City of Portland, Maine – Building or Use Permit Application

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

Location of Construction: 8400 856 Brighton Ave	Owner: The Breakwater School	Phone: 772-8689	Permit No: 981252
Owner Address:	Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: The Thaxter Co.	Address: 55 Bell St Ptld, ME 04103	Phone: 878-5553	Permit Issued: PERMIT ISSUED NOV 2 1998 CITY OF PORTLAND
Past Use: Elementary School	Proposed Use: Same	COST OF WORK: $ 617,000.00	PERMIT FEE: $ 3,105.00
		FIRE DEPT. ☐ Approved ☐ Denied Signature:	INSPECTION: Use Group: Type: Signature:
Proposed Project Description: Construct 2 1/2 story addition to north elevation of existing School 30' x 52'		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ Signature: Date:	Zone: CBL: 259-D-1 Zoning Approval:
Permit Taken By: SP	Date Applied For: 06 October 1998		Special Zone or Reviews: ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan maj ☐ minor ☐ mm ☐

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

Zoning Appeal
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:
☐ Appoved
☐ Approved with Conditions
☐ Denied

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT | ADDRESS: | DATE: | PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | PHONE:

mw

CEO DISTRICT 3

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

959-D-001

July 16, 1998

Austin Smith
Scott Simons Architects
15 Franklin Street Art.
Portland ME 04103

RE: Breakwater School - 856 Brighton Avenue

Dear Austin:

This letter is intended to summarize staff comments on the proposed Breakwater addition and related site improvement. These comments are shown below:

1. See attached memo from Anthony Lombardo of Public Works.

2. The phasing plan for the second addition is too long. If this is not revised to a tighter time frame, this project does not meet the intent of the zoning ordinance.

3. Concern was expressed about the drop-off system along Capisic Street. Does the school have a drop-off plan that students and parents are supposed to follow?

4. John Peverada gets regular calls from residents complaining about on-street parking associated with Breakwater School. This is particularly a problem with special events at the school. Do you have plan to address this, such as using the parking lots of a nearby church or business for overflow parking.

5. Is the 1997 Master Plan still valid? Could you verify the existing and future student enrollment?

6. The new 11-space parking lot. The two spaces parallel to Brighton Avenue would seem non-functional, since they will block access to two other spaces. Please explain how this is going to work..

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7. The dumpster in front of the building should be screened with a solid fence and gate.

8. The new chain-link fence along Capisic Street should have a vinyl-clad coating in a dark color.

9. Sheet L-1.1 says that a 15'-high galvanized post will be installed. Please explain - are you proposing a 15'-high fence?

10. New installation of power lines should be underground.

11. Comments from the Planning Development Review Coordinator will be forwarded to you shortly.

Should you have any question on this letter, please call me at 874-8725

Sincerely,

Richard Knowland
Senior Planner

Enclosure

cc: Joseph E. Gray, Jr.; Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Marge Schmuckal, Zoning Administrator

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PUBLIC WORKS ENGINEERING MEMORANDUM

To: Rick Knowland, Senior Planner
From: Anthony Lombardo, P.E., Project Engineer
Date: July 10, 1998
Subject: Addition to Breakwater School.....Capisic Street

The following comments were generated during Public Works Engineering review of proposed addition to the Breakwater School. The plans and application were dated July 7, 1998.

- The City of Portland Public Works will be reconstructing Capisic Street along the Breakwater Schools' frontage. The plans for this reconstruction have incorporated the proposed vehicle drop off areas, as well as providing a storm drain and sanitary sewer connection up to the Capisic Street right of way line.
- The City will be installing the proposed hot bituminous sidewalk, new granite curb, relocation of any existing school fence that may remain and the installation of storm sewer and sanitary sewer laterals up to the Capisic Street right of way. The City's reconstruction of this street will begin in September 1998. The applicant has been sent a most recent copy of the City's construction drawings. The City's specified work should be clearly and accurately incorporated into the design drawings included in this site plan submittal.
- The applicant must provide construction details for the proposed work on Brighton Ave. including the following:
    1. Hot bituminous driveway/curb cut construction detail
    2. Granite curb installation detail
    3. Hot bituminous sidewalk construction detail
- The applicant needs to specify the construction of sidewalks ramps at the each edge of the proposed curb cut on Brighton Ave.

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 856 Brighton Ave (259-D-001)

Issued to Breakwater School

Date of Issue September 2, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981252 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	Elementary School 1999 New addition of 9600 sq. ft. and renovation of bathrooms, and elevator. Use Group E, Type 2B BOCA 96

Limiting Conditions:
Temporary Certificate of Occupancy expires 10-1-99
All exterior items per Jeff Preble letter of 9-1-99. Must be completed in 30 days.

This certificate supersedes certificate issued

Approved:
9-2-99 Marland Wing
(Date) *Inspector*

P. Samuel Hoffses
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

9/2/99

CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 856 Brighton Ave. CBL 259-D-001

Issued to Breakwater School Date of Issue 01/10/00

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981252 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire/Per State Fire Marshall	Elementary School 1999 New Addition of 9600 Sq.Ft. With Elevator and Renovation of Bathrooms to meet A.D.A. Standard New Boiler Installed, New Sprinkler System to NFPA #13, Fire Alarm to be Maintained to NFPA #72. BOCA 96'- Use Group E- Type 2B

Limiting Conditions: PUPILS Attending Second Grade And Below Not Allowed Access To Upper Level Of School, NFPA Limitations.

This certificate supersedes certificate issued 9/02/1999

Approved:

(Date) *Inspector*

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

01/11/00

Project Name: Break water School
Project Address: 856 Brighton Ave

CBL259-D-1

Inspection Date	Type of Inspection	Remarks – prints – page#
7-30-99	OK to close in Sub Leval Test was on plumbing and	Bathrooms all Framing is compleate (TR)
	Did Railing Inspection on Stairs we Found End of New wing with Rails 2 Low Ed will have them corrected. (TR) ~~all~~	
8-26-99 9-1	Did Stop in with Lt. Mac + Sam w/e walked through Not all Plumbing is Final date 3rd Level is Still painting stairs OK ? Flaired stairs will be ? To on crash Bars For doors that	set But will Be hung for Finished 2nd Level on center Rail For Scott Simonds, also ? Leach to Exit Stairs (TR)

Scott Simons Architects

15 Franklin St.
Portland, ME 04101

(207) 772-4656
(207) 828-4656 FAX
E MAIL: austin@simonsarchitects.com

MEMORANDUM

Faxed to 874-8410

Date:	October 14, 1998
Project name/number:	BWS #97127.06
Re:	Approval of Breakwater School Addition
From:	Austin Smith
To:	Lt. Wayland McDougal
cc:	Peter Wolinsky, Headmaster
	Jobfile 5.2

Dear Lt. McDougal:

At the request of Steve Dodge of the State Fire Marshall's office I am writing to make you aware of our planned addition to the Breakwater School on Brighton Avenue in Portland.

As you know from our previous review and from your relationship with the school, the current brick building consists of three levels. The lowest level is 4'-6" below grade and the middle level is 5'-6" above grade.

Our proposed addition would match those floor levels in order to have a fully accessible facility. We also understood the NFPA limitations on the position of preschool, kindergartens and first graders. While our areas are not positioned at grade we have in all cases provided direct access by stairs to grade. In no case would second graders and younger be allowed access to the upper most level.

The new facility will be fully sprinkled. System will be extended to cover the existing brick building.

If this meets with your approval and understanding please sign and return by fax to 828-4656.

Thank you very much for your assistance, Austin Smith.

97127.06/10.7.98

PORTLAND FIRE DEPARTMENT
FIRE PREVENTION BUREAU
380 CONGRESS STREET
PORTLAND, MAINE 04101
10/20/98

Scott Simons Architects

15 Franklin St.
Portland, ME 04101

(207) 772-4656
(207) 828-4656 FAX
E MAIL: austin@simonsarchitects.com

MEMORANDUM

Date:	September 10, 1998
Project name/number:	BWS #97127.06
Re:	Addendum #2
From:	Austin Smith
To:	Nick Nash, Thaxter Company
cc:	Peter Wolinsky, Headmaster Dan Crewe, Building Committee Chair Will Bennett, Mike Chonko, BEI Dave Tetreault, SDC Jobfile

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ADDENDUM #2

This addendum revises the Drawings and/or Specifications as described below and becomes a part of the Contract Documents.

The original General Conditions and Supplemental Conditions shall govern all work unless specifically exempted or modified herein.

This Addendum consists of 10 pages.

Indicate receipt of this addendum on the proposal form, Section 0300, Form For General Bid-2.

DRAWINGS

ITEM	SHEET	DETAIL	DESCRIPTION
1-D2	S-1.0		Add attached General Notes Sheets 1-8.
2-D2	S-1.0	Typ. Slab Typ. Radiant Slab	Change "Compacted Structiral Fill" to "Crushed Stone".
3-D2	S-1.1		Add dimension 4'-11" from Grid 1 to bracing base

			plate and from Grid 5 to bracing base plate.
4-D2	S-2.1		Change top of steel El. from (-) 1'-7" to (-) 0'-5"
5-D2	S-2.4	North Entrance Roof	Change grid designation from 1 to 3
6-D2	S-2.5	Col. Schedule	Add lower col. E-1.7 TS4x4x0.1875 Bot. Base Pl El = (-) 11'-0 3/4" Top El = (-) 0'-5" Base plate type A

End of Addendum #2.

GENERAL NOTES:

1. THE NOTES ON THESE DRAWINGS ARE NOT INTENDED TO REPLACE SPECIFICATIONS. SEE SPECIFICATIONS FOR REQUIREMENTS IN ADDITION TO GENERAL NOTES.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
3. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DO NOT SCALE PLANS.
4. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCING TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
5. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
6. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

DESIGN LOADS:

1. BUILDING CODE: BOCA NATIONAL BUILDING CODE/1996
2. DESIGN LOADS:
   - A. SNOW LOAD:

GROUND SNOW LOAD, P_g	60 PSF
SNOW EXPOSURE FACTOR	0.7
SNOW LOAD IMPORTANCE FACTOR	1.0
FLAT ROOF SNOW LOAD	42 PSF

   - B. LIVE LOADS

CLASSROOMS	40 PSF
CORRIDORS AND LOBBIES	80 PSF
LIBRARY STACKS	150 PSF
LIBRARY READING AREAS	60 PSF

   - C. WIND LOADS:

MAIN WIND-FORCE RESISTING SYSTEM	
IMPORTANCE FACTOR	1.10
BASIC WIND SPEED	85 MPH
EXPOSURE	B
COMPONENTS AND CLADDING EXPOSURE	C

   - D. SEISMIC DESIGN DATA:

PEAK VELOCITY RELATED ACCELERATION, A_v	0.10
PEAK ACCELERATION, A_a	0.10
SEISMIC HAZARD EXPOSURE GROUP	II
SEISMIC PERFORMANCE CATEGORY	C
SOIL PROFILE TYPE	S_4
BASIC STRUCTURAL SYSTEM	
CONCENTRICALLY BRACED STEEL FRAME	
RESPONSE MODIFICATION FACTOR, R	5
DEFLECTION AMPLIFICATION FACTOR, C_d	4½
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE

FOUNDATION NOTES:

1. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY S.W. COLE ENGINEERING, INC. DATED JUNE 4, 1998.
2. INTERIOR SPREAD FOOTINGS AND EXTERIOR STRIP FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATIVE MEDIUM DENSE SAND.
3. EXTERIOR STRIP AND SPREAD FOOTINGS SHALL BE FOUNDED AT A MINIMUM DEPTH OF 4'-6" BELOW FINISHED GRADE.
4. UNSUPPORTED EXCAVATIONS SHALL BE CUT TO THE SLOPES INDICATED IN THE GEOTECHNICAL INVESTIGATION OR FLATTER.
5. SUB-SLAB FILL AND FILL PLACED BELOW FOOTING AREAS SHALL BE COMPACTED TO 95% OF ITS DRY DENSITY AS DETERMINED BY ASTM D-1557.
6. EXTERIOR SIDE OF FOUNDATIONS SHALL BE BACKFILLED WITH SELECT FILL PLACED IN LIFTS AND COMPACTED TO 92% - 95% OF ITS DRY DENSITY AS DETERMINED BY ASTM D-1557.
7. INTERIOR SLABS ON GRADE SHALL BE PLACED ON A 4" SAND CUSHION OVER AN 8 MIL VAPOR BARRIER AND SHALL BEAR ON A MINIMUM 12" OF CRUSHED STONE .
8. UNDERDRAINS SHALL BE PLACED AS SHOWN ON THE SITE DRAWINGS. UNDERDRAINS SHALL BE INSTALLED TO POSITIVELY DRAIN TO A SUITABLE DISCHARGE OR PUMP POINT AWAY FROM THE STRUCTURE. REFER TO SITE DRAWINGS FOR ADDITIONAL INFORMATION.
9. BACKFILL BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318-89.
2. CONCRETE STRENGTH AT 28 DAYS SHALL BE:
    a.) 3000 PSI FOR ALL FOOTINGS, WALLS, EXTERIOR SLABS AND EXPOSED SITE CONCRETE.
    b) 4000 PSI FOR ALL ELEVATED SLABS AND SLABS-ON-GRADE.
3. REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60 DEFORMED BARS, AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315-LATEST EDITION.
4. WHERE CONTINUOUS REINFORCEMENT IS CALLED FOR, IT SHALL BE EXTENDED CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL BE CLASS B TENSION LAP SPLICES UNLESS NOTED OTHERWISE.
5. WHERE REINFORCEMENT IS NOT EXPLICITLY CALLED OUT ON THE DRAWINGS, PROVIDE REINFORCEMENT WITH A MINIMUM AREA OF 0.0025 TIMES THE GROSS CONCRETE AREA IN EACH DIRECTION.
6. REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS.
7. WELDED WIRE FABRIC SHALL BE PROVIDED IN FLAT SHEETS.
8. WELDED WIRE FABRIC SHALL BE LAPPED 8" OR 1-1/2 SPACES, WHICH EVER IS LARGER, AND SHALL BE WIRED TOGETHER.
9. FIBER REINFORCED CONCRETE SHALL CONFORM TO ASTM C-1116.

LAMINATED WOOD DECKING NOTES:

1. LAMINATED WOOD ROOF DECK SHALL BE 5" (NOMINAL) x 7" (NOMINAL) DOUGLAS FIR/LARCH OR OTHER SPECIES WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

MODULUS OF ELASTICITY, E	1,900,000 PSI
BENDING STRESS (ROOF), F_b	2500 PSI
HORIZONTAL SHEAR (ROOF), F_v	98 PSI

2. DECKING SHALL BE INSTALLED IN SINGLE SPAN OR TWO SPAN CONSTRUCTION WITH EACH PIECE OF DECKING SUPPORTED AT BOTH ENDS.
3. CONNECT EACH COURSE OF DECK TO STRUCTURAL STEEL AT EACH SUPPORT USING (2) 1/4-28X6 HWH TEKS FASTENERS BY ITW/BUILDEX. PREDRILL 3/16"ϕ HOLES IN DECKING FOR TEKS FASTENERS.
4. SLANT NAIL EACH DECKING COURSE TO THE TONGUE OF THE ADJOINING COURSE USING 16d NAILS SPACED AT A MAXIMUM OF 30 INCHES ALONG THE DECK EDGE WITH NAILING IN ALTERNATE COURSES OFFSET BY 15".

STEEL NOTES:

1. STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL"-NINTH EDITION.
2 STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36.
3. STRUCTURAL TUBING SHALL CONFORM TO ASTM A-500 GR.B.
4. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GR. B.
3. DESIGN CONNECTIONS FOR THE MAXIMUM END REACTION THAT CAN BE PRODUCED BY A LATERALLY SUPPORTED UNIFORMLY LOADED BEAM FOR EACH GIVEN BEAM SIZE AND SPAN.
4. FIELD CONNECTIONS SHALL BE BOLTED USING 3/4" DIAMETER ASTM A-325 HIGH STRENGTH BOLTS EXCEPT WHERE FIELD WELDING IS INDICATED ON THE DRAWINGS.
5. ALL WELDING SHALL CONFORM TO AWS D1.1-LATEST EDITION. WELDING ELECTRODES SHALL BE E70XX.
6. STEEL DECK UNITS SHALL CONFORM WITH THE LATEST EDITION OF THE "DESIGN MANUAL FOR FLOOR AND ROOF DECKS" BY THE STEEL DECK INSTITUTE. STEEL ROOF DECK SHALL BE PAINTED. STEEL FLOOR DECK SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A-525 G60. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF OTHER TYPES OF DECK.
7. FASTEN METAL DECK TO ALL STEEL SUPPORTS WITH 5/8" DIAMETER PUDDLE WELDS AT 12" O.C. UNLESS OTHERWISE INDICATED ON PLAN. FASTEN ROOF DECK SIDELAPS WITH 1-#12 HEX HEAD SCREWS EACH SPAN. AT LOCATIONS WHERE ROOF DECK IS TO BE EXPOSED TO VIEW - SIDELAP CONNECTORS SHALL BE OMITTED.
8. OPEN WEB STEEL JOISTS SHALL CONFORM TO STEEL JOIST INSTITUTE "STANDARD SPECIFICATION FOR STEEL JOIST AND JOIST GIRDERS."
9. ALL BRIDGING AND BRIDGING ANCHORS SHALL BE COMPLETELY INSTALLED BEFORE CONSTRUCTION LOADS ARE PLACED ON THE JOISTS. BRIDGING SHALL SUPPORT THE TOP CHORD AGAINST LATERAL MOVEMENT DURING THE CONSTRUCTION PERIOD AND SHALL HOLD THE JOIST IN APPROXIMATE LOCATION AS SHOWN ON THE PLANS. BRIDGING SHALL BE AS CALLED OUT ON THE PLANS.
11. ITEMS ATTACHED TO STEEL JOISTS SHALL BE ATTACHED TO PANEL POINTS OF JOISTS ONLY, OR AN ADDITIONAL WEB MEMBER SHALL BE ADDED TO THE JOIST AT THE LOCATION OF THE CONCENTRATED LOAD. THE JOIST MANUFACTURER SHALL BE RESPONSIBLE FOR SUPPLYING THE PROPER ADDITIONAL WEB MEMBER SIZE.
12. LOADS SHALL NOT BE PLACED ON JOISTS UNLESS THE JOIST HAS BEEN DESIGNED TO SUPPORT THE LOAD.

LIGHT GAGE METAL FRAMING:

1. THE EXTENT OF THE WORK FOR THE EXTERIOR METAL STUD WALL SYSTEM IS DETAILED ON THE ARCHITECTURAL DRAWINGS. THESE NOTES SHALL BE WORKED IN CONJUNCTION WITH THOSE DRAWINGS AND THE SPECIFICATIONS.
2. THE FOLLOWING SPECIFICATIONS AND PUBLICATIONS SHALL BE FOLLOWED.
   a. AMERICAN IRON AND STEEL INSTITUTE COLD FORM DESIGN MANUAL, SPECIFICATION FOR THE DESIGN OF COLD FORM STEEL STRUCTURAL MEMBERS (AISI-86).
   b. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
   c. AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL OF STEEL CONSTRUCTION 9TH EDITION.
3. PROVIDE CHANNEL SHAPED STUDS, JOISTS, RUNNERS, TRACKS, BLOCKING, CLIP ANGLES, SHOES, REINFORCEMENTS, FASTENERS AND OTHER ACCESSORIES RECOMMENDED BY THE MANUFACTURER FOR A COMPLETE FRAMING SYSTEM.
4. FABRICATION OF LIGHT GAGE STEEL SHALL CONFORM WITH REQUIREMENTS OF ASTM A446 WITH THE FOLLOWING MINIMUM YIELD POINTS (Fy):
   a.) 16 GA. AND HEAVIER - Fy = 50,000 PSI (GRADE D)
   b.) 18 GA. - Fy = 37,000 PSI (GRADE B)
   c.) 20 GA. - Fy = 33,000 PSI (GRADE A)
5. MANUFACTURER OF STUDS, RUNNERS, TRACKS AND OTHER FRAMING MEMBERS SHALL COMPLY WITH ASTM C955.
6. FRAMING COMPONENTS AND ACCESSORIES SHALL BE GALVANIZED PER ASTM A525 MINIMUM G60 COATING.
7. SCREWS AND OTHER ATTACHMENT DEVICES SHALL HAVE A PROTECTIVE COATING EQUIVALENT TO CADMIUM OR ZINC PLATING AND SHALL COMPLY WITH ASTM A165 TYPE NS. SELF TAPPING SCREWS SHALL BE OF THE MINIMUM DIAMETER AS INDICATED ON THE DESIGN DRAWINGS FOR EACH SPECIFIC ATTACHMENT DETAIL. PENETRATION THROUGH JOINED MATERIALS SHALL NOT BE LESS THAN THREE EXPOSED THREADS.
8. STANDARD STEEL SHAPES, PLATES, ETC. SHALL CONFORM TO THE MATERIAL AND FINISH SPECIFICATIONS UNDER DIVISION 5.
9. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS PER THE PROJECT SPECIFICATIONS. THESE DRAWINGS SHALL ILLUSTRATE THE DESIGN OF THE STEEL STUD EXTERIOR WALL FRAMING AND SHEATHING INCLUDING STEEL LINTELS AND ALL NECESSARY STRUCTURAL STEEL STIFFENING AND BRACING.
10. THE EXTERIOR WALL SYSTEM SHALL BE DESIGNED FOR A MAXIMUM ALLOWABLE DEFLECTION, EITHER HORIZONTAL OR VERTICAL, OF 1/600 OF THE SPAN IN INCHES MEASURED FROM POINT OF ATTACHMENT TO STRUCTURAL STEEL OR CONCRETE, INCLUDING EFFECT OF STUDS ONLY, NOT SHEATHING BOARD OR FACING MATERIAL. REFER TO SPECIFICATIONS FOR INTERIOR PARTITION DESIGN CRITERIA.
11. THE DESIGN WIND PRESSURE SHALL BE AS INDICATED IN THE SPECIFICATIONS. SECURELY ANCHOR STUDS IN TRACK TO FLOOR CONSTRUCTION AND OVERHEAD STRUCTURE. PROVIDE SLIP JOINTS WHERE NONBEARING VERTICAL STUDS MEET FLOOR OR ROOF STRUCTURAL

MEMBER. ALLOW FOR 1" OF VERTICAL LIVE LOAD DEFLECTION AT SLIP JOINTS.

