

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	04-1785	Issue Date:	12/02/2004	CBL:	008 A004001
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Location of Construction:	358 Eastern Promenade	Owner Name:	City Of Portland	Owner Address:	389 Congress St	PERMIT ISSUE PHONE:	
Business Name:		Contractor Name:	Ledgewood Inc.	Contractor Address:	PO Box 8107 Portland	DEC 0 2 2004	Phone 2077671866
Lessee/Buyer's Name		Phone:		Permit Type:	FOUNDATION ONLY/COMMERCIAL	CITY OF PORTLAND	Zone:

Past Use:	Jack Jr. High	Proposed Use:	Foundation only for the 70,000 sq.ft. East End School
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Proposed Project Description:
Foundation only for the 70,000 sq.ft. East End School

Permit Fee:	Cost of Work:	GEO District:
	\$0.00	1
FIRE DEPT:	<input type="checkbox"/> Approved	INSPECTION:
	<input type="checkbox"/> Denied	Use Group:
		FOUNDAATION
Signature:	N/A	Signature:
		12/3/04
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Signature:		Date:

Permit Taken By:	Date Applied For:	Zoning Approval		
mjn	12/02/2004			

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> YMA <input type="checkbox"/>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Date:	Date:	Date:

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	04-1785	Date Applied For:	12/02/2004	CBL:	008 A004001
------------	---------	-------------------	------------	------	-------------

Location of Construction:	358 Eastern Promenade	Owner Name:	City Of Portland	Owner Address:	389 Congress St	Phone:	
Business Name:		Contractor Name:	LedgeWood Inc.	Contractor Address:	PO Box 8107 Portland	Phone	(207) 767-1866
Lessee/Buyer's Name		Phone:		Permit Type:	Foundation Only/Commercial		

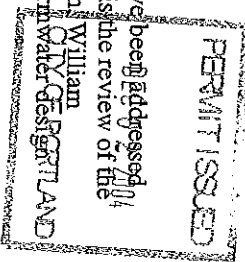
Proposed Use:	Foundation only for the 70,000 sq.ft. East End School	Proposed Project Description:	Foundation only for the 70,000 sq.ft. East End School
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 07/21/2004
Note:
 1) Approved on permit #041016 **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 12/02/2004
Note:
 1) Special inspections pursuant to the Engineers notes on Page S.I.R1 must occur as well as those specified in the Statement of Special Inspections. **Ok to Issue:**
 This statement is being amended by Pinkham and Greer and submitted for review and approval

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:**
Note:
 1) Fire Dept. Approved on permit 041016 **Ok to Issue:**
 All original conditions apply

Dept: Engineering **Status:** Open **Reviewer:** Tony **Approval Date:**
Note: PUBLIC WORKS ENGINEERING REVIEW...3/10/04 **Ok to Issue:**
 I have reviewed the application and plans and offer the following comments:
 1. Public Works will offer comment upon receipt of a more detailed and complete submittal.
 Public Works Review...4/14/04



It appears that the majority of improvements, necessary and concerns of Public Works have been addressed in the application materials dated March 30, 2004. The one item that remains outstanding is the review of the drainage design. Those initial discussions and approvals were dealt with by David Peterson, William Goodwin and Katherine Earley of Public Works. Therefore, comment on the proposed stormwater design will be provided by those individuals, under separate cover.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 03/09/2004
Note: **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Sebago Technic **Approval Date:** 05/25/2004
Note:
 1) see conditions listed under planning from the Planning Board review. **Ok to Issue:**

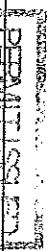
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 041785

Please Read Application And Notes, If Any, Attached



DEC 02 2004

This is to certify that City Of Portland/Ledgeswood has permission to Foundation only for the 70,000 sq. ft. Eastern Promenade at 358 Eastern Promenade

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

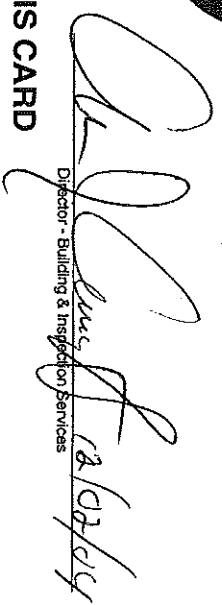
If inspection on process and work is not completed by the date of expiration of this permit, a new permit must be obtained or the permit is void. If inspection on process and work is not completed by the date of expiration of this permit, a new permit must be obtained or the permit is void.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. WPA
Appeal Board _____
Other _____
Department Name _____

PENALTY FOR REMOVING THIS CARD


Director - Building & Inspection Services

Location of Construction:	Owner Name:	Owner Address:	Phone:
358 Eastern Promenade	City Of Portland	389 Congress St	
Business Name:	Contractor Name:	Contractor Address:	Phone
	Ledgewood Inc.	PO Box 8107 Portland	(207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type:	
		Foundation Only/Commercial	

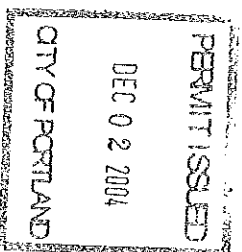
Dept: Planning Status: Approved with Conditions

Reviewer: Barbara Barhydt

Approval Date: 05/25/2004

Note: Ok to Issue:

- 1) The parking lot lighting shall go off at 9:00 p.m. on weekdays and will be off on weekends, except as may be necessary for specific scheduled events.
- 2) At the Fox Street intersection, the applicant shall remove the fifteen (15) minute parking space, per Ms. Morabito's memor of 4/13/04 (contingent upon funding).
- 3) The applicant shall submit any revisions to the site plan for review by the Planning Authority or Planning Board, as appropriate. At the completion of the project and prior to occupancy, the applicant shall submit two complete sets of "As Built" or "Record" drawings to the Department of Planning and Development.
- 4) The applicant shall work with Jeff Tarling, City Arborist, to assure that there is sufficient landscaping along the eastern property boundary to buffer the two residential complexes from the ballfield. The applicant and Jeff Tarling will seek input from adjoining neighbors regarding the buffering.
- 5) The applicant will seek permission from the Department of Public Works for the restriction of traffic on North Street during construction, with the conditions that one-way traffic be maintained for public access and METRO at all times and that an adequate temporary turn-around be provided for City vehicles, all as set forth in the 5/21/04 letter of DeLuca Hoffman Associates to Stephen Blatt Architects (except that in Period One on-way local traffic will be allowed and that parking for the community gardens be provided to the extend possible during such construction).
- 6) If blasting is required on the site, the School Department will contract with a general contractor to prepare a blasting plan and pre-blast survey for DEP review and meet all the procedures and standards of Portland's Blasting Ordinance.
- 7) No vehicles shall be parked overnight on the service drive or loading areas along the service drive.



