City of Newport
Department of Zoning and Inspections
Planning Division
43 Broadway, Newport, RI 02840

Plan May-3

Application Number: _____
Application Date: _____
Application Fee: $100.00

Demolition Permit Application

Please provide the following information:

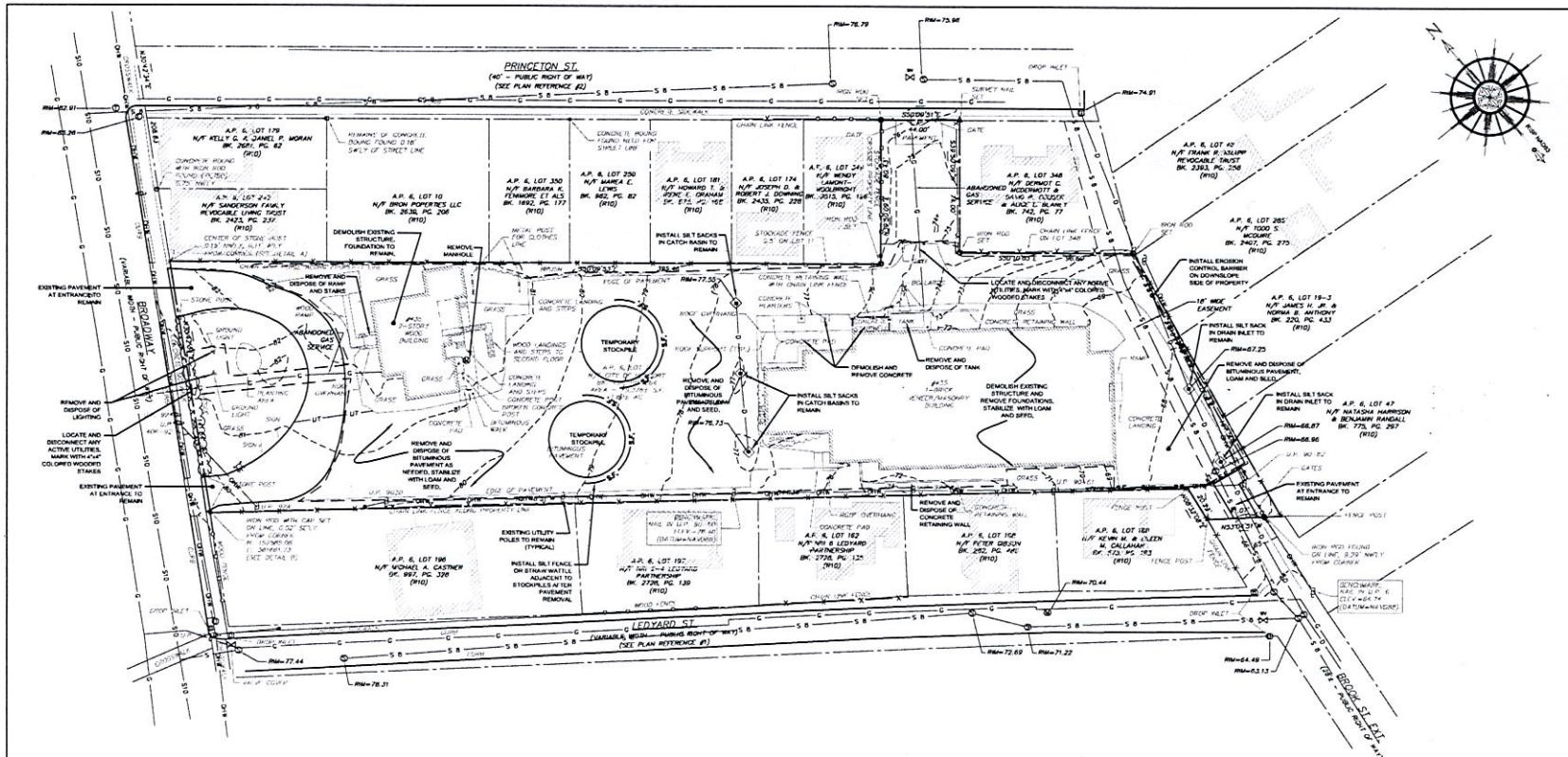
435 Broadway	**Newport, RI 02840**	Plat 6 Lot 11
Property Address		Tax Assessor's Plat & Lot
Edward McPherson	P.O. Box 746, Newport, RI 02840	
Applicant/Owner's Representative Name	Address	City, State, Zip
Edward@islandmovingco.org	530-902-3306	
Email	Cell Phone	
City of Newport	43 Broadway, Newport, RI 02840	
Owner's Name	Address	City, State, Zip
citymanager@cityofnewport.com	401-845-5430	
Email	Cell Phone	

RECEIVED
$100.-
APR - 1 2019
CK# 37273

Required Items for Demolition Permit

Demolition Permit Contents:

- [x] A. Non-refundable fee to be submitted with the Building Demolition Permit application in accordance with the City of Newport Codified Ordinances Chapter 2.120, General Fee Schedule;
- [x] B. Demolition staging plan;
- [x] C. Site plan identifying all existing structures and all trees of diameter eighteen (18) inches or greater;
- [x] D. Photos of existing structure;
- [x] E. Plans and elevations for the proposed reuse of the property (for informational purposes only);
- [ ] F. Site restoration plan and specifications (only applicable if commencement of construction of a new structure is not planned within sixty (60) days after completed demolition;
- [x] G. A brief narrative describing the nature of the demolition, including reason for demolition;
- [x] H. Independent certification of mitigating circumstances (i.e. professional documentation of mold, mildew, strucutural damage, etc. if available).



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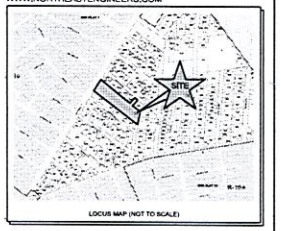


LOCUS MAP (NOT TO SCALE)

STORMWATER MAINTENANCE PLAN

A. SILT FENCES SHALL BE CONSTRUCTED AS INDICATED IN THE PLAN DETAILS, AT A MINIMUM THE SILT FENCING SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND/OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REGRADED ON THE SITE.

B. SEEDED AREAS SHALL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE CITY DEPARTMENT OF UTILITIES.

No.	Revision	Date	App.

Designed By:	Drawn by: JJR	Checked by:	GES
Scale: 1"=30'	Date:		27MAR19

Project Title:

FORMER TRIPPLET SCHOOL SITE

A.P. 6 LOT 11
435 BROADWAY
NEWPORT, RHODE ISLAND

Client/Owner:

EDWARD MCPHERESON
ISLAND MOVING COMPANY
PO BOX 746 NEWPORT, RI 02840

Issued for:

PERMITTING

Drawing Title:

PROPOSED DEMOLITION PLAN

Drawing Number: C-1
Sheet 1 of 1
Project Number: 17062.2
Survey Index: 14 - 6 - 11

LEGEND

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- TOPOGRAPHIC CONTOUR
- CHAIN LINK FENCE
- STOCKADE FENCE
- WOOD FENCE
- HEDGE
- BRUSH/BUSHES
- NATURAL GAS LINE
- MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- SIGN
- HYDRANT
- WATER GATE
- LIGHT
- UTILITY POLE
- GUY WIRE
- IRON ROD
- SURVEY NAIL
- S.F. EROSION CONTROL BARRIER
- LIMIT OF DISTURBANCE

GENERAL NOTES:

1. THE INTENTION OF THIS PLAN IS TO MINIMIZE AND CONTROL THE EROSION AND RUNOFF DURING DEMOLITION OF EXISTING THE RESIDENCE. IF SITE CONDITIONS WARRANT, THE NEWPORT DEPARTMENT OF UTILITIES MAY REQUIRE OTHER MEASURES.
2. EXISTING DRAINAGE PATTERNS HAVE BEEN MINIMALLY ALTERED TO THE EXTENT POSSIBLE.
3. CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING ANY FIELD WORK.
4. IF WORK IS COMPLETED IN ACCORDANCE WITH THIS PLAN, THERE SHOULD BE NO ADVERSE IMPACTS TO DOWNSTREAM PROPERTIES.
5. THIS PLAN DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES PRESENT ARE SHOWN ON THIS PLAN, NOR THAT THOSE UTILITIES SHOWN ARE ACCURATELY REPRESENTED.
6. EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC (NE&C), IN SEPTEMBER 2016. PROPERTY LINE INFORMATION TAKEN FROM A CLASS I COMPREHENSIVE BOUNDARY SURVEY PREPARED BY NE&C DATED NOVEMBER 7, 2016.
7. BASE OF ELEVATIONS: NAVD88.
8. NORTH REFERENCED GRID NORTH (RISP NAD83) BY RTK GPS OBSERVATION.
9. SUBJECT PROPERTY AND ALL ABUTTING PROPERTIES ARE ZONED R-10 (HIGH DENSITY RESIDENTIAL).
10. STRUCTURES ON ABUTTING PROPERTIES SCALED FROM ARCHITECTURAL RENDERINGS AND SHOULD BE CONSIDERED APPROXIMATE.
11. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED EXISTING PLANS AND FIELD INSPECTION. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES).

