

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 081420

Please Read Application And Notes, If Any, Attached

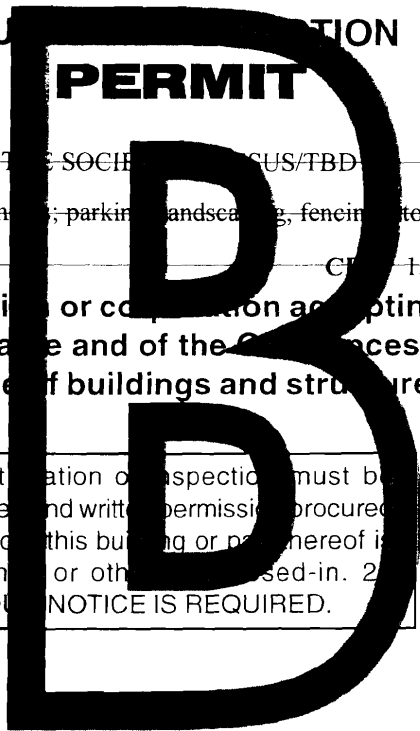
This is to certify that ST IGNATIUS RESIDENCE TRUST SOCIETY INCUS/TBD
has permission to Campus master plan improvement; parking, landscaping, fencing, storage bin pods, softball dugouts
AT 267 OCEAN AVE PORTLAND, OR 97201 156 F001001

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.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other used-in. 24 HOUR NOTICE IS REQUIRED.

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



OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept. [Signature]

Appeal Board DEC 1 2008

Other [Signature]

Department Name

CITY OF PORTLAND

12/1/08 [Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1420	Issue Date: 12/5/08	CBL: 156 F001001
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Location of Construction: 267 OCEAN AVE	Owner Name: ST IGNATIUS RESIDENCE THE	Owner Address: 271 OCEAN AVE	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Institutional	Zone: R-3

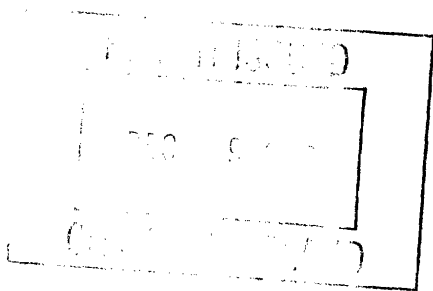
Past Use: Cheverus High School	Proposed Use: Cheverus High School - Campus master plan improvements; parking, landscaping, fencing, storage bin pods, softball dugouts	Permit Fee: \$770.00	Cost of Work: \$75,000.00	CEO District: 4
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Proposed Project Description: Campus master plan improvements; parking, landscaping, fencing, storage bin pods, softball dugouts	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: E Type: 5B IBC-2003 Signature: <i>[Signature]</i> Date: 12/5/08 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: ldobson	Date Applied For: 11/05/2008	Zoning Approval
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- 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 Review: <i>just</i> <input checked="" type="checkbox"/> Shoreland <i>Parking over 75 from HWM</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2008-0122 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>11/6/08</i>	Zoning Appeal <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 Date: _____	Historic Preservation <input checked="" 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: <i>[Signature]</i>
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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: 08-1420	Date Applied For: 11/05/2008	CBL: 156 F001001
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Location of Construction: 267 OCEAN AVE	Owner Name: ST IGNATIUS RESIDENCE THE	Owner Address: 271 OCEAN AVE	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Institutional	

Proposed Use: Cheverus High School - Campus master plan improvements; parking, landscaping, fencing, storage bin pods, softball dugouts	Proposed Project Description: Campus master plan improvements; parking, landscaping, fencing, storage bin pods, softball dugouts
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/06/2008
Note: **Ok to Issue:**

1) Because this property is located within the Shoreland Zone area, it will be necessary to flag or pin where the 75' setback is located so that the Code Enforcement Officer can check to be sure that the parking or pavement DOES NOT extend into the restricted 75' setback from the highest Spring water line.

2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 12/05/2008
Note: **Ok to Issue:**

1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** 11/06/2008
Note: **Ok to Issue:**

Dept: Public Services **Status:** Pending **Reviewer:** **Approval Date:** **Note:** **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** **Note:** **Ok to Issue:**

Dept: Parks **Status:** Pending **Reviewer:** **Approval Date:** **Note:** **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** 11/06/2008
Note: **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 11/20/2008
Note: **Ok to Issue:**

Location of Construction: 267 OCEAN AVE	Owner Name: ST IGNATIUS RESIDENCE THE	Owner Address: 271 OCEAN AVE	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Institutional	

Dept: Planning

Status: Pending

Reviewer:

Approval Date:

Note:

Ok to Issue:

Comments:

12/3/2008-csh: Requested more info on dugout construction. Michael Komick 774-6238 x29

11/10/2008-mes: received the stamped approved site plan from planning

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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 initializing 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.

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Final inspection required at completion of work.**

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.

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

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date



General Building Permit Application

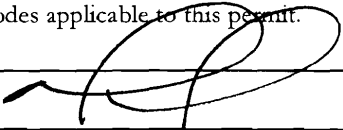
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>267 Ocean Avenue Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>156</u> Block# <u>F</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Chevens High School</u> Address <u>267 Ocean Avenue</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>(207) 774-6238 ext 29</u>
Lessee/DBA (If Applicable) <u>NA</u>	Owner (if different from Applicant) Name <u>NA</u> Address _____ City, State & Zip _____	Cost Of Work: \$ <u>75000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Private Secondary School</u> Number of Residential Units <u>None</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Campus master plan improvements: parking spaces, landscaping, fencing, storage bin pads, scoreboard, football dugouts</u>		
Contractor's name: <u>To be determined via bid process</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Michael Komick</u>		Telephone: <u>774-6238 x 29</u>
Mailing address: <u>Michael Komick</u>		