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your

inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialzing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.


A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

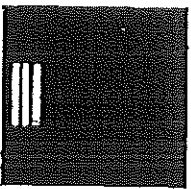
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

~~OK~~ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED


Signature of Applicant/Designee 12/2/04
Date 12 2 04
Signature of Inspections Official

CBL: 8 A 004 Building Permit #: 041785



DELLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS
775 MAIN STREET
SUITE B
SOUTH PORTLAND, MAINE 04104
TEL 207 775 1121
FAX 207 579 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- TRAFFIC STUDIES AND MANAGEMENT

May 5, 2004

Mr. Joe Hennes
Stephen Blatt Architects
P.O. Box 583
Portland, ME 04112

**Subject: Proposed Under Drainage
Jack Elementary School Foundation Area**

Dear Joe:

Pursuant to the request of Barbara Barthyd, our office has prepared a summary of what is proposed for temporary under drainage at the Jack Elementary School. This information is as follows:

- The Jack Elementary School including all foundations are to be removed;
- After removal, the subgrade of the buildings will be proof rolled with any soft areas removed and inspected and surveyed by the project geotechnical engineer and the project surveyor, and
- It is anticipated that this area will be a "bathub" and susceptible to filling with water. Water would make compaction difficult. Therefore an under drain is proposed under the building area with a free discharge.

After the under drain has been installed, the foundation void will be refilled with one of the following:

- A reclaim of clean demolition debris which has been processed with native sands to create a base gravel aggregate; or
- Native gravel.

The gradation and compaction for this fill must meet the specifications of the contract.

After the fill is complete, the area will be resurveyed and the "post-demolition plan" will be provided to contractors bidding the project. It is intended that the fill remain except as required for foundation and under slab utility excavation for the new school. The under drain will provide a secondary benefit in that it will keep the excavation area dry during building construction.

8 A ✓

Mr. Joe Hemes
May 5, 2004

Page 2

The demolition drawing showed a temporary connection of this under drain to the backside of an existing catch basin on North Street. (During building construction, this under drain will be connected to the new storm drain system for the new school site.)

There are two alternatives to the connection of this under drain to the catch basin in North Street:

- Extending the under drain to the North and day lighting it in the yard area of the school; and
- Connecting this to the sewer service school manhole.

Both of these alternatives would avoid the need to work in the North Street right of way. The disadvantages are:

- The former would result in free water flowing over the existing sidewalk on the North side of North Street; and
- The latter would be an illicit connection to the sewer. However, it would be temporary and would also make sure that any inadvertent non-point contaminants from the construction site not being discharged to the storm water system.

A sketch of the current plan and the two options are enclosed.

If you have any questions with regards to this letter, please contact our office.

Sincerely,

DELUCA-HOFFMAN ASSOCIATES, INC.



