

**Magic Garden, Inc.**  
**P. O. Box 34**  
**Lincoln, MA 01773**

11 June 2015

To: Lincoln School Committee  
From: Andrew Pang, President, Board of Directors  
Re: Proposed alterations to Hartwell Room 110

The Board of Directors of Magic Garden, Inc., respectfully requests the consent of the Lincoln School Committee to alter the space in Hartwell Building leased by Magic Garden by adding a new door giving direct egress to the outside from Room 110, which we call "Moonbeam."

The rationale for this alteration is for Magic Garden to have two classrooms classified for use by toddlers age 2 years, 9 months or younger. Room 108 ("Rainbow") is already so classified. As the School Committee knows, the population of children of any given age varies from year to year, as does the demand for preschool and child care. With only one room classified for children 2.9 and younger, Magic Garden is constrained in its ability to enroll toddlers when the demand for services at that age is high.

In addition, the needs and abilities of children 2 year, 6 months are quite different from children aged 18 or 20 months. Having two spaces classified for the toddler age group would allow Magic Garden the flexibility to place children in the classroom that best fits their developmental needs. Many children ages 2.6, 2.7, or 2.8 would more appropriately fit in the same class with children who have just passed 2.9 or 3 years.

Magic Garden engaged the services of Harold R. Cutler, consulting fire protection engineer, to determine our options. There are a variety of ways in which a space may qualify to house child care for children under 2 years, 9 months. Given the lack of sprinklers in Hartwell, the easiest, least expensive, least intrusive alteration to do that is to add an exit directly to the exterior. Lincoln Building Commissioner Dan Walsh has agreed with Mr. Cutler's report that this option would meet the requirements of the Existing Building Code of Massachusetts (EBCM) and the Eighth Edition of the Massachusetts State Building Code (MSBC8). Our licensing authority, the Department of Early Care and Education, has also indicated that this alteration would satisfy its requirements to change the license.

After consultation with our architect, Martin Dermady of Lincoln, our Structural Engineer, Dan Bonardi, and the classroom teachers, the best location for a new exit is in the north-facing window wall in the hallway opposite the Room 110 bathroom. We considered the east-facing brick wall but that is more complex because it is both a bearing wall and a shear wall (providing lateral stability), entails relocating heating pipes and electrical conduit, and is more disruptive to the classroom arrangement. It also is more disruptive of the design integrity of that elevation. The new door, sidelight, and transom light will be of the same manufacturer and model already specified for the future replacement of the Hartwell curtain windows.

Please see the attached plan, elevation, and details for our proposed alteration.

