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November 15, 2007

Michael J. Nugent
Building Inspections – Plans Reviewer
City of Portland
389 Congress Street
Portland, ME 04101

Re: Bayside Village, 132 Marginal Way
First Floor Construction Sound Ratings

Dear Mike,

As per our discussion this morning, this letter will address the sound ratings for the first floor construction between the lower level parking, retail and mechanical spaces and the residential spaces (Floor Assembly C1) on the first floor (second level) with regards to IBC 2003 Section 1207.

The intent of the scope of this section is to protect the residential units from noise in adjacent spaces. Generally, this is normally intended to address noise issues internal to a building, such as the tapping of feet overhead. These types of issues do not apply to this floor assembly as the residential spaces are above the public spaces.

Floor Assembly C1, though very substantial from a sound isolation standpoint, is not a commonly used assembly and, therefore, there are no published tests for STC and IIC ratings. The assembly consists of, from top to bottom, a 2 ½" concrete slab over 4" rigid insulation over a 5 ½" concrete slab in a 3" metal deck over a spray applied 3 hour fire proofing system. At the retail spaces, an additional suspended acoustical ceiling will be applied.

While this is not a tested system, and in comparison to other similar tested assemblies, it is my professional opinion that this assembly will exceed the STC and IIC requirements of IBC 2003.

Very truly yours,

CWS ARCHITECTS

Benedict B. Walter, Architect
Vice President