William G. Hoffman, P.E.
President

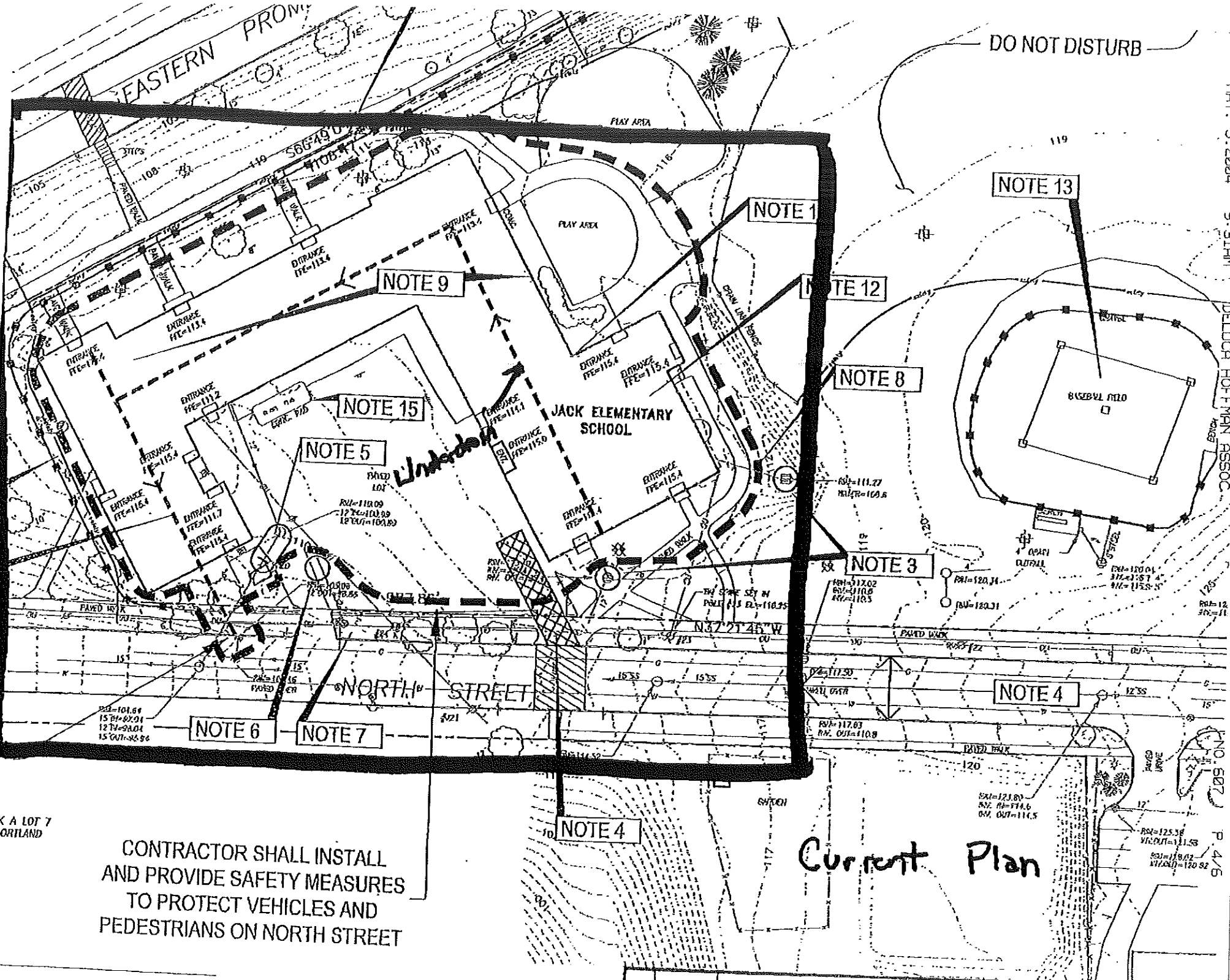
WGH/omd/JN2370/BarlydtS-5

Enclosure

c: Barbara Barlydt
Doug Sherwood
Todd Merkle

DO NOT DISTURB

EASTERN PROMENADE



Underditch

Current Plan

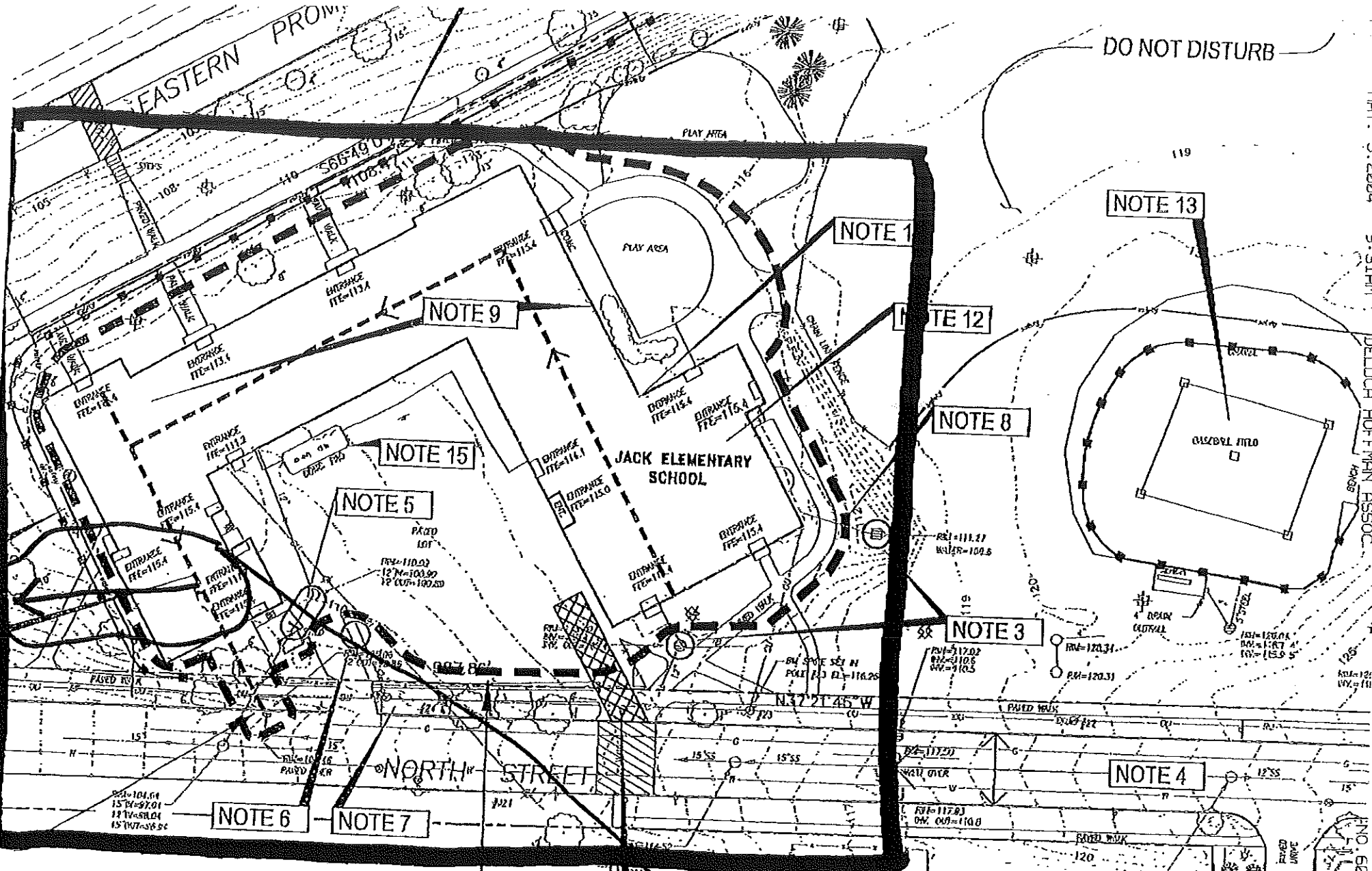
CONTRACTOR SHALL INSTALL
AND PROVIDE SAFETY MEASURES
TO PROTECT VEHICLES AND
PEDESTRIANS ON NORTH STREET