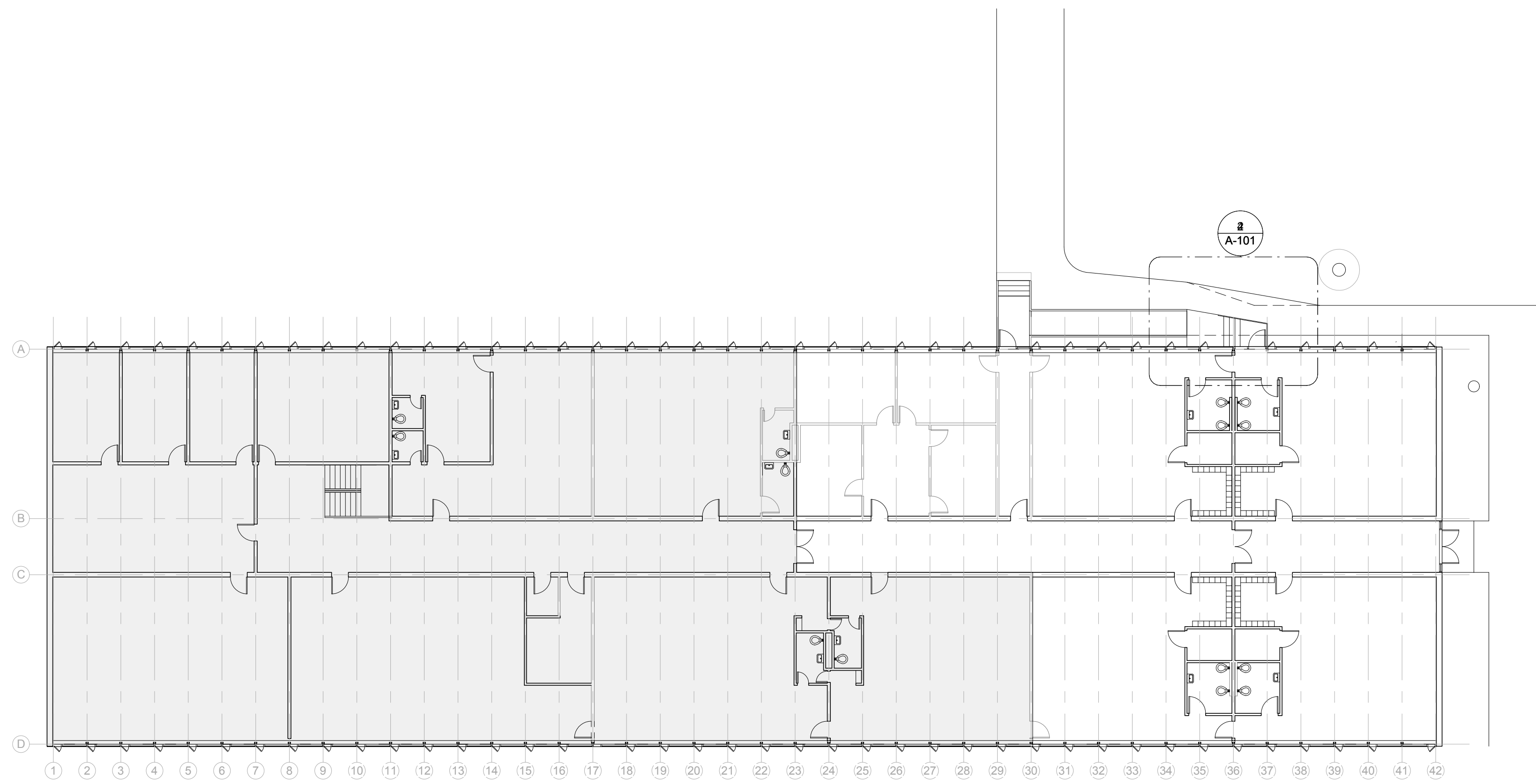
# Magic Garden Renovation at Hartwell Bldg.