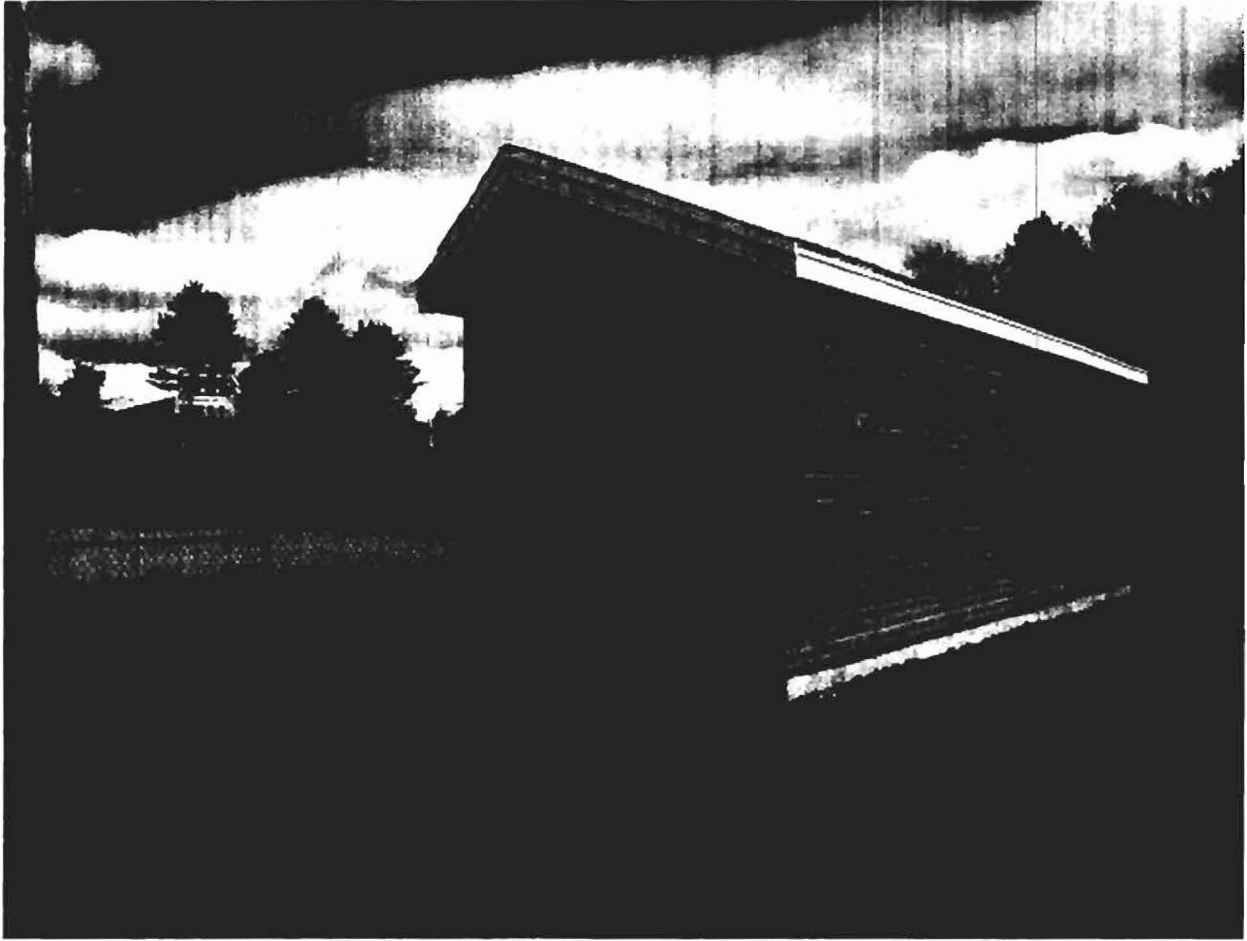
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature:  Date: 11/5/08 NOV

This is not a permit; you may not commence ANY work until the permit is issue





















Cheverus High School
Parking Lot Addition
Portland, Maine

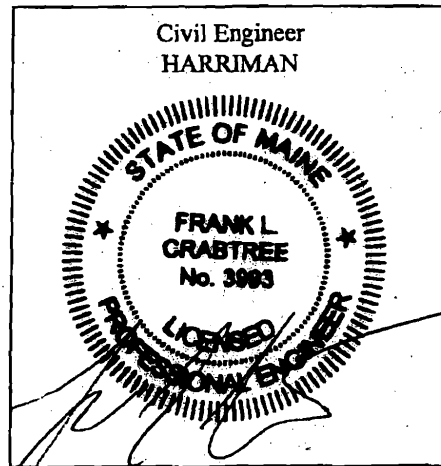
Project No. 07209

October 30, 2008

Issued for Bid

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PROFESSIONAL SEAL PAGE



SECTION 03300 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section specifies cast-in place concrete, including formwork, reinforcement, concrete materials, mixture design, placement procedures, and finishes:
 - 1. Slabs-on-grade.
 - 2. Support posts and piers.
 - 3. Below-grade utility line protection.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Design Mixtures: For each concrete mixture. Submit alternate design mixtures when characteristics of materials, Project conditions, weather, test results, or other circumstances warrant adjustments.
 - 1. Indicate amounts of mixing water to be withheld for later addition at Project site.
- C. Steel Reinforcement Shop Drawings: Placing drawings that detail fabrication, bending, and placement. Include bar sizes, lengths, material, grade, bar schedules, stirrup spacing, bent bar diagrams, bar arrangement, splices and laps, mechanical connections, tie spacing, hoop spacing, and supports for concrete reinforcement. Include special reinforcing required for openings through concrete structures.
- D. Submit locations for construction and control joint layout for slabs.
- E. Qualification Data: For ACI certified flatwork finisher certificate..
- F. Submit for record, a written plan of the field procedures to be implemented for hot and cold weather protection.
- G. Submit chart for application requirements of evaporation control.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications - Slabs: A qualified installer who employs on Project personnel qualified as ACI-certified Flatwork Technician and Finisher and a supervisor who is an ACI-certified Concrete Flatwork Technician.
- B. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C 94M requirements for production facilities and equipment.

- C. **Testing Agency Qualifications:** An independent agency, acceptable to authorities having jurisdiction, qualified according to ASTM C 1077 and ASTM E 329 for testing indicated, as documented according to ASTM E 548.
 - 1. Personnel conducting field tests shall be qualified as ACI Concrete Field Testing Technician, Grade I, according to ACI CP-01.
 - 2. Personnel performing laboratory tests shall be ACI-certified Concrete Strength Testing Technician and Concrete Laboratory Testing Technician - Grade I. Testing Agency laboratory supervisor shall be an ACI-certified Concrete Laboratory Testing Technician - Grade II.
- D. **Source Limitations:** Obtain each type or class of cementitious material of the same brand from the same manufacturer's plant, obtain aggregate from one source, and obtain admixtures through one source from a single manufacturer.
- E. **ACI Publications:** Comply with the following unless modified by requirements in the Contract Documents:
 - 1. ACI 301, "Specification for Structural Concrete."
- F. **Pre-Concrete Conference:** Conduct conference at Project site.
 - 1. Before submitting design mixtures, review concrete design mixture and examine procedures for ensuring quality of concrete materials. Review requirements of submittals, status of coordinating work, and availability of materials. Establish preliminary work progress schedule and procedures for materials inspection, testing, and certifications. Require representatives of each entity directly concerned with cast-in-place concrete to attend, including the following:
 - a. Contractor's superintendent.
 - b. Agency responsible for concrete design mixtures.
 - c. Agency responsible for field quality control.
 - d. Ready-mix concrete manufacturer.
 - e. Concrete subcontractor.
 - f. Architect.
 - 2. Review special inspection and testing and inspecting agency procedures for field quality control, concrete finishes and finishing, cold- and hot-weather concreting procedures, curing procedures, construction contraction and isolation joints, and joint-filler strips, steel reinforcement installation, and concrete protection.

1.5 PROJECT CONDITIONS

- A. To prevent exterior concrete slabs from repeated freeze thaw cycles and deicers before adequate curing to protect concrete has occurred, placement shall occur before October 1 or in the Spring after frost in the ground is gone and temperatures remain above freezing. No deicers shall be used on the concrete during the project.

1.6 LAYOUT

- A. **Verification:** Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect promptly in writing.
- B. **General:** Engage an engineering surveyor to lay out the Work using accepted surveying practices.

