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.

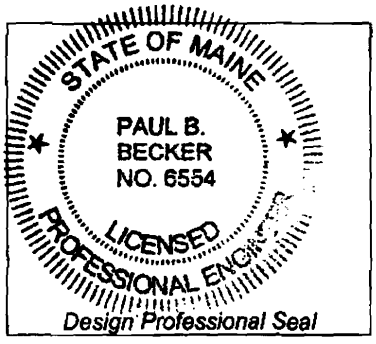
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

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, P.E.
Geotechnical Engineer

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

OCT 23 2007

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	SI1	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	SI1	PE/SE or EIT		
4. Verifying use of required design mix	Y	P	ACI 318: Ch 4, 5.2-5.4	SI1	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	SI1	PE/SE or EIT		
7. Inspection for maintenance of specified curing temperature and techniques	Y	P	ACI 318: 5.11-5.13	SI1	PE/SE or EIT		
8. Inspection of Prestressed Concrete							
a. Application of prestressing force.	N	C	ACI 318: 18.20	SI1	PE/SE or EIT		
b. Grouting of bonded prestressing tendons in seismic force resisting system	N	C	ACI 318: 18.18.4	SI1	PE/SE or EIT		
9. Erection of precast concrete members	N	P	ACI 318: Ch 16	SI1	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 beams 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_____

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	SII	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	TAI	AWS-CWI		
2) Multipass fillet welds.	Y	C		TAI	AWS-CWI		
3) Single-pass fillet welds> 5/16"	Y	C		TAI	AWS-CWI		
4) Single-pass fillet welds< 5/16"	Y	P		TAI	AWS-CWI		
5) Floor and Roof deck welds.	Y	P	AWS D1.3	TAI	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	TAI	AWS-CWI		
3) Shear reinforcement.	N	C		TAI	AWS-CWI		
4) Other reinforcing steel.	N	P		TAI	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		SII	PE/SE or EIT		
b. Member locations.	Y	P		SII	PE/SE or EIT		
c. Application of joint details at each connection.	Y	P		SII	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: SER

- ☐ 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:

Mechanical/Piping: MER

- ☐ 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:

Electrical: EER

- ☐ Anchorage of electrical equipment used for emergency or standby power systems
  - ☐ Equipment:
  - ☐ Equipment:
  - ☐ Equipment:

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

Architectural: RAR

- ☐ 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:

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

Electrical: EER

- ☐ Electrical equipment

NOT REQUIRED: SEISMIC DESIGN CATEGORY B

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 Delaware.* *VISA/MasterCard/American Express accepted.*

SS Scott Simons Architects

Job Name:	MMC 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

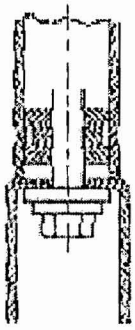
~~EF-16598-D~~ DELETED 11.08.07
Alternating Tread Stair

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

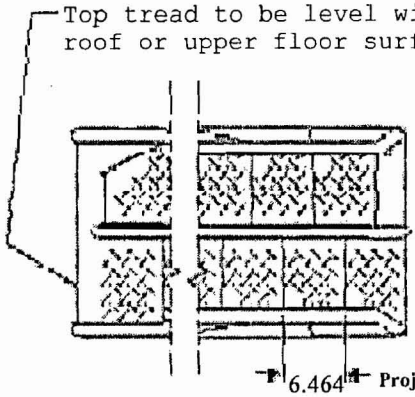
LAPEYRE STAIR, INC
PO Box 50699
New Orleans, LA 70123