6 Ballfield Road Lincoln MA 01773

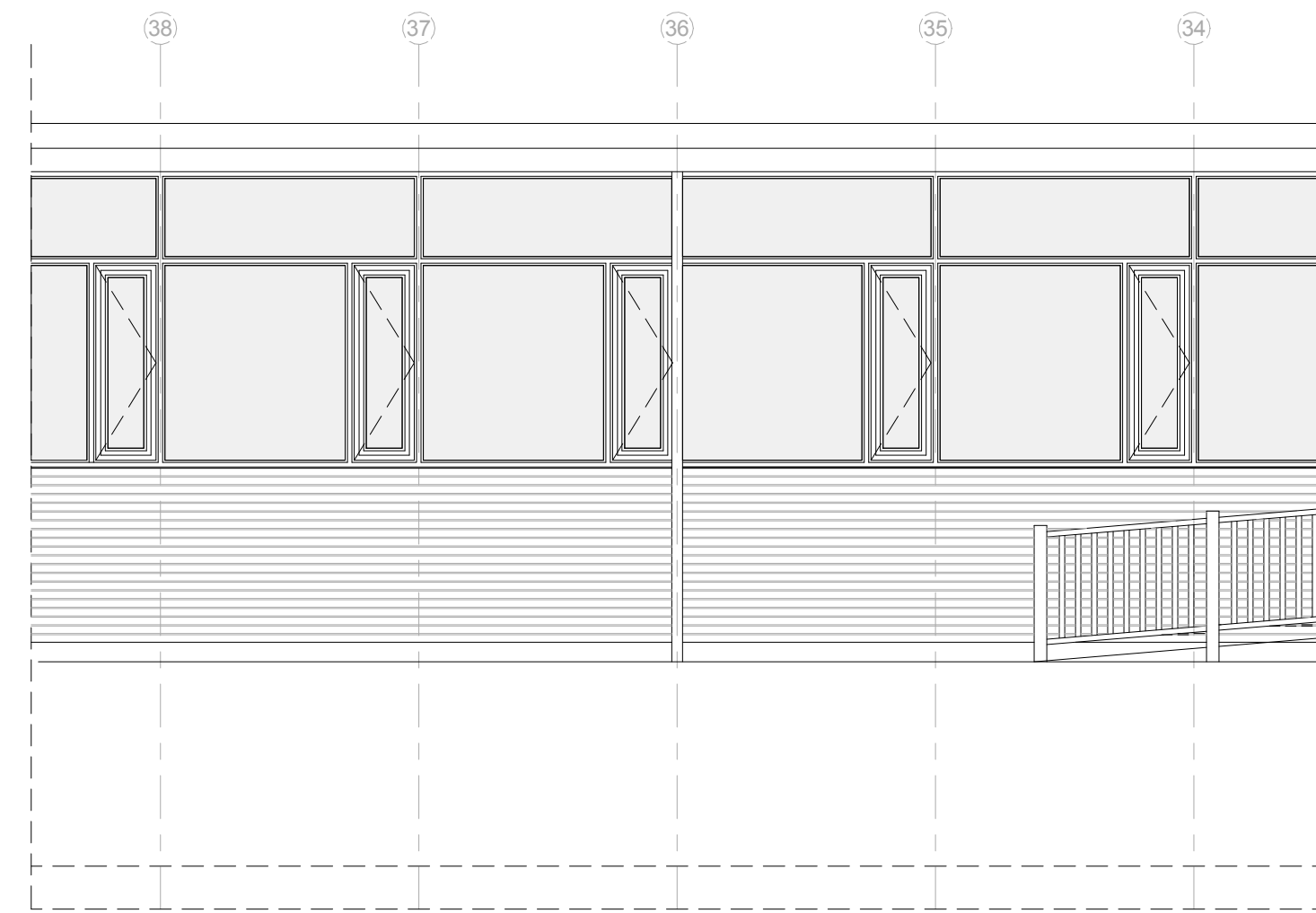
ARCHITECTURE  
**DERMADY ARCHITECTS**  
P.O. Box 581  
Lincoln MA 01773  
(781) 257-5018

STRUCTURAL  
**DAN BONARDI CONSULTING  
ENGINEERS INC.**  
1165 Massachusetts Avenue  
Arlington MA 02476  
(781) 483-3336