12. FRAME ALL OPENINGS LARGER THAN TWO FEET WITH A MINIMUM OF DOUBLE STUDS OR AS DETERMINED BY THE DESIGN SUBMITTED.
13. WELDING OF FRAMING COMPONENTS WILL BE PERMITTED ONLY WHERE INDICATED ON STRUCTURAL DRAWINGS OR AS APPROVED BY ENGINEER.
14. FIELD CUTTING OF HOLES IN STEEL FRAMING MEMBERS SHALL NOT BE PERMITTED.
15. TOUCH UP ALL STEEL BARED BY WELDING WITH ZINC RICH PAINT.
16. SPLICES OF AXIALLY LOADED MEMBERS SHALL NOT BE PERMITTED.
17. WIRE TYING OF MEMBERS IS NOT PERMITTED.
18. COMPLETE BEARING ON SUPPORTS SHALL BE MAINTAINED FOR STUDS IN AXIALLY LOADED ASSEMBLIES.

Dufresne-Henry, Inc.
Consulting Engineers

22 Free Street, Portland, ME 04101
(207) 775-3211

MEMO TO: Rick Knowland

FROM: Jeffrey D. Preble, P.E.

DATE: September 1, 1999

SUBJECT: Breakwater School Inspection

FILE COPY

On August 31, 1999, an inspection of the Breakwater School project was completed with Nick Nash of the Thaxter Company. Based on this inspection the following observations were noted and a list of items which remain to be completed was developed. These are summarized as follows.

- The light fixture near the entrance gate from Capisic St. needs to be installed.
- Caps of a few fence posts need to be installed.
- Pavement patching is required around some fence posts.
- The vinyl slats for the privacy screening fencing need to be installed where indicated on the plans.
- The picket fencing between the gravel parking area and the new paved parking needs to be installed. This work is scheduled to be completed by the school according to Nick.
- The "No Parking" stencil needs to be installed in the new paved parking lot. This area is currently marked with a white line indicating space for two parking spots. The white line should be removed.
- Paint striping on the east side of the Brighton Ave. entrance needs to be completed.
- The pole mounted light by the new paved parking area has not yet been installed.
- Additional mulch should be placed along the sidewalks at Brighton Ave. and Capisic St.
- The mulch spread over the loamed areas will require maintenance. The mulch is thin in spots and will blow off the site if not anchored and maintained.
- The grade from the gravel parking area to the sidewalk is very steep. Careful attention to the loamed area is needed to prevent this area from washing out until the area has stabilized.
- The bollards need final clean up and painting.
- Trees originally to be installed along Capisic St. have been deleted from Thaxter's contract and will be installed as part of the City's contract for the Capisic St. reconstruction.
- The site needs general clean up including construction debris and construction equipment once the work is complete.

Nick indicated that most of these items will be completed by the end of this week. Please let us know if you have any questions in review of this information.

C: Nick Nash, The Thaxter Co.

55 Bell St.
Portland, ME 04103
Phone: 878-5553
Fax: 878-5424

The Thaxter Company

Fax

To: Tom Reinsborough, City of Portlnd **From:** Nick Nash

Fax: 874-8716 **Date:** September 3, 1999

Phone **Pages:** 2

Re: **CC:**

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** **Please Reply** ☐ **Please Recycle**

•Comments:

As per your request, the elevator certificate from the state inspector.

Ellen Newhall

STATE OF MAINE
DEPARTMENT OF PROFESSIONAL
AND FINANCIAL REGULATION
ELEVATOR & TRAMWAY SAFETY BOARD
35 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0035

ANGUS S. KING, JR.
GOVERNOR

ANNE L. HEAD
DIRECTOR

TEMPORARY ELEVATOR CERTIFICATE

Registration Number: 35659-EL Expiration Date: 10-30-99

Registrant: Brookwater School
858 Brighton Ave
Portland, ME 04101

Specific Location: Lobby

Type: Passenger

Speed: 100

Capacity: 2000

Signature of Inspector 8-30-99 Date

OFFICE PHONE: (207) 624-8615
OFFICES LOCATED AT: 122 NORTHERN AVE., GARDINER, MAINE

FAX: (207)624-8637
(HEARING IMPAIRED (207)624-8563)

A United Technologies Company

FINAL ACCEPTANCE

City PORTLAND, ME

OTIS ELEVATOR COMPANY

Date ~~AUGUST 30, 1999~~ Sept 3 1999

Ladies and/or Gentlemen:

We have examined the Elevator furnished and completed by you in BREAKWATER SCHOOL Building in this city. The elevator appears to be satisfactory and in accordance with your contract and we hereby accept it.

Note: Elevator Cab (enclosure) and Hoistway Entrances have been thoroughly inspected and found satisfactory.

Yours truly,

Sales No. 419566

THAXTER COMPANY
(Company)

By Eddie Hall
(Signature and title of person accepting)

Contract with
OTIS ELEVATOR COMPANY

By EDDIE Hall
(Printed name of person accepting)

KEY ACKNOWLEDGMENT

The following keys, necessary for the proper operation of the above named elevator, have been turned over to me along with complete instructions on the operations of the elevator.

QUANTITY		QUANTITY	
____	Emergency Side Exit Keys	____	Lobby Panel Keys
10	UTA Keys	____	Emergency Door Key (Under Glass)
____	UTF Keys	____	Utility Cabinet Keys
____	UTB Keys	OTHERS:	4 3502
____	Light Switch Keys		
____	Fan Switch Keys		

OTIS SERVICE EQUIPMENT

Any counters, meters, tools, remote monitoring devices, or communication devices which we may use or install under this Contract remain our property, solely for the use of Otis employees. Such service equipment is not considered a part of the Units. You grant us the right to store or install such service equipment in your building and to electrically connect it to the Units. You will restrict access to the service equipment to authorized Otis personnel. You agree to keep the software resident in the service equipment in confidence as a trade secret for Otis. You will not permit others to use, access, examine, copy, disclose or disassemble the service equipment or the software resident in the service equipment for any purpose whatsoever. If the service is terminated for any reason, we will be given access to your premises to remove the equipment, including the resident software, at our expense.

CUSTOMER - PLEASE NOTE THE FOLLOWING:

The New Installation Service (N.I.S.) will begin immediately and will continue for 12 months.

The warranty period will begin immediately and will continue for 12 months.

Should any problem develop in the operation of this elevator, please call Otis Elevator Company at 1-800-233-6847. (Operator will request the name and address of the building, and the elevator number--should there be more than one elevator in the building.)

SIGNED: THAXTER COMPANY
(Company)

By Eddie Hall
(Person Accepting)

Form 426 (REV 6/97)

Bigelow

Makers of Quality Carpet Since 1906

ENTERPRISE • 30671 CAPOLINE 9.30

SPECIFICATIONS

CONSTRUCTION	Woven Textured Loop
PITCH	212
PILE THICKNESS	.160 in.
ROWS PER INCH	6.0
FACE YARN	Colorstrand™ Solution Dyed Nylon
YARN WEIGHT AS WOVEN	28.00 Oz. Per Square Yard
TOTAL WEIGHT	59.85 Oz. Per Square Yard
TOTAL THICKNESS	.315 in.
BACKING MATERIALS	Synthetic
DENSITY	8,900
WEIGHT DENSITY	176,400
STOCK WIDTH	12'
FLAMMABILITY	Class 1 – Exceeds .45 Watts Per CM²
SMOKE DENSITY	NBS Smoke Density Chamber (NFPA–258): Less than 450
STATIC PROPENSITY	70/20 AATCC–134: Under 3.5 KV
IAQ CERTIFICATION	13815878
PATTERN REPEAT	N/A
SOIL RELEASE	Fluorochemical Treatment
WARRANTIES	Lifetime Limited Woven Wear Warranty 10 Year Ltd. Colorfastness to Light 5 Year Ltd. Colorfastness to Atmospheric Contaminants Lifetime Static

All specifications are subject to normal manufacturing tolerances.

1206

Bigelow Commercial 500 TownPark Lane #400 Kennesaw, Georgia 30144
Phone: 770 / 792-6300

55 Bell Street
Portland, Maine 04103

(207) 878-5553 Telephone
(207) 878-5424 Fax

The Thaxter Company

Fax

To: Tom Reinsborough; City of Portland Inspections **From:** Nick Nash

Fax: (207) 874-8716 **Pages:** Two

Phone: **Date:** 09/02/99

Re: Breakwater School **CC:**

☐ **Urgent** X **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

Tom:

Following is the elevator carpet specification for the Breakwater School project.

Any questions please feel free to call.

Thank you,

Nick Nash

Dufresne-Henry, Inc.
Consulting Engineers

22 Free Street, Portland, ME 04101
(207) 775-3211

MEMO TO: Rick Knowland

FROM: Jeffrey D. Preble, P.E.

DATE: September 1, 1999

SUBJECT: Breakwater School Inspection

FILE COPY

On August 31, 1999, an inspection of the Breakwater School project was completed with Nick Nash of the Thaxter Company. Based on this inspection the following observations were noted and a list of items which remain to be completed was developed. These are summarized as follows.

- The light fixture near the entrance gate from Capisic St. needs to be installed.
- Caps of a few fence posts need to be installed.
- Pavement patching is required around some fence posts.
- The vinyl slats for the privacy screening fencing need to be installed where indicated on the plans.
- The picket fencing between the gravel parking area and the new paved parking needs to be installed. This work is scheduled to be completed by the school according to Nick.
- The "No Parking" stencil needs to be installed in the new paved parking lot. This area is currently marked with a white line indicating space for two parking spots. The white line should be removed.
- Paint striping on the east side of the Brighton Ave. entrance needs to be completed.
- The pole mounted light by the new paved parking area has not yet been installed.
- Additional mulch should be placed along the sidewalks at Brighton Ave. and Capisic St.
- The mulch spread over the loamed areas will require maintenance. The mulch is thin in spots and will blow off the site if not anchored and maintained.
- The grade from the gravel parking area to the sidewalk is very steep. Careful attention to the loamed area is needed to prevent this area from washing out until the area has stabilized.
- The bollards need final clean up and painting.
- Trees originally to be installed along Capisic St. have been deleted from Thaxter's contract and will be installed as part of the City's contract for the Capisic St. reconstruction.
- The site needs general clean up including construction debris and construction equipment once the work is complete.

Nick indicated that most of these items will be completed by the end of this week. Please let us know if you have any questions in review of this information.

C: Nick Nash, The Thaxter Co.

Dufresne-Henry, Inc.
Consulting Engineers

Facsimile

Area Office:
22 Free Street
Portland, ME 04101
(207) 775-3211
Fax: (207) 775-6434 E-Mail: dhmaine@agate.net

To: John Reinsborough Fax Number: 874-8716

Company:

From: Jeff Preble Date: 9/1/99

Subject: Breakwater School

You should receive 2 page(s), including this cover sheet. If you do not receive all the pages, please call 207-775-3211.

Comments: John -

Here is my memo to Rick as we discussed.

30 days to finish the outstanding items is reasonable.

Let me know if you have any questions on these items.

JEFF

Job Name BREAKWATER
Job No. 97127.06
File
To: NICE NASH@THAXTER
DAN CREWE/CHAIR.
Consultants
Other JOB FILE

STRUCTURAL DESIGN CONSULTING

5 Balsam Lane
Falmouth, ME 04105-2448
Phone: (207) 878-8038
Fax: (207) 878-8293

MEMORANDUM

Date: **July 13, 1999**
Project: **The Breakwater School**
To: **Austin Smith**
From: **David Tetreault**

Autin:

The west connection of the W16x31 Middle Level beam between grids G-1 and D-2 was misfabricated. A correction was made that required additional bolt holes. Eddie Hall of The Thaxter requested that I review this condition. I observed the condition this morning and found that the additional holes have no appreciable effect on the structural capacity of the beam or connection.

The additional holes in the beam were first noticed by a City of Portland Building Official. A copy of this memo should be forwarded to the city of Portland Building Department.

STATE OF MAINE DAVID TETREAULT 4840 REGISTERED PROFESSIONAL ENGINEER

SIGNATURE: David L Tetreault

copy to:

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

19980077
I. D. Number

Breakwater School
Applicant

7/7/98
Application Date

856 Brighton Ave, Portland, ME 04102
Applicant's Mailing Address

Breakwater School
Project Name/Description

Scott Simonds Arch
Consultant/Agent

856 Brighton Ave
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

259-D-001
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 ☐ Other (specify) **School**

9,600 Sq Ft
Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☒ Site Plan (major/minor)
☐ Subdivision # of lots
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Plan **$500.00** Subdivisio Engineer Review **$772.80** Date **7/7/98**

Planning Approval Status:

Reviewer **knowland**

☐ **Approved**
☒ **Approved w/Conditions** See Attached
☐ **Denied**

Approval Date **8/11/98** Approval Expiration **8/11/99** Extension to ☐ Additional Sheets Attached

☒ OK to Issue Building Permi **r.knowland** (signature) **10/30/98** (date)

Performance Guarantee ☒ **Required*** ☐ **Not Required**

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

☒ Performance Guarantee Accepted	**10/29/98** (date)	**$20,208.00** (amount)	**6/1/00** (expiration date)
☒ Inspection Fee Paid	**10/29/98** (date)	**$580.00** (amount)	
☐ Building Permit Issue	(date)		
☐ Performance Guarantee Reduced	(date)	(remaining balance)	(signature)
☐ Temporary Certificate of Occupancy	(date)	☐ Conditions (See Attached)	
☐ Final Inspection	(date)	(signature)	
☐ Certificate Of Occupancy	(date)		
☐ Performance Guarantee Released	(date)	(signature)	
☐ Defect Guarantee Submitted	(submitted date)	(amount)	(expiration date)
☐ Defect Guarantee Released	(date)	(signature)	

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

19980077
I. D. Number

Breakwater School
Applicant

7/7/98
Application Date

856 Brighton Ave, Portland, ME 04102
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Breakwater School
Project Name/Description

Scott Simonds Arch
Consultant/Agent

856 Brighton Ave
Address of Proposed Site

259-D-001
Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): ☐ New Building ☒ Building Addition ☐ Change Of Use ☐ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) **School**

9,600 Sq Ft
Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☒ Site Plan (major/minor)
☐ Subdivision # of lots
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Plan **$500.00** Subdivision Engineer Review Date: **7/7/98**

Fire Approval Status:

Reviewer **Lt. Mc Dougall** ok Hmy

☒ **Approved**
☐ **Approved w/Conditions** see attached
☐ **Denied**

Approval Date **7/9/98** Approval Expiration Extension to ☐ Additional Sheets Attached

☒ Condition Compliance **Lt. Mc Dougall** (signature) (date)

Performance Guarantee ☐ **Required*** ☐ **Not Required**

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

☐ Performance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit Issued	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	
☐ Final Inspection	date	signature	
☐ Certificate of Occupancy	date		
☐ Performance Guarantee Released	date	signature	
☐ Defect Guarantee Submitted	submitted date	amount	expiration date
☐ Defect Guarantee Released	date	signature	

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

19980077
I. D. Number

Breakwater School
Applicant

856 Brighton Ave, Portland, ME 04102
Applicant's Mailing Address

Scott Simonds Arch
Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

7/7/98
Application Date

Breakwater School
Project Name/Description

856 Brighton Ave
Address of Proposed Site

259-D-001
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 ☐ Other (specify) **School**

9,600 Sq Ft
Proposed Building square Feet or # of Units

Acreage of Site

B-1 / R-3
Zoning

Check Review Required:

☒ Site Plan (major/minor)
☐ Subdivision # of lots
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Plan **$500.00** Subdivision Engineer Review **$772.80** Date: **7/7/98**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

☐ **Approved**
☒ **Approved w/Conditions** see attached
☐ **Denied**

Approval Date **11/2/98** 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

☒ Performance Guarantee Accepted	**10/29/98** date	**$20,208.00** amount	**6/1/00** expiration date
☒ Inspection Fee Paid	**10/29/98** date	**$580.00** amount	
☐ Building Permit Issued	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	
☐ Final Inspection	date	signature	
☐ Certificate Of Occupancy	date		
☐ Performance Guarantee Released	date	signature	
☐ Defect Guarantee Submitted	submitted date	amount	expiration date
☐ Defect Guarantee Released			

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

19980077
I. D. Number

Breakwater School
Applicant

856 Brighton Ave, Portland, ME 04102
Applicant's Mailing Address

Scott Simonds Arch
Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

7/7/98
Application Date

Breakwater School
Project Name/Description

856 Brighton Ave
Address of Proposed Site

259-D-001
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 ☐ Other (specify) **School**

9,600 Sq Ft
Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☒ Site Plan (major/minor)
☐ Subdivision # of lots
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Plan **$500.00** Subdivision Engineer Revie **$772.80** Date: **7/7/98**

DRC Approval Status:

Reviewer **jeff preble**

☐ **Approved**
☒ **Approved w/Conditions** see attache
☐ **Denied**

Approval Date **8/11/98** Approval Expiration **8/11/99** Extension to ☒ Additional Sheets Attached

☒ Condition Compliance **r.knowland** signature **10/30/98** date

Performance Guarantee ☒ **Required*** ☐ **Not Required**

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

☒ Performance Guarantee Accepted	**10/29/98** date	**$20,208.00** amount	**6/1/00** expiration date
☒ Inspection Fee Paid	**10/29/98** date	**$580.00** amount	
☐ Building Permit	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate Of Occupancy	date	☐ Conditions (See Attached)	
☐ Final Inspection	date	signature	
☐ Certificate Of Occupancy	date		
☐ Performance Guarantee Released	date	signature	
☐ Defect Guarantee Submitted	submitted date	amount	expiration date
☐ Defect Guarantee Released	date	signature	

City of Portland, Maine – Building or Use Permit Application

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

Location of Construction: 856 Brighton Ave	Owner: The Breakwater School	Phone: 772-8689	Permit No:
Owner Address: Same	Lessee/Buyer's Name:	Phone:	BusinessName: The Breakwater School
Contractor Name: The Thaxter Company	Address: 55 Bell Street, Ptld, ME 04103 878-5555	Phone:	Permit Issued:
Past Use: Elementary School	Proposed Use: Same	COST OF WORK: $ 617,000	PERMIT FEE: $ 3,105
		FIRE DEPT. ☑ Approved ☐ Denied Signature:	INSPECTION: Use Group: E Type: 3B 80C496 Signature:

B-1

Zone: R-3 | CBL: 259-D-001

Proposed Project Description:

New 2 1/2 stories addition to north elevation of existing school. 30'-52'

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved ☐ Approved with Conditions: ☐ Denied ☐

Signature: Date:

Zoning Approval:

Special Zone or Reviews:
- ☐ Shoreland
- ☐ Wetland
- ☐ Flood Zone
- ☐ Subdivision
- ☐ Site Plan maj ☐ minor ☐ mm ☐

Permit Taken By: S.P.

Date Applied For: October 6, 1998

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

discard B-4 reissuing

PERMIT ISSUED WITH REQUIREMENTS

Zoning Appeal
- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

Historic Preservation
- ☐ Not in District or Landmark
- ☐ Does Not Require Review
- ☐ Requires Review

Action:
- ☐ Appoved
- ☐ Approved with Conditions
- ☐ Denied

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT / ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Building or Use Permit Pre-Application

Attached Single Family Dwellings/Two-Family Dwelling

Multi-Family or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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/Addressof Construction (include Portion of Building): 856 Brighton Avenue, Portland, Maine	
Total Square Footage of Proposed Structure 6800 sq. ft.	Square Footage of Lot Parcel #1 21,088; Parcel #2 19,169
Tax Assessor's Chart, Block & Lot Number Block 259 D Chart# 65 1 pg4 Block# ~~H~~ Lot# ~~1&2~~ 1	Owner: The Breakwater School Attn: Peter Wolinsky, Director — Telephone#: 772-8689
Owner's Address: 856 Brighton Ave. Portland, ME 04102	Lessee/Buyer's Name (If Applicable) — Cost Of Work: $617,000 Fee $3,105
Proposed Project Description:(Please be as specific as possible) New 2 1/2 stories addition to north elevation of existing school.	
Contractor's Name, Address & Telephone The Thaxter Company, 55 Bell St., Portland, ME 04103	Rec'd By
Current Use: Elementary School	Proposed Use: Same

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

•All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.

•All plumbing must be conducted in compliance with the State of Maine Plumbing Code.

•All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.