CONSTRUCTION SEQUENCING:

A. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
B. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THE EXISTING PAVED ENTRANCE SHOWN.
C. INSTALL SILT FENCES, STRAW BALES, AND SILT SACKS AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF DOWNSTREAM AREAS PRIOR TO ANY EARTH MOVING ACTIVITIES.
D. LOCATE AND DISCONNECT ANY ACTIVE EXISTING UTILITIES UNDER THE DIRECTION AND PERMISSION OF THE RESPECTIVE PROVIDERS. CUT SERVICES AT PROPERTY LINE AND MARK IN THE FIELD WITH 4'X4" COLOR CODED MARKERS.
E. DEMOLISH EXISTING STRUCTURES AND FOUNDATIONS AS INDICATED. MATERIALS MAY BE STOCKPILED ON SITE WHERE INDICATED PRIOR TO BEING REMOVED OFF SITE TO AN APPROVED DISPOSAL LOCATION.
F. FILL AND GRADE AREA OF REMOVED FOUNDATIONS.
G. REMOVE PAVEMENT AND BASE MATERIAL, WHERE SHOWN.
H. HYDROSEED FINISHED GRADE.
I. REMOVE SILT FENCE WHEN AREA DISTURBED AREAS HAVE BEEN STABILIZED AND RECEIVED AT LEAST TWO (2) MOWINGS.

VEGETATIVE PRACTICE:

PERMANENT MEASURES

A. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ANY SLOPES STEEPER THAN 3:1 (SEE PLAN).
B. A MINIMUM OF 4" OF LOAM SHALL BE INSTALLED. THE LOAM SHALL BE GRADED TO A SMOOTH CONDITION AND STONES AND OTHER OBJECTS LARGER THAN 2" SHALL BE REMOVED.
C. THE FOLLOWING SEEDING MIXTURE SHALL BE APPLIED AT THE INDICATED RATE UNLESS OTHERWISE APPROVED BY THE NEWPORT DEPARTMENT OF UTILITIES.

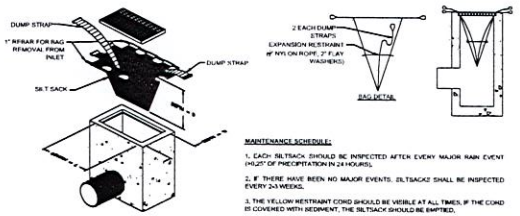
RED FESCUE:	40 LBS/ACRE
KENTUCKY BLUEGRASS:	40 LBS/ACRE
PERENNIAL RYEGRASS:	20 LBS/ACRE

D. HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE

TEMPORARY MEASURES - FOR TEMPORARY PROTECTION OF DISTURBED AREAS

A. SEED SHALL BE APPLIED AT THE FOLLOWING RATE; WINTER RYE: 100 LBS/ACRE

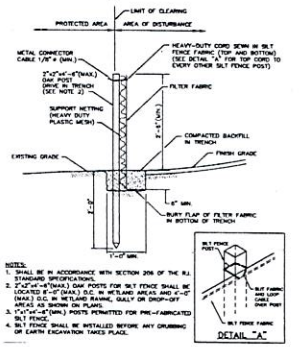
B. HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE



SILT SACK DETAIL
SCALE: NOT TO SCALE

MAINTENANCE SCHEDULE:

1. EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT (HALF OF PRECIPITATION IN 24 HOURS).
2. IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.
3. THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.



SILT FENCE (RIDOT 9.2.0)
SCALE: NOT TO SCALE

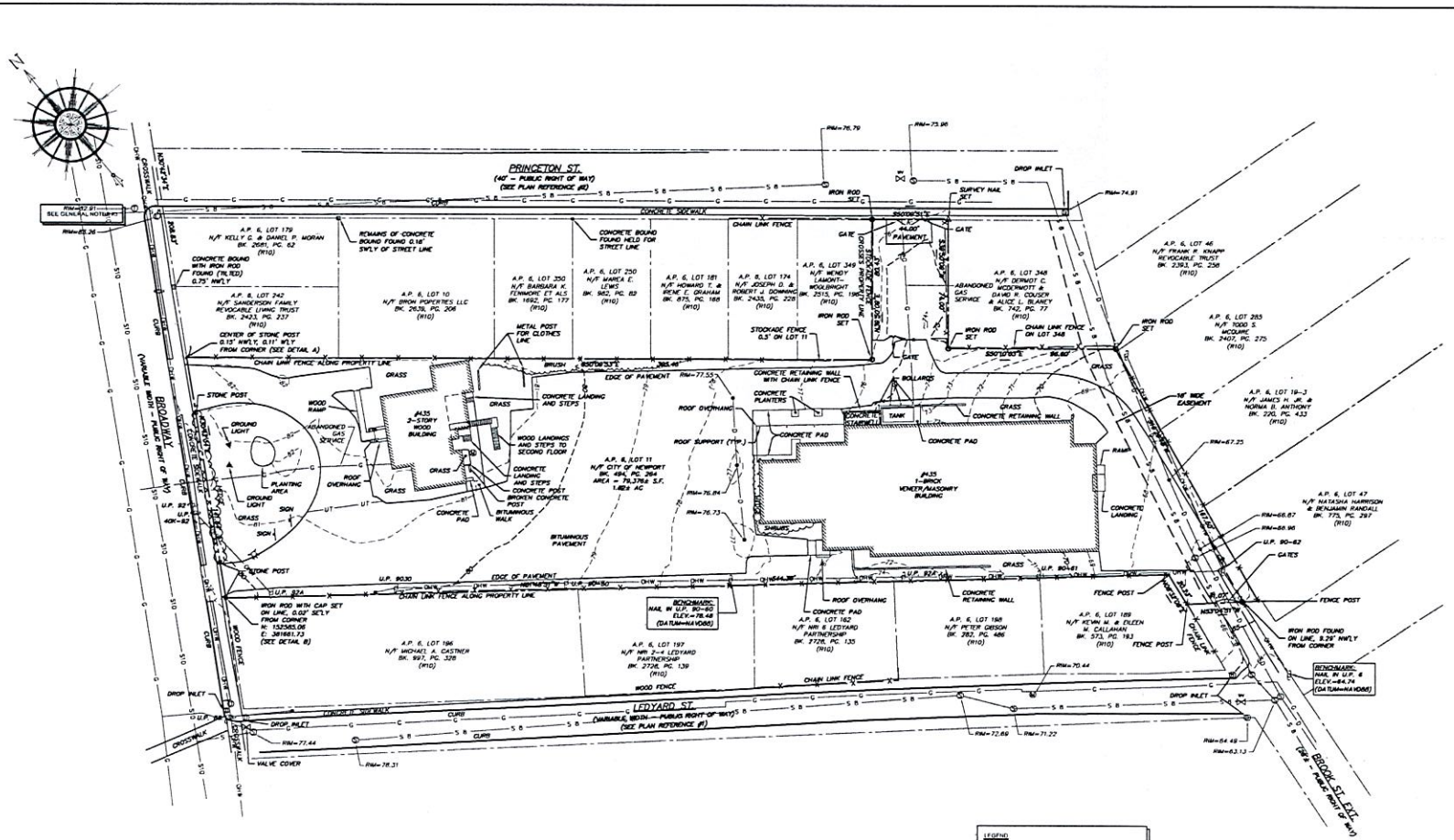
NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
2. 2"-x2"-x14'-6" (MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
3. 1"x1"x4'-6" (MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
4. SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

GRAPHIC SCALE

30 0 15 30 60 120

(in feet)

1 inch = 30 feet



GENERAL NOTES:

1. EXISTING CONDITIONS AND PROPERTY LINE INFORMATION TAKEN FROM PLAN ENTITLED "FORMER TRIPPLET SCHOOL, A.P. 6 LOT 11, 435 BROADWAY, NEWPORT, RI, COMPREHENSIVE BOUNDARY SURVEY WITH EXISTING CONDITIONS AND TOPOGRAPHY", DATED OCT. 15, 2018, A CLASS I PLAN OF SURVEY PREPARED BY NE&C.
2. BASE OF ELEVATIONS: NAVD88.
3. NORTH REFERENCES GRID NORTH (RISP NAD83) BY RTK GPS OBSERVATION.
4. PROPERTY CORNER IS CENTER OF 2" Ø FENCE POST AT EXISTING GRADE.