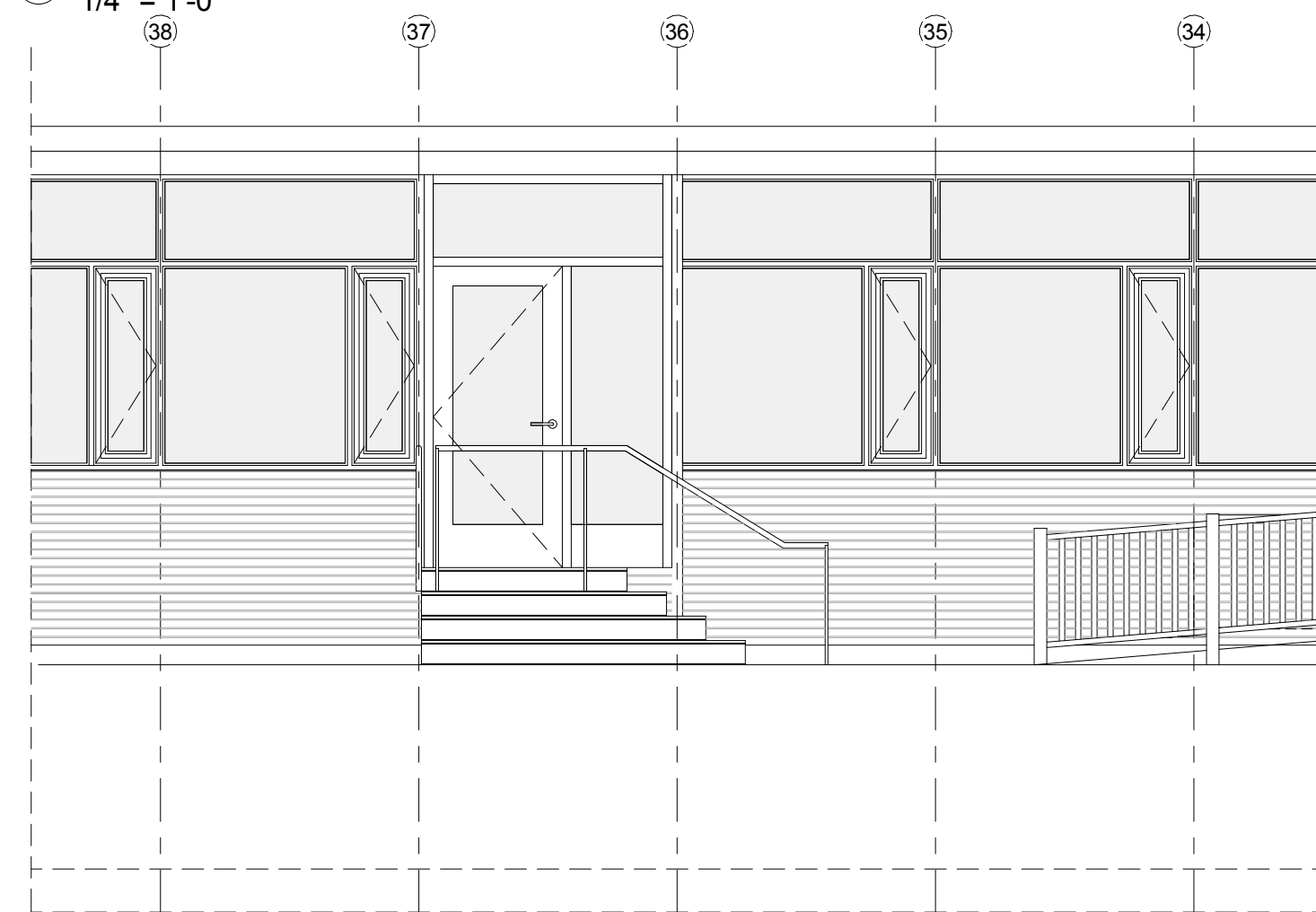
GENERAL CONTRACTOR  
**COMMODORE BUILDERS**  
80 Bridge Street  
Newton MA 02458  
(617) 614-3500