•HVAC(Heating, Ventililation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME OCT 6 1998 RECEIVED

You must Include the following with you application:

1) ACopy of Your Deed or Purchase and Sale Agreement

2) A Copy of your Construction Contract, if available

3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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 of applicant: Nick Lim..., The Thaxter Company	**Date:** 10.5.98

Building Permit Fee: $25.00 for the 1st $1000.cost plus $5.00 per $1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

Scott Simons Architects

15 Franklin St.
Portland, ME 04101

(207) 772-4656
(207) 828-4656 FAX
E MAIL: austin@simonsarchitects.com

MEMORANDUM

Date:	September 10, 1998
Project name/number:	BWS #97127.06
Re:	Addendum #2
From:	Austin Smith
To:	Nick Nash, Thaxter Company
cc:	Peter Wolinsky, Headmaster Dan Crewe, Building Committee Chair Will Bennett, Mike Chonko, BEI Dave Tetreault, SDC Jobfile

---

ADDENDUM #2

This addendum revises the Drawings and/or Specifications as described below and becomes a part of the Contract Documents.

The original General Conditions and Supplemental Conditions shall govern all work unless specifically exempted or modified herein.

This Addendum consists of 10 pages.

Indicate receipt of this addendum on the proposal form, Section 0300, Form For General Bid-2.

DRAWINGS

ITEM	SHEET	DETAIL	DESCRIPTION
1-D2	S-1.0		Add attached General Notes Sheets 1-8.
2-D2	S-1.0	Typ. Slab Typ. Radiant Slab	Change "Compacted Structiral Fill" to "Crushed Stone".
3-D2	S-1.1		Add dimension 4'-11" from Grid 1 to bracing base

			plate and from Grid 5 to bracing base plate.
4-D2	S-2.1		Change top of steel El. from (-) 1'-7" to (-) 0'-5"
5-D2	S-2.4	North Entrance Roof	Change grid designation from 1 to 3
6-D2	S-2.5	Col. Schedule	Add lower col. E-1.7 TS4x4x0.1875 Bot. Base Pl El = (-) 11'-0 3/4" Top El = (-) 0'-5" Base plate type A

End of Addendum #2.

97127.06/09.10.98

GENERAL NOTES:

1. THE NOTES ON THESE DRAWINGS ARE NOT INTENDED TO REPLACE SPECIFICATIONS. SEE SPECIFICATIONS FOR REQUIREMENTS IN ADDITION TO GENERAL NOTES.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
3. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DO NOT SCALE PLANS.
4. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCING TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
5. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
6. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

DESIGN LOADS:

1. BUILDING CODE: BOCA NATIONAL BUILDING CODE/1996
2. DESIGN LOADS:
   - A. SNOW LOAD:

GROUND SNOW LOAD, P_g	60 PSF
SNOW EXPOSURE FACTOR	0.7
SNOW LOAD IMPORTANCE FACTOR	1.0
FLAT ROOF SNOW LOAD	42 PSF

   - B. LIVE LOADS

CLASSROOMS	40 PSF
CORRIDORS AND LOBBIES	80 PSF
LIBRARY STACKS	150 PSF
LIBRARY READING AREAS	60 PSF

   - C. WIND LOADS:

MAIN WIND-FORCE RESISTING SYSTEM	
IMPORTANCE FACTOR	1.10
BASIC WIND SPEED	85 MPH
EXPOSURE	B
COMPONENTS AND CLADDING EXPOSURE	C

   - D. SEISMIC DESIGN DATA:

PEAK VELOCITY RELATED ACCELERATION, A_v	0.10
PEAK ACCELERATION, A_a	0.10
SEISMIC HAZARD EXPOSURE GROUP	II
SEISMIC PERFORMANCE CATEGORY	C
SOIL PROFILE TYPE	S_4
BASIC STRUCTURAL SYSTEM	
CONCENTRICALLY BRACED STEEL FRAME	
RESPONSE MODIFICATION FACTOR, R	5
DEFLECTION AMPLIFICATION FACTOR, C_d	4½
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE

FOUNDATION NOTES:

1. FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY S.W. COLE ENGINEERING, INC. DATED JUNE 4, 1998.
2. INTERIOR SPREAD FOOTINGS AND EXTERIOR STRIP FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATIVE MEDIUM DENSE SAND.
3. EXTERIOR STRIP AND SPREAD FOOTINGS SHALL BE FOUNDED AT A MINIMUM DEPTH OF 4'-6" BELOW FINISHED GRADE.
4. UNSUPPORTED EXCAVATIONS SHALL BE CUT TO THE SLOPES INDICATED IN THE GEOTECHNICAL INVESTIGATION OR FLATTER.
5. SUB-SLAB FILL AND FILL PLACED BELOW FOOTING AREAS SHALL BE COMPACTED TO 95% OF ITS DRY DENSITY AS DETERMINED BY ASTM D-1557.
6. EXTERIOR SIDE OF FOUNDATIONS SHALL BE BACKFILLED WITH SELECT FILL PLACED IN LIFTS AND COMPACTED TO 92% - 95% OF ITS DRY DENSITY AS DETERMINED BY ASTM D-1557.
7. INTERIOR SLABS ON GRADE SHALL BE PLACED ON A 4" SAND CUSHION OVER AN 8 MIL VAPOR BARRIER AND SHALL BEAR ON A MINIMUM 12" OF CRUSHED STONE .
8. UNDERDRAINS SHALL BE PLACED AS SHOWN ON THE SITE DRAWINGS. UNDERDRAINS SHALL BE INSTALLED TO POSITIVELY DRAIN TO A SUITABLE DISCHARGE OR PUMP POINT AWAY FROM THE STRUCTURE. REFER TO SITE DRAWINGS FOR ADDITIONAL INFORMATION.
9. BACKFILL BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318-89.
2. CONCRETE STRENGTH AT 28 DAYS SHALL BE:
    a.) 3000 PSI FOR ALL FOOTINGS, WALLS, EXTERIOR SLABS AND EXPOSED SITE CONCRETE.
    b) 4000 PSI FOR ALL ELEVATED SLABS AND SLABS-ON-GRADE.
3. REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60 DEFORMED BARS, AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315-LATEST EDITION.
4. WHERE CONTINUOUS REINFORCEMENT IS CALLED FOR, IT SHALL BE EXTENDED CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL BE CLASS B TENSION LAP SPLICES UNLESS NOTED OTHERWISE.
5. WHERE REINFORCEMENT IS NOT EXPLICITLY CALLED OUT ON THE DRAWINGS, PROVIDE REINFORCEMENT WITH A MINIMUM AREA OF 0.0025 TIMES THE GROSS CONCRETE AREA IN EACH DIRECTION.
6. REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS.
7. WELDED WIRE FABRIC SHALL BE PROVIDED IN FLAT SHEETS.
8. WELDED WIRE FABRIC SHALL BE LAPPED 8" OR 1-1/2 SPACES, WHICH EVER IS LARGER, AND SHALL BE WIRED TOGETHER.
9. FIBER REINFORCED CONCRETE SHALL CONFORM TO ASTM C-1116.

LAMINATED WOOD DECKING NOTES:

1. LAMINATED WOOD ROOF DECK SHALL BE 5" (NOMINAL) x 7" (NOMINAL) DOUGLAS FIR/LARCH OR OTHER SPECIES WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

MODULUS OF ELASTICITY, E	1,900,000 PSI
BENDING STRESS (ROOF), F_b	2500 PSI
HORIZONTAL SHEAR (ROOF), F_v	98 PSI

2. DECKING SHALL BE INSTALLED IN SINGLE SPAN OR TWO SPAN CONSTRUCTION WITH EACH PIECE OF DECKING SUPPORTED AT BOTH ENDS.
3. CONNECT EACH COURSE OF DECK TO STRUCTURAL STEEL AT EACH SUPPORT USING (2) 1/4-28X6 HWH TEKS FASTENERS BY ITW/BUILDEX. PREDRILL 3/16"ϕ HOLES IN DECKING FOR TEKS FASTENERS.
4. SLANT NAIL EACH DECKING COURSE TO THE TONGUE OF THE ADJOINING COURSE USING 16d NAILS SPACED AT A MAXIMUM OF 30 INCHES ALONG THE DECK EDGE WITH NAILING IN ALTERNATE COURSES OFFSET BY 15".

STEEL NOTES:

1. STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL"-NINTH EDITION.
2 STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36.
3. STRUCTURAL TUBING SHALL CONFORM TO ASTM A-500 GR.B.
4. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GR. B.
3. DESIGN CONNECTIONS FOR THE MAXIMUM END REACTION THAT CAN BE PRODUCED BY A LATERALLY SUPPORTED UNIFORMLY LOADED BEAM FOR EACH GIVEN BEAM SIZE AND SPAN.
4. FIELD CONNECTIONS SHALL BE BOLTED USING 3/4" DIAMETER ASTM A-325 HIGH STRENGTH BOLTS EXCEPT WHERE FIELD WELDING IS INDICATED ON THE DRAWINGS.
5. ALL WELDING SHALL CONFORM TO AWS D1.1-LATEST EDITION. WELDING ELECTRODES SHALL BE E70XX.
6. STEEL DECK UNITS SHALL CONFORM WITH THE LATEST EDITION OF THE "DESIGN MANUAL FOR FLOOR AND ROOF DECKS" BY THE STEEL DECK INSTITUTE. STEEL ROOF DECK SHALL BE PAINTED. STEEL FLOOR DECK SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A-525 G60. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF OTHER TYPES OF DECK.
7. FASTEN METAL DECK TO ALL STEEL SUPPORTS WITH 5/8" DIAMETER PUDDLE WELDS AT 12" O.C. UNLESS OTHERWISE INDICATED ON PLAN. FASTEN ROOF DECK SIDELAPS WITH 1-#12 HEX HEAD SCREWS EACH SPAN. AT LOCATIONS WHERE ROOF DECK IS TO BE EXPOSED TO VIEW - SIDELAP CONNECTORS SHALL BE OMITTED.
8. OPEN WEB STEEL JOISTS SHALL CONFORM TO STEEL JOIST INSTITUTE "STANDARD SPECIFICATION FOR STEEL JOIST AND JOIST GIRDERS."
9. ALL BRIDGING AND BRIDGING ANCHORS SHALL BE COMPLETELY INSTALLED BEFORE CONSTRUCTION LOADS ARE PLACED ON THE JOISTS. BRIDGING SHALL SUPPORT THE TOP CHORD AGAINST LATERAL MOVEMENT DURING THE CONSTRUCTION PERIOD AND SHALL HOLD THE JOIST IN APPROXIMATE LOCATION AS SHOWN ON THE PLANS. BRIDGING SHALL BE AS CALLED OUT ON THE PLANS.
11. ITEMS ATTACHED TO STEEL JOISTS SHALL BE ATTACHED TO PANEL POINTS OF JOISTS ONLY, OR AN ADDITIONAL WEB MEMBER SHALL BE ADDED TO THE JOIST AT THE LOCATION OF THE CONCENTRATED LOAD. THE JOIST MANUFACTURER SHALL BE RESPONSIBLE FOR SUPPLYING THE PROPER ADDITIONAL WEB MEMBER SIZE.
12. LOADS SHALL NOT BE PLACED ON JOISTS UNLESS THE JOIST HAS BEEN DESIGNED TO SUPPORT THE LOAD.

LIGHT GAGE METAL FRAMING:

1. THE EXTENT OF THE WORK FOR THE EXTERIOR METAL STUD WALL SYSTEM IS DETAILED ON THE ARCHITECTURAL DRAWINGS. THESE NOTES SHALL BE WORKED IN CONJUNCTION WITH THOSE DRAWINGS AND THE SPECIFICATIONS.
2. THE FOLLOWING SPECIFICATIONS AND PUBLICATIONS SHALL BE FOLLOWED.
   a. AMERICAN IRON AND STEEL INSTITUTE COLD FORM DESIGN MANUAL, SPECIFICATION FOR THE DESIGN OF COLD FORM STEEL STRUCTURAL MEMBERS (AISI-86).
   b. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
   c. AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL OF STEEL CONSTRUCTION 9TH EDITION.
3. PROVIDE CHANNEL SHAPED STUDS, JOISTS, RUNNERS, TRACKS, BLOCKING, CLIP ANGLES, SHOES, REINFORCEMENTS, FASTENERS AND OTHER ACCESSORIES RECOMMENDED BY THE MANUFACTURER FOR A COMPLETE FRAMING SYSTEM.
4. FABRICATION OF LIGHT GAGE STEEL SHALL CONFORM WITH REQUIREMENTS OF ASTM A446 WITH THE FOLLOWING MINIMUM YIELD POINTS (Fy):
   a.) 16 GA. AND HEAVIER - Fy = 50,000 PSI (GRADE D)
   b.) 18 GA. - Fy = 37,000 PSI (GRADE B)
   c.) 20 GA. - Fy = 33,000 PSI (GRADE A)
5. MANUFACTURER OF STUDS, RUNNERS, TRACKS AND OTHER FRAMING MEMBERS SHALL COMPLY WITH ASTM C955.
6. FRAMING COMPONENTS AND ACCESSORIES SHALL BE GALVANIZED PER ASTM A525 MINIMUM G60 COATING.
7. SCREWS AND OTHER ATTACHMENT DEVICES SHALL HAVE A PROTECTIVE COATING EQUIVALENT TO CADMIUM OR ZINC PLATING AND SHALL COMPLY WITH ASTM A165 TYPE NS. SELF TAPPING SCREWS SHALL BE OF THE MINIMUM DIAMETER AS INDICATED ON THE DESIGN DRAWINGS FOR EACH SPECIFIC ATTACHMENT DETAIL. PENETRATION THROUGH JOINED MATERIALS SHALL NOT BE LESS THAN THREE EXPOSED THREADS.
8. STANDARD STEEL SHAPES, PLATES, ETC. SHALL CONFORM TO THE MATERIAL AND FINISH SPECIFICATIONS UNDER DIVISION 5.
9. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS PER THE PROJECT SPECIFICATIONS. THESE DRAWINGS SHALL ILLUSTRATE THE DESIGN OF THE STEEL STUD EXTERIOR WALL FRAMING AND SHEATHING INCLUDING STEEL LINTELS AND ALL NECESSARY STRUCTURAL STEEL STIFFENING AND BRACING.
10. THE EXTERIOR WALL SYSTEM SHALL BE DESIGNED FOR A MAXIMUM ALLOWABLE DEFLECTION, EITHER HORIZONTAL OR VERTICAL, OF 1/600 OF THE SPAN IN INCHES MEASURED FROM POINT OF ATTACHMENT TO STRUCTURAL STEEL OR CONCRETE, INCLUDING EFFECT OF STUDS ONLY, NOT SHEATHING BOARD OR FACING MATERIAL. REFER TO SPECIFICATIONS FOR INTERIOR PARTITION DESIGN CRITERIA.
11. THE DESIGN WIND PRESSURE SHALL BE AS INDICATED IN THE SPECIFICATIONS. SECURELY ANCHOR STUDS IN TRACK TO FLOOR CONSTRUCTION AND OVERHEAD STRUCTURE. PROVIDE SLIP JOINTS WHERE NONBEARING VERTICAL STUDS MEET FLOOR OR ROOF STRUCTURAL

MEMBER. ALLOW FOR 1" OF VERTICAL LIVE LOAD DEFLECTION AT SLIP JOINTS.

12. FRAME ALL OPENINGS LARGER THAN TWO FEET WITH A MINIMUM OF DOUBLE STUDS OR AS DETERMINED BY THE DESIGN SUBMITTED.
13. WELDING OF FRAMING COMPONENTS WILL BE PERMITTED ONLY WHERE INDICATED ON STRUCTURAL DRAWINGS OR AS APPROVED BY ENGINEER.
14. FIELD CUTTING OF HOLES IN STEEL FRAMING MEMBERS SHALL NOT BE PERMITTED.
15. TOUCH UP ALL STEEL BARED BY WELDING WITH ZINC RICH PAINT.
16. SPLICES OF AXIALLY LOADED MEMBERS SHALL NOT BE PERMITTED.
17. WIRE TYING OF MEMBERS IS NOT PERMITTED.
18. COMPLETE BEARING ON SUPPORTS SHALL BE MAINTAINED FOR STUDS IN AXIALLY LOADED ASSEMBLIES.

Addendum #1

Scott Simons Architects

15 Franklin Street Art
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
louise@simonsarchitects.com

FACSIMILE TRANSMITTAL

Date	09/04/98	**Time**	2:45 PM	**No. of pages including transmittal**	9

From Gary Coccoluto **Via** Facsimile

To / Number Nick Nash / 878-5424

Project Name / Number Breakwater School Addition / SSA 97127.06

Notes Addendum #1 as follows. I spoke with Dave Tetreault about steel items; he will not be able to issue an addendum until Tuesday.

Please call **207 772 4656** should there be any problems with the receipt of this transmission.

Scott Simons Architects

15 Franklin St.
Portland, ME 04101

(207) 772-4656
(207) 828-4656 FAX
E MAIL: austin@simonsarchitects.com

MEMORANDUM

Date:	September 4, 1998
Project name/number:	BWS #97127.06
Re:	Addendum #1
From:	Austin Smith
To:	Nick Nash, Thaxter Company
cc:	Peter Wolinsky, Headmaster
	Dan Crewe, Building Committee Chair
	Will Bennett, Mike Chonko, BEI
	Dave Tetreault, SDC
	Jobfile

ADDENDUM #1

This addendum revises the Drawings and/or Specifications as described below and becomes a part of the Contract Documents.

The Contractor will be held to do all work required for the full completion of the work described, including all work incidental thereto or necessary to complete the work properly, even though not specifically mentioned.

The original General Conditions and Supplemental Conditions shall govern all work unless specifically exempted or modified herein.

This Addendum consists of 8 pages.

Indicate receipt of this addendum on the proposal form, Section 0300, Form For General Bid-2.

DRAWINGS

ITEM	SHEET	DETAIL	DESCRIPTION
1-D1	ALL		Add "J5 Plastic Laminate" to Material Schedule typ.

2-D1	A1.1	1	Change 7'-0" partitions in Kindergarten rooms L02 and L06 to 4'-0" partitions with wood tops as per SK-2.
3-D1	A1.1,2,3	1	18" dia. surround at column D2 shall be painted plaster finish, typ.
4-D1	A1.4	2,3,4	Change coping drip edge as per SK-1.
5-D1	A-2.2	Section 1	At Note: "Existing window to remain," Add " Paint exterior of existing window in New Common L01, M01, and U01."
6-D1	A-3.1	1, 2, 3 & 4	At Structural gravel below slab (A2) change dimension from 4 inches to 12 inches of depth.
7-D1	A-3.2	1, 2, & 3	At Structural gravel below slab (A2) change dimension from 4 inches to 12 inches of depth
		4	Delete note: (A2) 4" Typ.
8-D1	A-4.1	10	Change E5 (Beaded Plywood) reference to G3 (Metal Roofing) at exterior of wall.
		21	Add Note: "Metal roofing to cover all edges of plywood sheathing. Return into joint to a depth of 1 inch."
		24	At exterior of building change note from G3 (Metal Roofing) to E4 / L1 (Wood Siding #2, Painted)
		41	Add "Compressible Fill' note at intersection of concrete wall and slab."
9-D1	A-5.1	B	Change wood nosing profile at face of chalk tray from rectangular to halfround.
10-D1	A-5.1	5,11,13	Change nosing on ALL countertops from plastic laminate to 1 1/2" natural finish maple halfround.
11-D1	A-6.1	B	Change batt insulation at steel beam to mineral wool fire safing.
12-D1	A-6.2	11	Add 1/2" dia. steel brackets to support handrail at wall. Brackets to be 4'-0" oc and shall have metal rosettes to conceal wall fasteners. Rosette finish to match rail.
13-D1	A-8.1	Door Schedule	At Doors D07, D18, and D25, change material from wood to insulated hollow metal. At Door D33, change frame material from wood to hollow metal.
		Window Schedule	At Window Type "A" , change operation from double hung to single hung.