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



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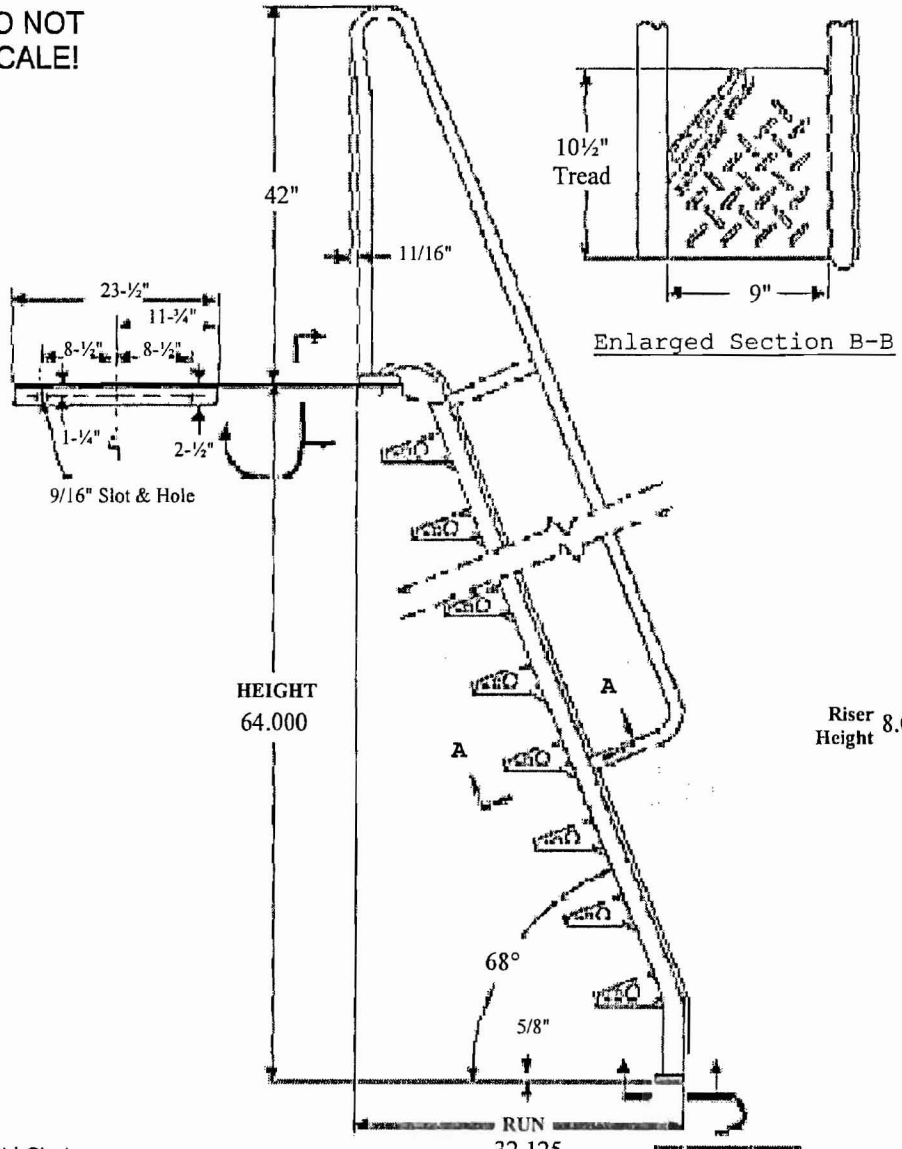

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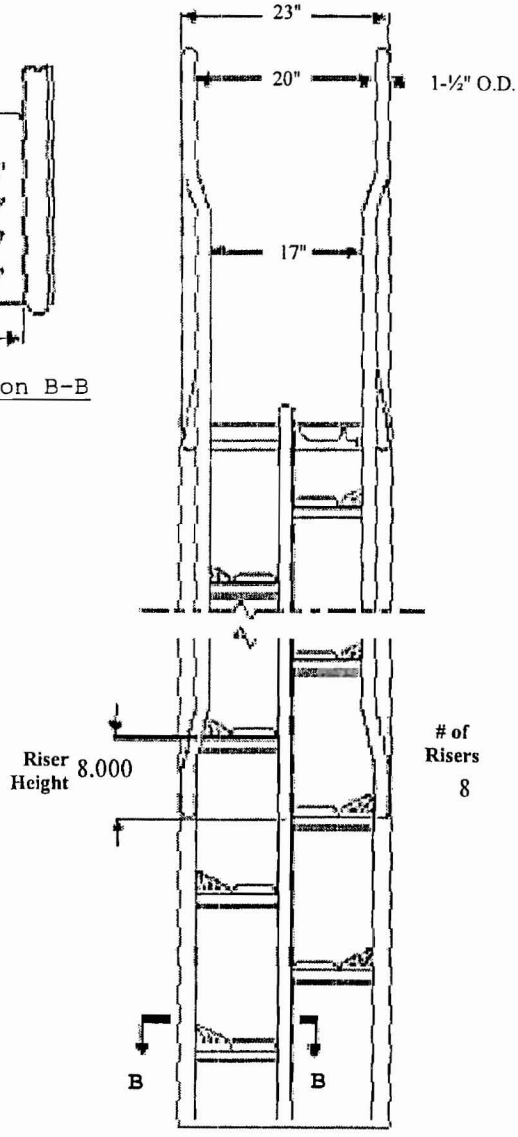
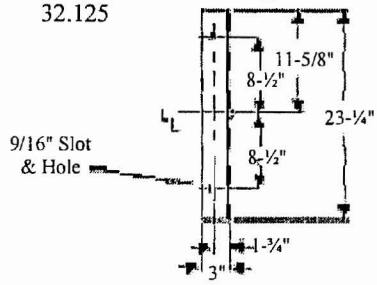