1. Work from establish benchmarks and control points to set lines and levels.
2. Inform installers of lines and levels to which they must comply.
3. Check the location, level and plumb, of every major element as the Work progresses.
4. Notify Architect when deviations from required lines and levels exceed allowable tolerances.
5. Coordinate and locate anchor bolt layouts.
6. Coordinate elevation and locations of openings, bondouts, sleeves and inserts required to be placed in the work.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Steel Reinforcement: Deliver, store, and handle steel reinforcement to prevent bending and damage.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
 1. Products: Subject to compliance with requirements, provide one of the products specified.
 2. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

2.2 FORM-FACING MATERIALS

- A. Smooth-Formed Finished Concrete: Form-facing panels that will provide continuous, true, and smooth concrete surfaces. Furnish in largest practicable sizes to minimize number of joints.
 1. Plywood, metal, or other approved panel materials.
 2. Exterior-grade plywood panels, suitable for concrete forms, complying with DOC PS 1, and as follows:
 - a. B-B (Concrete Form), Class 1 or better; mill oiled and edge sealed.
- B. Rough-Formed Finished Concrete: Plywood, lumber, metal, or another approved material. Provide lumber dressed on at least two edges and one side for tight fit.
- C. Forms for Cylindrical Columns, Pedestals, and Supports: Metal, glass-fiber-reinforced plastic, paper, or fiber tubes that will produce surfaces with gradual or abrupt irregularities not exceeding specified formwork surface class. Provide units with sufficient wall thickness to resist plastic concrete loads without detrimental deformation.
- D. Void Forms: Biodegradable paper surface, treated for moisture resistance, structurally sufficient to support weight of plastic concrete and other superimposed loads.
- E. Chamfer Strips: Wood, metal, PVC, or rubber strips, 3/4 by 3/4 inch, minimum.
- F. Form-Release Agent: Commercially formulated form-release agent that will not bond with, stain, or adversely affect concrete surfaces and will not impair subsequent treatments of concrete surfaces.

1. Comply with State of Maine DEP regulations for VOC content.
- G. Form Ties: Factory-fabricated, removable or snap-off metal or glass-fiber-reinforced plastic form ties designed to resist lateral pressure of fresh concrete on forms and to prevent spalling of concrete on removal.
1. Furnish units that will leave no corrodible metal closer than 1 inch to the plane of exposed concrete surface.
 2. Furnish ties that, when removed, will leave holes no larger than 1 inch in diameter in concrete surface.

2.3 STEEL REINFORCEMENT

- A. Reinforcing Bars: ASTM A 615/A 615M, Grade 60, deformed.
- B. Steel Bar Mats: ASTM A 184/A 184M, fabricated from ASTM A 615/A 615M, Grade 60, deformed bars, assembled with clips.
- C. Plain-Steel Wire: ASTM A 82, as drawn.
- D. Deformed-Steel Wire: ASTM A 496.
- E. Plain-Steel Welded Wire Reinforcement: ASTM A 185, plain, fabricated from as-drawn steel wire into flat sheets.

2.4 REINFORCEMENT ACCESSORIES

- A. Joint Dowel Bars: ASTM A 615/A 615M, Grade 60, plain-steel bars, cut bars true to length with ends square and free of burrs.
- B. Slab Construction Joint Dowels:
 1. PNA Diamond Dowel System, PNA Construction Technologies; pna-inc.com.
 - a. Load Plates: Saw cut from hot rolled plate per ASTM A36, 1/4-inch thick by 4-1/2-inch square.
 - b. Pocket Former: High-density plastic pocket former with nailing fins for attachment to edge forms.
- C. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars and welded wire reinforcement in place. Manufacture bar supports from steel wire, plastic, or precast concrete according to CRSI's "Manual of Standard Practice," of greater compressive strength than concrete and as follows:
 1. For concrete surfaces exposed to view where legs of wire bar supports contact forms, use CRSI Class 1 plastic-protected steel wire or CRSI Class 2 stainless-steel bar supports.

2.5 CONCRETE MATERIALS

- A. Cementitious Material: Use the following cementitious materials, of the same type, brand, and source, throughout Project:
 1. Portland Cement: ASTM C 150, Type I or II, gray.
- B. Normal-Weight Aggregates: ASTM C 33, Class 3S coarse aggregate or better, graded. Provide aggregates from a single source.

1. Maximum Coarse-Aggregate Size: #57 gradation (nominal size 1-inch to No. 4)..
2. Fine Aggregate: Free of materials with deleterious reactivity to alkali in cement.

C. Water: ASTM C 94/C 94M and potable.

2.6 ADMIXTURES

A. Air-Entraining Admixture: ASTM C 260.

B. Chemical Admixtures: Provide admixtures certified by manufacturer to be compatible with other admixtures and that will not contribute water-soluble chloride ions exceeding those permitted in hardened concrete. Do not use calcium chloride or admixtures containing calcium chloride.

1. Water-Reducing Admixture: ASTM C 494/C 494M, Type A or Type F.
2. Retarding Admixture: ASTM C 494/C 494M, Type B.
3. Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type D.
4. High-Range, Water-Reducing Admixture: ASTM C 494/C 494M, Type F.
5. High-Range, Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type G.
6. Plasticizing and Retarding Admixture: ASTM C 1017/C 1017M, Type II.

2.7 CURING MATERIALS

A. Evaporation Retarder: Waterborne, monomolecular film forming, manufactured for application to fresh concrete.

1. Products:
 - a. Dayton Superior Corporation; Sure Film.
 - b. Euclid Chemical Company (The); Eucobar.
 - c. L&M Construction Chemicals, Inc.; E-Con.
 - d. MBT Protection and Repair, Div. of ChemRex; Confilm.
 - e. Meadows, W. R., Inc.; Sealtight Evapre.
 - f. Sika Corporation, Inc.; SikaFilm.
 - g. Symons Corporation, a Dayton Superior Company; Finishing Aid.
 - h. Vexcon Chemicals, Inc.; Certi-Vex EnvioAssist.

B. Moisture-Retaining Cover: ASTM C 171, white polyethylene film or white burlap-polyethylene sheet.

C. Interior Sealing Compound: Waterbased, inorganic silicate compound, Ashford Formula manufactured by Curecrete Chemical Company. No substitution.

D. Water: Potable.

2.8 RELATED MATERIALS

A. Expansion- and Isolation-Joint-Filler Strips: ASTM D4819, Type II, two pound minimum density closed cell polyethylene with 1/2-inch deep top strip-off edge to allow installation of joint sealant; 1/2-inch thickness by full depth of slab..

1. Foam Peel HT; Foamtastic, division of Hohmann & Barnard or accepted equivalent.

B. Joint-Filler Strips Left Exposed: ASTM D 1751, asphalt-saturated cellulosic fiber.

- C. Bonding Agent: ASTM C 1059, Type II, non-redispersible, acrylic emulsion or styrene butadiene.
- D. Joint Sealant: Single-component pourable urethane sealant, Class 25.
 - 1. Products:
 - a. Sika Corporation, Inc.; Sikaflex - 1CSL.
 - b. Sonneborn, Division of ChemRex Inc.; SL 1.

2.9 CONCRETE MIXTURES, GENERAL

- A. Prepare design mixtures for each type and strength of concrete, proportioned on the basis of laboratory trial mixture or field test data, or both, according to ACI 301.
 - 1. Use a qualified independent testing agency for preparing and reporting proposed mixture designs based on laboratory trial mixtures.
- B. Admixtures: Use admixtures according to manufacturer's written instructions.

2.10 CONCRETE MIXTURES FOR BUILDING ELEMENTS

- A. Exterior Slabs and Walks: Proportion normal-weight concrete mixture as follows:
 - 1. Minimum Compressive Strength: 4000 psi at 28 days.
 - 2. Maximum Water-Cementitious Materials Ratio: 0.44.
 - 3. Slump Limit: 4 inches, plus or minus 1-1/2 inches.
 - 4. Air Content: 6.5 percent, plus or minus 1 percent at point of delivery.