GRAPHIC SCALE

(in feet)

1 INCH = 30 FEET

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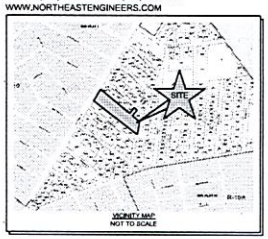
STRUCTURAL
MATERIALS TESTING



No.	Revision	Date	App.

Designed by:	Drawn by: VAL	Checked by: MST	
Scale: 1"=30'	Date: 15OCT2018		

Project Title:

FORMER TRIPPLET SCHOOL

A.P. 6, LOT 11
435 BROADWAY
NEWPORT, RHODE ISLAND

Client/Owner:

EDWARD MCPHERSON
ISLAND MOVING COMPANY
PO BOX 746 NEWPORT, RI 02840

Issued for:

PERMITTING

Drawing Title:

COMPREHENSIVE BOUNDARY SURVEY

WITH EXISTING CONDITIONS AND TOPOGRAPHY

Drawing Number:	L-1
Sheet	1 of 2
Project Number:	17062.2
Survey Index:	14 - 6 - 11

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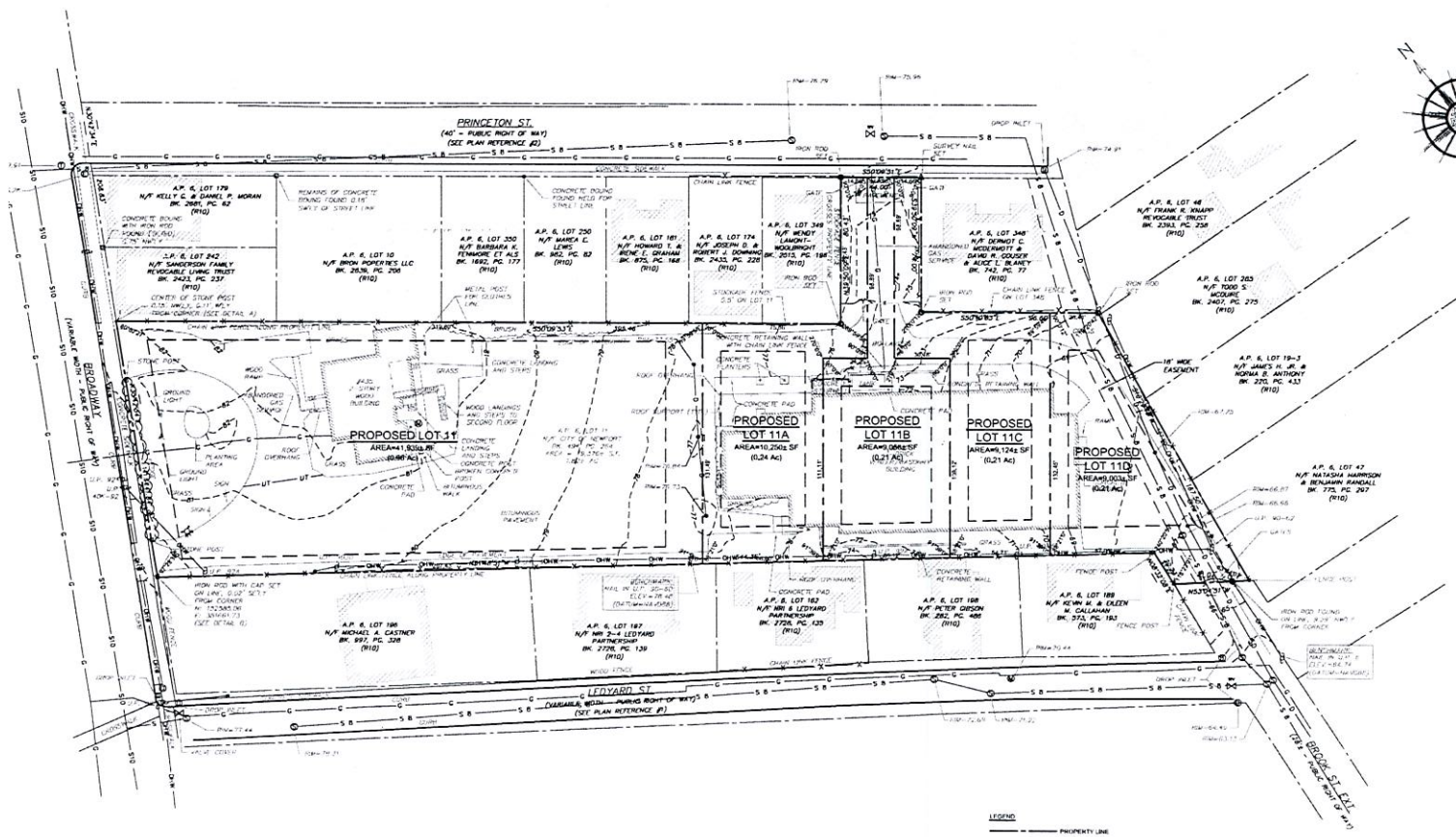
All photos taken Feb 28, 2019


437


GEORGE H. TRIPLETT
ELEMENTARY
SCHOOL



ZONING DATA: ZONE R-10	REQUIRED:	PROPOSED LOT 11:	PROPOSED LOT 11A:	PROPOSED LOT 11B:	PROPOSED LOT 11C:	PROPOSED LOT 11C:
MINIMUM LOT AREA:	10,000 SF	41,976 SF	10,250 SF	9,084 SF	9,124 SF	9,003 SF
MINIMUM LOT WIDTH:	80 FT	141.20 FT	14.06 FT	14.06 FT	14.06 FT	41.07 FT
BUILDING SETBACKS:						
FRONT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT
SIDE	10 FT	10 FT	10 FT	10 FT	10 FT	10 FT
REAR	20 FT	29 FT	20 FT	20 FT	20 FT	29 FT
MAXIMUM BUILDING HEIGHT:	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT
MAXIMUM LOT COVERAGE:	20%	20%	20%	20%	20%	20%

LEGEND

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- TOPOGRAPHIC CONTOUR
- CHAIN LINK FENCE
- STOCKADE FENCE
- WOOD FENCE
- HEDGE
- BRUSH/BUSHES
- NATURAL GAS LINE
- MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- SIGN
- HYDRANT
- WATER GATE
- LIGHT
- UTILITY POLE
- GUY WIRE
- IRON ROD
- SURVEY NAIL
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK

GENERAL NOTES:

1. EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. (NE&C), IN SEPTEMBER 2018. PROPERTY LINE INFORMATION TAKEN FROM A CLASS I COMPREHENSIVE BOUNDARY SURVEY PREPARED BY NE&C DATED NOVEMBER 7, 2018.
2. BASE OF ELEVATIONS: NAVD88.
3. NORTH REFERENCES GRID NORTH (RISP NAD83) BY RTK GPS OBSERVATION.
4. SUBJECT PROPERTY AND ALL ABUTTING PROPERTIES ARE ZONED R-10 (HIGH DENSITY RESIDENTIAL).
5. STRUCTURES ON ABUTTING PROPERTIES SCALED FROM ARCHITECTURAL RENDERINGS AND SHOULD BE CONSIDERED APPROXIMATE.