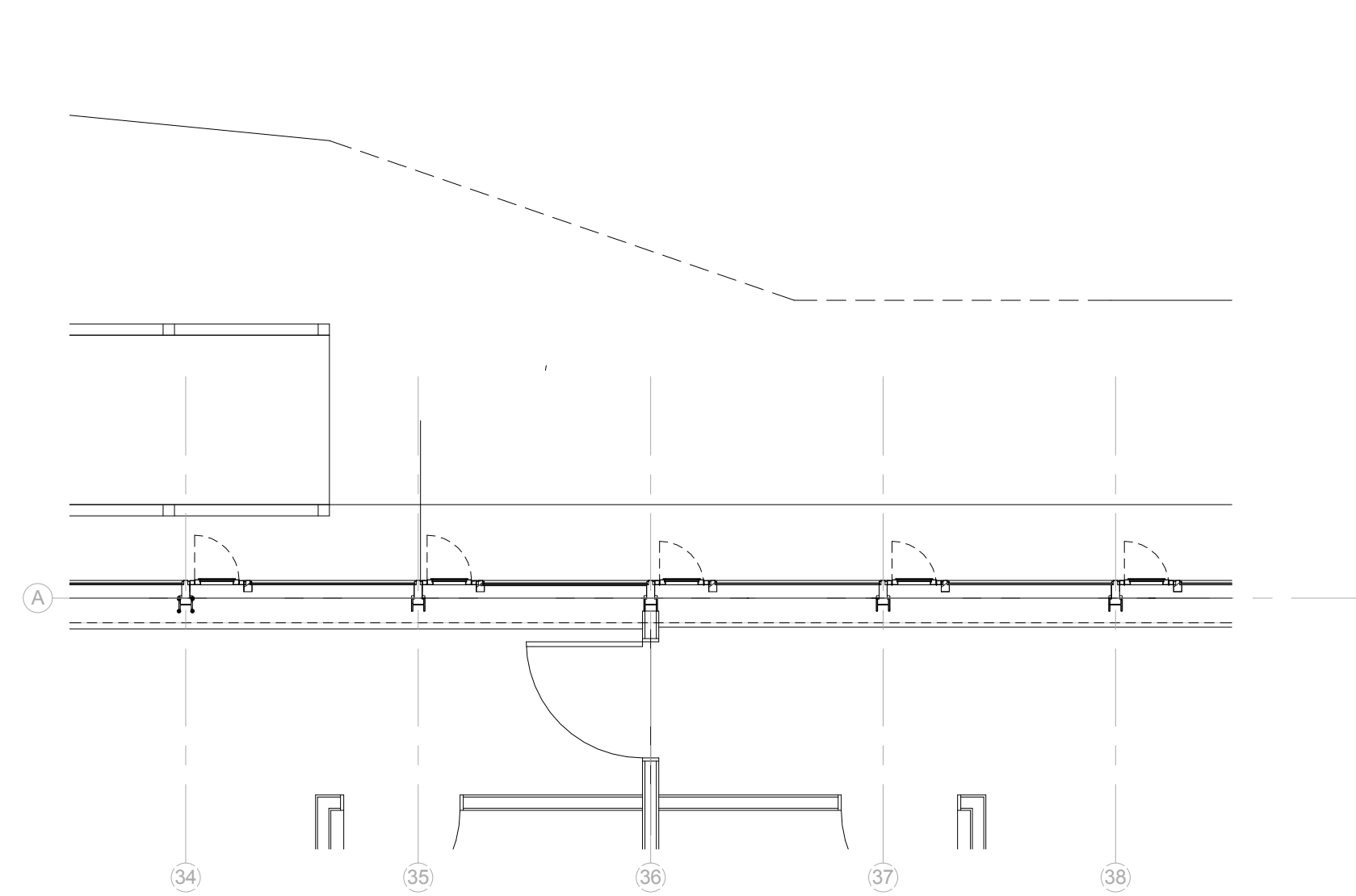
1 Main Floor Plan  
1/16" = 1'-0"