2.11 FABRICATING REINFORCEMENT

- A. Fabricate steel reinforcement according to CRSI's "Manual of Standard Practice."

2.12 CONCRETE MIXING

- A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94/C 94M and ASTM C 1116, and furnish batch ticket information. Include on batch ticket the amount of water introduced into the mix at the plant, and amount of water that can be added later, and stay within the specified water-cementitious materials ratio.
 - 1. When air temperature is between 85 and 90 deg F, reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F, reduce mixing and delivery time to 60 minutes.

PART 3 - EXECUTION

3.1 FORMWORK

- A. Design, erect, shore, brace, and maintain formwork, according to ACI 301, to support vertical, lateral, static, and dynamic loads, and construction loads that might be applied, until structure can support such loads.
- B. Construct formwork so concrete members and structures are of size, shape, alignment, elevation, and position indicated, within tolerance limits of ACI 117.

- C. Limit concrete surface irregularities, designated by ACI 347R as abrupt or gradual, as follows:
 - 1. Class A, 1/8 inch for smooth-formed finished surfaces.
 - 2. Class C, 1/2 inch for rough-formed finished surfaces.
- D. Construct forms tight enough to prevent loss of concrete mortar.
- E. Fabricate forms for easy removal without hammering or prying against concrete surfaces. Provide crush or wrecking plates where stripping may damage cast concrete surfaces. Provide top forms for inclined surfaces steeper than 1.5 horizontal to 1 vertical.
 - 1. Do not use rust-stained steel form-facing material for exposed surfaces.
- F. Set edge forms, bulkheads, and intermediate screed strips for slabs to achieve required elevations and slopes in finished concrete surfaces. Provide and secure units to support screed strips; use strike-off templates or compacting-type screeds.
- G. Provide temporary openings for cleanouts and inspection ports where interior area of formwork is inaccessible. Close openings with panels tightly fitted to forms and securely braced to prevent loss of concrete mortar. Locate temporary openings in forms at inconspicuous locations.
- H. Chamfer exterior corners and edges of permanently exposed concrete.
- I. Form openings, chases, offsets, sinkages, keyways, reglets, blocking, screeds, and bulkheads required in the Work. Determine sizes and locations from trades providing such items.
- J. Clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt, and other debris just before placing concrete.
- K. Retighten forms and bracing before placing concrete, as required, to prevent mortar leaks and maintain proper alignment.
- L. Coat contact surfaces of forms with form-release agent, according to manufacturer's written instructions, before placing reinforcement.

3.2 EMBEDDED ITEMS

- A. Place and secure anchorage devices and other embedded items required for adjoining work that is attached to or supported by cast-in-place concrete. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
 - 1. Install anchor rods, accurately located, to elevations required and complying with tolerances in Section 7.5 of AISC's "Code of Standard Practice for Steel Buildings and Bridges."
 - 2. Install dovetail anchor slots in concrete structures as indicated.

3.3 REMOVING AND REUSING FORMS

- A. General: Formwork for sides of beams, walls, columns, and similar parts of the Work that does not support weight of concrete may be removed after cumulatively curing at not less than 50 deg F for 24 hours after placing concrete, if concrete is hard enough to not be damaged by form-removal operations and curing and protection operations are maintained.

1. Leave formwork for beam soffits, joists, slabs, and other structural elements that supports weight of concrete in place until concrete has achieved at least 70 percent of its 28-day design compressive strength.
 2. Remove forms only if shores have been arranged to permit removal of forms without loosening or disturbing shores.
- B. Clean and repair surfaces of forms to be reused in the Work. Split, frayed, delaminated, or otherwise damaged form-facing material will not be acceptable for exposed surfaces. Apply new form-release agent.
- C. When forms are reused, clean surfaces, remove fins and laitance, and tighten to close joints. Align and secure joints to avoid offsets. Do not use patched forms for exposed concrete surfaces unless approved by Architect.

3.4 STEEL REINFORCEMENT

- A. General: Comply with CRSI's "Manual of Standard Practice" for placing reinforcement.
1. Do not cut or puncture vapor retarder. Repair damage and reseal vapor retarder before placing concrete.
- B. Clean reinforcement of loose rust and mill scale, earth, ice, and other foreign materials that would reduce bond to concrete.
- C. Accurately position, support, and secure reinforcement against displacement. Locate and support reinforcement with bar supports to maintain minimum concrete cover. Do not weld reinforcing bars.
- D. Set wire ties with ends directed into concrete, not toward exposed concrete surfaces.
- E. Install welded wire reinforcement in longest practicable lengths on bar supports spaced to minimize sagging. Lap edges and ends of adjoining sheets at least one mesh spacing. Offset laps of adjoining sheet widths to prevent continuous laps in either direction. Lace overlaps with wire.
- F. Reinforce stair pans with strips of 3 inch by 6 inch #10 wire mesh or two layers 6 inch by 6 inch #10 mesh overlapped, full width and depth of pan.

3.5 JOINTS

- A. General: Construct joints true to line with faces perpendicular to surface plane of concrete.
- B. Construction Joints: Install so strength and appearance of concrete are not impaired, at locations indicated or as approved by Architect.
1. Place joints perpendicular to main reinforcement. Continue reinforcement across construction joints, unless otherwise indicated. Do not continue reinforcement through sides of strip placements of floors and slabs.
 2. Form keyed joints as indicated. Embed keys at least 1-1/2 inches into concrete.
 3. Locate joints for beams, slabs, joists, and girders in the middle third of spans. Offset joints in girders a minimum distance of twice the beam width from a beam-girder intersection.

4. Locate horizontal joints in walls and columns at underside of floors, slabs, beams, and girders and at the top of footings or floor slabs.
 5. Space vertical joints in walls as indicated. Locate joints beside piers integral with walls, near corners, and in concealed locations where possible.
 6. Use a bonding agent at locations where fresh concrete is placed against hardened or partially hardened concrete surfaces.
- C. Contraction (Control) Joints in Slabs-on-Grade: Form weakened-plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of concrete thickness, with a one inch minimum, as follows:
1. Sawed Joints: Form contraction joints with Soff-Cut early-entry dry-cut control joint saw cutting. Install cuts at each control joint location as soon as concrete will support weight of saw and operator without disturbing final finish. Provide adequate equipment to complete cutting operations within 2 hours after final pass of trowel. Use Soff-Cut blades and skid plates, using a new skid plate with each new blade. Remove debris in path of cut and under skid plate before cutting. Install Soff-Cut joint protector at saw-cut intersection prior to cross-cut. Remove dry powder saw cut concrete spoils immediately without disturbing finish.
 2. Joint Width: 1/8-inch for slabs to receive floor coverings. 1/4-inch for joints to be left exposed and filled with joint sealant.
 3. Contraction joints shall be placed in accordance with approved Shop Drawings. The panel shall be as nearly square as possible. If panel cannot be square, do not exceed panel length to panel width ratio of 1 to 1-1/2. Conform to bay spacing wherever possible (at column centerlines, half bays, third bays, one quarter bays, or equal division to meet the specified spacing requirements).
 4. Make initial saw cut at mid-length of slab and proceed by saw-cutting at mid-length of each subsequent panel until all joints have been cut.
 5. Joints are not permitted in slabs of coolers or freezers.
 6. Avoid traffic across saw cut until sufficient strength is gained to protect joint edges.
 7. Saw cut slabs on grade in accordance with spacing indicated. Where not indicated, saw cut in accordance with the following maximum spacing:
 - a. 4 inches thick slab: 8 feet.
 - b. 5 to 6 inches thick: 10 feet.
 - c. 6 1/4 to 7 inches thick: 12 feet.
 - d. 7 1/4 to 8 inches thick: 14 feet.
- D. Isolation Joints in Slabs-on-Grade: After removing formwork, install joint-filler strips at slab junctions with vertical surfaces, such as column pedestals, foundation walls, grade beams, and other locations, as indicated.
1. Extend joint-filler strips full width and depth of joint, terminating flush with finished concrete surface, unless otherwise indicated.
 2. Install joint-filler strips in lengths as long as practicable. Where more than one length is required, lace or clip sections together.
- E. Doweled Slab Joints: Install plate system and support assemblies at construction joints and joints where indicated.
- F. Joints in Sidewalks and Exterior Flatwork: Groove control joints in concrete to detailed layout. Groover tool shall be Goldblatt Trowel No. 84389 06125 or equal, with 1 inch deep groove and 1/4 inch radius edge. Radius edges of walk with 1/4 inch radius edge tool.
1. Saw cut joints where indicated, complying with contraction joint cutting requirements.