GRAPHIC SCALE

(in feet)

1 inch = 30 feet

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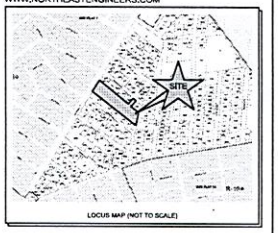

LOCUS MAP (NOT TO SCALE)

No.	Revision	Date	App.

Designed By:	Drawn by: JJR	Checked by: GES
Scale: 1"=30'	Date: 29MAR19	

Project Title:

FORMER TRIPPLET SCHOOL SITE

A.P. 6 LOT 11
435 BROADWAY
NEWPORT, RHODE ISLAND

Client/Owner:

EDWARD MCPHERESON
ISLAND MOVING COMPANY
PO BOX 746 NEWPORT, RI 02840

Issued for:

PERMITTING

Drawing Title:

PROPOSED SUBDIVISION PLAN

Drawing Number: C-2

Sheet 2 of 2

Project Number: 17062.2

Survey Index: 14 - 6 - 11

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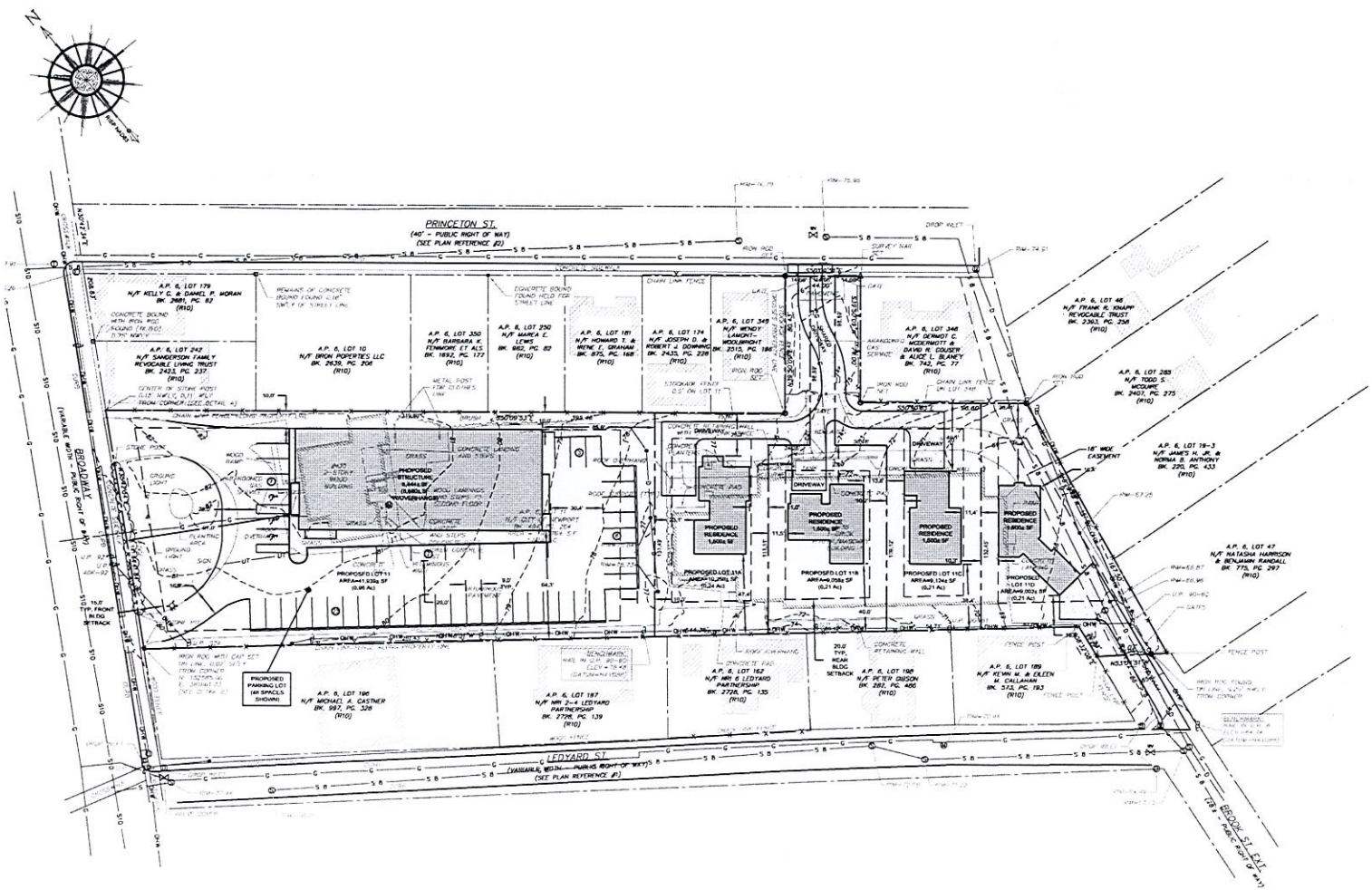

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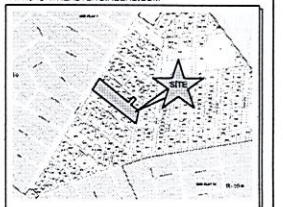

LOCUS MAP (NOT TO SCALE)

GENERAL NOTES:

1. EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC (NE&C), IN SEPTEMBER 2018. PROPERTY LINE INFORMATION TAKEN FROM A CLASS I COMPREHENSIVE BOUNDARY SURVEY PREPARED BY NE&C DATED NOVEMBER 7, 2018.
2. BASE OF ELEVATIONS: NAVD88.
3. NORTH REFERENCES GRID NORTH (RI/SP NAD83) BY RTK GPS OBSERVATION.
4. SUBJECT PROPERTY AND ALL ABUTTING PROPERTIES ARE ZONED R-10 (HIGH DENSITY RESIDENTIAL).
5. STRUCTURES ON ABUTTING PROPERTIES SCALED FROM ARCHITECTURAL RENDERINGS AND SHOULD BE CONSIDERED APPROXIMATE.

ZONING DATA:

	REQUIRED	LOT 11	LOT 11A	LOT 11B	LOT 11C	LOT 11D
MINIMUM LOT AREA:	10,000 SF	41,909 SF	10,250 SF	9,094 SF	9,124 SF	9,063 SF
MINIMUM LOT WIDTH:	80 FT	141.84 FT	66.1 FT	66.1 FT	64.9 FT	61.0 FT
BUILDING SETBACK:						
FRONT	15 FT	97.0 FT	23.5 FT	23.0 FT	40.1 FT	16.8 FT
SIDE	10 FT	6.3 / 10.5 FT	23.1 / 11.0 FT	11.0 / 13.8 FT	10.2 / 11.4 FT	10.3 / 16.4 FT
REAR	20 FT	65.6 FT	47.4 FT	45.0 FT	36.4 FT	45.4 FT
MAXIMUM BUILDING HEIGHT:	30 FT	30 FT MAX	30 FT MAX	30 FT MAX	30 FT MAX	30 FT MAX
MAXIMUM LOT COVERAGE:	20%	20.7%	14.8%	16.8%	16.3%	16.7%

GRAPHIC SCALE

30 0 15 30 60 120

(in feet)

1 inch = 30 feet

No.	Revision	Date	App.

Designed by:	Drawn by: JJR	Checked by:	GES
Scale: 1"=30'	Date:	27MAR19	

Project Title:

FORMER TRIPPLET SCHOOL SITE
A.P. 6 LOT 11
435 BROADWAY
NEWPORT, RHODE ISLAND

Client/Owner:

EDWARD MCPHERESON
ISLAND MOVING COMPANY
PO BOX 746 NEWPORT, RI 02840

Issued for:

REVIEW

Drawing Title:

PROPOSED LAYOUT PLAN
(ALTERNATE)

Drawing Number: C-1
Sheet 1 of 1
Project Number: 17062.2
Survey Index: 14 - 6 - 11

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STATE OF RHODE ISLAND
NEWPORT, S.C.