LOCK A LOT 7
OF PORTLAND

EASTERN PROM

DO NOT DISTURB

MAY 5, 2004 9:31AM DELUCA HOFFMAN ASSOC



CONTRACTOR SHALL INSTALL
AND PROVIDE SAFETY MEASURES
TO PROTECT VEHICLES AND
PEDESTRIANS ON NORTH STREET

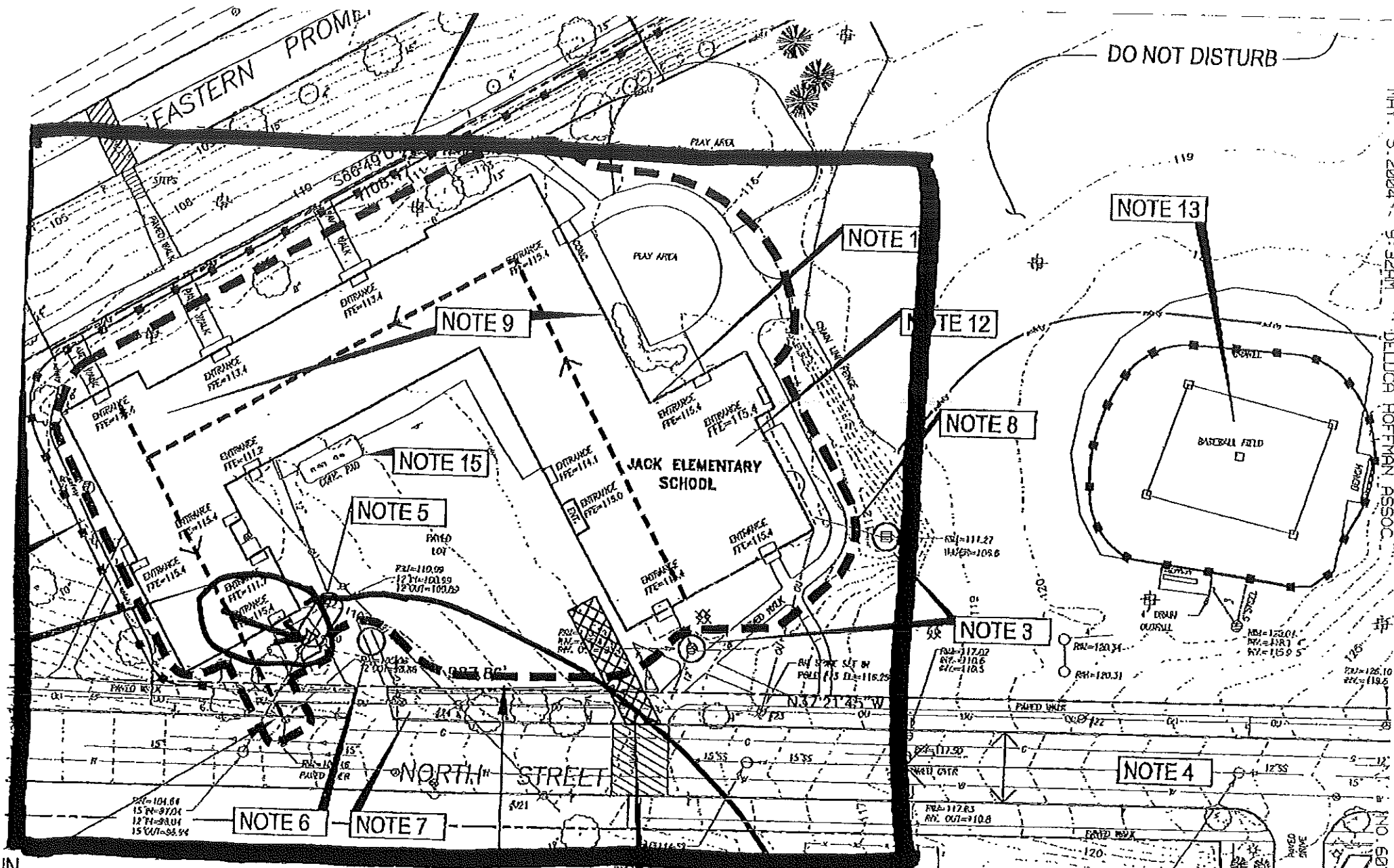
Option 1 is to
extend wd to
day light in yard

LOCK A LOT 7
OF PORTLAND

IN

AND 507
U
U
U

MAY 5, 2004 9:32AM DELUCA HOFFMAN ASSOC.



LOCK A LOT 7
OF PORTLAND

CONTRACTOR SHALL INSTALL
AND PROVIDE SAFETY MEASURES
TO PROTECT VEHICLES AND
PEDESTRIANS ON NORTH STREET

Option 2 is to
Connect LID to
Service -
Remove Dairy Building Cost.

NO 607
P. 6/6

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date July 26 05
 Permit # 054607
 CBL # 008 A 004

LOCATION: EAST END 358 Eastern Way School
 CMP ACCOUNT # _____ METER MAKE & # _____
 TENANT _____ OWNER City of Portland
 PHONE # _____

				TOTAL EACH FEE
OUTLETS	Receptacles	Switches	Smoke Detector	.20
FIXTURES	Incandescent	Fluorescent	Strips	.20
SERVICES	Overhead	Underground	TTL AMPS	15.00
	Overhead	Underground	>800	25.00
Temporary Service	Overhead	Underground	TTL AMPS	25.00
METERS	(number of)			25.00
MOTORS	(number of)			1.00
RESID/COM	Electric units	Interior	Exterior	1.00
HEATING	oil/gas units	Ranges	Wall Ovens	5.00
	Ranges	Insta-Hot	Water heaters	2.00
APPLIANCES	Dryers	Compactors	Disposals	2.00
	Others (denote)	Spa	Washing Machine	2.00
MISC. (number of)	Air Cond/win			2.00
	Air Cond/cent			3.00
	✓ HVAC.	EMS	101 Thermostat	10.00
	Signs			5.00
	Alarms/res			10.00
	Alarms/com			10.00
	Heavy Duty(CRKT)			2.00
	Circus/Carriv			2.00
	Alterations			25.00
	Fire Repairs			5.00
	E Lights			15.00
	E Generators			1.00
PANELS	Service	Remote	Main	20.00
TRANSFORMER	0-25 Kva			4.00
	25-200 Kva			5.00
	Over 200 Kva			8.00
	MINIMUM FEE/COMMERCIAL			45.00
	TOTAL AMOUNT DUE			10.00
	MINIMUM FEE			35.00

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JUL 26 2005
 RECEIVED

CONTRACTORS NAME MAINE CONTROLS MASTER LIC. # MS00003396
 ADDRESS 400 Resumpscot St - Portland ME LIMITED LIC. # _____
 TELEPHONE (201) 774-0220

SIGNATURE OF CONTRACTOR _____
 White Copy - Office • Yellow Copy - Applicant

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 1/17/05
 Permit # 2005-4061
 CBL # 894

LOCATION: North St / East Downeast METER MAKE & # _____
 CMP ACCOUNT # 441-1752154-001 OWNER Ledgewood Construction
 TENANT _____ PHONE # 207-767-1866