3.6 CONCRETE PLACEMENT

- A. Before placing concrete, verify that installation of formwork, reinforcement, and embedded items is complete and that required inspections have been performed.
- B. Do not add water to concrete during delivery, at Project site, or during placement unless approved by Architect. Record water added at the Project site on batch ticket.
- C. Before test sampling and placing concrete, water may be added at Project site, subject to limitations of ACI 301.
 - 1. Do not add water to concrete after adding high-range water-reducing admixtures to mixture.
- D. Deposit concrete continuously in one layer or in horizontal layers of such thickness that no new concrete will be placed on concrete that has hardened enough to cause seams or planes of weakness. If a section cannot be placed continuously, provide construction joints as indicated. Deposit concrete to avoid segregation.
 - 1. Deposit concrete in horizontal layers of depth to not exceed formwork design pressures and in a manner to avoid inclined construction joints.
 - 2. Consolidate placed concrete with mechanical vibrating equipment according to ACI 301.
 - 3. Do not use vibrators to transport concrete inside forms. Insert and withdraw vibrators vertically at uniformly spaced locations to rapidly penetrate placed layer and at least 6 inches into preceding layer. Do not insert vibrators into lower layers of concrete that have begun to lose plasticity. At each insertion, limit duration of vibration to time necessary to consolidate concrete and complete embedment of reinforcement and other embedded items without causing mixture constituents to segregate.
- E. Deposit and consolidate concrete for floors and slabs in a continuous operation, within limits of construction joints, until placement of a panel or section is complete.
 - 1. Consolidate concrete during placement operations so concrete is thoroughly worked around reinforcement and other embedded items and into corners.
 - 2. Maintain reinforcement in position on chairs during concrete placement.
 - 3. Screed slab surfaces with a straightedge and strike off to correct elevations.
 - 4. Slope surfaces uniformly to drains where required.
 - 5. Begin initial floating using bull floats to form a uniform and open-textured surface plane, before excess bleedwater appears on the surface. Do not further disturb slab surfaces before starting finishing operations.
- F. Cold-Weather Placement: Comply with ACI 306.1 and as follows. Protect concrete work from physical damage or reduced strength that could be caused by frost, freezing actions, or low temperatures.
 - 1. When average high and low temperature is expected to fall below 40 deg F for three successive days, maintain delivered concrete mixture temperature within the temperature range required by ACI 301.
 - 2. Do not use frozen materials or materials containing ice or snow. Do not place concrete on frozen subgrade or on subgrade containing frozen materials.
 - 3. Do not use calcium chloride, salt, or other materials containing antifreeze agents.
- G. Hot-Weather Placement: Comply with ACI 301 and as follows:
 - 1. Maintain concrete temperature below 90 deg F at time of placement. Chilled mixing water or chopped ice may be used to control temperature, provided water equivalent of

ice is calculated to total amount of mixing water. Using liquid nitrogen to cool concrete is Contractor's option.

2. Fog-spray forms, steel reinforcement, and subgrade just before placing concrete. Keep subgrade uniformly moist without standing water, soft spots, or dry areas.

3.7 FINISHING FORMED SURFACES

- A. Rough-Formed Finish: As-cast concrete texture imparted by form-facing material with tie holes and defects repaired and patched. Remove fins and other projections that exceed specified limits on formed-surface irregularities.
 1. Apply to concrete surfaces not exposed to view.
- B. Smooth-Formed Finish: As-cast concrete texture imparted by form-facing material, arranged in an orderly and symmetrical manner with a minimum of seams. Repair and patch tie holes and defects. Remove fins and other projections that exceed specified limits on formed-surface irregularities.
 1. Apply to concrete surfaces exposed to public view.
- C. Related Unformed Surfaces: At tops of walls, horizontal offsets, and similar unformed surfaces adjacent to formed surfaces, strike off smooth and finish with a texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces, unless otherwise indicated.

3.8 FINISHING FLOORS AND SLABS

- A. Exterior Concrete Walks and Flatwork: Place concrete, screed and wood float surfaces to a smooth and uniform finish, free of open texturing and exposed aggregate. Avoid working bleed water into surface mortar.
 1. Bull float directly behind screed before bleedwater appears.
 2. Immediately behind bullfloat, drag broom across surface for a light broom finish if surface paste provides adequate stiffness to maintain acceptable surface texture. If bleedwater appears before application of broom finish, allow surface water to evaporate before brooming.
 3. Coordinate required final broom finish with Architect before application.
 4. Specified overall values of flatness, F(F) 25; and of levelness, F(L) 20; with minimum local values of flatness, F(F) 17; and of levelness, F(L) 15.

3.9 MISCELLANEOUS CONCRETE ITEMS

- A. Filling In: Fill in holes and openings left in concrete structures, unless otherwise indicated, after work of other trades is in place. Mix, place, and cure concrete, as specified, to blend with in-place construction. Provide other miscellaneous concrete filling indicated or required to complete the Work.
- B. Equipment Bases and Foundations: Provide machine and equipment bases and foundations as shown on Drawings. Set anchor bolts for machines and equipment at correct elevations, complying with diagrams or templates from manufacturer furnishing machines and equipment.

3.10 CONCRETE PROTECTING AND CURING

- A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and ACI 301 for hot-weather protection during curing.
- B. Evaporation Retarder: Apply evaporation retarder to concrete slab surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete, but before float finishing.
- C. Formed Surfaces: Cure formed concrete surfaces, including supported slabs, and other similar surfaces. If forms remain during curing period, moist cure after loosening forms. If removing forms before end of curing period, continue curing for the remainder of the curing period.
- D. Unformed Surfaces: Begin curing immediately after finishing concrete. Cure unformed surfaces, including floors and slabs, concrete floor toppings, and other surfaces.
- E. Cure concrete according to ACI 308.1, by the following method:
 - 1. Moisture-Retaining-Cover Curing (Slabs receiving slate tile, resinous floor coatings, sealer, exterior walks and exterior slabs): Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 12 inches, and sealed by waterproof tape or adhesive. Cure for not less than seven days. Immediately repair any holes or tears during curing period using cover material and waterproof tape.