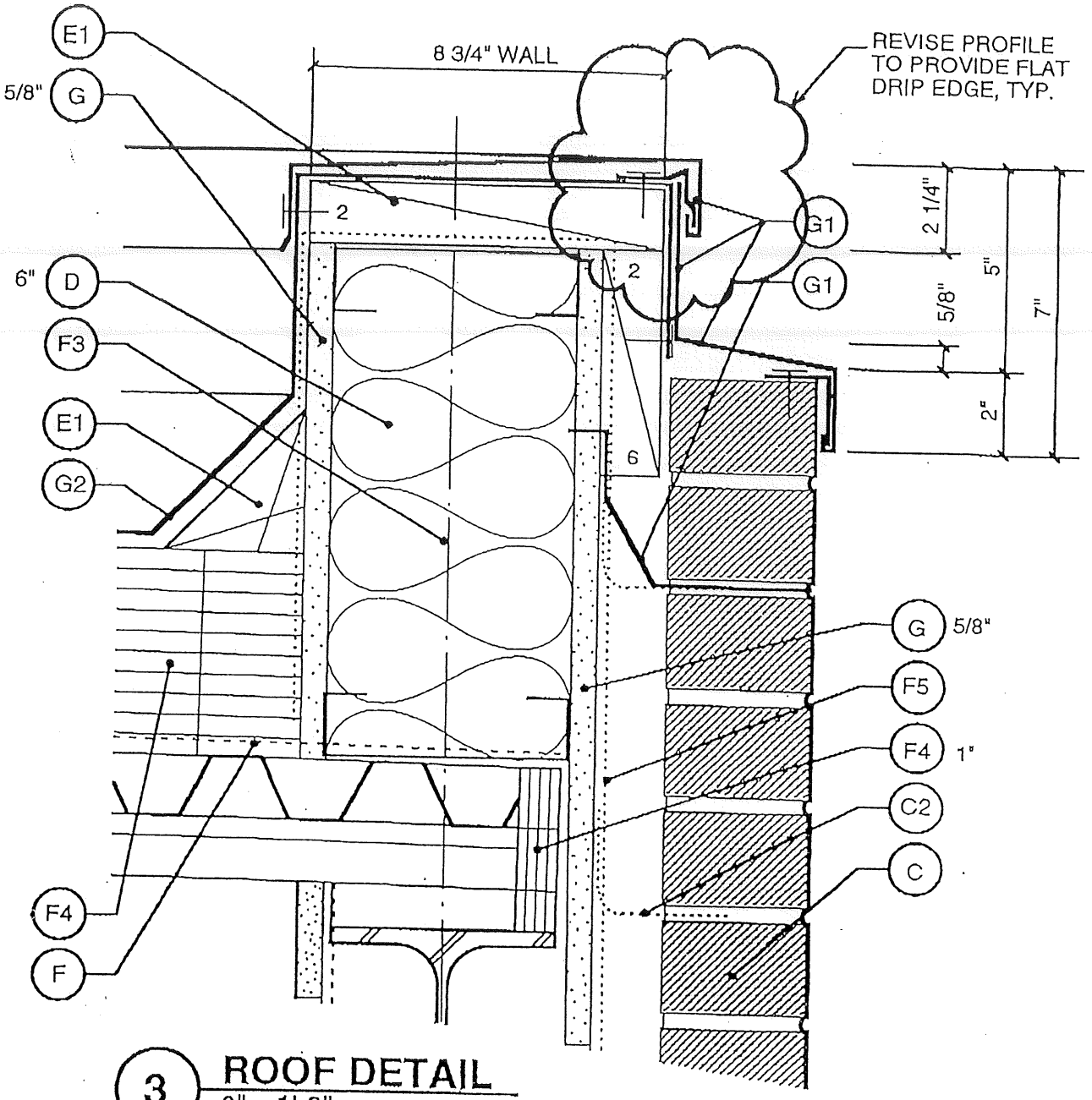
14-D1	M-1.1	Lower Level Mech. Plan	Add 2 inch drain line from elevator sump to connect to new 3" san. waste line at new addition. Provide and install sump pump. (See enclosed revision SKM-1) Add Floor Drain (FD-1) at exterior landing of bulkhead outside of Child's Play (L08). Connect with 4" drain line to rain leader at exterior column. Provide trenching as necessary. (See enclosed revision SKM-1) Change FD-1 at exterior staircase on North elevation to deck drain as shown on sketch SKM-2.

PROJECT MANUAL

ITEM	PAGE	PARAGRAPH	DESCRIPTION
1-S1	01100-2	1.01 C	Alternate No. 6 Add sentence: "Fill excavated areas with approved fill to grades specified on sheet L-1.3."
1-S1	02200-1	1.01 B	Delete "D1556-82 Density of soil and place by sand cone method." Add "D2922 Density of soil and place by nuclear densometer."
		1.02 C.	Delete "revision of January 1990," Insert "latest revision,"
2-S1	02200-2	3.02 A .1	At paragraph 1. correct sentence to read, "Back fill placed adjacent to foundation wall will be select fill."
		3.02 A.5	Delete paragraph "5. If wet conditions are encountered, over excavate and replace with crushed stone over lying a non-woven geotextile filter fabric." Add: "At new footings for elevator pit and footings for new exterior staircase at north elevation over excavate and replace with crushed stone over lying a non-woven geotextile filter fabric. Remaining footings to be placed on existing soils. If wet conditions are encountered at these areas over excavate and place crushed stone over non-woven filter fabric. Installation at areas other than elevator pit and staircase, if necessary, to be an additional cost to owner."

		3.02 B	Add sentence to paragraph 1. "Hand operated compaction equipment only within 5 feet (horizontal measure) of the walls."
3-S1	02200-3	3.03 C.	Under Degree of Compaction Table Change density of: Within 10 feet of structure foundation wall, tank walls & retaining walls.--92-95%. Subfloor fill not supporting footings--95%. Add: "Trenches in paved areas or areas to be paved--95%"
4-S1	02513-1	1.01 D.1	Under Design Mix Delete "Provide for each truckload of hot bituminous material." Insert: "Furnish a job mix formula approved by the MDOT within the last year."
5-S1	02525-1	C.2-Granite	Add paragraph "D. Conform to MDOT Standard, Section 712.04"
6-S1	06200-3	2.02 A1a	Change veneer for natural finish plywood from "pine" to "maple."
7-S1	08520-1	2.01 B2	Change operation from double hung to single hung.
8-S1	08520-2	2.02 A3.	Delete paragraph.
		2.02	Add paragraph "B. Product : Subject to compliance with requirements, provide Universal Aluminum products, series as indicated. 1. Provide 400 Series operable window units with systems indicated."
9-S1 ?	08800-1	1.01 A. 1.01 B	Add: "4. Mirrors at toilets." Delete: "Related Work"
		2.01	Add Paragraph: "G. Mirror Glass: Provide and install mirrors shown in drawing. To conform to Fed Spec DD-G-451, Type I, Class 1, Quality q2, 1/4 inch thick with silver coating, copper protective coating, and non-metallic paint coating."
10-S1	10350-1	2.3	Add: "2.3 Type--Supply (2) flag poles, (1) at 24 feet and (1) at 30 feet."

97127.06/09.04.98



3 ROOF DETAIL

3" = 1'-0"

SIM DETAIL @ 2, 4 A1.4

Scott Simons Architects

15 Franklin Street Art
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656

PROJECT

Breakwater School

856 Brigton Avenue
Portland ME 04102

PROJECT NUMBER. 97127.06

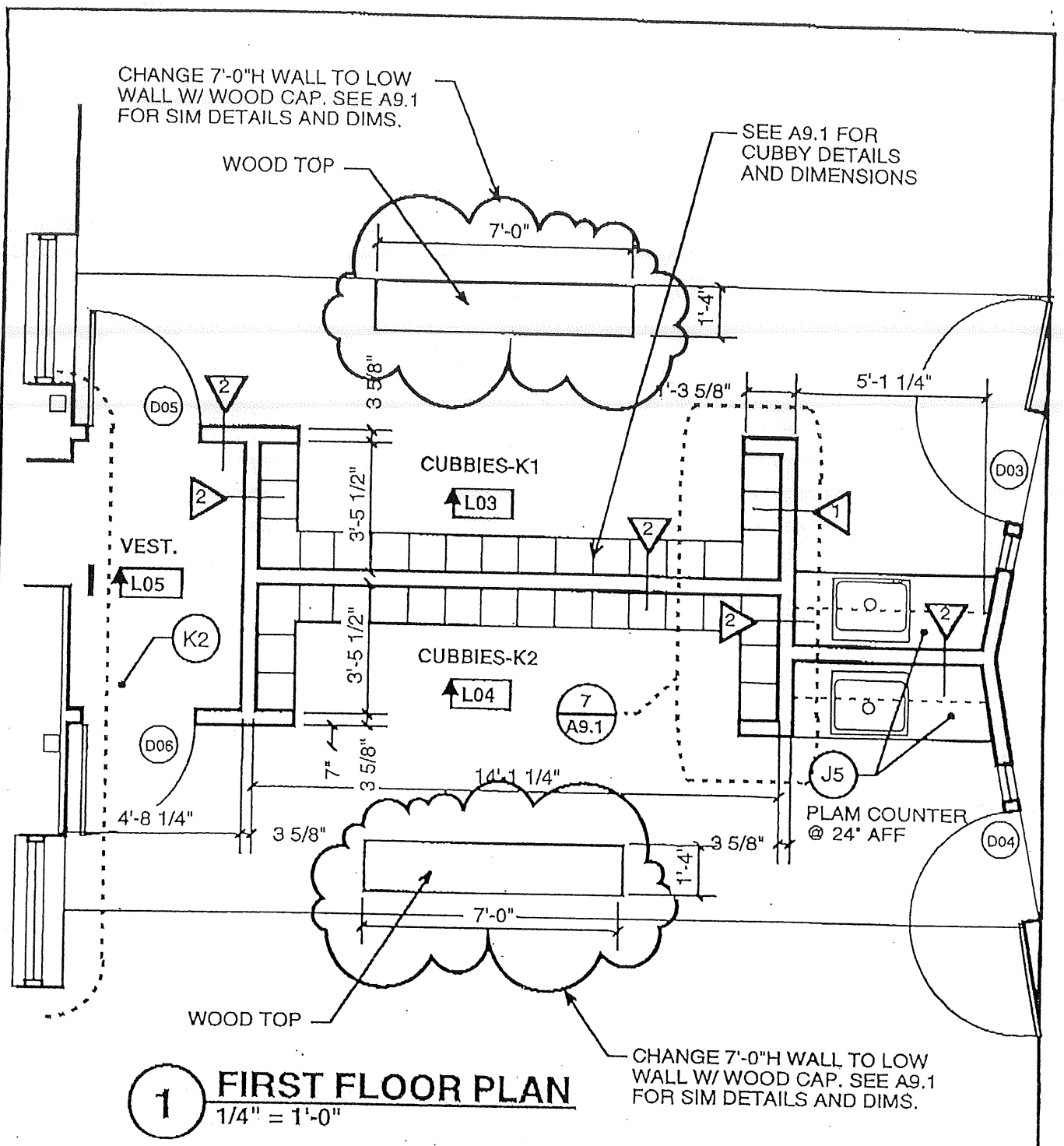
SK-1

TITLE

DATE: 09.04.98

Coping Detail, Typical

SCALE: 3" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

Scott Simons Architects

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Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656

PROJECT
Breakwater School
856 Brigton Avenue
Portland ME 04102
PROJECT NUMBER. 97127.06

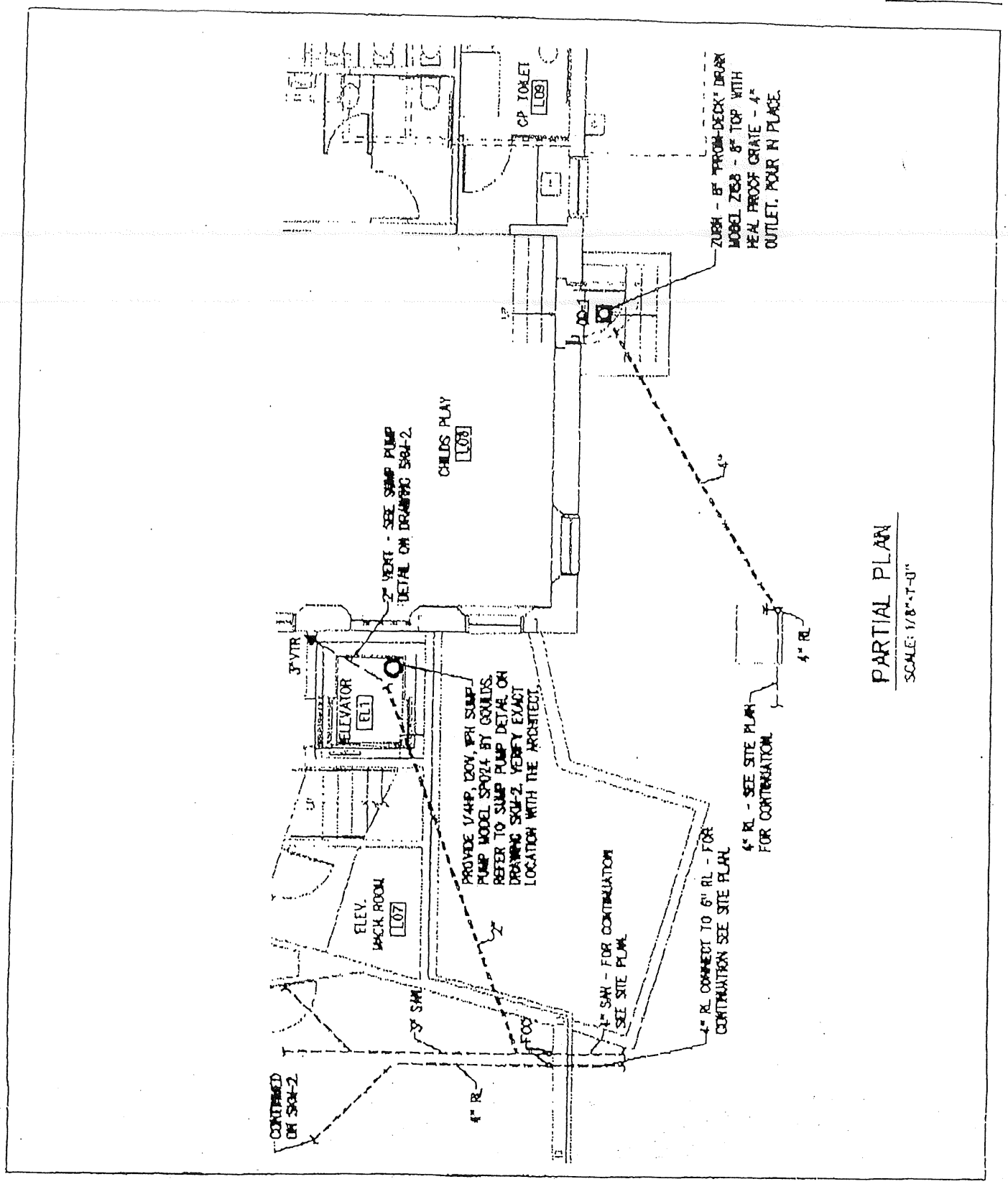
SK-2

TITLE
DATE: 09.04.98
Kindergarten Partial Walls

SCALE: 1/4" = 1'-0"

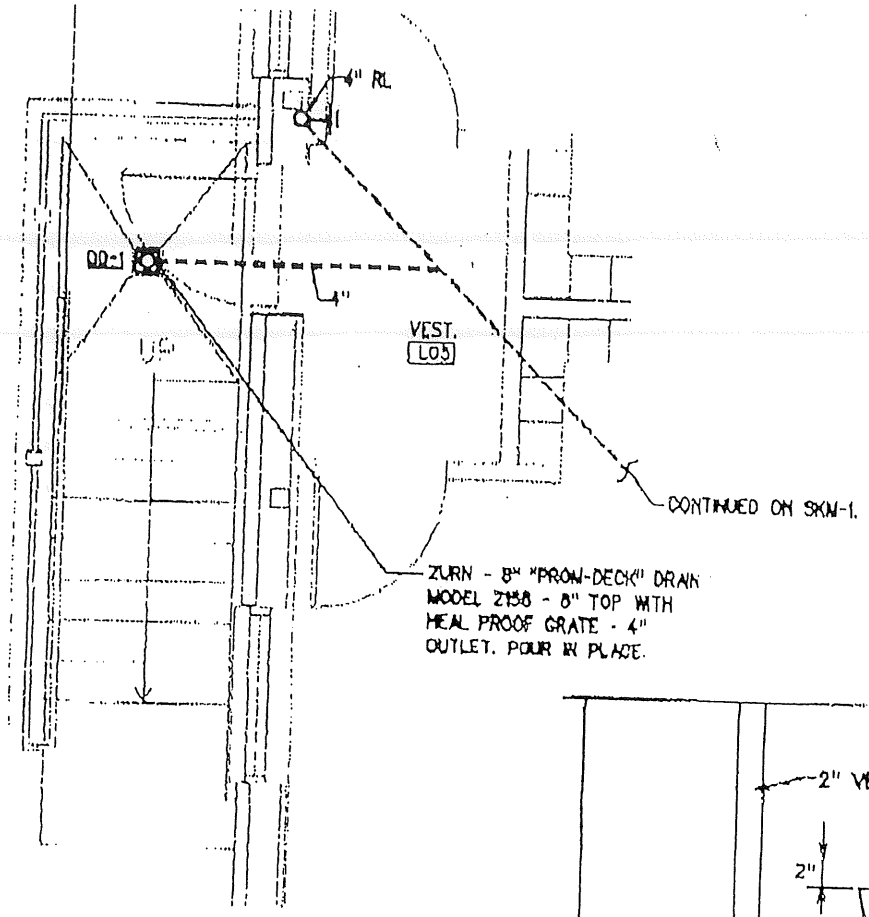
BENNETT ENGINEERING
CONSULTING ENGINEERS
BENNETT ROAD P.O. BOX 297
FREEPORT, MA ME 04032
(207) 865-9475

JOB 97081 BREAKWATER SCHOOL
DESIGNED BY WSB DATE 04 SEP 98
CHECKED BY WSB DATE 04 SEP 98
SCALE 1/8" = 1'-0" PAGE SKM-1

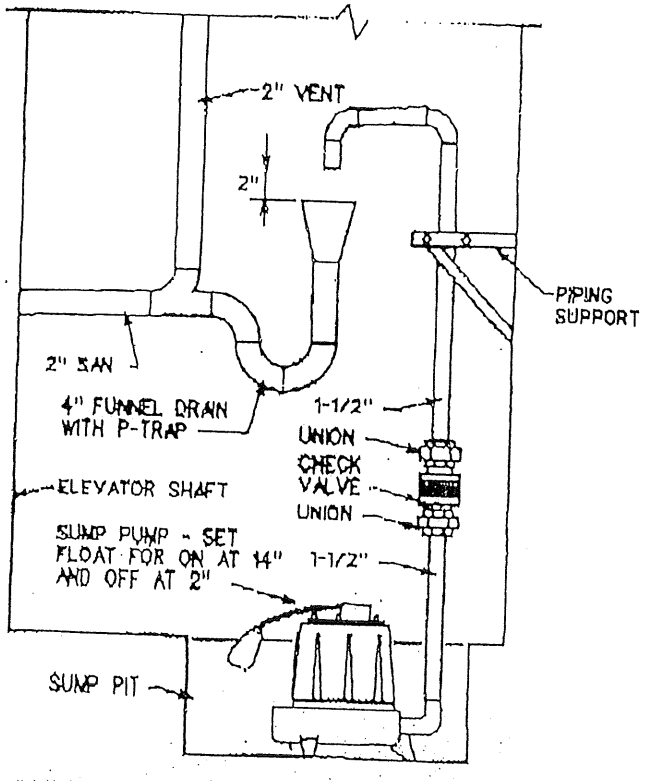


BENNETT ENGINEERING
CONSULTING ENGINEERS
BENNETT ROAD P.O. BOX 297
FREEPORT, MA ME 04032
(207) 865-9475

JOB 97091 BREAKWATER SCHOOL
DESIGNED BY WSB DATE 04 SEP 98
CHECKED BY WSB DATE 04 SEP 98
SCALE 1/4" = 1'-0" PAGE SKM-2



PARTIAL PLAN
SCALE: 1/4"=1'-0"



SUMP PUMP PIPING DETAIL
NTS

Addendum #1

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15 Franklin Street Art
Portland, Maine 04101
phone 207 772 4656
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louise@simonsarchitects.com

FACSIMILE TRANSMITTAL

Date	09/04/98	**Time**	2:45 PM	**No. of pages including transmittal**	9

From Gary Coccoluto **Via** Facsimile

To / Number Nick Nash / 878-5424

Project Name / Number Breakwater School Addition / SSA 97127.06

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Portland, ME 04101

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(207) 828-4656 FAX
E MAIL: austin@simonsarchitects.com

MEMORANDUM

Date:	September 4, 1998
Project name/number:	BWS #97127.06
Re:	Addendum #1
From:	Austin Smith
To:	Nick Nash, Thaxter Company
cc:	Peter Wolinsky, Headmaster
	Dan Crewe, Building Committee Chair
	Will Bennett, Mike Chonko, BEI
	Dave Tetreault, SDC
	Jobfile

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9-D1	A-5.1	B	Change wood nosing profile at face of chalk tray from rectangular to halfround.
10-D1	A-5.1	5,11,13	Change nosing on ALL countertops from plastic laminate to 1 1/2" natural finish maple halfround.
11-D1	A-6.1	B	Change batt insulation at steel beam to mineral wool fire safing.
12-D1	A-6.2	11	Add 1/2" dia. steel brackets to support handrail at wall. Brackets to be 4'-0" oc and shall have metal rosettes to conceal wall fasteners. Rosette finish to match rail.
13-D1	A-8.1	Door Schedule	At Doors D07, D18, and D25, change material from wood to insulated hollow metal. At Door D33, change frame material from wood to hollow metal.
		Window Schedule	At Window Type "A" , change operation from double hung to single hung.