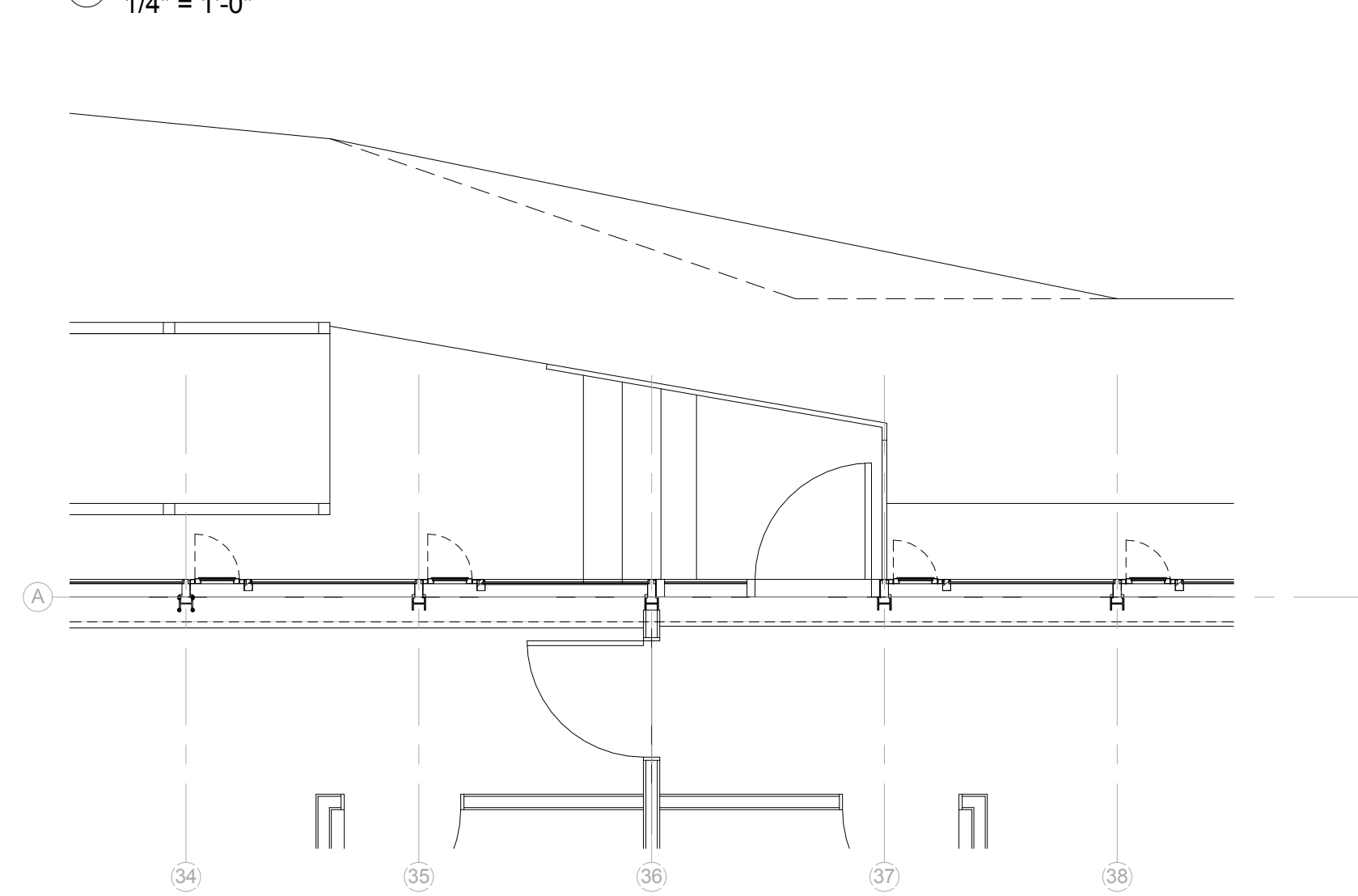
3 Existing Partial North Elevation and Section  
1/4" = 1'-0"



5 Proposed Partial North Elevation and Section  
1/4" = 1'-0"



2 Existing Partial Plan of North Elevation  
1/4" = 1'-0"



4 Proposed Partial Plan of North Elevation  
1/4" = 1'-0"

## New Exterior Door and Stair

Date: 06/05/15  
Scale: As indicated  
Drawn By: MBD  
Checked By: MBD  
Project No: 15060

# A-101