				TTL AMPS		TOTAL AMOUNT DUE	MINIMUM FEE
OUTLETS	Receptacles	Switches	Smoke Detector				35.00
FIXTURES	Incandescent	Fluorescent	Strips				
SERVICES	Overhead	Underground	TTL AMPS	<800	15.00		
	Overhead	Underground		>800	25.00		
Temporary Service	Overhead	Underground	TTL AMPS	<u>400</u>	25.00	<u>divided</u>	
METERS	(number of)				1.00		
MOTORS	(number of)				2.00		
RESID/COM	Electric units	Interior	Exterior		1.00		
HEATING	oil/gas units	Cook Tops	Wall Ovens		5.00		
APPLIANCES	Ranges	Water heaters	Fans		2.00		
	Insta-Hot	Dryers	Disposals		2.00		
	Compactors	Others (denote)	Spa		2.00		
MISC. (number of)	Air Cond/win	Air Cond/cent	Pools		3.00		
	HVAC	EMS	Thermostat		5.00		
	Signs				10.00		
	Alarms/res				5.00		
	Alarms/com				15.00		
	Heavy Duty(CRKT)				2.00		
	Circus/Carrv				25.00		
	Alterations				5.00		
	Fire Repairs				15.00		
	E Lights				1.00		
	E Generators				20.00		
PANELS	Service	Remote	Main		4.00		
TRANSFORMER	0-25 Kva				5.00		
	25-200 Kva				8.00		
	Over 200 Kva				10.00		
	MINIMUM FEE/COMMERCIAL	45.00					
	MINIMUM FEE				35.00		

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME.
 JAN 19 2005
 RECEIVED

CONTRACTORS NAME ES Boales Co. MASTER LIC. # ME6006185
 ADDRESS 45 Bradley Dr., Westbrook, ME 04092 LIMITED LIC. # _____
 TELEPHONE 207-464-3706

SIGNATURE OF CONTRACTOR Cheryl M Bradley
 White Copy - Office • Yellow Copy - Applicant



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

March 14, 2005

Anita LaChance
City Manager's Office
389 Congress Street
Portland, Maine 04101

Doug Sherwood
Portland School Department
331 Veranda Street
Portland, Maine 04103

RE: Revised East End School Site Plan – Administrative Review – March 2005

CBL: 8-A-4 and 15-A-5

Dear Anita and Doug:

The revised plans for the East End School as described in Joe Hemes' correspondence (Attachment A) have been reviewed and approved by the Planning Authority with the following condition:

1. The gate for the service drive must be setback fifty (50) feet from the curb line to allow sufficient space for a vehicle to pull into the access drive and then open the gate.

The Planning Board's May 25, 2004 site plan approval with conditions remains in effect, as does the Public Works condition of approval for the revised plan approval in October, 2004. Copies of the approval letters are included as Attachment B and C and the first letter contains both specific and standard conditions of approval for the East End School project.

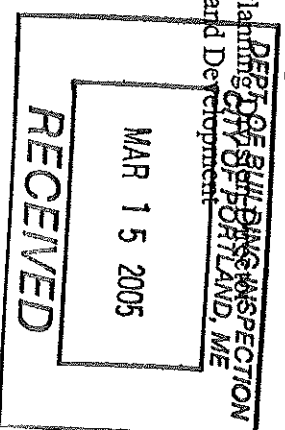
If there are any questions, please contact Barbara Barhydt at 874-8699.

Sincerely,

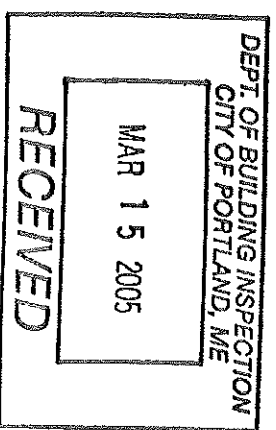
Alexander Jaegerman, Planning
Department of Planning and Development
CITY OF PORTLAND, ME

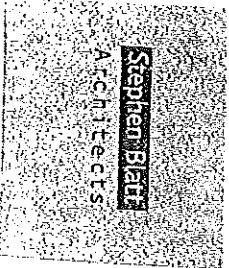
- Attachments
- A. Joe Hemes Correspondence
 - B. Planning Board Letter of Approval, May 25, 2004
 - C. Administrative Letter of Approval, October 28, 2004

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager



Barbara Barhydt, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckel, Zoning Administrator
Building Inspections
Michael Bobinsky, Public Works Director
Tom Errico, Consulting Traffic Engineer
Lucy Cote, Traffic Division
Katherine Earley, Engineering Manager
Eric Labelle, City Engineer
William Goodwin, Environmental Engineer
Denise Clavette, Director of Parks
Jeff Tarling, City Arborist
Sally DeLuca, Recreation Division Manager
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Stephen Blatt, Stephen Blatt Architects, P.O. Box 583 DTS, Portland, Maine 04112-0583
William Hoffman, DeLuca-Hoffman Associate, Inc. 778 Main Street, Suite 8, South Portland, ME 04106
Approval Letter File





Memorandum

To: Barbara Barhydt, Senior Planner
Mike Nugent, Inspection Services Manager
Joe Hemes
From: Joe Hemes
Date: 16FEB05
Project: East End School, Portland
Re: CO #2- Community Area Addition

As you may know, the City Council recently approved \$ 800,000 of additional funds for the East End School. Some of these funds will be used for items we temporarily removed from the contract, but are required by the Planning Board's approval including landscaping, and playfield fencing.

The City Council has approved some of these funds for CO #2 Community Area Addition. This change will enlarge the building on the Community side to match the original drawings approved, except for minor differences including:

1. Loading Dock screen walls are per "R" drawings. (VE # 12 & VE # 13).
2. Skylights added only in interior Cafeteria RM 315.

This revision will not change the smaller center classroom wing (per the "R" drawings) that is under construction.

We are forwarding you sets of the revised 'Z' drawings and CO #2 specification changes for your review. The changes from the 'R' drawings have been noted and/or 'clouded' in the new 'Z' drawings. For more specific scope changes please review drawings T-1z & A1.01z.

We request approval for this change to the larger original design of the Community portion of the building ASAP.

We request a revised Building Permit if it is required.

If you would like to meet to review the changes, please advise
Please call with any questions.
Thanks.

CC: E. Sanborn, D. Sherwood, G. French, S. Blatt, P. Carroll, B. Hoffman S. Miller

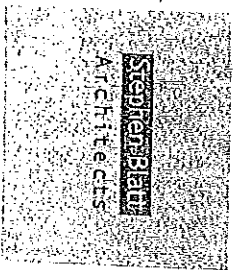
Email: ba@stbarchitects.com

Voice: 207.761.5911
Fax: 207.761.2105

Portland, Maine
04112-0583

Post Office Box
583 DTS

10 Danforth Street



Att. A.1

Memorandum

To: Barbara Barhydt, Senior Planner
From: Joe Hemes
Date: 17FEB05
Project: East End School, Portland
Re: CO #2- Community Area Addition

The Building Committee is scheduled to meet on March 3rd, 2005 to approve several items, which we discussed today including:

1. Landscaping (VE #11)- base bid as required by the Planning Board.
2. Fencing (VE #7)- around the remaining 2/3rds of the play field.
3. Permanent Asphalt Overlay of North Street- (Alternate # 13).