PLANNING BOARD
CITY OF NEWPORT

In Re:	DEMOLITION PERMIT APPLICATION
Applicant/Owner:	ISLAND MOVING COMPANY, Applicant CITY OF NEWPORT, Owner
Subject Property:	435 BROADWAY PLAT 6, LOT 11

APPLICATION SUMMARY

The subject property is a conforming lot of record containing approximately 67,518 sq. ft. (1.55 acres), with frontage on Broadway, Princeton Street, and Ledyard Street. The property contains two primary structures - a two story wood-frame structure and a brick veneer masonry building. Both buildings are vacant and have been vacant for many years. The existing buildings both show signs of deterioration. The wood-frame building has suffered water damage and mold is visible throughout the structure. The masonry building has been heavily damaged by water and mold is present throughout. Following an environmental assessment and asbestos survey by SAGE Environmental, both buildings are reported to have asbestos quantities requiring asbestos abatement plans. Anyone performing work in either building must be medically monitored and must use protective equipment per the SAGE Environmental report dated October 23, 2018. The buildings, in their current states of repair, are ill-suited for any substantial rehabilitation or modernization given the exorbitant costs associated with asbestos remediation and the relative value of the dilapidated structures.

The proposed demolition and subsequent development will result in the construction of a new, carefully scaled, compatible and complementary center for dance and home for Island Moving Company, as well as four single-family residences developed by Teri Degnan in place of the existing masonry building. The proposed dance center will meet all the height, setback, lot coverage, and parking requirements defined by the Newport Zoning Ordinance. Each of the four proposed single-family homes will also meet the required height, setback, lot coverage, and parking requirements under the Newport Zoning Ordinance. Entry and egress for the property will be through existing curb cuts on Broadway, Princeton Street, and Ledyard Street. All of the new utilities will be installed underground. The proposed project will go through the Newport Development Plan review process.

The subject property is not in the Historic District, and the demolition and removal of the existing structures will have a beneficial and revitalizing affect on the neighborhood, as will the subsequent proposed development. The Applicant will take all required, reasonable, and necessary steps to mitigate the impact on the surrounding neighborhood during the demolition

and construction process. The proposed dance center and single-family residences will be consistent with the neighborhood's character and surrounding buildings. The proposed development will conform to all requirements of the current building code, energy code, and MEP codes.

The Applicant has performed an initial Environmental Site Assessment (ESA) and Asbestos Containing Materials (ACM) Evaluation. The Applicant will work with the Newport Building Official to make sure all environmental, storm-water management, and demolition staging issues have been addressed prior to issuance of the Demolition Permit.

The Applicant's proposed plan will result in an increase of available housing stock and will do no harm to the character or valuations of the immediate neighborhood. The proposed project is consistent with the Goals and Policies of the Newport Comprehensive Land Use Plan.

The proposed project will meet all the review standards and required findings necessary for approval by the Planning Board for this Demolition Permit Application.

Applicant:

Island Moving Company

By its Attorney:

Hannah R. Pfeiffer, Esq. (#10005)
Miller Scott Holbrook & Jackson
122 Touro Street
Newport, RI 02840
401-847-7500

SAGE
ENVIRONMENTAL

October 23, 2018

Ms. Teri Degnan
38 Mann Avenue
Newport, RI 02840
Sent via email: teri@teridegnan.com

RE: ***Asbestos Survey***
435 Broadway
Newport, Rhode Island
SAGE *Job No. S3148*

Dear Ms. Degnan:

This correspondence is intended to summarize the results of sampling of materials for asbestos performed by SAGE Environmental, Inc. (SAGE). Sampling was conducted by SAGE on September 26, and September 28, 2018. The sampling was conducted in support of potential renovation and maintenance of two buildings. The two buildings are referred to herein as School and House. This survey was limited to accessible building materials. Please note when specific renovation or demolition plans are developed, additional samples may be required.

Limited Asbestos Survey

As requested, SAGE conducted an inspection and sampling of representative materials likely to be impacted during renovation activities. The asbestos survey was completed in general accord with the **RIDOH**[1], **EPA NESHAP**[2], and **OSHA**[3] asbestos regulations.

SAGE's certified inspector, Jeffrey D'Arrigo, conducted inspection and bulk sampling of suspect materials at the Site on September 26 and 28, 2018. Bulk samples were collected for laboratory analysis of asbestos. The following sections summarize the samples collected and analytical results.

School Building

A total of one hundred and seven (107) bulk samples were collected from suspect materials in the School and submitted to EMSL (EMSL Analytical Inc., Cinnaminson, New Jersey), an EPA-accredited and RIDOH-licensed analytical laboratory for analysis for asbestos by **PLM**[4]. The one hundred and seven (107) bulk samples were grouped into a total of seventy (70) homogeneous material types, (i.e., areas of materials

[1] **RIDOH** = Rhode Island Department of Health, Rules and Regulations for Asbestos Control [R23-24.5-ASB], as amended.
[2] **EPA NESHAP** = Environmental Protection Agency NESHAP regulation 40 CFR 61 Subpart M—National Emission Standard for Asbestos.
[3] **OSHA** = US Dept. of Labor, Occupational Health and Safety Administration - 29 CFR 1926.1101 Asbestos.
[4] **PLM** = Polarized Light Microscopy (EPA 600/R-93/116 Method).

that are uniform in color and texture, and typically also similar in type and application [Homog#. Sample#]). Once one sample in a homogeneous group tested positive, all the materials of the homogeneous group are considered to be ACM. Bulk samples identified as ACM are highlighted in yellow; bulk samples which identified asbestos present but at concentrations less than <1 percent are highlighted in green **Table 1.**

The laboratory certificates of analysis associated with these samples, including Chain-of-Custody documentation, are included in **Attachment 1**. Photographs of the sample locations are included in the **Photograph Appendix.** Sample locations are depicted on the annotated drawings included as **Attachment 2.**

Table 1
ACM Sample Log
School Building
445 Broadway
Newport, Rhode Island

Homog#/Sample#	Description	Location	Asbestos Content
1A	Popcorn Plaster Ceiling	1st Floor Foyer	4% Chrysotile
1B	Popcorn Plaster Ceiling	1st Floor Foyer	Positive Stop (NA)
1C	Popcorn Plaster Ceiling	1st Floor Foyer	Positive Stop (NA)
2A	Joint Compound on 3A	1st Floor Foyer at Skylight	None Detected
2B	Joint Compound on 3A	1st Floor Foyer at Skylight	None Detected
3A	Gypsum Board on Skylight	1st Floor Foyer at Skylight	None Detected
4A	Cream 9x9 VFT	1st Floor Office Area	4% Chrysotile
5A	Black Under 4A	1st Floor Office Area	None Detected
4B	Same as 4A	1st Floor Office Area	Positive Stop (NA)
5B	Same as 5A	1st Floor Office Area	None Detected
6A	Hand Packed Elbow on F/G pipe	1st Floor Office Area	None Detected
7A	White J/C on Column	1st Floor Office Area	None Detected
8A	White Plaster Under 7A	1st Floor Office Area	None Detected
9A	Black Window Sill	1st Floor Office Area	None Detected
10A	Brown VCR on CMU	1st Floor Office Area	None Detected
11A	Brown Glue Under 10A	1st Floor Office Area	None Detected
12A	Grey Mortar CWT	1st Floor Office Bathroom	2% Chrysotile
13A	Mortar on Floor Ceramic Tile	1st Floor Office Bathroom	None Detected
14A	Concrete Deck	1st Floor Office Area	None Detected
15A	24x24 SACT	1st Floor Office Area	None Detected
16A	Brown 9x9 VFT	1st Floor Office Closet	7% Chrysotile
17A	Black Glue under 17 A	1st Floor Office Closet	None Detected
18A	Grey Glazing on Window Sill Seam	1st Floor Office Area	2% Chrysotile
19A	Grey Glazing on Window Sill Seam on Aluminum Window	1st Floor Office Area	2% Chrysotile
20A	Mortar Under Ceramic Tile	1st Floor Mens Room	None Detected
20A	Joint Compound		2% Chrysotile
16B	Same as 16A	1st Floor Server Room	2% Chrysotile
21A	Black Glue Under 16B	1st Floor Server Room	None Detected
22A	Hand Packed Elbow on F/G pipe	1st Floor Pipe Space	15% Amosite 25% Chrysotile
22B	Hand Packed Elbow on F/G pipe	1st Floor Pipe Space	Positive Stop NA
22C	Hand Packed Elbow on F/G pipe	1st Floor Pipe Space	Positive Stop NA