3.11 JOINT FILLING

- A. Prepare, clean, and install joint filler according to manufacturer's written instructions.
 - 1. Defer joint filling until concrete has aged to the maximum extent possible, but not less than four months. Do not fill joints until construction traffic has permanently ceased.
- B. Remove dirt, debris, saw cuttings, curing compounds, and sealers from joints; leave contact faces of joint clean and dry.
- C. Provide backer material to provide joint depth to width ratio required by sealant manufacturer.
- D. Install sealants by proven techniques that result in sealants directly contacting and fully wetting joint substrates, completely filling recesses provided for each joint configuration, and providing uniform, cross-sectional shapes and depths relative to joint widths.
- E. Concrete slabs shall be dry. Slab temperature shall be 45°F minimum and rising.
- F. Allow 3-day sealant cure time before foot traffic and 7 days before full service use.

3.12 CONCRETE SURFACE REPAIRS

- A. Defective Concrete: Repair and patch defective areas when approved by Architect. Remove and replace concrete that cannot be repaired and patched to Architect's approval.

- B. Formed Surfaces Patching Mortar: Mix dry-pack patching mortar, consisting of one part portland cement to two and one-half parts fine aggregate passing a No. 16 sieve, using only enough water for handling and placing.
- C. Repairing Formed Surfaces: Surface defects include color and texture irregularities, cracks, spalls, air bubbles, honeycombs, rock pockets, fins and other projections on the surface, and stains and other discolorations that cannot be removed by cleaning.
1. Immediately after form removal, cut out honeycombs, rock pockets, and voids more than 1/2 inch in any dimension in solid concrete, but not less than 1 inch in depth. Make edges of cuts perpendicular to concrete surface. Clean, dampen with water, and brush-coat holes and voids with bonding agent. Fill and compact with patching mortar before bonding agent has dried. Fill form-tie voids with patching mortar or cone plugs secured in place with bonding agent.
 2. Repair defects on surfaces exposed to view by blending white portland cement and standard portland cement so that, when dry, patching mortar will match surrounding color. Patch a test area at inconspicuous locations to verify mixture and color match before proceeding with patching. Compact mortar in place and strike off slightly higher than surrounding surface.
 3. Repair defects on concealed formed surfaces that affect concrete's durability and structural performance as determined by Architect.
- D. Repairing Unformed Surfaces: Test unformed surfaces, such as floors and slabs, for finish and verify surface tolerances specified for each surface. Correct low and high areas. Test surfaces sloped to drain for trueness of slope and smoothness; use a sloped template.
1. Repair finished surfaces containing defects. Surface defects include spalls, popouts, honeycombs, rock pockets, crazing and cracks in excess of 0.01 inch wide or that penetrate to reinforcement or completely through unreinforced sections regardless of width, and other objectionable conditions.
 2. After concrete has cured at least 14 days, correct high areas by grinding.
 3. Correct localized low areas during or immediately after completing surface finishing operations by cutting out low areas and replacing with patching mortar. Finish repaired areas to blend into adjacent concrete.
 4. Correct other low areas scheduled to receive floor coverings with a repair underlayment. Prepare, mix, and apply repair underlayment and primer according to manufacturer's written instructions to produce a smooth, uniform, plane, and level surface. Feather edges to match adjacent floor elevations.
 5. Repair defective areas, except random cracks and single holes 1 inch or less in diameter, by cutting out and replacing with fresh concrete. Remove defective areas with clean, square cuts and expose steel reinforcement with at least a 3/4-inch clearance all around. Dampen concrete surfaces in contact with patching concrete and apply bonding agent. Mix patching concrete of same materials and mixture as original concrete except without coarse aggregate. Place, compact, and finish to blend with adjacent finished concrete. Cure in same manner as adjacent concrete.
 6. Repair random cracks and single holes 1 inch or less in diameter with patching mortar. Groove top of cracks and cut out holes to sound concrete and clean off dust, dirt, and loose particles. Dampen cleaned concrete surfaces and apply bonding agent. Place patching mortar before bonding agent has dried. Compact patching mortar and finish to match adjacent concrete. Keep patched area continuously moist for at least 72 hours.
- E. Perform structural repairs of concrete, subject to Architect's approval, using epoxy adhesive and patching mortar.

- F. Repair materials and installation not specified above may be used, subject to Architect's approval.

3.13 FIELD QUALITY CONTROL

- A. Testing and Inspecting: Owner will engage a special inspector and qualified testing and inspecting agency to perform field tests and inspections and prepare test reports.

- B. Inspections:

1. Steel reinforcement placement.
2. Headed bolts and studs.
3. Verification of use of required design mixture.
4. Concrete placement, including conveying and depositing.
5. Curing procedures and maintenance of curing temperature.

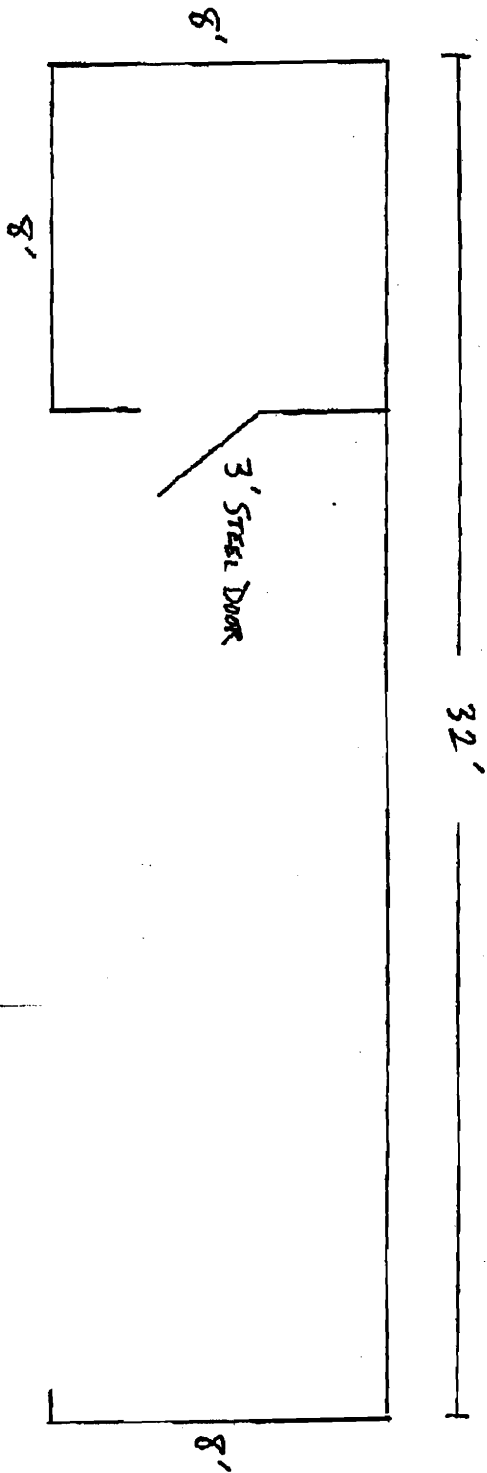
- C. Concrete Tests: Testing of composite samples of fresh concrete obtained according to ASTM C 172 shall be performed according to the following requirements:

