

Scott Simons Architects
15 Franklin Street Art, Portland, ME 04101-4169 • 207-772-4656 – 207-828-4656

#### TRANSMITTAL

Mike Nu Inspector City of P	of Building	gs		Date: August 13, 2003  Project: Breakwater Multi-Purpose Building			
Faxed to	874-8716 -			SSA Job #. 00116.60			
				Attn: Mike Nugent			
Please find	l enclosed th	e following Pages	g items: Submitta	al			
1	04.23.03	1	Accessibility Ce	ertificate, City of Portland			
1	04.23.03	1	BOCA Complian	nce Declaration, City of Portland			
1	04.23.03	1	Certificate of De	esign, City of Portland			
1	04.25.03	4	Statement of Sp	pecial Inspections			

#### Remarks:

These are transmitted: ⊠for approval

Mike:

I have found a copy of your faxed sent on August 4, 2003. I was away on vacation and the fax ended up on a co-worker's desk.

as requested

I've enclosed copies of the formwork that we filed with you in April of this year. I think we also supplied 11" x 17" sets of document with those forms. If they are not on record let me know and I will have a set printed today.

I will hand deliver the geotech report from S.W. Cole and project specifications today marked for your attention.

Concerning the classification of type 2A Construction, I'll take a look and give you a call this afternoon.

Thanks for your attention.

for your use

for review and comment

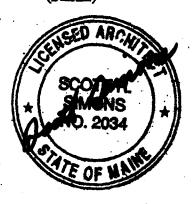


#### CITY OF PORTLAND ACCESSIBILITY CERTIFICATE

Address of Proje	ect 856 BRIGHTON AVENUE
	The state of the s
Nature of Projec	BREAKWATER SCHOOL
MUL	TI-PORPOSE BUILDING

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)



Signa	ture doct	Gumon	
<u> </u>	•	•	7
Title_	ARCHITECT		
	•		

Firm SCOTT SIMONS ARCHITECT

Address 15 FRANKLIN STREET ART

POSTLAND MAINE 04101

Telephone 207.772.4656



## CITY OF PORTLAND MAINE

389 Congress St., Rm 315 Portland, ME 04101 Tel. - 207-874-8704 Fax - 207-874-8716.

TO:

PSH 6/07/2K

Inspector of Buildings City of Portland, Maine Planning & Urban Development Division of Housing & Community Services

FROM DESIGNER: SCOTT SIMONS ARCHITECTS
15 FRANKLIN STREET ART
PORTLAND, MAINE 04/01
DATE: APRIL 23, 2003
Job Name: BEGAKWATER SCHOOL MULTI-PURPOSE BUILDING
Address of Construction: 856 BRIGHTON AVENUE
THE BOCA NATIONAL BUILDING CODE/1999 FourteenthEDITION Construction project was designed according to the building code criteria listed below:
Building Code and Year 8004 1999 Use Group Classification(s) 4-3
Type of Construction 2A Bldg. Height 24'-0" Bldg. Sq. Footage 4, 620 SF
Seismic Zone Ay = 0.11 Group Class I
Roof Snow Load Per Sq. Ft. 42 PSF Dead Load Per Sq. Ft. 20 PSF ROOF 65 PSF PC
Basic Wind Speed (mph) 85 MPH Effective Velocity Pressure Per Sq. Ft. 18.5
Floor Live Load Per Sq. Ft. 100 PSF
Structure has full sprinkler system? Yes No Alarm System? Yes No Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.
Is structure being considered unlimited area building: Yes No
If mixed use, what subsection of 313 is being considered NA
List Occupant loading for each room or space, designed into this Project.
SMANS

(Designers Stamp & Signa re)





#### CITY OF PORTLAND BUILDING CODE CERTIFICATE 389 Congress St., Rm 315 Portland, ME 04101

TO:

Inspector of Buildings City of Portland, Maine Department of Planning & Urban Development Division of Housing & Community Service

FROM:

AUSTIN SMITH SCOTT SIMONS ARCHITECTS

RE:

Certificate of Design

DATE:

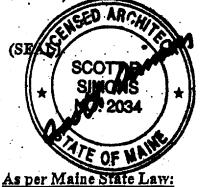
APRIL 23, 2003

These plans and/or specifications covering construction work on:

BRBAKWATER SCHOOL MULTI-PURFOSE BUILDING

850 BRIGHTON AVENUE, PORTLAND

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature ARCHITECT

Firm SCOTT SIMONS ADCHITECTS

Address 15 FRANKLIN STREET ART
PORTLAND, MAINE 04101

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

PSH 6/20/2k



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

TRANSMITTAL

Attn:				Project: Project N	<sup>2</sup> : 01034	er Multi-Purpose	
7 20021	Austin St	nith ·				·	
[√] Attached			[] Under separa	ate cover v	ria		
[] Drawings [√] Other:	[] Spe	cifications	[] Calculations		] Report	[] Shop Drawings	S
[] For Appro [√] For your [] Other:		[] For Signature			d Comment corrections	<del></del>	
Copies	<u>Date</u>	No.	Descrip	otion			
1	4/25/03		Statem	ent of Spe	cial Inspect	ion <b>s</b>	
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Remarks:		<del></del>	<del></del>	<u> </u>			
Austin,				٠ .			
This must be	signed by	an Owner's Repre	sentative and de	elivered to	the Building	Department.	

Copy to:

Signed:

If enclosures are not as noted, please call (207) 878-8038.

### STATEMENT OF SPECIAL INSPECTIONS

PROJECT:		Breakwater School Multi-Purpose Building
LOCATION:		856 Brighton Avenue Portland, Maine
OWNER:		Breakwater School 856 Brighton Avenue Portland, ME
ARCHITECT OF RECO	RD:	Scott Simons Architects 15 Franklin Street Arterial Portland, ME 04101
STRUCTURAL ENGINE	ER OF RECORD:	Structural Design Consulting, Inc. 5 Balsam Lane Falmouth, ME 04105
Section 1705.0 of the 1999	BOCA National Bu project as well as the	tted as a condition of permit issuance in accordance with ilding Code. It includes a Schedule of Special Inspection ne name of the Special Inspector, and the names of other these inspections.
Interim Special Inspection discrepancies shall be broadiscrepancies are not correct Official and the Architect of	Reports to the Built ught to the immed sted, the discrepanci f Record. A Final I	l inspections listed herein, and shall periodically furnish ding Code Official and to the Architect of Record. All iate attention of the Contractor for correction. If the es shall be brought to the attention of the Building Code Report of Special Inspections documenting completion of repancies noted in inspection records shall be submitted to
		Contractor. Materials and activities to be inspected are ethods used to erect or install the materials listed.
Prepared by:	70.	DAWD TETREAULT & 4840
Signature	4/25/03 Date	ONAL E
Owner's Authorization:		Building Code Official's Acceptance
Signature	Date	Signature Date
	Breakwater Schoo	ol Multi-Purpose Building
		land. Maine

#### SPECIAL INSPECTION AGENCIES

1. SPECIAL INSPECTOR:

David Tetreault, P.E.

Structural Design Consulting, Inc.

5 Balsam Lane

Falmouth, ME 04105

2. TESTING AGENCY:

S.W. Cole Engineering, Inc

286 Portland Road

Gray, ME 04039-9586

3. TESTING AGENCY:

Note The inspection and testing agents shall be engaged by the Owner or the Owner's Agent and not by the Contractor or Subcontractor whose work is being inspected or tested. Any conflict of interest shall be disclosed to the Building Official prior to commencement of work.

#### SCHEDULE OF SPECIAL INSPECTION SERVICES

### 1. Soils and Foundations

	Item	Agent No.	Scope
	Subgrade Preparation	2	Observe excavation and footing bearing surface.
	Structural Fill placement	2	Observe placement and compaction of structural
2.	Cast-In-Place Concrete		fill.
	Item	Agent No.	Scope
	Mix Design	1	Review suppliers mix design and laboratory test reports or strength tests.
	Reinforcement Installation	1	Inspect placement of reinforcement prior to placement of concrete.
	Concrete Placement	1	Inspect concreting operations during placement.
	Material Testing	2	Sample and test concrete for slump, air content, temperature and compressive strength
3.	Structural Steel	•	

Item	Agent No.	Scope
Materials	1	Review material for conformance with Contract Documents.
Welding	2	Perform visual inspection of all welds. Welds deemed questionable by visual inspection, all partial and full penetration welds, and any other welds indicated on the Contract Documents shall be tested by Liquid penetrant inspection, magnetic particle inspection, radiographic Inspection or Ultrasonic Inspection
Details	2	Review framing details for conformance with Contract Documents.