Homog#/Sample#	Description	Location	Asbestos Content
23A	2x3 SACT	1st Floor Corridor	None Detected
24A	Grey Mortar CWT	1st Floor Corridor	None Detected
25A	Beige 9x9 VFT	1st Floor Classroom (29)	5% Chrysotile
26A	Black Glue Under 25A	1st Floor Classroom (29)	None Detected
27A	Brown Glue	Under Pegboard 1st Floor (29)	None Detected
27B	Same as 24A	Under Pegboard 1st Floor (Room 7)	None Detected
28A	Gypsum Under 27B	Under Pegboard 1st Floor (Room 7)	None Detected
29A	Mint Green 9x9 VFT	1st Floor Classroom (Room 7)	4% Chrysotile
30A	Black Glue Under 29A	1st Floor Classroom (Room 7)	None Detected
31A	2x4 SACT	1st Floor Classroom (Room 7)	None Detected
9B	Same as 9A	1st Floor Classroom (Room 7)	None Detected
19B	Same as 19A	1st Floor Classroom (Room 7)	Positive Stop NA
25B	Same as 25A	1st Floor Classroom (23)	Positive Stop NA
26B	Black Glue Under 25B	1st Floor Classroom (23)	None Detected
32A	Black 9x9 Replacement Tile	1st Floor Classroom (23)	None Detected
29B	Same as 29A	1st Floor Classroom (22)	Positive Stop NA
30B	Same as 30A	1st Floor Classroom (22)	None Detected
33A	Brown Cove Base	1st Floor Classroom (22)	None Detected
34A	Brown Glue Under 33A	1st Floor Classroom (22)	None Detected
35A	Grey 9x9 VFT	1st Floor Classroom (A)	3% Chrysotile
36A	Black Glue Under 35A	1st Floor Classroom (A)	None Detected
19C	Same as 19A	1st Floor Classroom (A)	Positive Stop NA
37A	2x4 SACT	1st Floor Classroom (A)	None Detected
38A	Pink/Beige 9x9 Tile	1st Floor Classroom (105)	6% Chrysotile
39A	Black Glue Under	1st Floor Classroom (105)	None Detected
35B	Same as 35A	1st Floor Classroom (103)	Positive Stop NA
36B	Same as 36A	1st Floor Classroom (103)	None Detected
40A	Brown 9x9 VFT	Basement Art Room	8% Chrysotile
41A	Glue Under 40A	Basement Art Room	None Detected
42A	Hand Packed Elbow on F/G pipe	Basement Cafeteria	60% Chrysotile
42B	Hand Packed Elbow on F/G pipe	Basement Cafeteria	Positive Stop NA
43A	Grey 9x9 VFT	Basement Cafeteria	7% Chrysotile
44A	Black Glue Under 43A	Basement Cafeteria	4% Chrysotile
45A	Beige (lt) 9x9 VFT	Basement Cafeteria	5% Chrysotile
44B	Same as 44A	Basement Cafeteria	Positive Stop NA
46A	Grey Mortar Under Yellow CWT	Basement Cafeteria	2% Chrysotile
47A	2x4 SACT	Basement Cafeteria	None Detected
48A	Joint Compound Above Hoods	Basement Cafeteria	None Detected
49A	White Skim Plaster Ceiling	Basement Cafeteria	None Detected
50A	Rough Coat Plaster	Basement Cafeteria	None Detected
49B	Same as 49A	Basement Cafeteria	None Detected
50B	Same as 50A	Basement Cafeteria	None Detected
51A	Gypsum Wallboard	Basement Cafeteria	None Detected
51B	Gypsum Wallboard	Basement Cafeteria	None Detected
45B	Same as 45A	Room 12 Basement	Positive Stop NA
44C	Same as 47A	Room 12 Basement	Positive Stop NA
47B	Same as 47A	Room 12 Basement	None Detected
52A	Brown Cove Base	Basement Library (A)	None Detected
53A	Brown Glue Under 52A	Basement Library (A)	None Detected
54A	Yellow 9x9 VFT Under Carpet	Basement Library (B)	6% Chrysotile
55A	Black Glue on 56A	Basement Library (B)	5% Chrysotile
56A	Cream 9x9 VFT	Basement Library (Room 10)	5% Chrysotile
57A	Black Glue Under 56A	Basement Library (Room 10)	None Detected
58A	Pinkish 9x9 VFT	Basement Library (Room 9)	6% Chrysotile

Homog#/Sample#	Description	Location	Asbestos Content
59A	Black Glue Under 58A	Basement Library (Room 9)	6% Chrysotile
60A	Boiler Jacketing	Basement Boiler Room	60% Chrysotile
60B	Same as 60A	Basement Boiler Room	Positive Stop NA
60C	Same as 60A	Basement Boiler Room	Positive Stop NA
61A	Boiler Breaching	Basement Boiler Room	70% Chrysotile
61B	Boiler Breaching	Basement Boiler Room	Positive Stop NA
62A	Hand Packed Elbow on F/G pipe	Basement Boiler Room	70% Chrysotile
62B	Hand Packed Elbow on F/G pipe	Basement Boiler Room	Positive Stop NA
62C	Hand Packed Elbow on F/G pipe	Basement Boiler Room	Positive Stop NA
62D	Hand Packed Elbow on F/G pipe	Basement Boiler Room	Positive Stop NA
62E	Hand Packed Elbow on F/G pipe	Basement Boiler Room	Positive Stop NA
63	Door Frame Caulk (Grey)	Exterior Main Entrance	4% Chrysotile
64	White Caulk @ Window Frame and Column	Exterior Windows	None Detected
65	White Mortar Under CWT	Exterior Façade	None Detected
65	Adhesive Under CWT	Exterior Façade	None Detected
66	White Window Glaze (Aluminum)	Exterior Aluminum Windows	3% Chrysotile
67	White Caulk on Vent	Exterior Vent Plate	None Detected
68A	Asphalt/ Tar Layer	Roof Edge	None Detected
69A	Asphalt/ Tar Equipment	Equipment Curb	None Detected
70A	Asphalt/ Tar Main field	Roof Field	None Detected
70B	Asphalt/ Tar Main field	Roof Field	None Detected
69B	Asphalt/ Tar Equipment Curb	Equipment Curb	None Detected
68B	Asphalt/ Tar Edge	Roof Edge	None Detected

Note: Samples identified as ACM (i.e., Asbestos greater than 1%) are highlighted in yellow.

ACM identified during the September, 2018 survey has been summarized in **Table 2** below.

Table 2
ACM Summary
School Building
445 Broadway
Newport, Rhode Island

Homogenous Group	Sample where asbestos was detected	Description	Location	Asbestos Type
1	1A, 1B, 1C	Popcorn Plaster Ceiling	1st Floor Foyer	4% Chrysotile
4	4A, 4B	Cream 9x9 VFT	1st Floor Office Area	4% Chrysotile
12	12A	Grey Mortar CWT	1st Floor Office Bathroom	2% Chrysotile
16	16A	Brown 9x9 VFT	1st Floor Office Closet	7% Chrysotile
18	18A	Grey Glazing on Window Sill Seam	1st Floor Office Area	2% Chrysotile
19	19A, 19B, 19C	Grey Glazing on Window Sill Seam on Aluminum Window	1st Floor Office Area	2% Chrysotile
20	20A	Joint Compound		2% Chrysotile
16	16A	Same as 16A	1st Floor Server Room	2% Chrysotile
22	22A, 22B, 22C	Hand Packed Elbow on F/G pipe	1st Floor Pipe Space	15% Amosite 25% Chrysotile
25	25A, 25B	Beige 9x9 VFT	1st Floor Classroom (29)	5% Chrysotile
29	29A, 29B	Mint Green 9x9 VFT	1st Floor Classroom (Room 7)	4% Chrysotile
35	35A, 35B	Grey 9x9 VFT	1st Floor Classroom (A)	3% Chrysotile