A Planning Board Condition of Approval, to relocate the service drive gate back from North Street will require a sketch from Deluca- Hoffman to revise the drawings. This will be completed in the near future.

Please call with any questions.
Thanks for your review

10 Danforth Street
Post Office Box
383 DTS
Portland, Maine
04112-0583

Voice:
207.761.5911

Fax:
207.761.2105

Email:
ba@starc Architects.com

CC: E. Sanborn, D. Sherwood, S. Blatt, P. Carroll, B. Hoffman S. Miller



44.3

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

October 28, 2004

Anita LaChance
City Manager's Office
389 Congress Street
Portland, Maine 04101

Doug Sherwood
Portland School Department
331 Veranda Street
Portland, Maine 04103

RE: Revised East End School Site Plan

CBL: 8-A-4 and 15-A-5

Dear Anita and Doug:

The revised plans for the East End School have been reviewed and approved by the Planning Authority with two conditions of approval. The first condition is from Public Works regarding the street work proposed in North Street and the Eastern Promenade:

1. The contractor shall be required to do all work necessary to achieve temporary street repairs in accordance with our Street Excavation Ordinance, including the coordination with other utilities who may need to modify the elevation of their appurtenances. The City will perform those modifications as necessary for public sewer and stormwater system structures. The City will take on the permanent street repairs at no cost to the project, thus the contract will not be charged permanent repairs fees (street opening permit fees).
2. The gate for the service drive must be setback fifty (50) feet from the curb line to allow sufficient space for a vehicle to pull into the access drive and then open the gate.

The Planning Board's May 25, 2004 site plan approval with conditions remains in effect. A copy of the approval letter is included as Attachment A and it contains both the specific and standard conditions of approval for the East End School project.

If there are any questions, please contact Barbara Barhydt at 874-8699.

Sincerely,

Alexander Jaegerman, Planning Division Director
Department of Planning and Development

Attachment A:

Planning Board Letter of Approval, May 25, 2004

cc:

Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Barbara Barhydt, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckel, Zoning Administrator
Building Inspections
Michael Bobinsky, Public Works Director
Tom Errico, Consulting Traffic Engineer
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Sally DeLuca, Recreation Division Manager
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Stephen Blatt, Stephen Blatt Architects, P.O. Box 583 DTS, Portland, Maine 04112-0583
William Hoffman, DeLuca-Hoffman Associate, Inc. 778 Main Street, Suite 8, South Portland, ME 04106
Approval Letter File

CITY OF PORTLAND, MAINE
PLANNING BOARD

Ath. C

May 26, 2004

Orlando E. DeLoan, Chair
Lee Lowry III, Vice Chair
John Anton
Kevin Beal
Michael Patterson
David Silk
Janice E. Tevastian

Anita LaChance
City Manager's Office
389 Congress Street
Portland, Maine 04101

Doug Sherwood
Portland School Department
331 Veranda Street
Portland, Maine 04103

RE: East End School

CBL: Chart 8, Block A, Lot 4 and Chart 15, Block A, Lot 5

Dear Anita and Doug:

On Tuesday May 25, 2004, the Portland Planning Board voted unanimously (7-0) to approve the East End elementary school as a conditional use in the Residential R-3 zone with the following condition:

- i. No vehicles shall be parked overnight on the service drive or loading areas along the service drive.

The Portland Planning Board also approved unanimously (7-0) the site plan for the East End School under the City's site plan review standards and under the DEP Site Location of Development Permit. The approval was granted for the project with the following condition(s):

- i. If blasting is required on the site, the School Department will contract with a general contractor to prepare a blasting plan and pre-blast survey for DEP review and meet all the procedures and standards of Portland's Blasting Ordinance.

- ii. The applicant will seek permission from the Department of Public Works for the restriction of traffic on North Street during construction, with the conditions that one way traffic be maintained for public access and METRO at all times and that an adequate temporary turn-around be provided for City vehicles, all as set forth in the 5/21/04 letter of Deluca Hoffman Associates to Stephen Blatt Architects (except that in Period One one-way local traffic will be allowed and that parking for the community gardens be provided to the extent possible during such construction).

- iii. The applicant shall work with Jeff Tarling, City Arborist, to assure that there is sufficient landscaping along the eastern property boundary to buffer the two residential complexes from the ballfield. The applicant and Jeff Tarling will seek input from adjoining neighbors regarding the buffering.
- iv. The applicant shall submit any revisions to the site plan for review by the Planning Authority or Planning Board, as appropriate. At the completion of the project and prior to occupancy, the applicant shall submit two complete sets of "As Built" or "Record" drawings to the Department of Planning and Development.
- v. At the Fox Street intersection, the applicant shall remove the existing fifteen (15) minute parking space, per Ms. Morabito's memo of 4/13/04 (contingent upon funding).
- vi. The parking lot lighting shall go off at 9:00 p.m. on weekdays and will be off on weekends, except as may be necessary for specific scheduled events.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #20-04, which is attached.

Please note the following provisions and requirements for all site plan approvals:

- 1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.
- 2. Seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
- 3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
- 4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
- 5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact Barbara Barhydt at 874-8699.

3

Sincerely,

Orlando Deluca
Orlando DeLuca, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Barbara Barhydt, Senior Planner
Jay Reynolds, Development Review Coordinator
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Stephen Blatt, Stephen Blatt Architects, P.O. Box 583 DTS, Portland, Maine 04112-0583
William Hoffman, DeLuca-Hoffman Associate, Inc. 778 Main Street, Suite 8, South Portland, ME 04106
Approval Letter File

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 12/14/04
 Permit # 045358
 CBL# 8 A 004