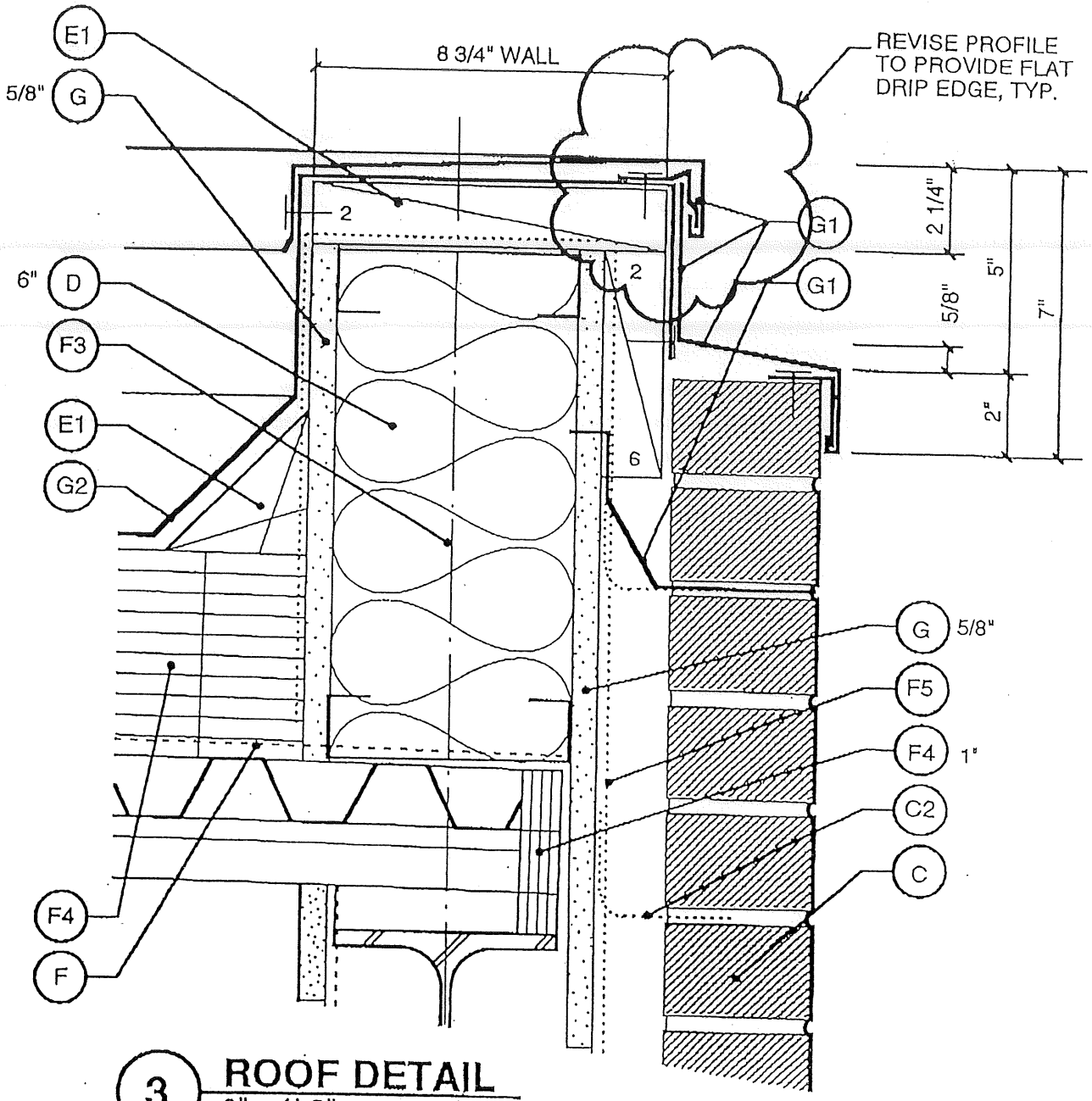
14-D1	M-1.1	Lower Level Mech. Plan	Add 2 inch drain line from elevator sump to connect to new 3" san. waste line at new addition. Provide and install sump pump. (See enclosed revision SKM-1) Add Floor Drain (FD-1) at exterior landing of bulkhead outside of Child's Play (L08). Connect with 4" drain line to rain leader at exterior column. Provide trenching as necessary. (See enclosed revision SKM-1) Change FD-1 at exterior staircase on North elevation to deck drain as shown on sketch SKM-2.

PROJECT MANUAL

ITEM	PAGE	PARAGRAPH	DESCRIPTION
1-S1	01100-2	1.01 C	Alternate No. 6 Add sentence: "Fill excavated areas with approved fill to grades specified on sheet L-1.3."
1-S1	02200-1	1.01 B	Delete "D1556-82 Density of soil and place by sand cone method." Add "D2922 Density of soil and place by nuclear densometer."
		1.02 C.	Delete "revision of January 1990," Insert "latest revision,"
2-S1	02200-2	3.02 A .1	At paragraph 1. correct sentence to read, "Back fill placed adjacent to foundation wall will be select fill."
		3.02 A.5	Delete paragraph "5. If wet conditions are encountered, over excavate and replace with crushed stone over lying a non-woven geotextile filter fabric." Add: "At new footings for elevator pit and footings for new exterior staircase at north elevation over excavate and replace with crushed stone over lying a non-woven geotextile filter fabric. Remaining footings to be placed on existing soils. If wet conditions are encountered at these areas over excavate and place crushed stone over non-woven filter fabric. Installation at areas other than elevator pit and staircase, if necessary, to be an additional cost to owner."

		3.02 B	Add sentence to paragraph 1. "Hand operated compaction equipment only within 5 feet (horizontal measure) of the walls."
3-S1	02200-3	3.03 C.	Under Degree of Compaction Table Change density of: Within 10 feet of structure foundation wall, tank walls & retaining walls.--92-95%. Subfloor fill not supporting footings--95%. Add: "Trenches in paved areas or areas to be paved--95%"
4-S1	02513-1	1.01 D.1	Under Design Mix Delete "Provide for each truckload of hot bituminous material." Insert: "Furnish a job mix formula approved by the MDOT within the last year."
5-S1	02525-1	C.2-Granite	Add paragraph "D. Conform to MDOT Standard, Section 712.04"
6-S1	06200-3	2.02 A1a	Change veneer for natural finish plywood from "pine" to "maple."
7-S1	08520-1	2.01 B2	Change operation from double hung to single hung.
8-S1	08520-2	2.02 A3.	Delete paragraph.
		2.02	Add paragraph "B. Product : Subject to compliance with requirements, provide Universal Aluminum products, series as indicated. 1. Provide 400 Series operable window units with systems indicated."
9-S1 ?	08800-1	1.01 A. 1.01 B	Add: "4. Mirrors at toilets." Delete: "Related Work"
		2.01	Add Paragraph: "G. Mirror Glass: Provide and install mirrors shown in drawing. To conform to Fed Spec DD-G-451, Type I, Class 1, Quality q2, 1/4 inch thick with silver coating, copper protective coating, and non-metallic paint coating."
10-S1	10350-1	2.3	Add: "2.3 Type--Supply (2) flag poles, (1) at 24 feet and (1) at 30 feet."

97127.06/09.04.98



3 ROOF DETAIL

3" = 1'-0"

SIM DETAIL @ 2, 4 A1.4

Scott Simons Architects

15 Franklin Street Art
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656

PROJECT

Breakwater School

856 Brigton Avenue
Portland ME 04102

PROJECT NUMBER. 97127.06

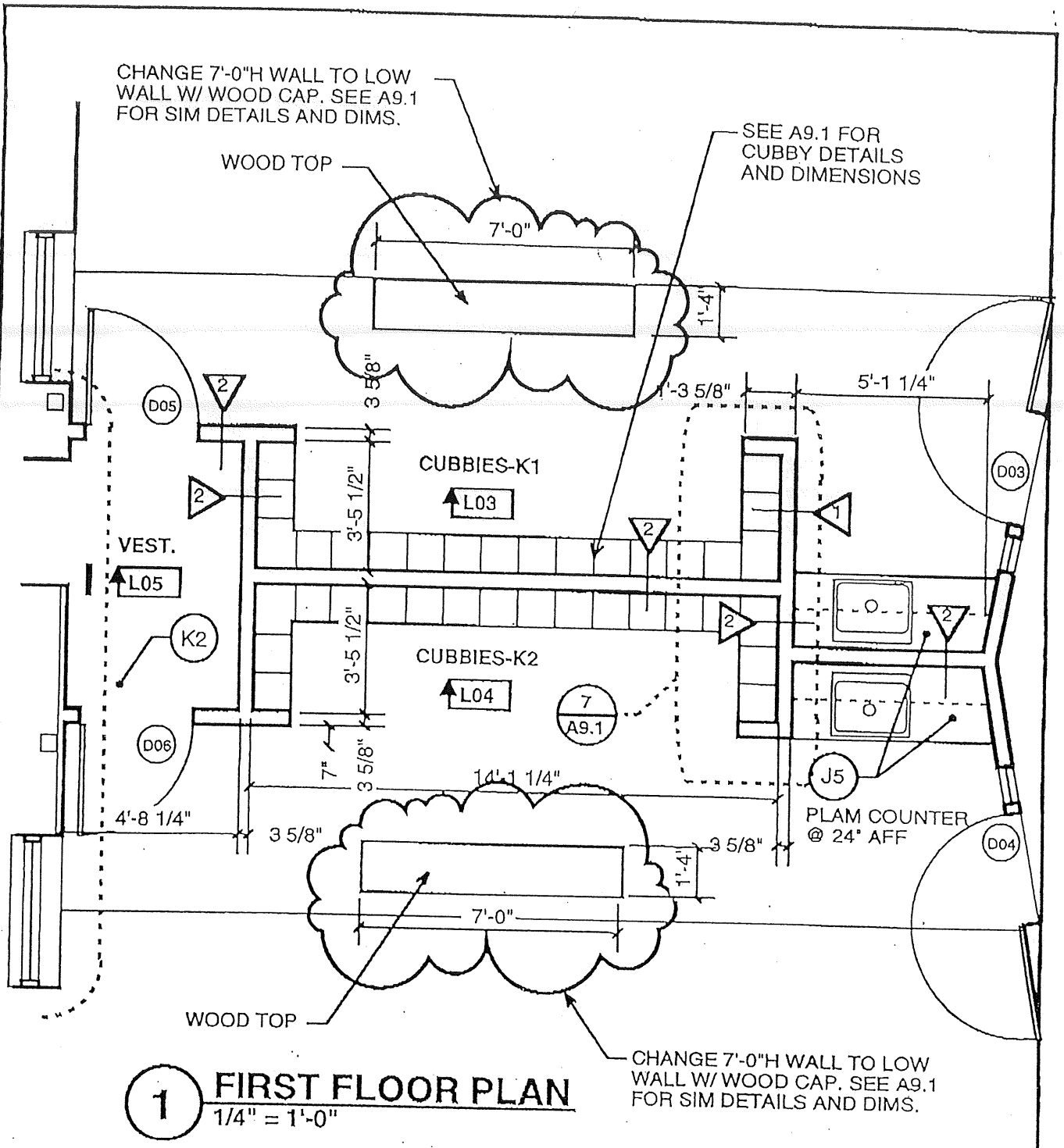
SK-1

TITLE

DATE: 09.04.98

Coping Detail, Typical

SCALE: 3" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

Scott Simons Architects

15 Franklin Street Art
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656

PROJECT
Breakwater School
856 Brigton Avenue
Portland ME 04102
PROJECT NUMBER. 97127.06

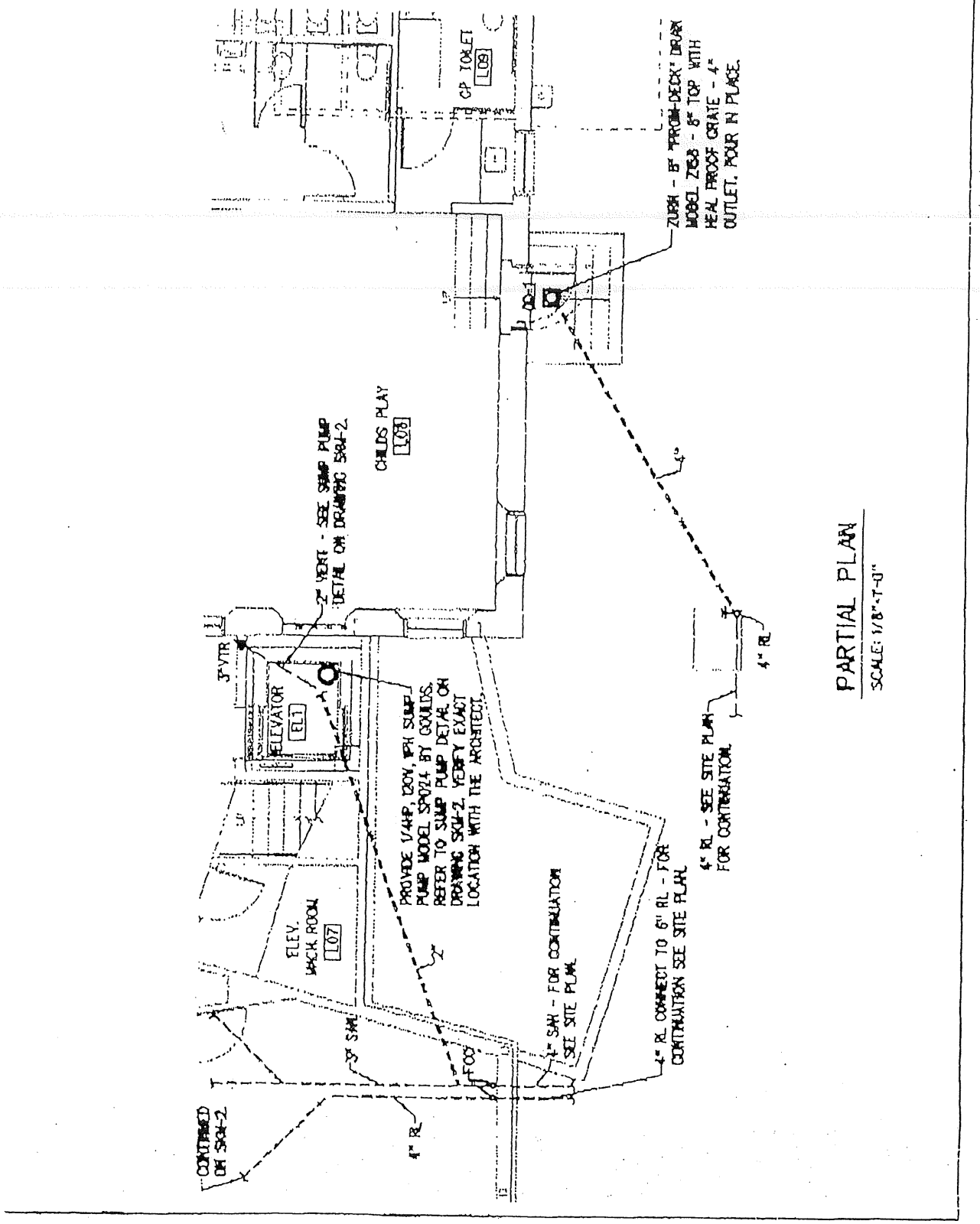
SK-2

TITLE
DATE: 09.04.98
Kindergarten Partial Walls

SCALE: 1/4" = 1'-0"

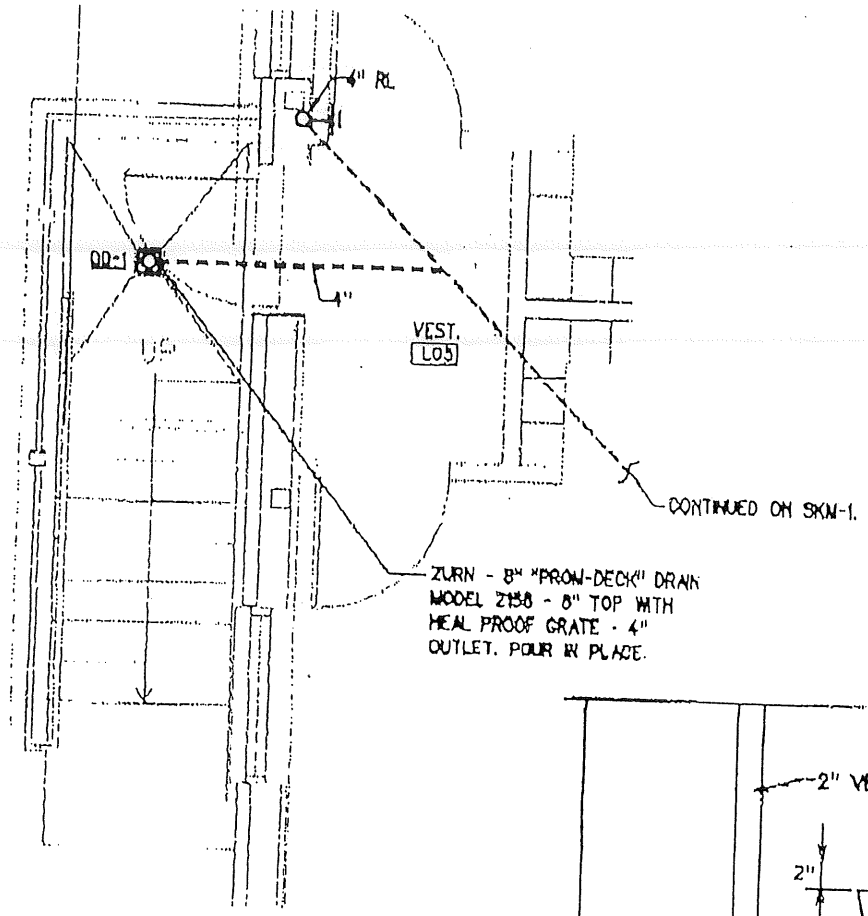
BENNETT ENGINEERING
CONSULTING ENGINEERS
BENNETT ROAD P.O. BOX 297
FREEPORT, MA ME 04032
(207) 865-9475

JOB 97081 BREAKWATER SCHOOL
DESIGNED BY WSB DATE 04 SEP 98
CHECKED BY WSB DATE 04 SEP 98
SCALE 1/8" = 1'-0" PAGE SKM-1

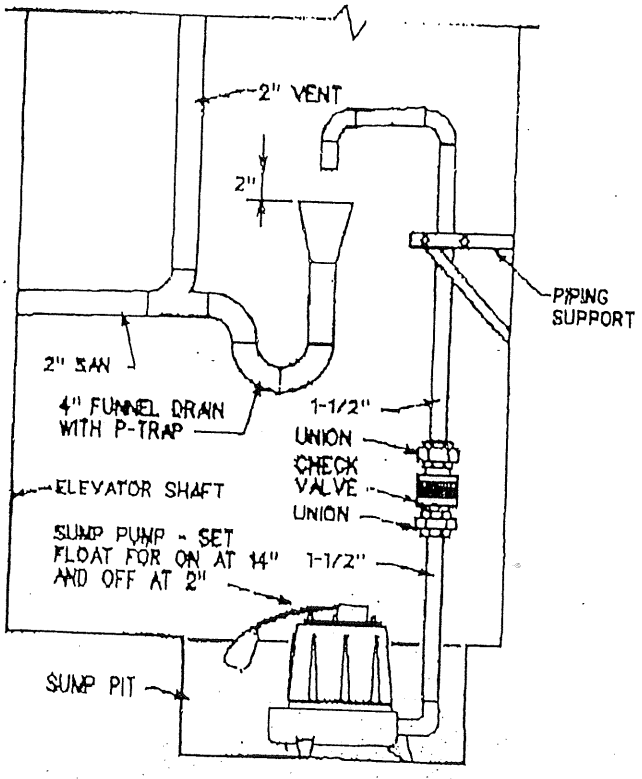


BENNETT ENGINEERING
CONSULTING ENGINEERS
BENNETT ROAD P.O. BOX 297
FREEPORT, MA ME 04032
(207) 865-9475

JOB 97091 BREAKWATER SCHOOL
DESIGNED BY WSB DATE 04 SEP 98
CHECKED BY WSB DATE 04 SEP 98
SCALE 1/4" = 1'-0" PAGE SKM-2



PARTIAL PLAN
SCALE: 1/4"-1'-0"



SUMP PUMP PIPING DETAIL
NTS

Scott Simons Architects

15 Franklin St.
Portland, ME 04101

(207) 772-4656
(207) 828-4656 FAX
E MAIL: austin@simonsarchitects.com

MEMORANDUM

Date:	July 7, 1998
Project name/number:	Addition to the Breakwater School, 97127.04
Re:	Site Plan Review
From:	Austin Smith
To:	City of Portland Planning Department
Cc:	Rob Whitten
	Peter Wolinsky
	Jobfile

APPLICATION FOR SITE PLAN REVIEW

In accordance with the City of Portland Land Use Code, Section 14-525, we are submitting the following information for your consideration, regarding the proposed addition and site improvements at the Breakwater School, 856 Brighton Avenue, Portland, Maine.

1. *Description of proposed uses to be located on the site, including quantity and type of residential units, if any:*

   •Existing school use to remain. In accordance with the Breakwater's masterplan of July 1997 the school intends to undertake Phases 2 and 3.

   •In Phase 2 we are proposing to add a 6,800 sf classroom and library addition to the north edge of the existing 2 1/2 brick school. Existing school will undergo interior renovations. Project also to include additional paved parking at Brighton Avenue. In order to build this addition it will be necessary to demolish a 3,800 sf single story masonry commercial building.
   Existing three story wood frame building at intersection of Capisic Street and Brighton Avenue to remain as retail/apartments.

   •In Phase 3 a 2,600 single story multi-purpose room will be added on open area. No additional parking will be added as the occupant load will remain the same.

2. *Total land area of the site and the total floor area and ground coverage of each proposed building and structure:*

   The Breakwater School site is comprised of three parcels.

856 Brighton

•Parcel 1

The first is along Brighton Avenue on the south edge of campus, and includes the Annex Building, a 1 1/2 story wood frame building.

Lot size = approx. 12,960 sf
Total interior floor area = 5,600 gsf.
Lot coverage = 2,920 sf or 17.9%

•Parcel 2

The second extends from Brighton Avenue through to Capisic Street, and includes the 2 1/2 story brick building (the former Chapman School).

Lot size = 21,088 sf
Total interior floor area = 14,730 gsf.
Lot coverage = 5,401 sf or 23.2%

•Parcel 3

The third forms the triangular parcel between Brighton Avenue and Capisic Street, extending to the intersection at its north end, and includes a one story concrete block retail building and a three story wood frame residential/commercial building..