Homogenous Group	Sample where asbestos was detected	Description	Location	Asbestos Type
38	38A	Pink/Beige 9x9 Tile	1st Floor Classroom (105)	6% Chrysotile
40	40A	Brown 9x9 VFT	Basement Art Room	8% Chrysotile
42	42A, 42B	Hand Packed Elbow on F/G pipe	Basement Cafeteria	60% Chrysotile
43	43A	Grey 9x9 VFT	Basement Cafeteria	7% Chrysotile
44	44A, 44B, 44C	Black Glue Under 43A	Basement Cafeteria	4% Chrysotile
45	45A, 45B	Beige (lt) 9x9 VFT	Basement Cafeteria	5% Chrysotile
46	46A	Grey Mortar Under Yellow CWT	Basement Cafeteria	2% Chrysotile
54	54A	Yellow 9x9 VFT Under Carpet	Basement Library (B)	6% Chrysotile
55	55A	Black Glue on 56A	Basement Library (B)	5% Chrysotile
56	56A	Cream 9x9 VFT	Basement Library (Room 10)	5% Chrysotile
58	58A	Pinkish 9x9 VFT	Basement Library (Room 9)	6% Chrysotile
59	59A	Black Glue Under 58A	Basement Library (Room 9)	6% Chrysotile
60	60A, 60B, 60C	Boiler Jacketing	Basement Boiler Room	60% Chrysotile
61	61A, 61B	Boiler Breaching	Basement Boiler Room	70% Chrysotile
62	62A, 62B, 62C, 62D, 62E	Hand Packed Elbow on F/G pipe	Basement Boiler Room	70% Chrysotile
63	63	Door Frame Caulk (Grey)	Exterior Main Entrance	4% Chrysotile
66	66	White Window Glaze (Aluminum)	Exterior Aluminum Windows	3% Chrysotile

Total approximate quantities of the above reference materials are as follows:

Asbestos Vinyl Floor Tile

- Basement: 11,300 square feet (Mastic Positive)
- 1st floor: 9,400 square feet (mastic Negative)

Asbestos Joint Compound

- 1st floor: 200 square feet

Grey Mortar Under Ceramic Wall tile:

- 1st floor: 200 square feet
- Basement: 1,500 square feet

Popcorn Ceiling

- 1st floor: 600 square feet

Hard Packed elbows on fiberglass

- 1st floor: 200
- Basement: 250

Boiler Insulation and Breeching

- Boiler room: 400 square feet (boiler insulation) and 200 linear feet of insulation on piping (breeching)

Windows (glazing and caulking)

- Exterior: 75-90 windows

Door Frame Caulk

- Exterior: 4 door frames

The material quantities are rough estimates. It is recommended that these quantities be field verified.

House Building

A total of one hundred and nine (109) bulk samples were collected from suspect materials in the House and submitted to EMSL (EMSL Analytical Inc., Cinnaminson, New Jersey), an EPA-accredited and RIDOH-licensed analytical laboratory for analysis for asbestos by **PLM**[5]. The one hundred and nine (109) bulk samples were grouped into a total of seventy-seven (77) homogeneous material types, (i.e., areas of materials that are uniform in color and texture, and typically also similar in type and application [Homog#. Sample#]). Bulk samples identified as ACM are highlighted in yellow; bulk samples which identified asbestos present but at concentrations less than <1 percent are highlighted in green **Table 3.**

The laboratory certificates of analysis associated with these samples, including Chain-of-Custody documentation, are included in **Attachment 1**. Photographs of the sample locations are included in the **Photograph Appendix.**

Table 3
ACM Sample Log
House Building
445 Broadway
Newport, Rhode Island

Homog#/Sample #	Description	Location	Asbestos Content
1A	White/brown tile 9x9	1st floor	2% Chrysotile
2A	Black glue under 1A	1st floor	None Detected
3A	Green concrete leveler under 2A	1st floor	4% Chrysotile
4A	Cream 9x9 tile	1st floor	2% Chrysotile
5A	Glue under 4A	1st floor	None Detected
6A	Press board	1st floor	None Detected
7A	Mortar under ceramic tile	1st floor	None Detected
8A	Concrete under 7A	1st floor	None Detected
9A	Black glue on 8A	1st floor	None Detected
10A	Brown mastic under CWI	1st floor	None Detected
11A	White plaster under 10A	1st floor	None Detected
12A	Floor paper under tongue and groove (white)	1st floor	None Detected
13A	Red 9x9 tile	1st floor	6% Chrysotile
14A	Glue on 13A	1st floor	None Detected
15A	White skim coat on 14A	1st floor	None Detected
13B	Red 9x9 tile	1st floor	Positive Stop (NA)
14B	Glue on 13B	1st floor	None Detected
15B	White skim coat on 14B	1st floor	None Detected
1B	Same as 1A	1st floor	Positive Stop (NA)

[5] **PLM** = Polarized Light Microscopy (EPA 600/R-93/116 Method).

Homog#/Sample #	Description	Location	Asbestos Content
2B	Same as 2A	1st floor	None Detected
3B	Same as 3A	1st floor	4% Chrysotile
16A	Green 9x9 tile	1st floor	6% Chrysotile
17A	Glue under 16A	1st floor	None Detected
18A	Press board under 17A	1st floor	None Detected
19A	Green pattern linoleum	1st floor	None Detected
20A	Glue on 19A	1st floor	None Detected
21A	White skim coat	1st floor	None Detected
22A	Pink gypsum board	1st floor	None Detected
23A	Grey gypsum board under 22A	1st floor	None Detected
21B	Same as 21A	1st floor	None Detected
22B	Same as 22A	1st floor	None Detected
23B	Same as 23A	1st floor	None Detected
21C	Same as 21A and 21B	1st floor	None Detected
24A	Swirl skim layer on gypsum	1st floor	None Detected
24B	Swirl skim layer on gypsum	1st floor	None Detected
24C	Swirl skim layer on gypsum	1st floor	None Detected
25A	White skim board	1st floor	None Detected
26A	Grey gypsum under 25A	1st floor	None Detected
27A	White gypsum under 26A	1st floor	None Detected
25B	Same as 25A	1st floor	None Detected
26B	Same as 26A	1st floor	None Detected
27B	Same as 27A	1st floor	None Detected
28A	White gypsum board	1st floor	None Detected
29A	White speckled tile 9x9	2nd floor	None Detected
30A	Black glue under 29A	2nd floor	None Detected
31A	Press board under 30A	2nd floor	None Detected
32A	Green 9x9 tile	2nd floor	None Detected
33A	Black glue on 33A	2nd floor	None Detected
34A	White glue on 33A	2nd floor	None Detected
35A	White 9x9 tile	2nd floor	None Detected
36A	Press board under 35A and 32A	2nd floor	None Detected
37A	Beige 9x9 VFT under carpet	2nd floor	None Detected
38A	Leveling compound	2nd floor	None Detected
39A	Black glue under compound	2nd floor	Insufficient Material
40A	Leveling concrete	2nd floor	6% Chrysotile
41A	Ceiling skim coat	2nd floor	None Detected
42A	Pink ceiling gypsum under 41A	2nd floor	None Detected
43A	White ceiling gypsum under 42A	2nd floor	None Detected
41B	Same as 41A	2nd floor	None Detected
41C	Same as 41A	2nd floor	None Detected
44A	SACT	2nd floor	None Detected
45A	White joint compound	2nd floor	None Detected
46A	Sheet rock	2nd floor	None Detected
45B	Same as 45A	2nd floor	None Detected
46B	Same as 46A	2nd floor	None Detected
47A	Skim coat	2nd floor	None Detected
48A	Sheet rock under 47A	2nd floor	None Detected
47B	Same as 47A	2nd floor	None Detected