1. Testing Frequency: Obtain at least one composite sample for each 100 cu. yd. or fraction thereof of each concrete mixture placed each day.
 - a. When frequency of testing will provide fewer than five compressive-strength tests for each concrete mixture, testing shall be conducted from at least five randomly selected batches or from each batch if fewer than five are used.
 - b. When total quantity of a given class of concrete is less than 50 cu. yd., Architect may waive strength testing if adequate evidence of satisfactory strength is provided.
2. Slump: ASTM C 143/C 143M; one test at point of placement for each composite sample, but not less than one test for each day's pour of each concrete mixture. Perform additional tests when concrete consistency appears to change.
3. Air Content: ASTM C 231, pressure method, for normal-weight concrete; one test for each composite sample, but not less than one test for each day's pour of each concrete mixture.
4. Concrete Temperature: ASTM C 1064/C 1064M; one test hourly when air temperature is 40 deg F and below and when 80 deg F and above, and one test for each composite sample.
5. Compressive-Strength Tests: ASTM C 39/C 39M; test one set of two laboratory-cured specimens at 7 days and one set of two specimens at 28 days.
 - a. Test one set of two field-cured specimens at 7 days and one set of two specimens at 28 days.
 - b. A compressive-strength test shall be the average compressive strength from a set of two specimens obtained from same composite sample and tested at age indicated.
 - c. Properly store cylinders while awaiting transport to laboratory, maintaining temperature between 60 deg F and 80 deg F. Deliver to laboratory for curing within 24 hours of casting test specimen.
 - d. Field-Cured Cylinders: For cold weather concrete operations, prepare an additional set of four standard cylinders to be cured at the site, maintaining cylinders in the conditions and at the temperature of the in-place concrete. Protect field cylinders from being hit, damaged, and from vibration during initial set.
6. When strength of field-cured cylinders is less than 85 percent of companion laboratory-cured cylinders, Contractor shall evaluate operations and provide corrective procedures for protecting and curing in-place concrete.

7. Strength of each concrete mixture will be satisfactory if every average of any three consecutive compressive-strength tests equals or exceeds specified compressive strength and no compressive-strength test value falls below specified compressive strength by more than 500 psi.
8. Test results shall be reported in writing to Architect, concrete manufacturer, and Contractor within 48 hours of testing. Reports of compressive-strength tests shall contain Project identification name and number, date of concrete placement, name of concrete testing and inspecting agency, location of concrete batch in Work, design compressive strength at 28 days, concrete mixture proportions and materials, compressive breaking strength, and type of break for both 7- and 28-day tests.
9. Nondestructive Testing: Impact hammer, sonoscope, or other nondestructive device may be permitted by Architect but will not be used as sole basis for approval or rejection of concrete.
10. Additional Tests: Testing and inspecting agency shall make additional tests of concrete when test results indicate that slump, air entrainment, compressive strengths, or other requirements have not been met, as directed by Architect. Testing and inspecting agency may conduct tests to determine adequacy of concrete by cored cylinders complying with ASTM C 42/C 42M or by other methods as directed by Architect.
11. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
12. Correct deficiencies in the Work that test reports and inspections indicate does not comply with the Contract Documents. Retain paragraph below if measurements of floor flatness and levelness tolerances are required.

END OF SECTION 03300

WINDHAM SOFTBALL DUGOUTS (2)



- WALLS SAME HEIGHT ON ALL SIDES
- The baseball dugouts are: 11 blocks high
34 bricks high

Lot B: A new 25-space paved lot is proposed south of Lot A, and adjacent to the south baseball field. This would be accessed through a portion of Lot A.

Lot C: An existing walk to the north of Lot A will be expanded into a two-way drive aisle and 9 perpendicular parking spaces.

Lot D: The existing driveway around the southwest end of the Classroom Building will be widened with the addition of 14 parallel parking spaces on the southwest side.

Lot E: A small grass area to the southeast of the soccer field, and adjacent to an existing parking lot, will have a two-way gravel drive aisle and 6 gravel perpendicular spaces, constructed as an overflow parking area.

C. Proposed Ball Field Additions

The High School is proposing a baseball field scoreboard located near the south wing of the Residence Building on the end of the baseball field. The electronic scoreboard will be 20' long and 8' tall, and will be mounted on 4' tall posts such that the top of the scoreboard will be 12' above grade. No speaker system will be included with the scoreboard.

For player and spectator safety, the existing baseball field chain-link fencing backstop will be extended, and chain-link fence will be connected to the existing dugouts on each side of home plate. An Application for Exemption from Site Plan Review has been submitted to the City Planning Department for these backstop and fence improvements.

Two masonry dug-out structures are proposed for the softball field, to be similar to the baseball field dug-outs. These will be approximately 8' wide by 30' long. See attached photos of similar style dug-outs, however, Cheverus' dug-outs will be masonry, not wood.

New movable storage container bins on concrete pads are proposed for athletic and general storage. The pad for double containers is proposed to be located near the soccer field, adjacent to new parking Lot E. A pad for a single container is located near the baseball field backstop and new parking Lot B, and another single container pad is located at the north end of the running track.

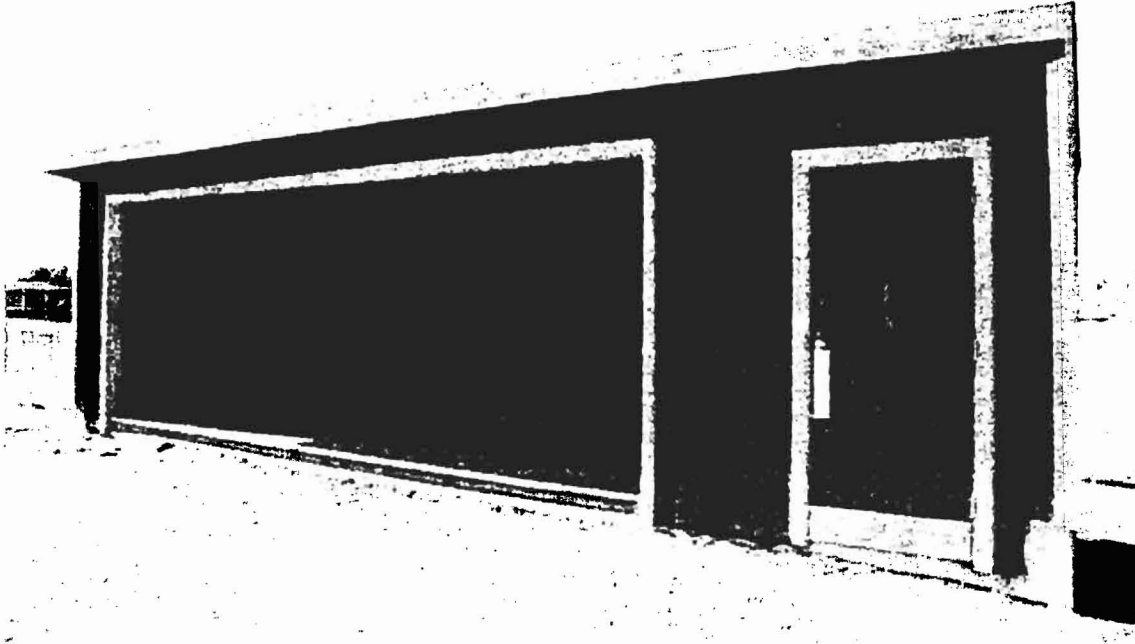
SECTION 14-525: SITE PLAN REVIEW

This summary will address the submission requirements for Site Plan Review.