To reduce vibration, stairs in excess of 15' may require customer supplied sway bracing.

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

Meets Federal OSHA Requirements

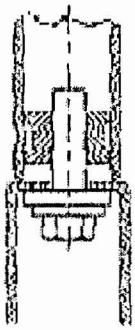
ATTN: David Cimino
COMPANY: Stroudwater Construction Company
ADDRESS: 96 Ocean Street, Unit 1
South Portland, ME 04106
RE: Waynflete Arts Center
DATE: 09/28/2007
ESTIMATED SHIPPING WEIGHT: 139.200

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

Toll Free (800) 535 7631
Local Phone (504) 733 6009
Fax: (504) 733 4393
www.lapeurestair.com

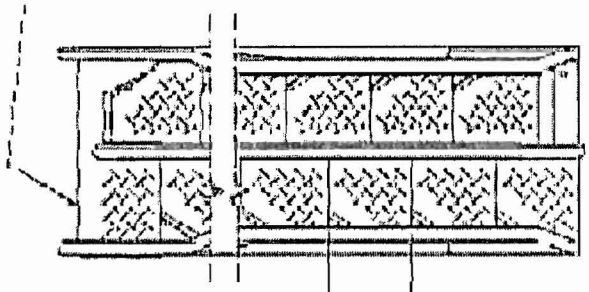
180.000 inch 56 Degree Carbon Steel, Yellow with Standard Narrow Handrail

DO NOT SCALE!



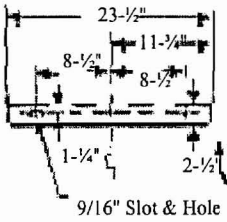
Enlarged Section A-A

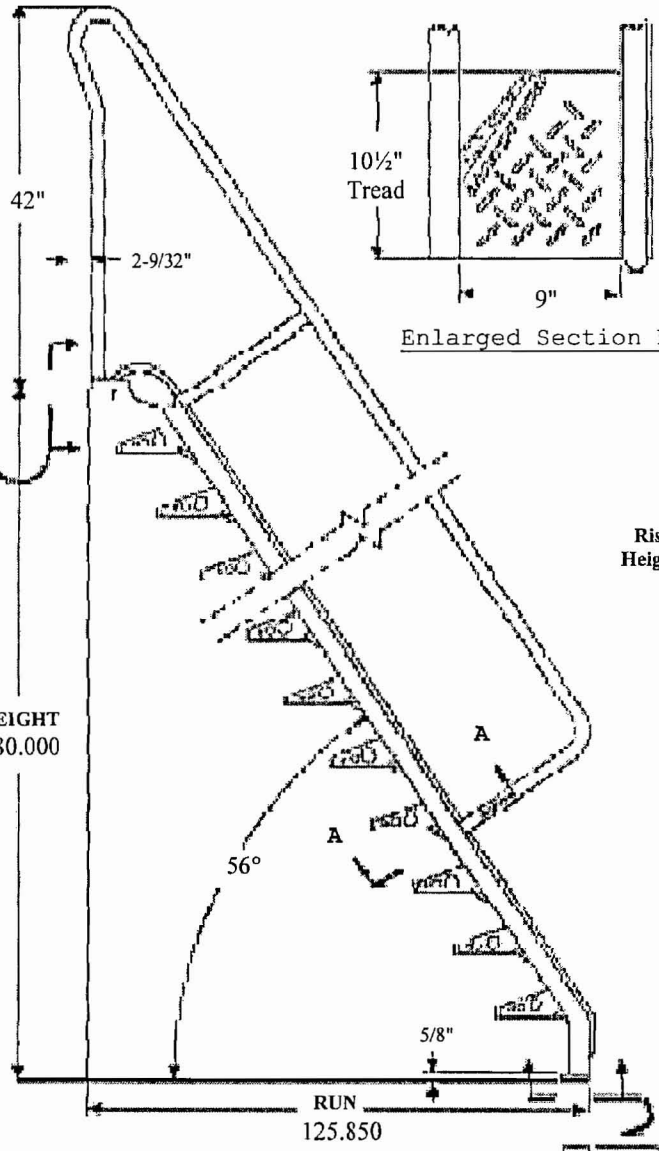
Top tread to be level with roof or upper floor surface