Homog#/Sample #	Description	Location	Asbestos Content
48B	Same as 48A	2nd floor	None Detected
49A	Soft concrete under floor tile	2nd floor	None Detected
50A	Brown glue under CWT	2nd floor	None Detected
49B	Same as 49A	2nd floor	None Detected
50B	Same as 50B	2nd floor	None Detected
51A	3rd floor stair skim coat	3rd floor stair	None Detected
52A	3rd floor stair gypsum	3rd floor stair	None Detected
53A	Old brown tile	3rd floor	8% Chrysotile
54A	Black glue under 53A	3rd floor	None Detected
55A	Skim coat plaster	3rd floor	None Detected
56A	Rough coat	3rd floor	None Detected
57A	Gypsum board ceiling	3rd floor	None Detected
57A	Joint Compound	3rd floor	2% Chrysotile
58A	Concrete under bathroom tile	3rd floor bathroom	None Detected
55B	Same as 55A	3rd floor bathroom	None Detected
56B	Same as 56A	3rd floor bathroom	None Detected
59A	Glue under tile	3rd floor bathroom	None Detected
60A	Historic window glazing	Cupula window	3% Chrysotile
61A	Roof layer (cupula)	Cupula roof	7% Chrysotile
61B	Roof - Glue under Tile	Roof	Positive Stop (NA)
62A	Asphalt shingles	Roof	None Detected
62B	Same as 60A	Roof	None Detected
63A	Boiler jacket	Roof	60% Chrysotile
63B	Same as 61A	Roof	Positive Stop (NA)
63C	Same as 61C	Roof	Positive Stop (NA)
64A	Red tile	Basement	4% Chrysotile
65A	Glue under 62A	Basement	None Detected
66A	Green tile	Basement	4% Chrysotile
67A	Glue under 64A	Basement	None Detected
68A	Press board under green and red tile	Basement	None Detected
69A	Salmon tile	Basement	None Detected
70A	Glue under 67A	Basement	None Detected
71A	Tan tile	Basement	None Detected
72A	Black glue under 69A	Basement	None Detected
73A	Paper ceiling tile	Basement ceiling tile	None Detected
74A	Glazing on wood window	Exterior basement	None Detected
75A	Window caulk	Exterior window	None Detected
75B	Same as 73A	Exterior window	None Detected
76A	Window glaze	Front of building	<1% Chrysotile
76B	Same as 74A	Front of building	<1% Chrysotile
77A	Tar paper under cedar shingles	Exterior of building	None Detected

Note: Samples identified as ACM (i.e., Asbestos greater than 1%) are highlighted in yellow.
Note: Samples identified with asbestos present but at concentrations less than <1 percent are highlighted in green.

ACM identified during the September 28, 2018 survey has been summarized in **Table 4** below.

Table 4
ACM Summary
House Building
445 Broadway
Newport, Rhode Island

Homogenous Group	Sample where asbestos was detected	Description	Location	Asbestos Type
1	1A	White/brown tile 9x9	1st floor	2% Chrysotile
3	3A, 3B	Green concrete leveler under 2A	1st floor	4% Chrysotile
4	4A	Cream 9x9 tile	1st floor	2% Chrysotile
13	13A, 13B	Red 9x9 tile	1st floor	6% Chrysotile
16	16A	Green 9x9 tile	1st floor	6% Chrysotile
40	40A	Leveling concrete	2nd floor	6% Chrysotile
53	53A	Old brown tile	3rd floor	8% Chrysotile
57	57A	Joint Compound	3rd floor	2% Chrysotile
60	60A	Historic window glazing	Cupula window	3% Chrysotile
61	61A, 61B	Roof layer (cupula)	Cupula roof	7% Chrysotile
63	63A, 63B, 63C	Boiler jacket, Same as 61A, Same as 61C	Roof	60% Chrysotile
66	66A	Green tile	Basement	4% Chrysotile
76	76A, 76B	Window glaze, Same as 74A	Front of building	<1% Chrysotile

Note: Samples identified as ACM (i.e., Asbestos greater than 1%) are highlighted in yellow.
Note: Samples identified with asbestos present but at concentrations less than <1 percent are highlighted in green

Total approximate quantities of the above reference materials are as follows:

Asbestos Vinyl Floor Tile/linoluem
- 1st floor: 600 square feet
- 3rd floor: 400 square feet
- Basement: 200 square feet

Concrete leveler
- 1st floor: 400 square feet
- 2nd floor: 200 square feet

White joint compound
- 3rd floor: 200 square feet

Boiler jacketing
- Basement: 300 square feet

Window glazing
- Cupala windows: 4 windows

Roof Material
- Flat roof adjacent to cupola: 500 square feet

The material quantities are rough estimates. It is recommended that these quantities be field verified.

SUMMARY OF FINDINGS

Summary of Asbestos Sampling - School

ACM was identified in twenty-nine (29) of the homogenous material groupings sampled as indicated in **Table 2.** A reasonable effort was made to identify all suspect materials that may contain asbestos. Additional inspection and sampling may be warranted based on future renovation plans.

The quantities of material identified in the school building during this survey require preparation of asbestos abatement plan prior to initiation of work. The abatement plan must be prepared by a RIDOH licensed project designer and submitted to the RIDOH for approval. All work that will impact and disturb materials containing asbestos should be performed by an EPA accredited and properly trained asbestos abatement contractor with appropriately trained, accredited and licensed supervisors and workers, in accordance with all applicable Federal and State regulations and requirements. All employees performing the work must also be appropriately medically monitored and use procedures, personal protective equipment and respiratory protection applicable to the hazards, nature and exposure potential of the project. All waste generated must meet Federal and State requirements for storage, transportation and disposal.

If the quantity of ACM to be impacted by the project exceed 160 square feet, referenced in EPA NESHAP Regulations as 1 NESHAP unit, an EPA notification for renovation and asbestos abatement will have to be filed by the property owner or the contractor with the EPA Region 1 Office, 10 working days prior to commencement of the renovation and asbestos abatement work.

Summary of Asbestos Sampling - House

ACM was identified in twelve (12) of the homogenous material groupings sampled as indicated in **Table 4.** A reasonable effort was made to identify all suspect materials that may contain asbestos. Additional inspection and sampling may be warranted based on future renovation plans.

The quantities of material identified in the school building during this survey require preparation of asbestos abatement plan prior to initiation of work. The abatement plan must be prepared by a RIDOH licensed project designer and submitted to the RIDOH for approval. All work that will impact and disturb materials containing asbestos should be performed by an EPA accredited and properly trained asbestos abatement contractor with appropriately trained, accredited and licensed supervisors and workers, in accordance with all applicable Federal and State regulations and requirements. All employees performing the work must also be appropriately medically monitored and use procedures, personal protective equipment and respiratory protection applicable to the hazards, nature and exposure potential of the project. All waste generated must meet Federal and State requirements for storage, transportation and disposal.

If the quantity of ACM to be impacted by the project exceed 160 square feet, referenced in EPA NESHAP Regulations as 1 NESHAP unit, an EPA notification for renovation and asbestos abatement will have to be filed by the property owner or the contractor with the EPA Region 1 Office, 10 working days prior to commencement of the renovation and asbestos abatement work.

LIMITATIONS AND CONDITIONS

Quantities outlined in this report are approximate. These quantities should not be relied upon for bid purposes or for the preparation of an abatement plan. SAGE recommends that these quantities be field verified.

Other hazardous materials: No inspection, sample collection or laboratory analysis for other regulated materials was included with the suspect asbestos materials scope of work. Some examples of other sources of hazardous materials that may be found in this building include:

- Interior and exterior vapor and neon type lights and signs.
- Fluorescent light tubes that may contain Mercury.
- Fluorescent light fixtures that may contain electrical ballasts with PCB.
- Thermostats that may contain Mercury float switches.

SAGE is not to be held responsible for the discovery of additional suspect ACM and suspect LBP that may be located in areas that were not reasonably accessible for inspection and sampling. This report represents sampling efforts of suspect building materials which were observed and obtained during visual inspections of representative building finishes, as established by the scope and budget of the client.

This report does not qualify compliance by current or past owners with federal, state, or local regulations in regards to management or acknowledgment of materials suspected of containing asbestos at the property presently or in the past. This report does not claim that all potential ACM and potential LBP have been detected or elect that the building is asbestos free or has been fully characterized of all suspect materials.

All samples obtained and information provided in this report were based on the current condition of the building at the time of inspection and does not account for potential changes in existing conditions or prior conditions at the property. Should current conditions change and new discoveries be made at the property which warrant additional investigation, modifications and additional analytical reports should be furnished accordingly for the property.

If we can be of further assistance or should you have any questions pertaining to the information provided in this summary report, please contact either of the undersigned.

Sincerely,
SAGE Environmental, Inc.

Jeffrey D'Arrigo
Jeffrey D'Arrigo
Project Manager
Asbestos Inspector #AAC-0853

Jacob H. Butterworth
Jacob H. Butterworth, MS, LSP
Senior Project Manager

JD/JHB:alm

Attachments: Attachment 1 – Asbestos Analytical Reports
Attachment 2 – Annotated Drawings
Photograph Appendix