LOCATION: North St/East Promenade

METER MAKE & #

OWNER City of Portland

PHONE # 874-8654

MP ACCOUNT # 441-1752154

TENANT

OUTLETS	Receptacles	Switches	Smoke Detector	TOTAL EACH FEE
	240			1610 .20 <u>32.00</u>
FIXTURES	39 Incandescent	674 Fluorescent	Strips	32 713 .20 <u>142.60</u>
SERVICES	Overhead	Underground	TTL AMPS	<800 15.00
	Overhead	Underground	>800	25.00 <u>25.00</u>
Temporary Service	Overhead	Underground	TTL AMPS	25.00
METERS	(number of)			25.00
MOTORS	(number of)			1.00
RESID/COM	33 Electric units		33	2.00 <u>66.00</u>
HEATING	oil/gas units	Interior	Exterior	1.00
APPLIANCES	Ranges	Cook Tops	Wall Ovens	5.00
	Insta-Hot	Water heaters	Fans	2.00
	Dryers	Disposals	Dishwasher	2.00
	Compactors	Spa	Washing Machine	2.00
	Others (denote)			2.00
MISC. (number of)	Air Cond/win			2.00
	Air Cond/cent			3.00
	5 HVAC	EMS	Pools	10.00
	Signs		Thermostat	5 5.00 <u>25.00</u>
	Alarms/res			10.00
	2 Alarms/com			5.00
	Heavy Duty(CRKT)			2 15.00 <u>30.00</u>
	Circus/Carnv			2.00
	Alterations			25.00
	Fire Repairs			5.00
	32 E Lights			15.00
	E Generators			1.00 <u>32.00</u>
PANELS				20.00
TRANSFORMER	1 Service	14 Remote	Main	
	0-25 Kva			15 4.00 <u>60.00</u>
	25-200 Kva			5.00
	Over 200 Kva			10 8.00 <u>80.00</u>
				10.00
	MINIMUM FEE/COMMERCIAL 45.00		TOTAL AMOUNT DUE	35.00
			MINIMUM FEE	35.00
				Waived

CONTRACTORS NAME ES Bozlos Co.

MASTER LIC. # MC60016185

ADDRESS 45 Bradley Drive, Westbrook, ME 04092

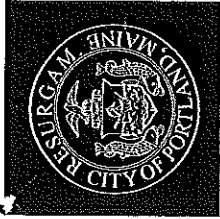
LIMITED LIC. #

TELEPHONE 207-664-3706

SIGNATURE OF CONTRACTOR

Joseph H. Bradley

White Copy - Office • Yellow Copy - Applicant



PORTLAND, MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

October 28, 2004

Anita LaChance
City Manager's Office
389 Congress Street
Portland, Maine 04101

Doug Sherwood
Portland School Department
331 Veranda Street
Portland, Maine 04103

RE: Revised East End School Site Plan

CBL: 8-A-4 and 15-A-5

Dear Anita and Doug:

The revised plans for the East End School have been reviewed and approved by the Planning Authority with two conditions of approval. The first condition is from Public Works regarding the street work proposed in North Street and the Eastern Promenade:

1. The contractor shall be required to do all work necessary to achieve temporary street repairs in accordance with our Street Excavation Ordinance, including the coordination with other utilities who may need to modify the elevation of their appurtenances. The City will perform those modifications as necessary for public sewer and stormwater system structures. The City will take on the permanent street repairs at no cost to the project, thus the contract will not be charged permanent repairs fees (street opening permit fees).
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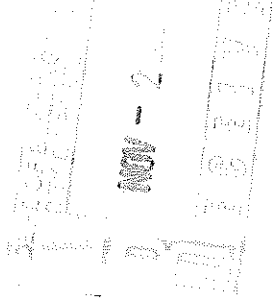
Sincerely,

Alexander Jaegerman, Planning Division Director
Department of Planning and Development

Attachment A:

Planning Board Letter of Approval, May 25, 2004

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Barbara Barhydt, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
— Building Inspections
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Stephen Blatt, Stephen Blatt Architects, P.O. Box 583 DTS, Portland, Maine 04112-0583
William Hoffman, DeLuca-Hoffman Associate, Inc. 778 Main Street, Suite 8, South Portland, ME 04106
Approval Letter File



Att. A.

**CITY OF PORTLAND, MAINE
PLANNING BOARD**

Orlando E. Delogu, Chair
Lee Lowry III, Vice Chair
John Anton
Kevin Beal
Michael Patterson
David Silk
Janice E. Tevastian

May 26, 2004

Anita LaChance
City Manager's Office
389 Congress Street
Portland, Maine 04101

Doug Sherwood
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331 Veranda Street
Portland, Maine 04103

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Sincerely,

Orlando Delogu

Orlando Delogu, Chair
Portland Planning Board

- cc: Lee D. Urban, Planning and Development Department Director
- Alexander Jaegerman, Planning Division Director
- Sarah Hopkins, Development Review Services Manager
- Barbara Barhydt, Senior Planner
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- Penny Littell, Associate Corporation Counsel
- Lt. Gaylen McDougall, Fire Prevention Assessor's Office
- Stephen Blatt, Stephen Blatt Architects, P.O. Box 583 DTS, Portland, Maine 04112-0583
- William Hoffman, DeLuca-Hoffman Associate, Inc. 778 Main Street, Suite 8, South Portland, ME 04106
- Approval Letter File



John Elias Baldacci
Governor

Maine Department of Public Safety
State Fire Marshal's Office
Fire Prevention Division



Chief John Deam
State Fire Marshal

Friday, August 29, 2003

Portland Public Schools
331 Veranda Street
Portland, ME 04103

RE: East End Elementary School, North Street, Portland, Me.

To Whom It May Concern:

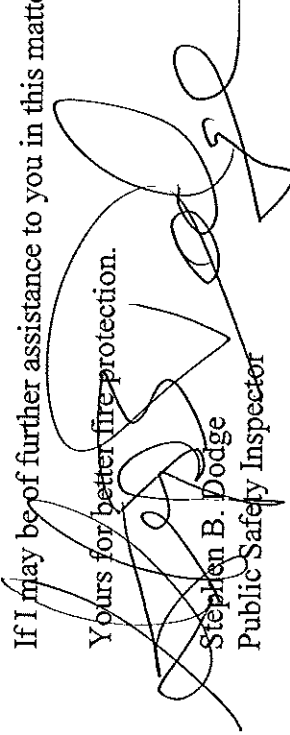
This **Preliminary Letter of Approval** acknowledges that you have started a file with our office for the intention of obtaining a Construction and Barrier Free Permit.

After reviewing the preliminary plans, I find that the basic concept of your project can be fine-tuned for full compliance with the requirements for Life Safety Code and Barrier Free Construction.

We await your resubmittal of completed plans and specification for final review. This letter is **NOT** final approval, and it is important to note that **CONSTRUCTION SHALL NOT BEGIN UNTIL PERMIT IS ISSUED.**

If I may be of further assistance to you in this matter, please do not hesitate to contact this office.

