF LS GYMNASIUM [121]

SCALE: 1/16" = 1'-0"

DATE: November 14, 2007

Scott Simons Architects

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

MEMORANDUM

date:	July 2, 2007		
project:	WAYNFLETE ARTS CENTER, PHASE TWO, 2003-0040		
re:	Parking Questions and Analysis		
to:	Jim Carmody	Traffic Engineer	City of Portland
	Shukria Wiar,	Planner	City of Portland
from:	Austin Smith		Scott Simons Architects (SSA)

In response to Planning Staff Punch List of May 31, 2007, items 6 & 7:

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.***

In 1995, as part of an earlier Campus Master Plan, the School submitted a Parking Plan to the Planning Board. We continue to implement that Plan and actively manage parking in the neighborhood year round as follows:

1. We have reduced demand for parking and the impact of vehicular traffic through our bus transportation system. We currently own three buses (and a van) and contract for three more to provide transportation to and from school for about 25-30% of our students.

2. We constructed a new school entrance, a loop road with improved parking around Thomas House, to divert drop-off bus and car traffic from Spring Street,

3. We provide on-campus parking for approximately 40 faculty and staff,

4. When this phase of the arts center is completed we will provide at least two additional parking spaces reserved for individuals who drive low emitting vehicles and/or who carpool.

5. We have a well-established Waynflete vehicle registration and sticker system for all employees and student drivers which has achieved approximately 98% compliance.

6. We restrict parking in the neighborhood to certain streets for employees and certain streets for students to reduce neighborhood impact, g) We actively enforce these restrictions, and we assign staff periodically to patrol on foot to ensure compliance with both City and School restrictions.

7. We have adult monitors during drop off and dismissal times.

8. We have instituted a no-idling policy for cars waiting to pick up their children.

9. We have asked visiting athletic team buses to park by the cemetery and turn off their engines.

10. We encourage neighbors to contact us with complaints and, when they do, we respond promptly.

11. We open our parking lots to neighbors for off street parking during snow emergencies.

Approximately 650 people travel to and from Waynflete each day. (This past year 150 students rode the bus on a regular basis.) Out of all these trips, we received only 11 parking related complaints from neighbors.

1. Four of the complaints concerned cars parked in two-hour zones; we instructed those drivers not to park there even for short periods of time.

2. Two complaints related to buses stopping in the neighborhood while waiting to board students (one anonymous complaint was found in a handwritten note on the road about a parked bus, but we couldn't discern the issue). Our bus drivers are directed (and have been reminded) to wait without idling along the edge of the cemetery.

3. Three complaints were received from neighbors whose driveways were at least partially blocked by a parked car. In two of these cases we were able to identify the driver and have them move their vehicles. In the third instance, we couldn't determine if it was a Waynflete vehicle, so we encouraged the resident to call the City and issue a complaint so the City could have the vehicle towed.

4. One complaint came from a neighbor regarding parents idling during pick up time which prompted the school to issue a no-idling policy.

5. One complaint was mentioned at a West End Neighborhood meeting about athletic buses from other schools idling during basketball games; a concern that we will continue to address with visiting schools.

A. Will there be sufficient parking to accommodate the increased size of the auditorium?

The new auditorium will seat 276 people, 128 more seats than the current auditorium. It will be used primarily for the same classes, meetings, performances, and events for which the present auditorium (currently supplemented by rented space elsewhere) is used. The biggest difference is that all the students in any one division of the School will be able to meet together, on campus, during the school day. The need to use off-site meeting areas such as Williston West Church will be greatly diminished, if not eliminated, reducing significantly the amount of student pedestrian traffic in the neighborhood.

We do not anticipate any school-day uses that will have an increased impact on parking.

1). We have very few events that draw others to the school during the school day. Most of our school-day hours are spent in instruction. Grandparents and Friends Day is one example of a half-day (usually in May) when we have more parents and grandparents than usual, but we are able to accommodate parking for those guests now and the numbers will stay the same.

2) Our analysis of the available parking around the School shows that, even if we did have an unanticipated increase in demand for parking, there is sufficient parking available on surrounding streets. Based on information provided by our Transportation Director, Mark Bennett, there are usually an additional 75-80 legal parking spaces on any given school day plus another 35 spaces in 2-hour areas. (The west side of Vaughan St., abutting the cemetery, is one example.)

3) If there was an event with parking needs that exceeded what was available, the School would anticipate that and provide additional parking options. Being a welcoming community is an important part of the ethos of the School. Some examples of alternate parking that we could potentially utilize include local organizations which have been willing to help in the past and the School's Fore River Fields. However, based on our program review, we do not expect that there will be a need to make these kinds of alternate parking arrangements in response to the new auditorium.

We also don't anticipate any parking issues related to the use of the auditorium at night. The School's parking lots will be available as well as the available parking on surrounding streets. Further, the use of the auditorium will be for Waynflete-related activities; it will not be rented out to others.

We are confident that the new auditorium will not create new parking problems and we will continue our active management of parking and traffic in the neighborhood.

6. & 7. Parking Analysis