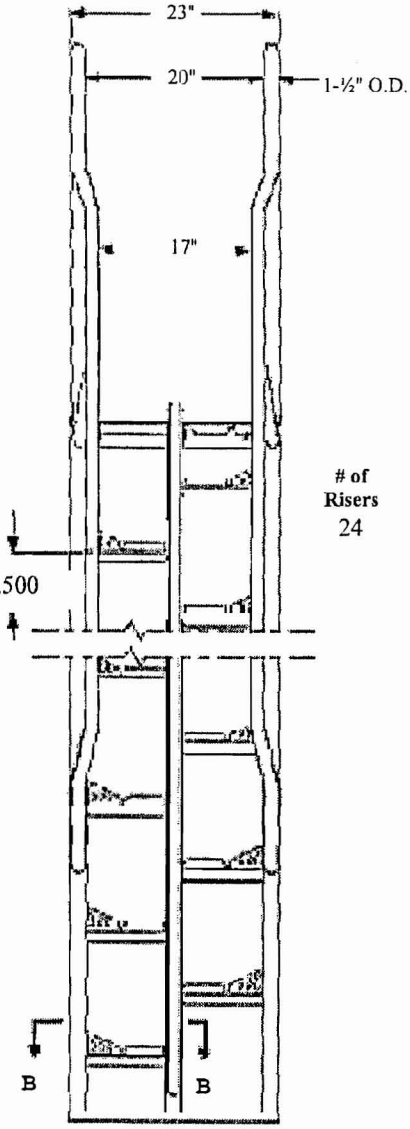


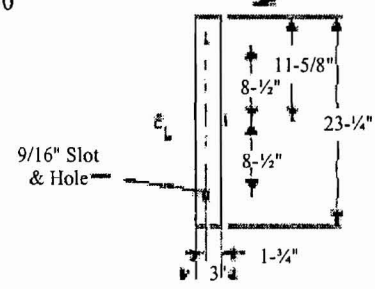
10.117 Projected Tread

Enlarged Section B-B









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

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

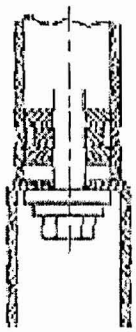
For vertical heights in excess of 15', Lapeyre Stair recommends an intermediate platform with two stairs of equal heights.