STA)

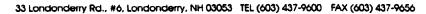
GEOTECHNICAL ENGINEERING AND EXPLORATION COORDINATION SERVICES PROPOSED ADDITION BREAKWATER SCHOOL 856 BRIGHTON AVENUE PORTLAND, MAINE 98-190 S June 4, 1998



S.W.COLE

ENGINEERING, INC. GEOTECHNICAL CONSULTANTS







Six Liberty Drive, Bangor, ME 04401 TEL (207) 848-5714 FAX (207) 848-2403 Gray Plaza, P. O. Box 378, Gray ME 04039 TEL (207) 657-2866 FAX (207) 657-2840 161 Water St., P. O. Box 220, Caribou, ME 04736 TEL (207) 496-1511 FAX (207) 496-1501

98-190 S June 4, 1998

Breakwater School Building Committee C/O Whitten Architects F.O. Box 404 Portland, ME 04112

Subject:

Geotechnical Engineering & Exploration Coordination Services

Proposed Additions Breakwater School 856 Brighton Avenue Portland. Maine

Dear Mr. Whitten:

In accordance with our proposal dated April 10, 1998, we have made a subsurface investigation for the proposed additions to the existing Breakwater School in Portland, Maine.

#### 1.0 INTRODUCTION

#### 1.1 Scope of Work

The purpose of the investigation was to explore the subsurface conditions and provide recommendations relative to foundation design and earthwork associated with the proposed building construction. The investigation included the making of four test boring explorations, one test pit, laboratory testing and a geotechnical evaluation of the findings as they relate to the proposed construction. The contents of this report are subject to the limitations set forth in Attachment A.

#### 1.2 Proposed Construction

explorations, based on our observations and testing of the samples, are attached as Sheets 2 through 7. A key of the notes and symbols used on the logs is attached as Sheet 8. The elevations noted on the logs were interpolated from existing elevations noted on the site plan.

#### **2.2Laboratory Testing**

Laboratory testing was performed on selected samples recovered from the explorations. Moisture content, penetrometer strength and Atterberg limit test results are noted on the boring and test pit logs. The results of two-grain size analyses are presented graphically on Sheet 9. One consolidation test was performed on an undisturbed sample obtained from boring B-2, sample 2-S and is shown graphically on Sheet 10.

#### 3.0 SITE AND SUBSURFACE CONDITIONS

#### 3.1 Site Location and Surficial Conditions

The site is located on the east side of Capisic Street and southwest side of Brighton Avenue at the existing Breakwater School property in Portland, Maine. The site of the additions is located on the northwest side of the existing Breakwater School structure. The site is currently mostly open, paved or gravel surfaced and relatively flat at about elevation 60 to 61.

A one story masonry structure measuring about 70 by 70 feet in plan dimensions is located northwest of the proposed additions. A portion of the new paved parking area and future multi-purpose room is located within the existing structure footprint. We understand the existing structure is to be removed prior to new construction.

#### 3.2 Subsurface Conditions

The borings generally encountered granular fill soils overlying silty sand and gray silty clay with depth.

Groundwater was encountered in boring B-2 at a depth of 8.0 feet below the ground surface, at the time of drilling. Soils were generally saturated in the remaining borings at depths of 6 to 8 feet. Due to the relatively short time period of drilling, accurate groundwater levels could not be obtained. Groundwater likely fluctuates closer to the ground surface seasonally. Long term groundwater information is not available.

#### 4.0 EVALUATION AND RECOMMENDATIONS

#### 4.1Site Suitability and Site Preparation

Based on the findings at the exploration locations and our understanding of the project, it is our opinion that the site is suitable for construction of the additions on convential spread footing foundations with slab on grade floors. However, special consideration must be given to the future multi-purpose room addition do to potentially excessive settlements. This is discussed further in Section 4.4.