Lot size = 19,169 sf
Total interior floor area = 12,495 GSF.
Lot coverage = 4,759 SF or 24.8%

•Total area of combined parcels 1, 2 & 3. = 53,217 SF

Phase 2-Proposed total lot coverage of combined parcels --12,480 SF or 23.5%
Phase 3-Proposed total lot coverage of combined parcels --15,080 SF or 28.3%

3. *General summary of existing and proposed easements or other burdens now existing or to placed on the property:*

•There are no easements or burdens that we are aware of.

4. *The types and estimated quantities of solid waste to be generated by the development:*

•No change in use or occupant load. No increase in number of toilet fixtures.

5. *Evidence of the availability of off-site facilities including sewer, water and streets:*

•Site is bordered on north by Brighton Avenue and south by Capisic Street.

•New 6" storm drain line to connect to 14" in street storm sewer at Capisic. Existing sewer connection to remain for brick building. Addition will have new 4" sewer line connected to Capisic.

•Water service will continue from Brighton Avenue and is adequate to service both domestic and fire protection needs for both Phase 1 and 2.

•Electrical service is currently provided overhead from Capisic Street. Proposed new service to be three phase and run overhead from existing pole on Brighton Avenue.

6. *A narrative describing the existing surface drainage on the site and a stormwater management plan indicating measures which will be taken to control surface water runoff:*

•Existing drainage pattern of all parcel is surface to street curbs with the exception of a dry well at parcel 1.
New drainage is also surface flow from building faces to street curbs and existing catch basins at Capisic and Brighton.

Roof drainage from new addition will connect to 14" storm sewer by means of a new 6" line. This line is sized to accommodate roof drainage from Phase 3 also.

7. *A construction plan outlining the anticipated sequence of construction of the major aspect of the proposed project, including without limitation roads, retention basins, sewer lines, seeding and other erosion control measures, and pollutant abatement measures, and also setting forth the approximate dates for commencement and completion of the project:*

•Demolition of 3,800 sf single story concrete block commercial building. (one month, September 1998)

•Start of Phase 2, 6,800 sf addition north of existing brick building. School to remain in operation throughout construction. Electrical, mechanical, and plumbing connectors for Phase 3 to be stubbed off at west elevation of Phase 2. Staging area of approx. 5,000 sf will be provided at future parking lot and be accessible from Brighton. All construction areas to be enclosed by temporary fencing. (nine months, June 1999)

•Renovations to existing three story brick building and completion of playground/entry site work. (three months, during school's summer recess, September 1999)

•Start of Phase 3, 2,600 sf addition, multi-purpose room. Construction site to accessed from Brighton with staging area at north parking area. (three months, commencing two to five years from completion of Phase 2)

8. *List all state and federal regulatory approvals to which the development may be subject, the status of any pending applications, and the anticipated time frame for obtaining such permits or that a determination of no jurisdiction from the agency will be requested:*

•An initial review has been conducted by the State Fire Marshall's Office in Augusta. Due to the scope of the work the Fire Marshall's office will also certify compliance with the Americans' with Disabilities Act (ADA) A final review will be necessary by the SFM.

•A building permit will be needed from the City of Portland. Plans must also be reviewed by the Portland Fire Department for life safety issues. These will be done in August of 1998.

9. Evidence of financial and technical capacity to undertake and complete the development including, but not limited to, a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved, if requested to do so:

•See attached letter from School.

10. *Evidence of the applicant's title, right, or interest in the property, including without limitation deeds, leases, purchase options or any other documentation:*

•See enclosed plot plan and deeds.

11. *A narrative describing any unusual natural areas, wildlife and fishery habitats, or archaeological sites located on or near the project site and a description of the methods that will be used to protect such areas or sites:*

•The School is located in an urban area. The buildings have existed in their current form for many years (recorded on tax documents of 1951) There are no unusual natural areas, wildlife and fishery habitats, or archaeological sites on or near the proposed building additions and parking area .

BREAKWATER SCHOOL

856 Brighton Avenue • Portland, Maine 04102 • (207) 772-8689

To: Planning Board, City of Portland

FROM: Patricia Hagge, Chair of the Board

RE: Financing for Site Plan Improvements

DATE: July 6, 1998

Breakwater School began a capital campaign in November, 1997 to finance the construction cost of all the proposed improvements to the school's site plan.

The Projected costs of the project are estimated not to exceed $1,250,000, and as of July 1, 1998 the campaign has raised $1,127,000.

Breakwater has arranged financing for the construction which will be guaranteed by the capital campaign pledges.

MORTGAGE LOAN INSPECTION

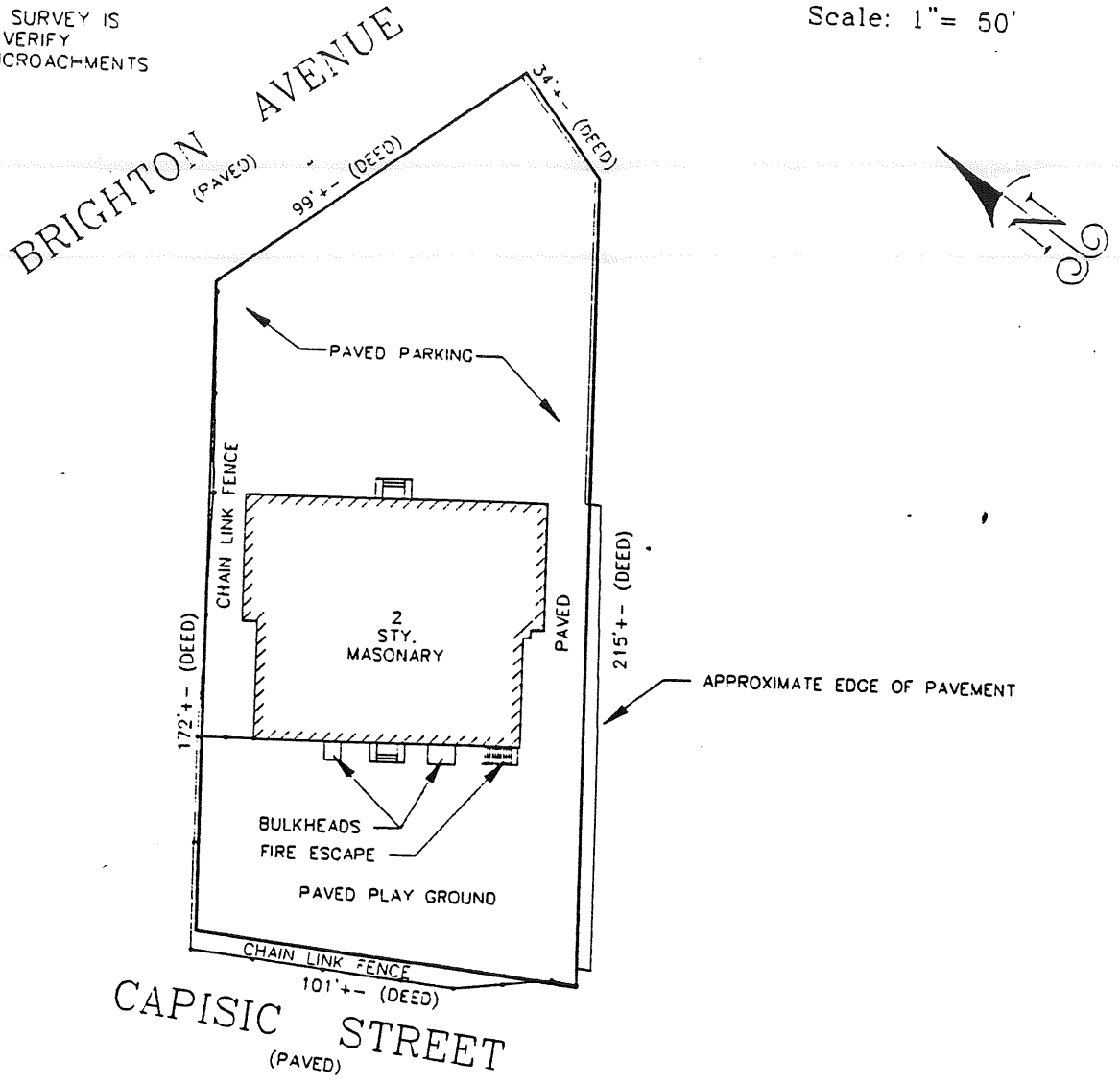
Borrower(S): Breakwater School

St. No.: 00858
Street: Brighton Ave.
Town: Portland, ME
Source Deed Bk. 06615 Pg. 00004

Cumberland Title Company
P.O. Box 4843
Portland, ME 04112
1-207-774-1773
1-207-774-2278 (fax)

CL No.: 010600
Job No.: CTC02-32.
Date: 1/24/96
County: Cumberland
Plan Bk. Pg.
Lot(S):
Scale: 1"= 50'

NOTE: A FULL BOUNDARY SURVEY IS RECOMMENDED TO VERIFY BOUNDARY AND ENCROACHMENTS AS SHOWN.



NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.

CERTIFICATON: I hereby certify to *Atlantic Bank N. A.* and its mortgage title insurer that based upon inspection made with reasonable certainty, that:

this plan was made from an inspection of the site.

there ARE NO apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.

the principal structure(s) located on the premises ARE NOT in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

Bill W. Jordan

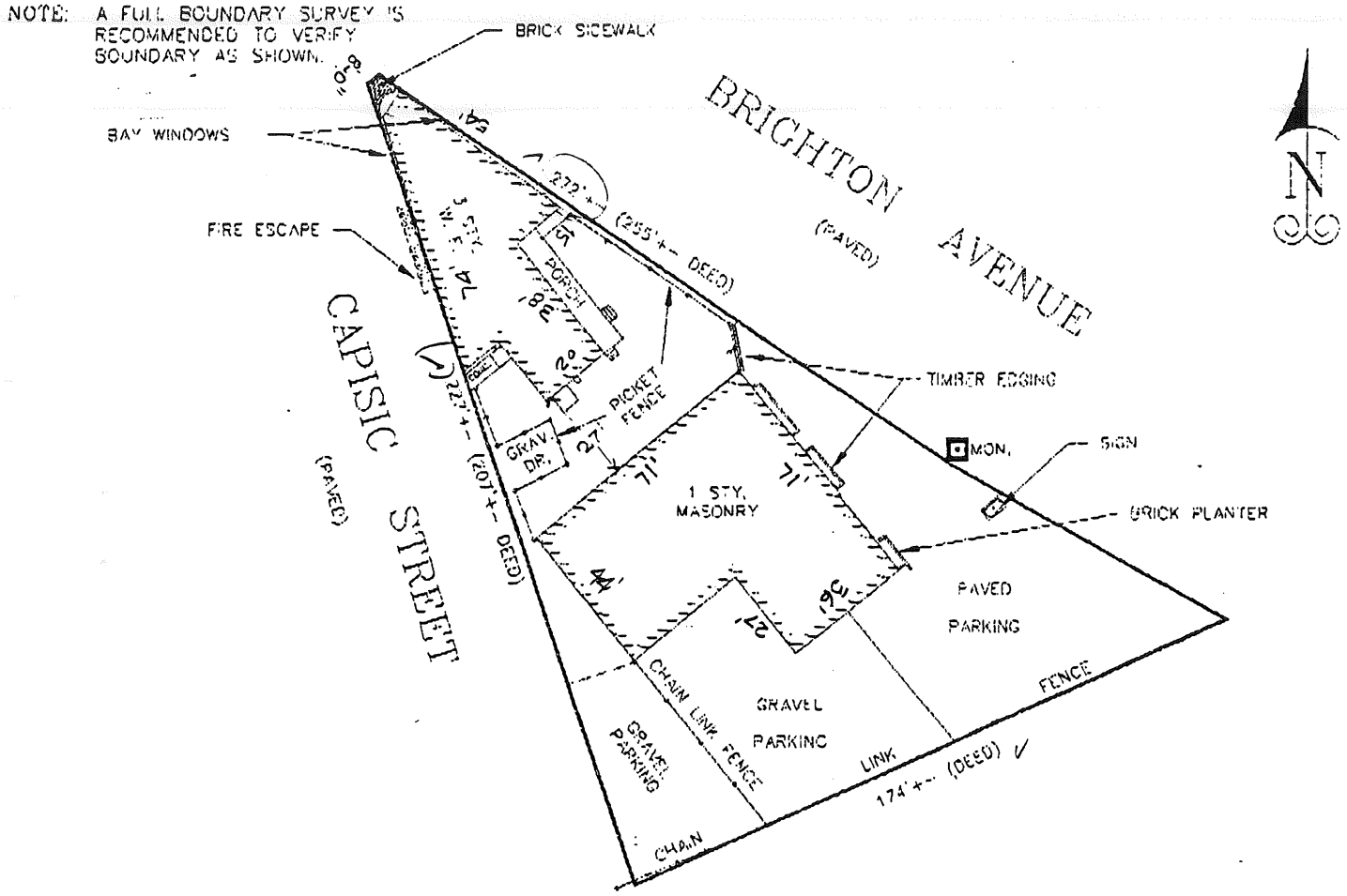
MORTGAGE LOAN INSPECTION

Cumberland Title Company
P.O. Box 4843
Portland, ME 04112
1-207-774-1773
1-207-774-2278 (fax)

Borrower(S): Breakwater School

St. No.: 860-884
Street. Brighton Ave.
Town: Portland, ME
Source Deed Bk. 01543 Pg. 00190

CL No.: 010600
Job No.: CTC08-43.
Date: 1/10/97
County: Cumberland
Plan Bk. Pg.
Lot(S):
Scale: 1"= 50'



NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.

CERTIFICATON: I hereby certify to *Atlantic Bank N. A.*. and its mortgage title insurer that based upon inspection made with reasonable certainty, that:

a) this plan was made from an inspection of the site.

b) there ARE NO apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.

c) the principal structure(s) located on the premises ARE NOT in a flood hazard zone as

Post-It™ brand fax transmittal memo 7671 | # o

To	From

SHORT FORM WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS

That I, RUTH MODES of Portland, County of Cumberland and State of Maine, for consideration paid, grant to THE BREAKWATER SCHOOL HOLDINGS, INC., a Maine non-profit corporation WITH WARRANTY COVENANTS, the real estate situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

A One-Quarter (1/4) interest in common in and to that certain lot or parcel of land with the buildings thereon, located at the junction of the Easterly side of Capisic Street (formerly Capisic Road), with the Southwesterly side of Brighton Avenue, formerly called the road leading from Congdon to Deerings Bridge, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: BEGINNING at said corner and thence running Southeasterly fifty-five and three-fourths (55 3/4) degrees East, fifteen (15) rods and eleven (11) links to land of Albion P. Chapman; thence South sixty-nine and one-half (69 1/2) degrees West, ten (10) rods and fourteen (14) links to said Capisic Street; thence North thirteen (13) degrees West, twelve (12) rods and fourteen (14) links to the bound first mentioned.

EXCEPTING AND RESERVING that certain lot or parcel of land taken by the State of Maine as set forth in the Notice of Layout and Taking dated January 10, 1978, recorded in the Cumberland County Registry of Deeds in Book 4165, Page 311.

Being part of the same premises devised to me by the Estate of Leah Pluznick. The said Leah Pluznick died testate on July 1, 1974, Cumberland County Probate Docket No. 73289, the Abstract of the Last Will and Testament of the said Leah Pluznick being duly recorded in the Cumberland County Registry of Deeds.

Witness my hand and seal this 28th day of March, 1997.

Witness:

Joan A. Stackley

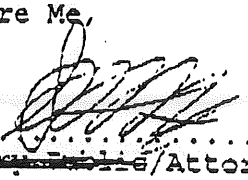
Ruth Modes
Ruth Modes

STATE OF MAINE
COUNTY OF CUMBERLAND

March 28, 1997

Personally appeared the above named Ruth Modes and acknowledged the foregoing instrument to be her free act and deed.

Before Me,



.....
~~Notary Public~~/Attorney at Law

Stephen J. Schwartz
(print name)

SHORT FORM WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS

That We, SADIE ESSROG of Baltimore, Maryland and HYMAN PLUZNICK, of Old Orchard Beach, Maine, by RUTH MODES, in her capacity as attorney in fact for the said SADIE ESSROG and HYMAN PLUZNICK, said durable power of attorney being dated July 30, 1982 and being recorded in the Cumberland County Registry of Deeds in Book 5004, Page 252, for consideration paid, grant to THE BREAKWATER SCHOOL HOLDINGS, INC., a Maine non-profit corporation WITH WARRANTY COVENANTS, the real estate situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

A One-Half (1/2) interest in common in and to that certain lot or parcel of land with the buildings thereon, located at the junction of the Easterly side of Capisic Street (formerly Capisic Road), with the Southwesterly side of Brighton Avenue, formerly called the road leading from Congdon to Deerings Bridge, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: BEGINNING at said corner and thence running Southeasterly fifty-five and three-fourths (55 3/4) degrees East, fifteen (15) rods and eleven (11) links to land of Albion P. Chapman; thence South sixty-nine and one-half (69 1/2) degrees West, ten (10) rods and fourteen (14) links to said Capisic Street; thence North thirteen (13) degrees West, twelve (12) rods and fourteen (14) links to the bound first mentioned.

EXCEPTING AND RESERVING that certain lot or parcel of land taken by the State of Maine as set forth in the Notice of Layout and Taking dated January 10, 1978, recorded in the Cumberland County Registry of Deeds in Book 4165, Page 311.

Being part of the same premises devised to Sadie Essrog and Hyman Pluznick by the Estate of Leah Pluznick. The said Leah Pluznick died testate on July 1, 1974, Cumberland County Probate Docket No. 73289, the Abstract of the Last Will and Testament of the said Leah Pluznick being duly recorded in the Cumberland County Registry of Deeds.

Meaning and intending to convey and hereby conveying the one-quarter (1/4) interest in common in and to the above described premises that Sadie Essrog and Hyman Pluznick each own by virtue of the Last Will and Testament of the said Leah Pluznick.

Reference is also made to a certain Affidavit of Ruth Modes, dated March 28, 1997, made pursuant to 18-A M.R.S.A. §5-505, to be recorded simultaneously herewith.

Witness my hand and seal this 28th day of March, 1997.

Witness:

Judy A. Shackley

Sadie Essrog, by Ruth Modes, her attorney in fact

Sadie Essrog, by Ruth Modes,
her attorney in fact

STATE OF MAINE
COUNTY OF CUMBERLAND

March 28, 1997

Personally appeared the above named Sadie Essrog, by Ruth Modes, her attorney in fact, and acknowledged the foregoing instrument to be her free act and deed.

Before Me,

Notary Public/Attorney at Law

Stephen J. Schwartz
(print name)

Witness:

Judy A. Shackley

Hyman Pluznick, by Ruth Modes his attorney in fact

Hyman Pluznick, by Ruth Modes,
his attorney in fact

STATE OF MAINE
COUNTY OF CUMBERLAND

March 28, 1997

Personally appeared the above named Hyman Pluznick, by Ruth Modes, his attorney in fact, and acknowledged the foregoing instrument to be his free act and deed.

Before Me,

Notary Public/Attorney at Law

Stephen J. Schwartz
(print name)

DEED OF DISTRIBUTION
(TESTATE)
KNOW ALL MEN BY THESE PRESENTS

That I, SELMA RUTH PLUZNICK of Highland Beach, County of Palm Beach and State of Florida, in my capacity as the duly appointed Personal Representative of the Estate of OSCAR PLUZNICK, deceased, as shown by the probate records of the County of Cumberland, Maine, and being identified as Cumberland County Probate Docket No. 97-305, by the powers conferred by law, and for every other power (in distribution of the estate) grant to SELMA RUTH PLUZNICK, in her capacity as the sole remaining Trustee under a certain Indenture of Trust called the " THE PLUZNICK FAMILY TRUST", said Indenture of Trust being dated October 6, 1983, as amended, said Trustee having a place of residence in Highland Beach, County of Palm Beach and State of Florida, the real estate situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

A One-Quarter (1/4) interest in common in and to that certain lot or parcel of land with the buildings thereon, located at the junction of the Easterly side of Capisic Street (formerly Capisic Road), with the Southwesterly side of Brighton Avenue, formerly called the road leading from Congdon to Deerings Bridge, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: BEGINNING at said corner and thence running Southeasterly fifty-five and three-fourths (55 3/4) degrees East, fifteen (15) rods and eleven (11) links to land of Albion P. Chapman; thence South sixty-nine and one-half (69 1/2) degrees West, ten (10) rods and fourteen (14) links to said Capisic Street; thence North thirteen (13) degrees West, twelve (12) rods and fourteen (14) links to the bound first mentioned.

EXCEPTING AND RESERVING that certain lot or parcel of land taken by the State of Maine as set forth in the Notice of Layout and Taking dated January 10, 1978, recorded in the Cumberland County Registry of Deeds in Book 4165, Page 311.

Being part of the same premises devised to the said Oscar Pluznick by the Estate of Leah Pluznick. The said Leah Pluznick died testate on July 1, 1974, Cumberland County Probate Docket No. 73289, the Abstract of the Last Will and Testament of the said Leah Pluznick being duly recorded in the Cumberland County Registry of Deeds. The said Oscar Pluznick died testate on August 13, 1986 in Highland Beach, Florida.

Witness my hand and seal this 24 day of March, 1997.