Meets Federal OSHA Requirements

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

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

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



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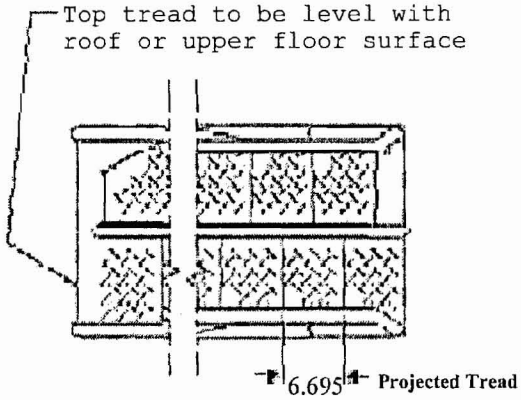
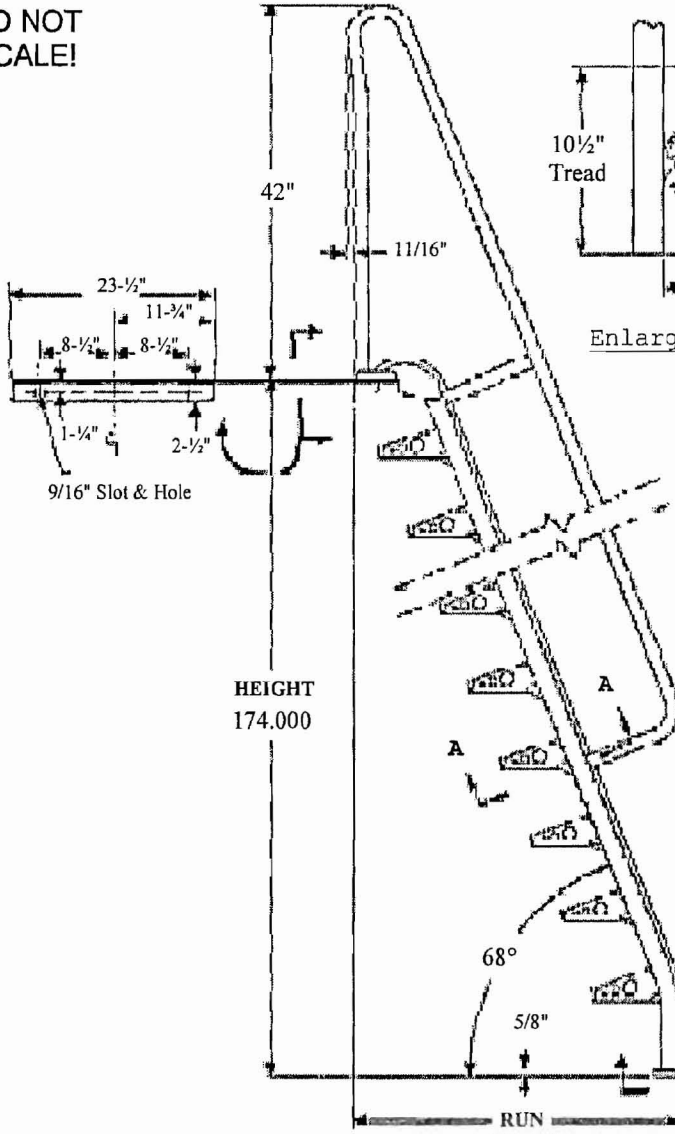
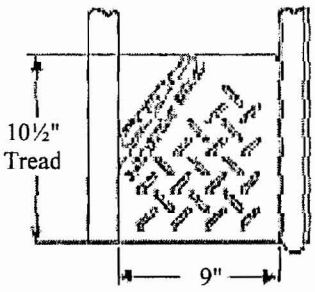


DO NOT
SCALE!





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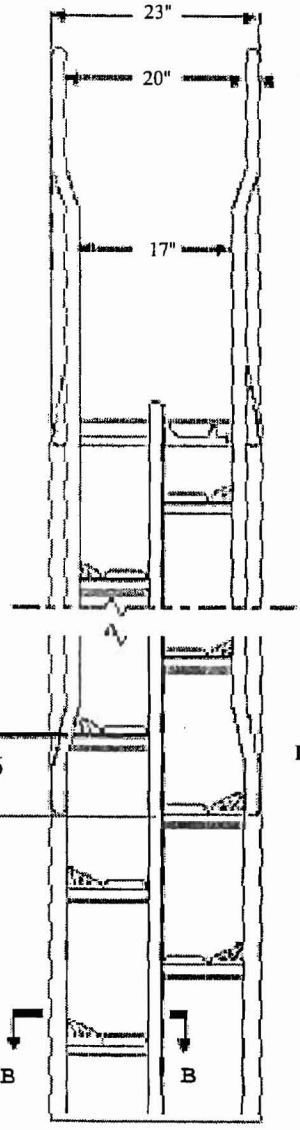
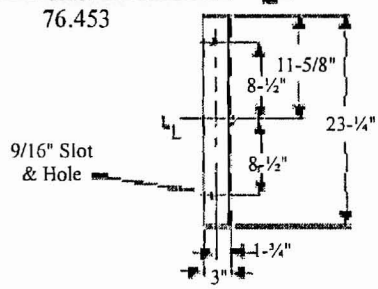