Site preparation should include the removal of all pavement, topsoil and subsurface structures including existing foundations from within the building footprint and areas of proposed new pavement. The site is underlain by an uncontrolled granular fill varying in thickness from 2.5 to 5.5 feet below the ground surface. Based on a proposed finish lower level floor elevation of 57.56 for the northwest classroom addition, the fill soils will likely be removed in order to attain bottom of slab grade. However, the granular fill soils beneath the proposed paved areas and future multi-purpose room addition will need to be proof-rolled. The areas should be proofed-rolled using a vibrator roller compactor capable of imposing a dynamic load on the order of 10 kips. This will help densify possible loose zones beneath the paved and addition areas. A soils technician should be on site during soils densification to observe subgrade suitability and the densification process. Any areas that continue to yield after 3 to 5 passes of the compaction

than necessary. Should the subgrade become soft, loose or difficult to work, we recommend that the unsuitable soils be removed and replaced with a clean, compacted granular fill or crushed stone. All excavations should be properly shored and/or sloped to protect against slumping and sloughing of the sidewalls. We recommend that temporary unsupported excavations be cut to a slope of 1.5H to 1V or flatter. All excavations should be consistent with the OSHA trenching regulations.

#### 4.4 Settlement Analysis

We have made an analysis of post-construction consolidation related settlements of the underlying compressible gray clay beneath the proposed classroom and multi-purpose room additions. Our analysis has been based upon the following:

- 1. The existing grading information shown on Sheet 1
- 2. As much as 4.5 feet of cut beneath the floor slab (Classroom Addition)
- 3. A lower level floor elevation of 57.56 (Classroom Addition) and finish floor elevation of 61.0( Multi-Purpose Addition)
- 4. The consolidation information from Boring B-2, sample 2-S
- 5. Assumed Ground Floor Level Load=100psf, and
- 6. Structural loading as provided by Dave Tetreault of Structural Design Consulting.
  - Interior Column Load=105 kips (DL&LL) (Classroom Addition)
  - Exterior Column Loads = 18 to 62 kips (DL&LL) (Classroom Addition)
  - Exterior Column Loads = 8 to 17 kips (DL&LL)
     (Multi-Purpose Addition if I story)
  - Exterior column loads = 20 to 40 kips (DL&LL)
     (Multi-Purpose Addition if 2 story)

Based on the above, we estimate that long-term consolidation of the gray silty clay (1 to 3+ years) are on the order of a ¼ of an inch or less for the classroom addition and 2 inches for the multi-purpose room addition. Based on recent conversations with Rob Whitten (Whitten Architects) and Austin Smith (Scott Simons Architects), we understand that 2 inches of settlement beneath the multi-purpose room addition are not considered

S.W. COLE ENGINEERING, INC. 98-190 S June 4, 1998

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Sub-slab fill and any fill placed below footing areas should be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. The crushed stone layer below the slabs and footings (if necessary) should be compacted utilizing a vibratory plate compactor. Exterior foundation backfill should be compacted to at least 95 percent unless adjacent to the lower level walls where it should be compacted between 92 and 95 percent beneath paved areas, entrance slabs and adjacent sidewalks.

#### 4.6 Sequence of Construction (Multi-Purpose Room Addition)

We offer the following sequence of construction for the earthwork and foundation phase for this addition. The existing fill soils should be excavated to elevation 58.5 and proof-rolled (see Section 4.1). After proof -rolling the subgrade a 6-inch layer of compacted crushed stone should be placed to serve as a free draining layer. The exterior foundation footings and walls should then be cast. Crushed stone should be placed adjacent to the interior face of the foundation walls up to the bottom of the lightweight

#### 4.8 Control Joints

Based on the use of lightweight flowable fill, post construction settlements are expected to be within tolerable limits. We recommend that control joints be provided in the floor slabs, and foundation walls to accommodate minor post-construction movement and shrinkage in the concrete as it cures.