Witness:

Selma Ruth Pluznick, Personal Rep.
Estate of Oscar Pluznick

STATE OF FLORIDA
COUNTY OF PALM BEACH

March 24, 1997

Personally appeared the above named Selma Ruth Pluznick, the duly appointed Personal Representative of the Estate of Oscar Pluznick, in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before Me,

Notary Public/Attorney at Law

CAROLYN M. NICHOLS
(print name)

OFFICIAL NOTARY SEAL
CAROLYN M NICHOLS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC407533
MY COMMISSION EXP. SEPT 15,1998

Specifications

WARNING: Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

Standard Equipment

Certification: Underwriters Laboratories listed and Canadian Standards Association certified for wet locations.
Housing: Spun aluminum with integral top dome and three equally spaced ½" ribs separated by ½" valleys rolled into the housing to a minimum depth of ¼". Sidewalls have a maximum 1° of taper, and are free of welds or fasteners. An aluminum flange is hemmed into the bottom providing support for the reflector module. An internal aluminum casting provides for mounting of the ballast module plus reinforcing for side-arm mounting of the fixture.
Lens Frame Assembly: One piece cast aluminum lens frame is attached to the housing by a zinc plated cold rolled steel hinge with a stainless steel pin. Closure is by self-retained Stainless steel allen screws; four provided for the 25" and 29" models, and a single screw for the 17" model. A zinc plated steel self-locking stop-arm is provided to hold the lens frame or housing in the open position while servicing. A 3/16" thick clear tempered sag-glass lens is fully gasketed by a one piece extruded and vulcanized silicone gasket. Lens is retained in the lens frame by zinc plated steel clips.
Reflector Module: Specular Alzak® optical segments are mounted within a one piece spun aluminum enclosure with tab penetrations each sealed by a silicone grommet. Optical segments are positioned so that reflected light does not pass through the lamp envelope. Socket is held in a heat-sink extrusion and fastened to a multi-position plate set at the factory for "Wide" or "Narrow" beam spread. Wire penetrations to the socket are sealed by a silicone gasket. Medium base sockets (17" model) are 4KV rated, and mogul base sockets are 4KV except for 1000HPS which is 5KV. Reflector module snaps into and out of the housing by no-tool release hinges, is secured to the housing flange by self-retained quarter turn fasteners, and is factory prewired with a quick-disconnect plug.
Vibration Resistance: 400 Watt MH, 1000 Watt MH and 1000 Watt HPS lamps are braced at the neck by a three-prong stainless steel clamp extending from the socket mount. Sockets are supported around their perimeter by a silicone sleeve press-fit between the socket and heat-sink extrusion.
Electrical Module: All electrical components are UL recognized, mounted on a single plate and factory pre-wired with quick-disconnect plugs. Module attaches inside housing using keyhole slots. All ballasts are high power factor rated for –20°F. starting.
Post Top Mounting: Lens frame is supported at four points by two aluminum U-shaped tubular arms cradled in a cast aluminum hub. Arms are welded to the lens frame, and welded to the hub along their longitudinal axis. Hub contains a field-splice compartment, a cast aluminum cover and one of the following pole attachment means:

FM–Flush Mounting by means of an expansion device activated by a single bolt within the splice compartment. Pole must have a plain-cut top.

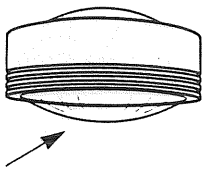
PT–Pole Tenon mounting by means of a cast aluminum extension sleeve containing four recessed 3/8" stainless steel allen head set screws. Pole must have a 2" pipe tenon (2 3/8" O.D. x 4 3/4" min. length). Pole tenon must be field drilled at one set screw location to insure against fixture rotation.

DM–Direct Mounting by means of a cast aluminum extension sleeve containing four recessed 3/8" stainless steel allen head set screws. Pole must have a plain-cut top, 3.1" to 3.8" diameter. Pole must be field drilled at one set screw location to insure against fixture rotation.

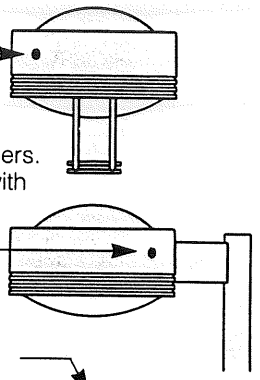
Arm Mounting: Arm is one piece extruded aluminum with internal bolt guides and fully radiussed top and bottom. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. Arm is circular cut to mate with specified round pole.
Finish: TGIC Thermoset Polyester Powder-Coat Paint available in black, dark bronze, light gray aluminum or white. Powder-coating is 2.5 Mil nominal thickness with all components thoroughly cleaned and primed with a protective chromate coating.

Optional Equipment

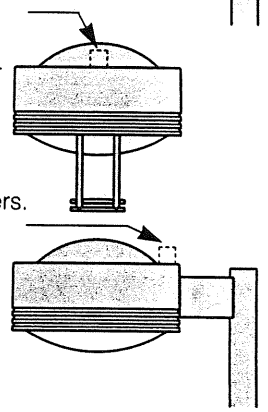
Optional Lexan Shield: (17" and 25" models only). One piece vacuum formed clear UV stabilized polycarbonate replaces standard glass lens as an integral and fully gasketed part of the lens frame. 175 Watt maximum in 17" model, 250 Watt maximum in 25" model with 400 Watt HPS allowable in outdoor locations where ambient air temperature during fixture operation will not exceed 85°F. Not available on 29" model.



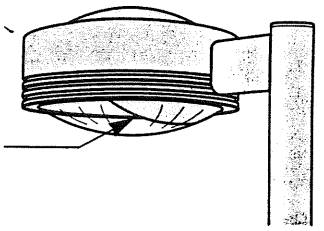
Optional Photocell: (17" and 25" models only). Factory installed inside housing with a fully gasketed sensor on the side wall. For multiple fixture mountings (250W. and less), one fixture is supplied with a photocell to operate the others. Four 400 Watt fixtures require two fixtures with a photocell.



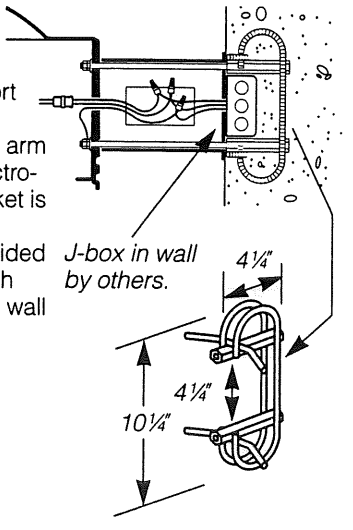
Optional Photocell Receptacle: (29" model only). Factory installed receptacle in flat portion of housing top, fully gasketed and accepting NEMA base photocells by others. For multiple fixture mountings, each fixture is supplied with a receptacle. NEMA base photocells by others.



Optional Houseside Shield: (Asymmetric light distribution only). Dished aluminum shield factory installed inside the optical chamber to reduce house-side light. Not recommended if coated lamps or 1000 Watt HPS lamps are used.

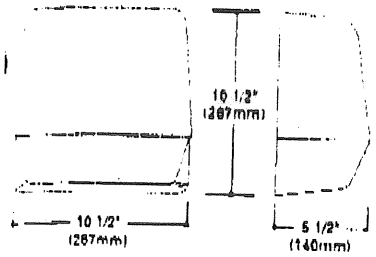


Wall Mounting: (For poured concrete walls only). A modified support arm is supplied with a side access hole to allow field splices within the arm after the fixture is mounted. An electro-zinc plated steel embedment bracket is provided for easy casting into wall around a J-box. A trim plate is provided to cover the J-box, finished to match the fixture and arm. Junction box in wall by others.



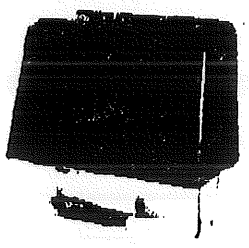
LUMARK®

DIMENSIONS



DESCRIPTION

The architectural Mon-2 features cut-off optics and excellent glare control in a compact sealed or gasketed luminaire. Mon-2 mounts directly to vertical surfaces or to a 4" round or 4" square outlet box. A removable plug provides the surface conduit entrance. U.L. listed for wet locations. CSA certified.



MNMON-2

35W-150W
High Pressure Sodium
Metal Halide

WALL LIGHT

ORDERING INFORMATION

SAMPLE NUMBER: HPMN-70-120-LL

Lamp Type	Series	Lamp Wattage/ Base [2]	Voltage [3]	Lamp	Options & Accessories
HP=High Pressure Sodium MH=Metal Halide [1]	MN=Mon-2	35=35W/Medium 50=50W/Medium 70=70W/Medium 100=100W/Medium 150=150W/Medium	120V	LL=Lamp Included	(See Below)

- Durable die-cast aluminum housing in soft-corner design
- Weather- and abrasion-resistant dark bronze polyester powder coat
- Compact ballast core and coil assembly
- Specular polished aluminum reflectors provide sharp cutoff, minimum glare, and maximum spacing between luminaires
- Standard and tamper-proof lens screws included
- Closed-cell gas-filled high-temperature silicone gasketing
- Injection-molded clear polycarbonate lens
- 4KV pulse-rated medium-base porcelain lamp socket
- Approximate net weight: 9 lbs. (4 kgs.)

PRODUCT INFORMATION

Catalog Number	Lamp Wattage	Lamp Type
HPMN-35-120-LL	35	HPS
HPMN-50-120-LL	50	HPS
HPMN-70-120-LL	70	HPS
HPMN-100-120-LL	100	HPS
HPMN-150-120-LL	150	HPS
MHMN-50-120-LL	50	MH
MHMN-70-120-LL	70	MH

Options (add as suffix)
PE=Button Photocontrol (factory installed)
LL=Lamp Included
F1=Single Fuse (120, 277 or 347V)

Accessories (order separately)
WA1=277V Adapter
WA1-347=347V Adapter
WA2=Forward Throw Reflector
WA3=Pole Mount Adapter
WA4=Glare Shield
SO2925=TR Screwdriver for tamper resistant lens-retaining screws (both standard and tamper resistant screws provided with luminaires)

NOTES: [1] 70W is maximum wattage for Metal Halide. [2] For high power factor, add suffix "-H" to wattage (HPMN-70H-120-LL). [3] Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.

STRUCTURAL DESIGN CALCULATIONS (continued)

_____ Unbalanced snow loads considered *(1608.6)*

_____ Drift snow loads considered *(1608.7)*

_____ Sliding snow loads considered *(1608.8)*

_____ Internal pressure effects considered *(1609.7, 1609.8)*

_____ Components and cladding effects considered *(1609.8)*

_____ Load combinations considered *(1613.1)*

MATERIAL PERFORMANCE (Chapter 17)

_____ Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No._____

SA Owner's special inspection program specified *(1705.0)*

_____ Prefabricated items *(1705.2)*

_____ Steel construction *(1705.3)*

_____ Concrete construction *(1705.4)*

_____ Masonry construction *(1705.5)*

_____ Wood construction (1705.6)

_____ Prepared fill and foundations *(1705.7, 1705.8, 1705.9)*

_____ Fireresistive materials *(1705.12)*

_____ EIFS, wall panels and veneers *(1705.10, 1705.13)*

FOUNDATIONS AND RETAINING WALLS (Chapter 18)

See plans

_____ Soil type *(1611.0, 1802.1, 1804.1)*

_____ Bearing value *(1611.0, 1802.1, 1804.1)*

_____ Soil report *(1802.1, 1804.1)*

_____ Prepared fill *(1804.1.1)*

_____ Footings *(1806.0 - 1811.0)*

_____ Foundations *(1814.0 - 1824.0)*

_____ Foundation walls *(1611.0, 1812.0)*

_____ Waterproofing/dampproofing *(1813.0)*

_____ Retaining walls *(1611.0, 1825.0)*

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

See memorandum. Date: Sept. 10, 1998

_____ Plain, reinforced and prestressed concrete design/construction standard specified *(1901.1, 1903.1.1)*

_____ Minimum slab requirements *(1905.1)*

_____ Minimum concrete strength *(Table 1907.1.2[1])*

_____ Cold-weather and hot-weather curing specified *(1908.9, 1908.10)*

MASONRY (Chapter 21)

_____ Engineered masonry design/construction standard specified *(2101.1.1)*

N/A Empirical masonry design *(2101.1.2)*

_____ Construction materials *(2104.0)*

_____ Mortar type *(2104.7)*

_____ Cold-weather and hot-weather construction specified *(2111.3, 2111.4)*

N/A Fireplaces and chimneys *(2103.2, 2113.0 - 2117.0)*

N/A Glass block *(2118.0)*

See Pg 2 of 8 of memo.

STEEL (Chapter 22)

_____ Structural steel design/construction standard specified *(2203.1, 2203.2)*

_____ Shop drawing preparation specified *(2203.4)*

_____ Open-web steel joist design/construction standard specified *(2205.1)*

_____ Formed steel design/construction standard specified *(2206.1)*

_____ Formed steel member identification *(2206.6)*

WOOD (Chapter 23)

N/A Installation inspections *(2301.2)*

N/A Design/construction standard specified *(2303.1)*

N/A Grade mark specified *(2303.1.1)*

HEAVY TIMBER CONSTRUCTION

N/A Minimum dimensions *(605.1, 2304.0)*

N/A Design/construction standard specified *(2304.1)*

WOOD FRAME CONSTRUCTION

SR Fastening and construction details *(2305.0, Table 2305.2)*

SR Wind bracing design required *(2305.7)*

_____ Seismic bracing *(2305.8)*

_____ Foundation anchorage *(2305.17)*

_____ Wood structural panels *(2307.0)*

_____ Particleboard *(2308.0)*

_____ Fiberboard *(2309.0)*

_____ Fireretardant-treated wood *(2310.0)*

_____ Decay and termite protection *(2311.0)*

_____ Joist hangers *(2312.0)*

_____ Prefabricated components *(2313.1, 2313.2)*

_____ Metal-plate-connected trusses *(2313.3.1, 2313.3.2)*

NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

GLASS AND GLAZING (Chapter 24)

_____ Skylights *(2404.0)*

X Safety glazing *(2405.0, 2406.0, 2407.0)*

GYPSUM BOARD AND PLASTER (Chapter 25)

OK Gypsum board materials *(2503.0, Table 2503.2, Table 2503.3)*

OK Plaster *(2504.0, 2505.0, 2506.0)*

PLASTIC (Chapter 26)

N/A Approved materials *(2601.2)*

_____ Identification *(2601.4)*

_____ Interior trim *(2603.7)*

_____ Alternative approval *(2603.8)*

FOAM PLASTIC *(2603.0)*

N/A Labeling *(2603.2)*

_____ Surface-burning characteristics *(2603.3)*

_____ Thermal barrier *(2603.4)*

_____ Exterior walls *(2603.5, 2603.6)*

LIGHT-TRANSMITTING PLASTIC *(2603.5, 2604.0)*

N/A Diffusing systems *(2604.5)*

____ Wall panels *(2605.0)*

N/A Unprotected openings *(2606.0)*

____ Roof panels *(2607.0)*

____ Skylight glazing *(2608.0)*

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

N/A Waste- and linen-handling systems *(2807.0)*

N/A Refuse vaults *(2808.0)*

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

X Construction standard specified *(3001.2)*

____ Elevator emergency operation *(3006.2)*

____ Hoistway enclosure *(3007.1)*

____ Venting *(3007.3 - 3007.6)*

____ Opening protectives *(3008.2)*

____ Conveyors and escalators *(3010.0, 3011.0)*

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

N/A Membrane structures *(3103.0)*

____ Flood-resistant construction *(3107.0)*

____ Towers *(3108.0)*

PEDESTRIAN WALKWAYS *(3106.0)*

N/A Construction and use *(3106.1 - 3106.3)*

____ Separation *(3106.4)*

____ Local approval *(3106.5)*

____ Egress and size *(3106.6 - 3106.8)*

EXISTING STRUCTURES (Chapter 34)

N/A ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

____ General requirements *(3402.0)*

____ Structural loads *(1614.0, 3402.5)*

____ Accessibility *(1110.0, 3402.7)*

____ Additions/alterations *(3403.0, 3404.0)*

____ Change of occupancy *(1110.3, 3405.0)*

____ Compliance alternative evaluation *(3408.0)*

BUILDING EVALUATION SUMMARY *(Table 3408.7)*

Existing use group _____ Proposed use group _____

Year building was constructed _____ Number of stories _____ Height in feet _____

Type of construction _____ Area per floor _____

Percentage of open perimeter _____ % Percentage of height reduction _____ %

Completely suppressed: Yes ____ No ____ Corridor wall rating _____

Compartmentation: Yes ____ No ____ Required door closers: Yes ____ No ____

Fireresistance rating of vertical opening enclosures _____

Type of HVAC system _____, serving number of floors _____

BUILDING EVALUATION SUMMARY (continued)

Automatic fire detection: Yes _____ No _____, type and location _____
Fire alarm system: Yes _____ No _____, type _____
Smoke control: Yes _____ No _____, type _____
Adequate exit routes: Yes _____ No _____ Dead ends: Yes _____ No _____
Maximum exit access travel distance _____ Elevator controls: Yes _____ No _____
Means of egress emergency lighting: Yes _____ No _____ Mixed use groups: Yes _____ No _____

Safety parameters	Fire safety (FS)	Means of egress (ME)	General safety (GS)
3408.6.1 Building height			
3408.6.2 Building area			
3408.6.3 Compartmentation			
3408.6.4 Tenant and dwelling unit separations			
3408.6.5 Corridor walls			
3408.6.6 Vertical openings			
3408.6.7 HVAC systems			
3408.6.8 Automatic fire detection			
3408.6.9 Fire alarm system			
3408.6.10 Smoke control	****		
3408.6.11 Means of egress	****		
3408.6.12 Dead ends	****		
3408.6.13 Max. exit access travel distance	****		
3408.6.14 Elevator control			
3408.6.15 Means of egress emergency lighting	****		
3408.6.16 Mixed use groups		****	
3408.6.17 Sprinklers		÷ 2 =	
3408.6.18 Specific occupancy area protection			
Building score — total value			

**** No applicable value to be inserted.

BUILDING SAFETY EVALUATION SCORE *(Table 3408.9)*

Formula	Table 3408.7		Table 3408.8		Score	Pass	Fail
FS-MFS ≥ 0	_____ (FS)	-	_____	(MFS) =	_____	_____	_____
ME-MME ≥ 0	_____ (ME)	-	_____	(MME) =	_____	_____	_____
GS-MGS ≥ 0	_____ (GS)	-	_____	(MGS) =	_____	_____	_____

FS = Fire Safety
ME = Means of Egress
GS = General Safety

MFS = Mandatory Fire Safety
MME = Mandatory Means of Egress
MGS = Mandatory General Safety

COMMENTS

11-6-98 Hole has been dug now

12/1/98 Primiter Drain ok to BackFill. TR

12-1-98 Building Drain in Basement holding 8 PSI TR

3-25-99 Sam, Mack and I meet Job super on site walked through Basement and 1st Floor (Grand) There are Several Steel changes. with Entry and 1st Floor area Bolt holes not Filled Engener will have to Submit a Report on changes. 2nd Floor had wet cement So we didnt go up to that Level T.R.

5-11-99 Fire Ext. Might From Floor? i.t. Mac with Eddy Hall 2nd visit to the Frame walked the Top Level and all Bolts are in and or welded Nick Nash will Send us a Letter on ventlation on the Elevator Room TR

5-13-99 Returned call to Thaxter office for Eddy Hall that Fire Ext. Mounting can be Between 3' Lowest Point and 5' Highest Point. TR 5-20-99 I have done a walk throug with Eddy Hall at Mid Level and will give him the ok to close in this Level slab in old School O.K TR im.w.

7-20-99 Plumbing R.I. mid + upper old Building 7-16-99 R.I. under

Rough Framing ok For Bathroom Walls TR

Eddy Hall

878-5553

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final:	
Other:	

5-27-99 Plumbing test on Rough in

17

Bolts; virt col outside wall over Side Entrance

3 Runs of Stair Shall Be Shimed So no more than 1/8" Vairiation Between tread. Stairs Next to Elevator Shaft Shall Be corected Befour Occ.

5-28-99 Nick From thaxter called to Say that the Stairs By Elv. were Done By Arceter To Prevent Protrusion Beond Elev. wall (TR)

I told him that I couldn'd wave this So he will Send it to the Arct.

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

19980077
I. D. Number

Breakwater School
Applicant

7/7/98
Application Date

856 Brighton Ave, Portland, ME 04102
Applicant's Mailing Address

Breakwater School
Project Name/Description

Scott Simonds Arch
Consultant/Agent

856 Brighton Ave
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

259-D-001
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

1. see planning dept. conditions of approval.

Planning Conditions of Approval

1. that the applicant coordinate improvements along capisic street with public works.
2. that the driveway radius along brighton ave. shall comply with the requirements of larry ash, city traffic engineer.rrr.

Inspections Conditions of Approval

1. Approved with understanding that 2nd future building will be built in order to meet B-1 setbacks.

Fire Conditions of Approval

BUILDING PERMIT REPORT

DATE: 14 OCT. 98 ADDRESS: 856 Brighton AVE. CBL 259-D-001

REASON FOR PERMIT: 30'x52' 2½ story addition

BUILDING OWNER: The Breakwater School

CONTRACTOR: The Thaxter Company

PERMIT APPLICANT: ↑

USE GROUP E BOCA 1996 CONSTRUCTION TYPE 2B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *2.5 *2.6 *8, *9 *10, *11 *14 *19 *24, *25, *26 *27 *30 *31 *32 *18 *20 17, 33,

X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.

X 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)

X 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2

X 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6 'o.c. between bolts. (Section 2305.17)

3. Precaution must be taken to protect concrete from freezing. Section 1908.0

4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.