Riser Height 8.286

# of Risers 21

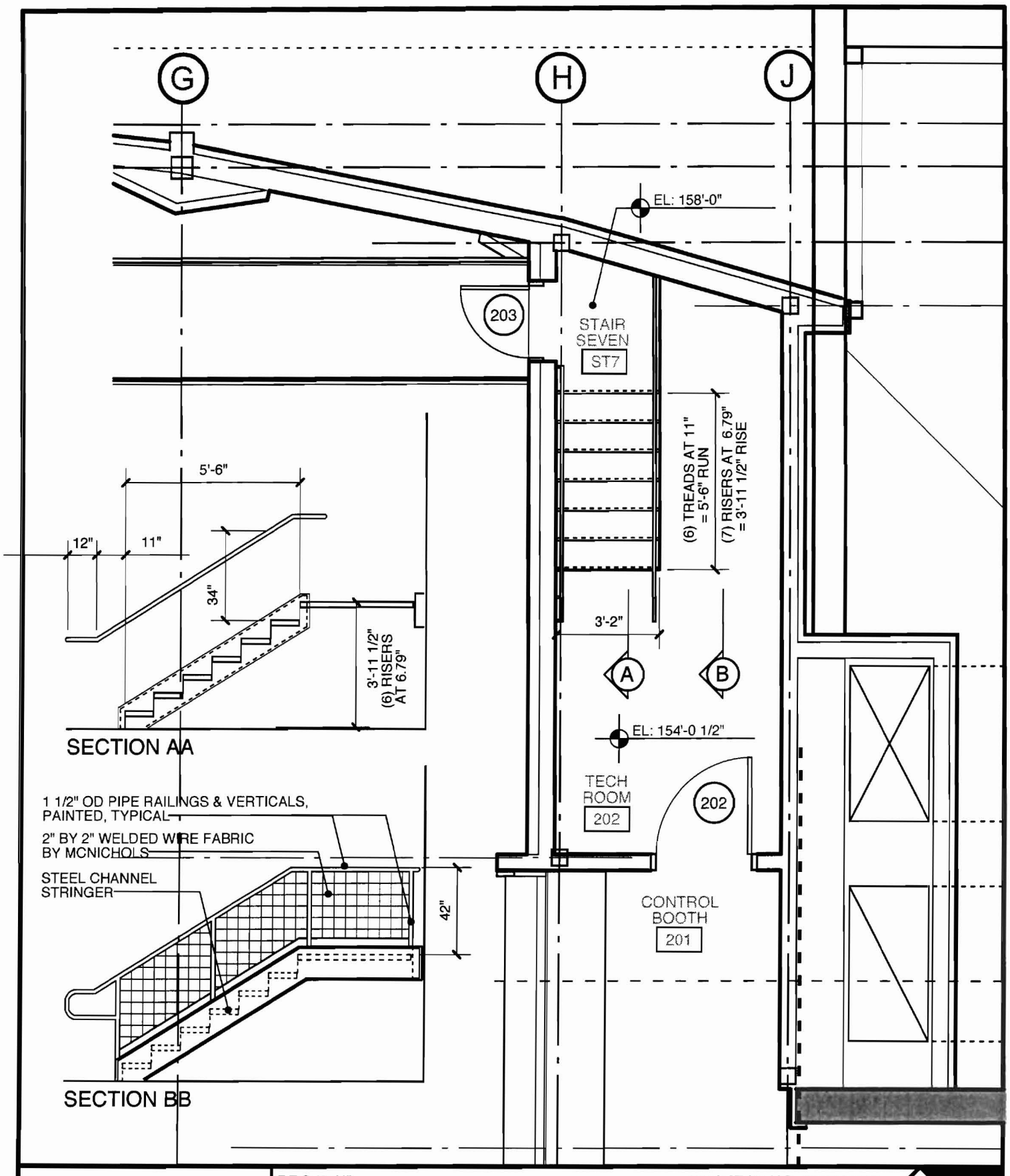


To reduce vibration, stairs in excess of 15' may require customer supplied sway bracing.