#### 4.9 Foundation Drainage

We recommend that interior and exterior peripheral underdrain systems be provided at footing grade for the classroom addition and an exterior peripheral underdrain system be provided for the multi-purpose addition. Rigid underdrain pipe, 4 inches in diameter, should be utilized. The underdrain pipe should have perforations of 1/4 to 5/8 inch. We recommend that at least 6 inches of 3/4 inch crushed stone bedding be provided around the underdrains and that the stone be wrapped with a non-woven geotextile filter fabric having an apparent opening size of at least 70. The underdrains must have positive gravity outlets. In the daylight lower level area, an exterior underdrain with weepholes through the foundation wall near footing grade could be used. Exterior foundation backfill should be sealed with a surficial layer of clayey or loamy soil in areas that are not to be paved or occupied by entrance slabs. This is to reduce direct surface water infiltration into the backfill. General underdrain details are provided on Sheets 11 and 12.

#### 4.10 Vapor Retarder

We recommend that a high quality vapor retarder be considered below the slab to reduce water vapor transmission. The material must have sufficient durability to withstand the direct contact with the subslab stone and construction activity. The vapor retarder must have a lower permeativity value than the finished floor surface. A non-woven geotextile fabric could be used directly beneath the vapor retarder if puncture of the selected vapor retarder product from the crushed stone is a concern.

#### 4.11 Entrances and Sidewalks

Entrance approaches and sidewalks should be designed to reduce the effects of differential frost action between doorways and entrances. We recommend that 4.5 feet of

It has been a pleasure to be of assistance to you with this phase of your project. If you have any questions or if we may be of further assistance, please do not hesitate to contact us.

Very truly yours,

S. W. COLE ENGINEERING, INC.

Robert E. Chaput, Jr., P.E.

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<b> </b>	8-2	24	13"	7.0		11	11	10	1		
	<b>†</b>	-		<del> </del>	<del> </del>	<u> </u>			1	LIGHT BROWN SILTY FINE SAND WITH TRACE OF ROOTS TO 4'	
									]	THIN THICE OF ROOTS TO 4	
				ļ					]	- MEDIUM DENSE -	
ļ	8-3	24°	6-	12.0	3	4	6	9	4		
	1					<del> </del>			13.0		
									1	GRAY SILTY FINE SAND	
<u> </u>	-		2.0					<u> </u>		~ LOO\$E ~	
	8-4	24"	24"	17.0	WOH	MOH	WOH	1	17.0	BOTTOM OF EXPLORATION AT 17.0°	·
						<b></b>			1 .	BOTTOM OF EXPLORATION AT 17.0	
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	- 12 THE			, and						er en la superior de la companya de	
s J	ES:			SOIL C	LASSIF	FIED BY	<b>′</b> :		REMAR	KS:	
0-66: "	T 6000		,	~~						STRATIFICATION I INFO SPRENCE	
D=SPLI C=3" SH			ł	쉿		LER - ' TECH			1	STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES	ا ا
U=3.5° 8			t			ORATO				AND THE TRANSITION MAY BE GRADUAL. BORING NO.:	B-4
									<u></u>		

# KEY TO THE NOTES & SYMBOLS Test Boring and Test Pit Explorations

All stratification lines represent the approximate boundary between soil types and the transition may be gradual.

#### Key to Symbols Used:

w - water content, percent (dry weight basis)

qu - unconfined compressive strength, kips/sq. ft. - based on laboratory

unconfined compressive test

S. - field varie shear strength, kips/sq. ft.

L, - lab vane shear strength, kips/sq. ft.

q - unconfined compressive strength, kips/sq. ft. based on pocket

penetrometer test

O - organic content, percent (dry weight basis)

W<sub>L</sub> - liquid limit - Atterberg test
W<sub>r</sub> - plastic limit - Atterberg test

WOH - advance by weight of hammer

WOM - advance by weight of man work - advance by weight of rods

HYD - advance by force of hydraulic piston on drill

RQD - Rock Quality Designator - an Index of the quality of a rock mass. RQD is

computed from recovered core samples.