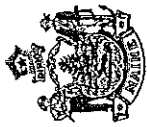
Yours for better fire protection.


Stephen B. Dodge
Public Safety Inspector

SBD/djt

008 A 004

100808A 100



John Elias Baldacci
Governor

Maine Department of Public Safety
State Fire Marshal's Office
Fire Prevention Division



Chief John Dean
State Fire Marshal

Friday, August 29, 2003

Portland Public Schools
331 Veranda Street
Portland, ME 04103

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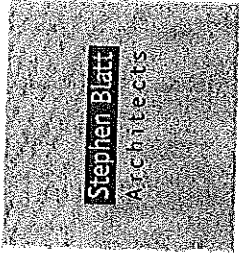
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Yours for better fire protection.

Stephen B. Dodge
Public Safety Inspector

SBD/djt



008 A 004

MEMORANDUM

TO: Steve Dodge, State Fire Marshall's Office

FROM: Joe Hemes

DATE: 9/25/03

PROJECT: Portland-East End Elementary School

RE: Concept Review Meeting August 29, 2003

We opened a file and provided the fees for the East End Elementary School for the State Fire Marshall's Office review of both the Life Safety Code and the ADA accessibility code.

This new school will replace the existing Jack School on the same site on the Eastern Promenade of Portland, but be larger with approximately 50,000 S.F. on the first floor and 22,000 S.F. on the second floor. The school is being designed for 450 students.

We reviewed the site plan and the concept floor plans for preliminary approval and discussed the following issues:

1. The project can be reviewed under either Life Safety 2000 or the new Life Safety 2003 code, which is to be adopted next month. The 2003 code is harder to use because of layout, but similar in requirements. There are some references to the new NFPA 5000 Building & Construction code.
2. The school will be designed under New Educational Occupancies and New Assembly Occupancies. The school is expected to be Construction Type 2 (000) unprotected.
3. The school will be completely sprinkled under NFPA 13.
4. The main lobby may need doors to east court for emergency egress based on dead end corridor. The north classroom wing can egress into the main lobby for second means of egress was discussed.
5. The Lobby configuration with monumental stair is acceptable with options for, rated/sprinkled glass or rated glass block or fire shutter on along second floor corridor line. The ability to egress from all portions of the building without using the monumental stair, but using the other fire stairs was reviewed.
6. The concept plans are acceptable in approach to meeting Life Safety and ADA codes, and a "Preliminary Letter of Approval" dated August 29th, 2003 was issued. The required 'Construction Permit' will not be issued until the 100% drawings are reviewed and approved.

Thank you very much for your review and working with us on this exciting project.

CC: A. LaChance, D. Sherwood

10 Danforth Street

Post Office Box
583 DTS

Portland, Maine
04112-0583

Voice:
207.761.5911

Fax:
207.761.2105

Email:
sba@sbaarchitects.com

008 A 004

Portland Public Schools-East End Elementary, Portland, Me

October 20, 2003

**BOCA National Building Code (1999)
Occupancy Review**

The East End Middle School has been programmed for 450 students and approximately 60 staff for total school occupancy of 510 persons. The Building will be sprinkled per NFPA 13.

Portland Code Enforcement has indicated that Portland has adopted BOCA 1999 and this is an Occupancy Load Review for the sizing of egress stairwells and door widths based on Table 1008.1.2 'Maximum Floor Area Allowances Per Occupant', Table 1009.2 'Egress Width Per Occupant' (with sprinkler system) and 'Minimum Number of Exits Table 1010.2 located on pages 112 and 113.

Classroom Wing Occupancy First Floor

517 persons	11 classrooms	@ 940 s.f. / 20 s.f. per person = 47 (x 11)
40 persons	1 esl classrooms	@ 800 s.f. / 20 s.f. per person = 40 (x 1)
36 persons	6 exploration	@ 120 s.f. / 20 s.f. per person= 6 (x 6)
15 persons	1 resource	@ 300 s.f. / 20 s.f. per person = 15 (x 1)
23 persons	1 self-contained	@ 450 s.f. / 20 s.f. per person = 22.5. (x 1)
15 persons	2 reading recovery	@ 150 s.f. / 20 s.f. per person = 7.5 (x 2)
45 persons	1 hands-on-lab	@ 900 s.f. / 20 s.f. per person = 45 (x 1)
2 persons	1 guidance suite	@ 244 s.f./100 s.f. per person= 2.4 (x 1)
8 persons	1 speech	@ 150 s.f./20 s.f. per person= 7.5 (x 1)
1 persons	1 staff prep	@ 130 s.f./100 s.f. per person= 1.3 (x 1)
15 persons	1 main office suite	@ 1491 s.f./100 s.f. per person= 14.9 (x 1)
<u>8 persons</u>	<u>1 storage/mechanical</u>	<u>@ 2339 s.f./300 s.f. per person= 7.8 (x 1)</u>

725 persons Total occupancy 1st floor/ 4 exits = 181 persons each exit

181 persons x .15 doors = 27" width minimum Note: see 2nd floor.

Classroom Wing Occupancy Second Floor

484 persons	11 classrooms	@ 880 s.f. / 20 s.f. per person = 44 (x 11)
40 persons	1 esl classrooms	@ 800 s.f. / 20 s.f. per person = 40 (x 1)
36 persons	6 exploration	@ 120 s.f. / 20 s.f. per person= 6 (x 6)
15 persons	1 resource	@ 300 s.f. / 20 s.f. per person = 15 (x 1)
23 persons	1 self-contained	@ 450 s.f. / 20 s.f. per person = 22.5. (x 1)
8 persons	1 reading recovery	@ 150 s.f. / 20 s.f. per person = 7.5 (x 1)
8 persons	1 literacy data	@ 150 s.f. / 20 s.f. per person = 7.5 (x 1)
2 persons	1 guidance suite	@ 244 s.f./100 s.f. per person= 2.4 (x 1)
8 persons	1 speech	@ 150 s.f./20 s.f. per person= 7.5 (x 1)
1 persons	1 staff prep	@ 130 s.f./100 s.f. per person= 1.3 (x 1)
6 persons	1 admin suite	@ 550 s.f./100 s.f. per person= 5.5 (x 1)
<u>12 persons</u>	<u>1 storage/mechanical</u>	<u>@ 3494 s.f./300 s.f. per person= 11.6 (x 1)</u>

643 persons Total occupancy 2nd floor/ 3 exits = 214 persons each exit