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: 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.

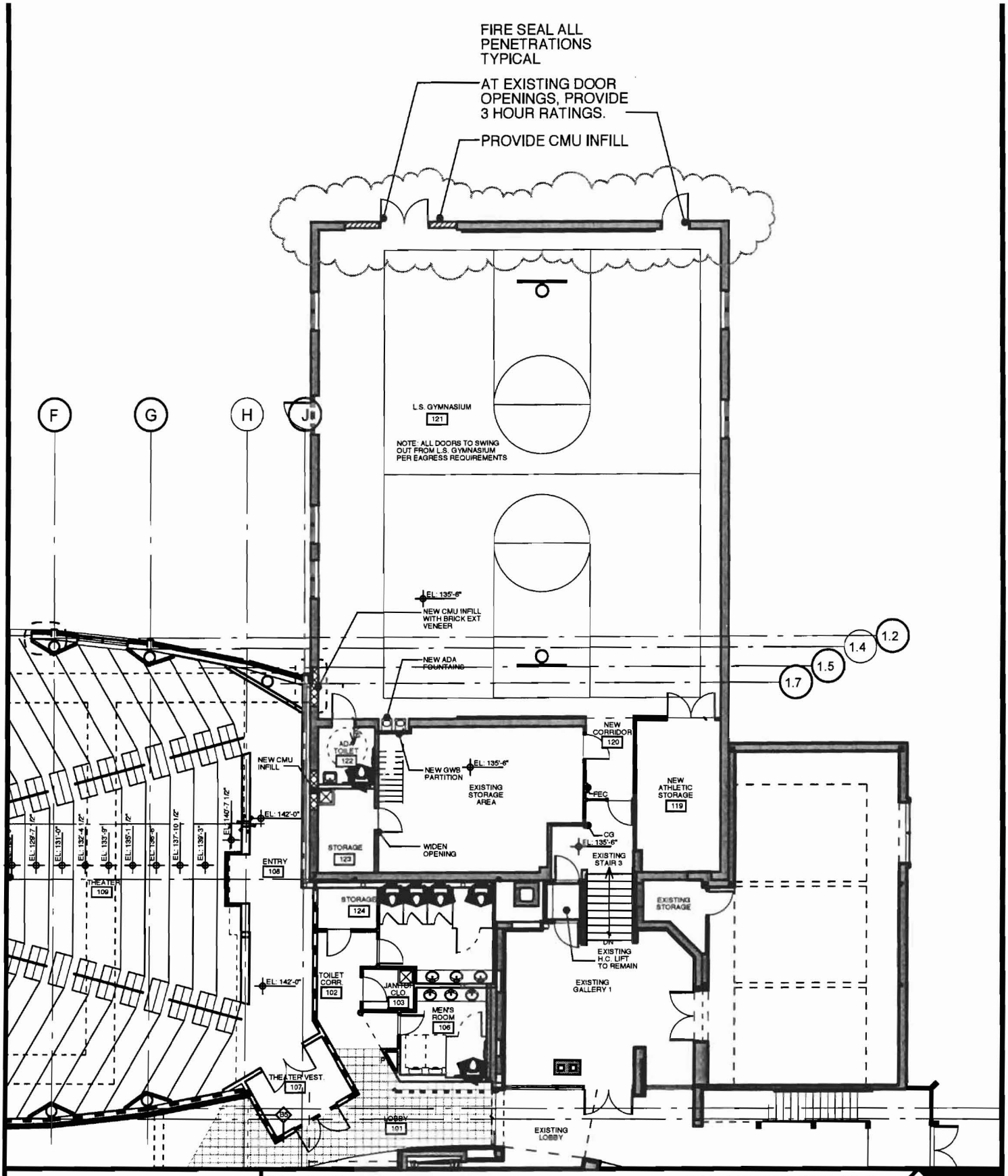
Description: At west wall of LS Gymnasium [121] verify and modify wall to conform with IBC 2003 Fire Walls, Section 705, equal to a 3 hour fire resistance rating as provided for a use group A.

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



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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

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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.

11. Site Lighting