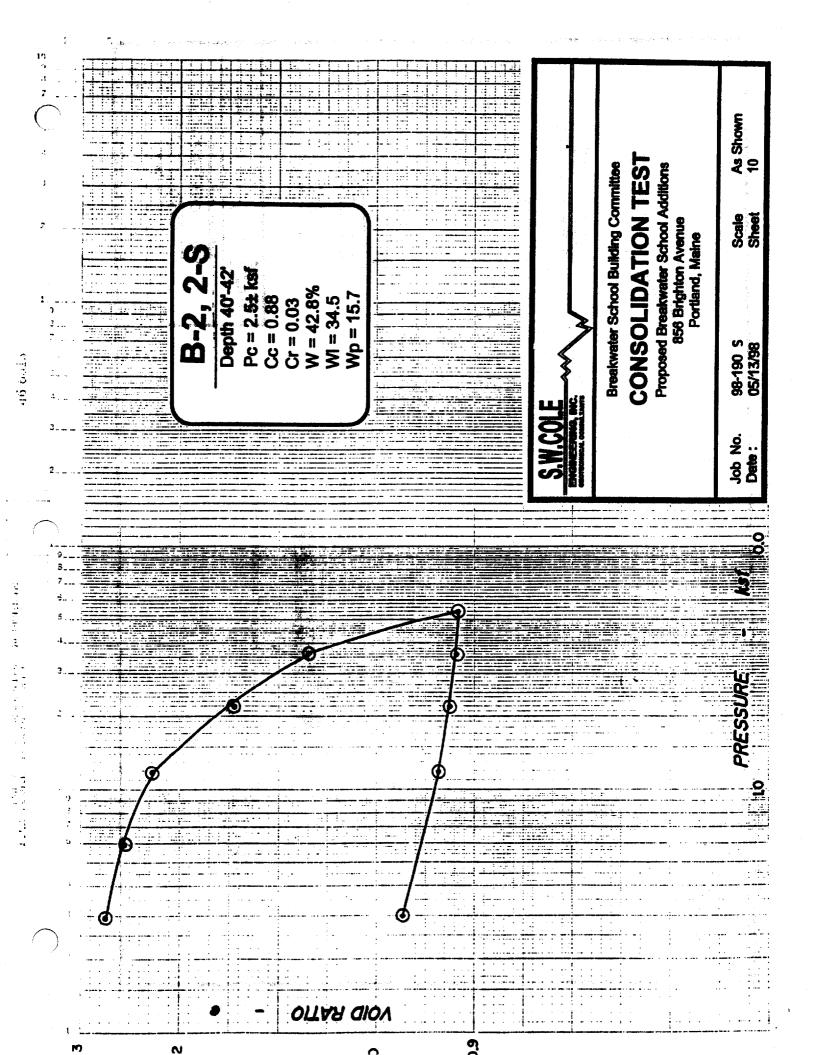
#### Description of Proportions:

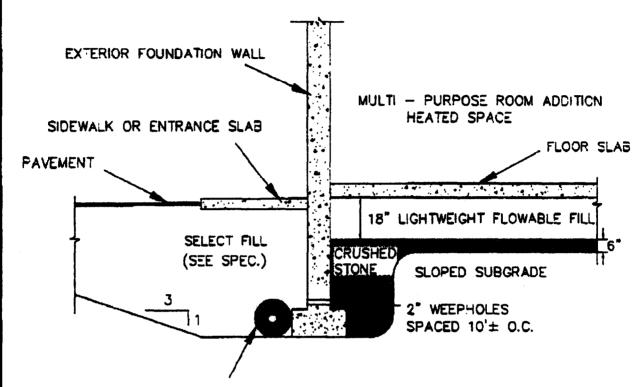
0 to 5% TRACE 5 to 12% SOME 12 to 35% "Y" 35+% AND

REFUSAL: Test Boring Explorations - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: Test Pit Explorations - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.





PERFORATED UNDERDRAIN PIPE BEDDED IN 6" OF 3/4" CRUSHED STONE WRAPPED IN GEOTEXTILE FILTER FABRIC

#### NOTES :

1. UNDERDRAIN INSTALLATION REQUIREMENTS AND SELECT FILL SPECIFICATIONS ARE CONTAINED WITHIN THIS REPORT.

# S.W.COLE

Breakwater School Building Committee

#### **UNDERDRAIN DETAILS**

Proposed Breakwater School Additions 856 Brighton Avenue Portland, Maine

Job No. Date: 98-190 S 06/03/98 Scale Sheet Not to Scale 12