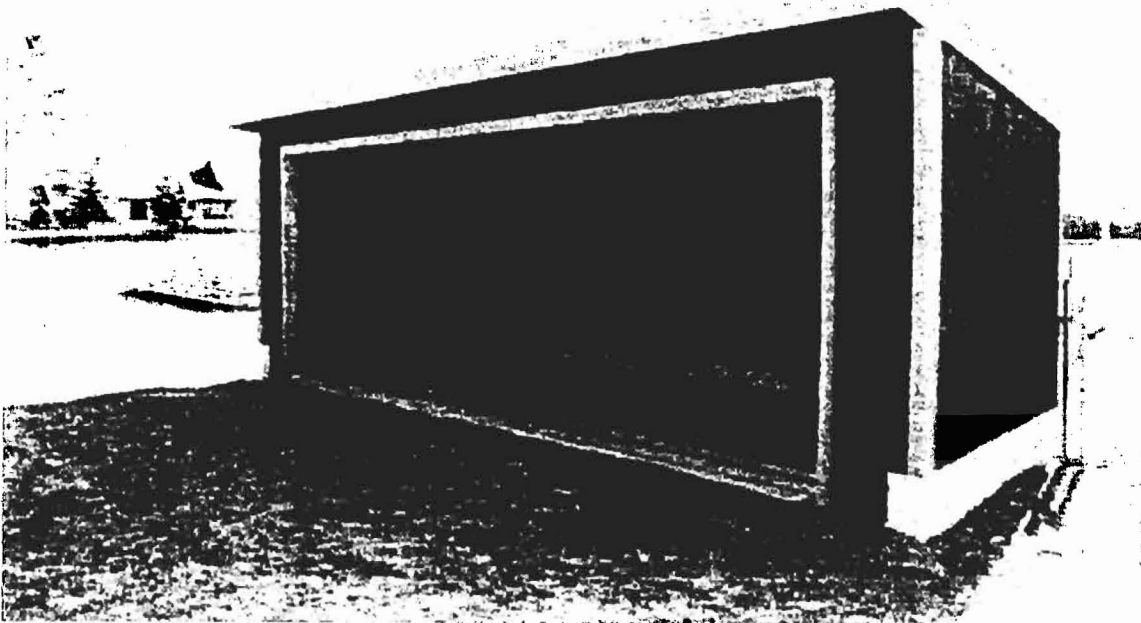
SEC. 14-525.b. PLAN CONTENTS

EVERUS HIGH SCHOOL
OCEAN AVENUE
PORTLAND, MAINE

PROPOSED SOFTBALL FIELD DUGOUTS



Example from Thornton Academy.



AUG 18 2008

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2008-0122
Application I. D. Number

8/18/2008
Application Date

Cheverus High School, Maine
Applicant

267 Ocean Ave , Portland, ME 04103
Applicant's Mailing Address

Cheverus Parking Additions
Project Name/Description

Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

311 - 311 Ocean Ave, Portland, Maine
Address of Proposed Site
156 F002001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Proposed Total Disturbed Area of the Site _____ Zoning _____

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

Zoning Approval Status:

Reviewer Morgan
 Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0122

Date: 10/29/2008

311 Ocean Ave

Revised plans were given to me on 10/29/08 that show a revision of the parking within the 75' shoreland setback. The revised plans show that the parking spaces and other work have been shifted. All work and parking are now shown to be completely outside of the restrictive 75' shoreland setback area.

Marge Schmuckal
Zoning Administrator

Memorandum
Department of Planning and Development
Planning Division



To: Phil DiPierro, Planning Division
Assessor's Office
Leslie Kaynor, Public Services
Mike Farmer, Public Services
Todd Merkle, Public Services
Jeff Tarling, Public Services
Marge Schmuckal, Inspections

1003

permit # 08-1120

From: Molly Casto, Senior Planner

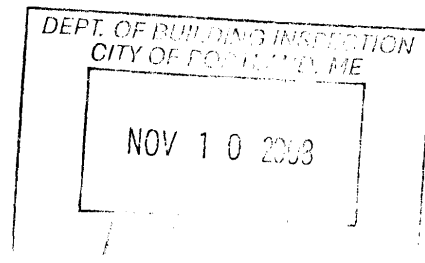
Date: November 7, 2008

Re: Approved Plans for Distribution
Cheverus High School **Parking Additions**
Application # 2008-0122

2008-11-07
1003-1120

On September 9, 2008 the Portland Planning Board considered a proposal by Cheverus High School to develop sixty (60) additional parking spaces distributed amongst five (5) locations on the campus and to add a 10 ft x 24 ft concrete pad for the location of a movable equipment storage container.

Please refer to the attached final approved plans.



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August 13, 2008

Molly Casto
City of Portland Planning Dept.
389 Congress Street
Portland, ME 04101

Re: Cheverus High School
Parking Lot Additions
Project No. 07209
SITE PLAN & CONDITIONAL USE APPLICATION

Dear Molly:

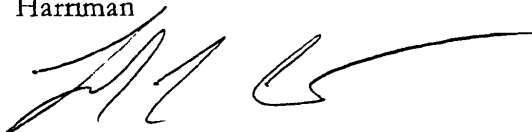
We have revised the site plans for the Cheverus High School improvements to only include the parking lot related items. The athletic improvements that were approved at the July 8th Planning Board meeting have been shown as existing features, no longer proposed. We are furnishing copies of all the drawings that have been revised, including some revisions from DEP comments.

Enclosed are seven copies of the revised plans C00.1, C00.2, C00.3, C10.1, C12.1, C20.1, C30.1, C50.1, C50.2, and C90.1 together with one 11" x 17" set.

I trust this completes our revised submission to put us on the September 9th Planning Board meeting. Let me know if you need further documentation.

Thank you very much.

Sincerely,
Harriman



Frank L. Crabtree, P.E.

enclosures

cc w/enc: Michael Komich, Cheverus

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0122

Date: 9/9/2008

My previous comments were given under application #2008-0049 and pointed out the need to extend the 75' setback from the HWM relating to the new dugout structure(s) and newly proposed parking.

The most current plans received on 8/18/08 show a continuation of the 75' setback from the HWM. It is noted that the closest parking space is still extending a few feet into the 75' area. That parking space shall be made to conform with the requirement that not parking be located within 75' of the HWM (14-449(j)). That space may need to be eliminated. The 20' x 28' concrete PAD for the movable storage bin(s) and the dugouts are shown to be appropriately outside the 75' of HWM.

All other requirements of the R-3 Zone are being met.

Marge Schmuckal
Zoning Administrator

Memorandum
Department of Planning and Development
Planning Division



To: Phil DiPierro, Development Review Coordinator
Leslie Kaynor, Department of Public Services
Mike Farmer, Department of Public Services
Todd Merkle, Department of Public Services
Jeff Tarling, Department of Public Services
Marge Schmuckal- Zoning Administrator

From: Molly Casto, Planning Division

Date: August 13, 2008

311 Ocean

Re: Cheverus High School Athletic Improvements
Distribution of Approved Plans
Application #: 2008-0049
CBL: 156 F002001

Attached are the final approved plans for the Cheverus High School athletic improvements. Please note that, because the applicant is required to apply for a traffic movement permit (TMP) they chose to bifurcate the review of their original application into review and approval for the proposed athletic improvements and review and approval of the proposed parking additions. The attached approved plans show the approved athletic improvements only, which include the following:

- 2 concrete softball dugouts
- An electronic scoreboard
- Two concrete pads to store up to two movable storage containers
- Landscape screening of one of the movable storage container pads

The applicant is tent. proceeding to public hearing for the proposed parking additions on September 9, 2008.

Feel free to contact me if you have any questions.