5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)

6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211

7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.

X 8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)

X 9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)

X 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.(Section 1014.0)

X 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1

X 14. All vertical openings shall be enclosed with construction having a fire rating of at lest one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0

15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1

16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

(17.) A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0

X 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

X 19. The Sprinkler System shall maintained to NFPA #13 Standard.

X 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

X 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

X 25. All requirements must be met before a final Certificate of Occupancy is issued.

X 26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).

X 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)

28. Please read and implement the attached Land Use-Zoning report requirements.

29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.

X 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

X 31. This proposed project must have STATE Fire Marshals approval.

X 32. The special inspection Program shall be done as per section 1705.6 of the bldg. Code.

State Fire Marshall approval required for this project

(33.) Master box location must be received by City electrical division C. Ben Diaz 874-8485)

P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 8-1-98

CITY OF PORTLAND, MAINE
PLANNING BOARD

August 31, 1998

Mr. Austin Smith
Scott Simons Architects
15 Franklin St.
Portland ME 04103

re: Breakwater School Expansion; Vicinity of 856 Brighton Avenue

Dear Mr. Smith:

On August 11, 1998, the Portland Planning Board voted 7-0 to approve the site plan for Breakwater School in the vicinity of 856 Brighton Avenue. The approval was granted for the project with the following condition(s):

i. That the exterior lighting plan be revised and submitted for the planning staff review and approval.

ii. That the radius of the Brighton Avenue driveway be increased as required by the City Traffic Engineer.

iii. That the plan be revised reflecting the comments of the Development Review Coordinator , as noted in a letter dated August 7, 1998.

The approval includes a 6,800 sq. ft. classroom/library addition, a 2,600 sq. ft. multi-purpose room addition, a parking lot expansion, and related site improvements.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #36-98, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 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.

2. 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.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's 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.)

The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,

John Carroll, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File
Rob Whitten, Whitten Architects, 37 Silver St., Portland ME 04101

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259-D-001

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

Applicant: BREAKWATER SCHOOL

Application Date: JULY 7, 1998

Applicant's Mailing Address: 856 BRIGHTON AVENUE

Project Name/Description: ADDITION TO BREAKWATER SCHOOL

Consultant/Agent: SCOTT SIMONS ARCHITECTS

Address Of Proposed Site: 856 BRIGHTON AVENUE

Applicant/Agent Daytime telephone and FAX

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 ____ Other(Specify) SCHOOL

9,600 SF		R3 + B1
Proposed Building Square Footage and /or # of Units	Acreage of Site	Zoning

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL - 7 1998
RECEIVED

You must Include the following with you application:

1) A Copy of Your Deed or Purchase and Sale Agreement

2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are $ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: Austin Smith	**Date:** JULY 7, 1998

Site Review Fee: Major $500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

Austin Smith

Inspection Services
Michael J. Nugent
Manager

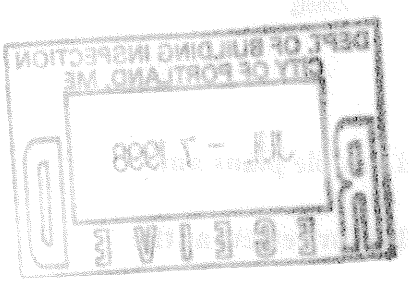
Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Congratulations !!!!!

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

As an applicant for Site Review, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.



BOCA®
NATIONAL BUILDING CODE/1996
PLAN REVIEW RECORD

Valuation: $617,000 Plan Review # _____

Fee: $3,105.00 Date: 9/Oct/98

JURISDICTION Portland Cumberland Me.
(City, County, Township, etc.)

BUILDING LOCATION 856 Brighton Ave.
(Street address)

BUILDING DESCRIPTION To Construct a 2 1/2 Story addition.

REVIEWED BY S. Hoffses E-3B 30'x52' addition

Numerals indicated in parenthesis are applicable code sections of the 1996 *BOCA National Building Code*. The organization of this Plan Review Record follows the common Building Code format first implemented in the 1993 *BOCA National Building Code*. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST

No.	DESCRIPTION	Code Section
1.	All Site and building requirements must be completed before a Certificate of occupancy can or will be issued	111.4
2.	STATE Fire MARshal must gave Their approval on This proposed project.	
3.	Fire blocking & draftstopping	
4.	Sprinkler (supervise)	
5.	Fire Alarm System *Supervision	918.4
6.	Special Inspection program	1703.0
7.	Safety Glazing	24
8.	Foundation drains	1813.5
9.	Foundation anchor	~~2100~~ 2305
10.	Guardrails & Handrails	2100 2205
11.	STAIR CONSTRUCTION	1014
12.	Vertical opening	710.0
13.	Fire Alarm	NFPA72
14.	Sprinkler	NFPA13

8 96

CORRECTION LIST (cont'd.)

No.	DESCRIPTION	Code Section
15.	EXIT LIGHTS	1027 1024 Chapter 24
16.	Glass & Glazing	M-16
17.	Ventilations	
18.		

NOTES: N.R. — Not required
N.A. — Not applicable

ADMINISTRATION (Chapter 1)

yes OK — Complete construction documents *(107.5, 107.6, 107.7)*

yes — Signed/sealed construction documents *(107.7, 114.1)*

BUILDING PLANNING (Chapters 3, 4, 5, 6)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

E V — Single Use Group

_____ Mixed Use Groups

_____ Specific occupancy areas *(302.1.1)*

_____ Accessory areas *(302.1.2)*

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

AREA MODIFICATIONS TO TABLE 503 — OK

% of Allowable tabular area *(Table 503)*	100%
% Reduction for height *(Table 506.4)*	– ____ %
% Increase for open perimeter *(506.2)*	+ ____ %
% Increase for automatic sprinklers *(506.3)*	+ ____ %
Total percentage factor	= ____ %

Conversion factor _____ *(Total percentage factor/100%)*

Open perimeter *(506.2)* — North _____ East _____ South _____ West _____

Open perim. _____ ft. Perimeter _____ ft.

% Open perimeter = _____ *(Open perim./perim.) × 100%*

% Tab. area increase *(506.2)* = _____ *2×(% Open perim. -25%)*

CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area _____ ft.^{2} Actual building height _____ feet _____ stories

Adjusted floor area* _____ ft.^{2} Allowable building height _____ feet _____ stories

*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction _____ Type of construction assumed for review (602.3) _____

CASE 2 — MIXED USE SEPARATED USE GROUPS

Using Table 503, identify the allowable height and area of each of the separated use groups within the building. Construction types that provide, for each story of the building, tabular areas which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504.0) equal to or greater than the actual height of the use group are permitted.

Story	Use Group	Actual floor area	Adjusted floor area*	Actual height	Allowable height (Table 503)
		ft²	ft²	ft stories	ft stories
		ft²	ft²	ft stories	ft stories
		ft²	ft²	ft stories	ft stories
		ft²	ft²	ft stories	ft stories
		ft²	ft²	ft stories	ft stories
		ft²	ft²	ft stories	ft stories
		ft²	ft²	ft stories	ft stories

*Adjusted floor area = actual floor area/conversion factor

$\sum$ Adjusted floor area* / Allowable area (Table 503) = _____ + N/A + _____ = _____ <= 1.00

Permitted types of construction _____ Type of construction assumed for review (602.3) _____

UNLIMITED AREA ONE-STORY BUILDINGS

N/A Use group classification *(507.1)*

_____ Building height (story, feet) *(507.1)*

_____ Type of construction *(507.1)*

_____ Automatic sprinkler system *(507.1, 904.11)*

_____ School buildings *(507.1.1)*

_____ High-hazard use groups *(507.1.2)*

_____ Exterior walls *(507.2)*

MEZZANINES

_____ Area limitation *(505.2)*

_____ Egress *(505.3)*

_____ Openness *(505.4)*

SPECIAL USE AND OCCUPANCY (Chapter 4)

COVERED MALL BUILDINGS

N/A Tenant separations *(402.4)*

_____ Egress *(402.5)*

_____ Mall width *(402.6)*

_____ Structural elements *(402.7)*

_____ Roof coverings *(402.8)*

_____ A-1, A-2 occupancy *(402.9)*

_____ Automatic sprinkler system *(402.10)*

_____ Standpipes *(402.11)*

_____ Fire department access *(402.12)*

_____ Kiosk requirements *(402.14)*

N/A Parking structures *(402.15)*

HIGH-RISE BUILDINGS

N/A Automatic sprinkler system *(403.2)*

_____ Alternative sprinkler modifications *(403.3)*

_____ Automatic fire detection *(403.4)*

_____ Voice/alarm signaling systems *(403.5)*

_____ Fire department communication *(403.6)*

_____ Fire command station *(403.7)*

_____ Elevators *(403.8)*

_____ Standby systems *(403.9)*

_____ Stairway doors *(403.10)*

ATRIUMS

N/A — Automatic sprinkler system *(404.2)*

Occupancy *(404.3)*

Smoke control *(404.4)*

Enclosure *(404.5)*

Fire alarm system *(404.6)*

Travel distance *(404.7)*

OTHER SPECIAL USE AND OCCUPANCY

NA — Underground structures *(405.0)*

Open parking structures *(406.0)*

NA — Private garages *(407.0)*

Public garages *(408.0)*

Use Group I-2 *(409.0)*

Use Group I-3 *(410.0)*

Stages and platforms *(412.0)*

Special amusement buildings *(413.0)*

HPM facilities *(416.0)*

Hazardous materials *(307.8, 417.0)*

Use Groups H-1, H-2, H-3 and H-4 *(418.0)*

Swimming pools *(421.0)*

FIRE PROTECTION (Chapters 6, 7, 8, 9)

FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)

Note: Entry in ☐ indicates required rating in hours. NC indicates noncombustible construction required.

COMBUSTIBILITY *(603.0, 604.0, 605.0, 606.0)*

0 — Exterior walls Table 705.2 E - Over 15' Of Fire Separation distance

Interior elements

Roof

CONSTRUCTION DOCUMENTS *(703.0)*

Fire tests *(704.0)*

EXTERIOR WALLS *(507.2, 705.0, 716.5)*

	North	East	South	West
Fire separation distance	20'+	20'+	20'+	20'+
Loadbearing	☐	☒	☐	☒ 20'+
Nonloadbearing	☒	☐	☒	☐

☐ OK — Exterior opening protectives *(705.3, 706.0)*

☐ N/A — Parapet walls *(705.6)*

FIRE SEPARATION ASSEMBLIES

☐ OK — Exit enclosures *(709.0, 710.0, 1014.11)*

☐ OK — Other shafts *(709.0, 710.0)*

☐ NA — Mixed use and fire area separations *(313.1.2)*

☐ NA — Other separation assemblies *(302.1.1, Table 602)*

FIRE PARTITIONS

☐ OK — Exit access corridors *(711.0,1011.4)*

☐ N/A — Tenant separations *(711.0)*

☐ NA — Dwelling unit separations *(711.0)*

☐ NA — Guestroom separations *(711.0)*

OTHER FIRERESISTANT CONSTRUCTION

☐ NA — Fire and party walls *(707.0 and Table 707.1)*

☐ NA — Smoke barriers *(712.0)*

☐ 0 — Nonloadbearing partitions *(Table 602)*

☐ OK — Interior loadbearing walls, columns, girders, trusses *(716.0)*

☐ OK — Supporting construction *(716.0)*

☐ OK — Floor construction *(713.0, 1006.3.1)*

☐ OK — Roof construction *(713.0, 715.0)*

OK — Penetrations *(714.0)*

OK — Opening protectives *(717.0, 719.0, 720.0)*

OK — Fire dampers *(718.0)*

OK — Fireblocking/draftstopping *(721.0)*

OK — Thermal and sound-insulating materials *(723.0)*

INTERIOR FINISHES (Chapter 8)

OK — Smoke development *(803.3.2)*

OK — Flame spread *(803.4)*

OK — Floor finish *(805.0, 806.0)*

FIRE PROTECTION SYSTEMS (Chapter 9)

FIRE SUPPRESSION SYSTEMS (Where required)

NA — Assembly (A-1, A-3, A-4) *(904.2)*

NA — Assembly (A-2) *(904.3)*

____ — Educational (E) *(904.4)*

NA — High-hazard (H) *(904.5)*

NA — Institutional (I) *(904.6)*

NA — Mercantile (M), Moderate-hazard storage (S-1), Factory and Industrial (F-1) *(904.7)*

NA — Residential (R-1) *(904.8)*

NA — Residential (R-2) *(904.9)*

NA — Windowless story *(904.10)*

NA — Specific occupancy areas *(302.1.1, 904.11)*

NA — Covered mall buildings *(402.10)*

NA — High-rise buildings *(403.2)*

NA — Atriums *(404.2)*

NA — Underground structures *(405.3)*

NA — Public garages *(408.3.1)*

NA — Sound stages *(411.7)*

NA — Stages and enclosed platforms *(412.6)*

NA — Special amusement buildings *(413.4)*

NA — HPM facilities *(416.4)*

NA — Paint spray booths and storage rooms *(419.3)*

NA — Unlimited area buildings *(507.1)*

NA — Exit lobbies *(1020.3)*

NA — Drying rooms *(2806.4)*

NA — Waste- and linen-chutes/termination rooms *(2807.6)*

NA — Refuse vaults *(2808.4)*

FIRE SPRINKLER SYSTEMS

____ — NFPA 13 system *(906.2.1)*

NA — NFPA 13R system *(906.2.2)*

NO — NFPA 13D system *(906.2.3)*

OK — Design *(906.3)*

____ — Actuation *(906.4)*

____ — Sprinkler alarms *(906.5)*

____ — Sprinkler riser *(906.7)*

LIMITED AREA SPRINKLER SYSTEMS

NA — Where permitted *(907.2)*

____ — Design *(907.3)*

____ — Actuation *(907.4)*

____ — Standpipe connection *(907.6)*

____ — Domestic supply *(907.6.1)*

____ — Cross connection *(907.6.2)*

____ — Shutoff valve *(907.6.3)*

OTHER SUPPRESSION SYSTEMS

NA — Water-spray fixed systems *(908.0)*

____ — Carbon dioxide extinguishing systems *(909.0)*

____ — Dry-chemical extinguishing systems *(910.0)*

____ — Foam-extinguishing systems *(911.0)*

____ — Halogenated extinguishing systems *(912.0)*

____ — Clean agent fire extinguishing systems *(913.0)*

____ — Wet-chemical range hood extinguishing systems *(914.0)*

STANDPIPE SYSTEMS

N/A — Building height *(915.2.1)*

OK — Building area *(915.2.2)*

Malls *(915.2.3)*

Stages *(915.2.4)*

Approved system *(915.3, 915.3.1)*

Piping design *(915.4)*

Water supply *(915.5)*

Control valves *(915.6)*

Hose connection *(915.7)*

FIRE DEPARTMENT CONNECTIONS

Fire — Required *(916.1)*

Dept — Connections *(916.2)*

YARD HYDRANTS

Fire Dept — Fire hydrants *(917.1)*

FIRE ALARM SYSTEMS

N/A — Approval *(918.3)*

✓ — Assembly (A-4), Educational (E) *(918.4.1)*

N/A — Business (B)*(918.4.2)*

N/A — High-hazard (H) *(918.4.3)*

Institutional (I) *(918.4.4)*

Residential (R-1) *(918.4.5)*

Residential (R-2) *(918.4.6)*

Location/details *(918.5)*

Power supply/wiring *(918.6, 918.7)*

Alarm-notification appliances *(918.8)*

Voice/alarm signaling system *(918.9)*

AUTOMATIC FIRE DETECTION SYSTEMS

Approval *(919.3)*

Institutional (I) *(919.4.1, 919.4.2, 919.4.3)*

Residential (R-1) *(919.4.4)*

Sprinklered buildings exception *(919.5)*

Zones *(919.6)*

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

N/A — Residential (R-1) *(920.3.1)*

Residential (R-2, R-3) *(920.3.2)*

Institutional (I-1) *(920.3.3)*

Interconnection *(920.4)*

Battery backup *(920.5)*

FIRE EXTINGUISHERS

Approval *(921.1)*

Required *(921.2)*

SMOKE CONTROL SYSTEMS

N/A — Passive system *(922.2.1)*

Mechanical system *(922.2.2)*

Smoke removal *(922.3)*

Activation *(922.4)*

Standby power *(922.5)*

SMOKE AND HEAT VENTS

N/A — Size and spacing *(923.2)*

SUPERVISION

X — Fire suppression systems *(924.1)*

X — Fire alarm systems *(924.2)*

OCCUPANT NEEDS (Chapters 10, 11, 12)

MEANS OF EGRESS (Chapter 10)

OCCUPANT LOAD *(1008.0 and Table 1008.1.2)*

Location	Floor Area	÷ Sq. ft./ person	= Occt. load	Other occt. loads	Total
STATE Fire MARSHAL					
CITY Fire Dept					

CAPACITY OF EGRESS COMPONENTS *(1009.0 and Table 1009.2)*

Egress width (inch/occupant)

Stairways _____

Doors/ramps/corridors _____

CAPACITY

Location	Stairways	Doors/ramps corridors

NUMBER OF EXITS *(1010.0)*

Location	Required	Shown

MEANS OF EGRESS (continued)

_____ General limitations *(1005.0)*

_____ Air movement in egress elements *(1005.7)*

_____ Types and location of egress *(1006.0)*

_____ Exit access travel distance *(1006.5 and Table 1006.5)*

_____ Accessible means of egress *(1007.0)*

_____ Emergency escape *(1010.4)*

_____ Exit access passageways and corridors *(1011.0)*

_____ Aisles and accessways *(1012.0)*

_____ Grandstands *(1013.0)*

_____ Interior stairways *(1014.1 - 1014.11)*

_____ Exterior stairways *(1014.1 - 1014.10, 1014.12)*

_____ Smokeproof enclosures *(1015.0)*

_____ Ramps *(1016.0)*

_____ Means of egress doorways *(1017.0)*

_____ Number of doorways *(1017.2)*

_____ Size of doors *(1017.3)*

_____ Door hardware *(1017.4)*

_____ Revolving doors *(1018.0)*

_____ Horizontal exits *(1019.0)*

_____ Level of exit discharge passageway *(1020.0)*

_____ Guards *(1021.0)*

_____ Handrails *(1022.0)*

_____ Exit signs and lights *(1023.0)*

_____ Means of egress lighting *(1024.0)*

_____ Access to roof *(1027.0)*

ACCESSIBILITY (Chapter 11)

STATE Review

_____ Required *(1103.0)*

_____ Accessible route *(1104.0)*

_____ Parking facilities *(1105.0)*

_____ Accessible entrances *(1106.0)*

_____ Special use groups *(1107.0)*

_____ Features and facilities *(1108.0)*

INTERIOR ENVIRONMENT (Chapter 12)

OK Room dimensions *(1204.0)*

N/A Roof spaces *(1210.1, 1211.2)*

N/A Crawl spaces *(1210.2, 1211.1)*

N/A Air-borne noise (STC) *(1214.2)*

N/A Structure-borne sound (IIC) *(1214.3)*

N/A Ratproofing *(1215.0)*

BUILDING ENVELOPE (Chapters 14, 15)

EXTERIOR WALL COVERINGS (Chapter 14)

_____ Performance requirements *(1403.0)*

MASONRY N/A Wall sidings and veneers *(1404.0, 1405.0)*

1405.5

_____ Combustible material restrictions *(1406.0)*

ROOFS AND ROOF STRUCTURES (Chapter 15)

N/A Performance requirements *(1505.0)*

Fire classification *(1506.0)*

Steep-slope roof coverings *(1507.4)*

Low-slope roof coverings *(1507.5)*

Flashing *(1508.0)*

Roof structures *(1510.0)*

STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

See Structural Need More Info

STRUCTURAL LOADS (Chapter 16)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS *(1603.1)*

Uniformly distributed floor live loads (1603.2, 1606.0)

Floor Area Use	Loads Shown

Live load reduction *(1603.2, 1606.7)*

Roof live loads *(1603.3, 1607.0)*

Roof snow loads *(1603.4, 1608.0)*

Ground snow load, P_g *(1608.3)*

If P_g > 10 psf, flat-roof snow load, P_f *(1608.4)*

If P_g > 10 psf, snow exposure factor, C_e *(Table 1608.4)*

Sloped roof snowload, P_s *(1608.5)*

If P_g > 10 psf, snow load importance factor, *I (Table 1609.5)*

Wind loads *(1603.5, 1609.0)*

Basic wind speed *(1609.3)*

Wind exposure category *(1609.4)*

Wind importance factor, *I (Table 1609.5)*

Wind design pressure, *P (1609.7)*

Earthquake loads *(1603.6, 1610.0)*

Peak velocity-related acceleration, A_v *(1610.1.3)*

Peak acceleration, A_a *(1610.1.3)*

Seismic hazard exposure group *(1610.1.5)*

Seismic performance category *(1610.1.7)*

Soil-profile type *(Table 1610.3.1)*

Basic structural system and seismic-resisting system *(Table 1610.3.3)*

Response modification factor, *R*, and deflection amplification factor, C_d *(Table 1610.3.3)*

Analysis procedure *(1610.4, 1610.5)*

Other loads

Attic load *(1606.2.2, 1606.2.3)*

Partition loads *(1606.2.4)*

Concentrated loads *(1606.3)*

Impact loads *(1606.6)*

Misc. loads (*1606.4, 1606.8, 1606.9, 1607.5, 1612.0)*

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members *(107.7)*

Signed/sealed *(107.7, 114.1)*

Deflection limits considered *(1604.5)*