

Scott Simons Architects

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Portland, ME 04101

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MEMORANDUM

856 Brighton Ave
259-D-001

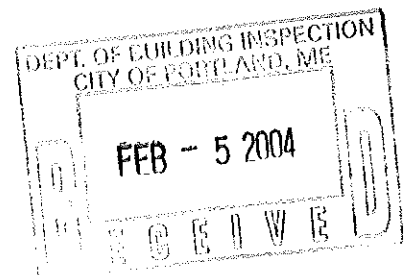
Date: February 4, 2004
Project name/number: BWS #00129.05
Re: **Site Plan Modifications**
From: Austin Smith
To: Barbara Barhydt, Senior Planner
Cc: Marge Schmuckal, Zoning Administrator
Dan Crewe, Breakwater
Nick Nash Thaxter Company
Jobfile

Enclosed is the revised site plan for the Multi-Purpose Building at Breakwater School on Brighton Avenue. As we had discussed in our meeting on January 6, 2004, this plan differs with the site plan approved by the planning board in May of 2003.

Due to final positioning of the building footprint, two parking spaces were lost. The basic relationship and configuration of the parking did not change, however the parking count changed from 35 spaces to 33 spaces. The parking requirement for an educational use specifies (1) space per room of instruction. With the completion of the Multi-Purpose Building there will be (17) "rooms of instruction." The revised site plan exceeds the parking space requirement by (16) spaces.

Enclosure: SK-14, revised site plan dated 11.03.03

00129.05memo/01.06.04

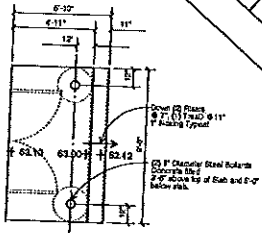
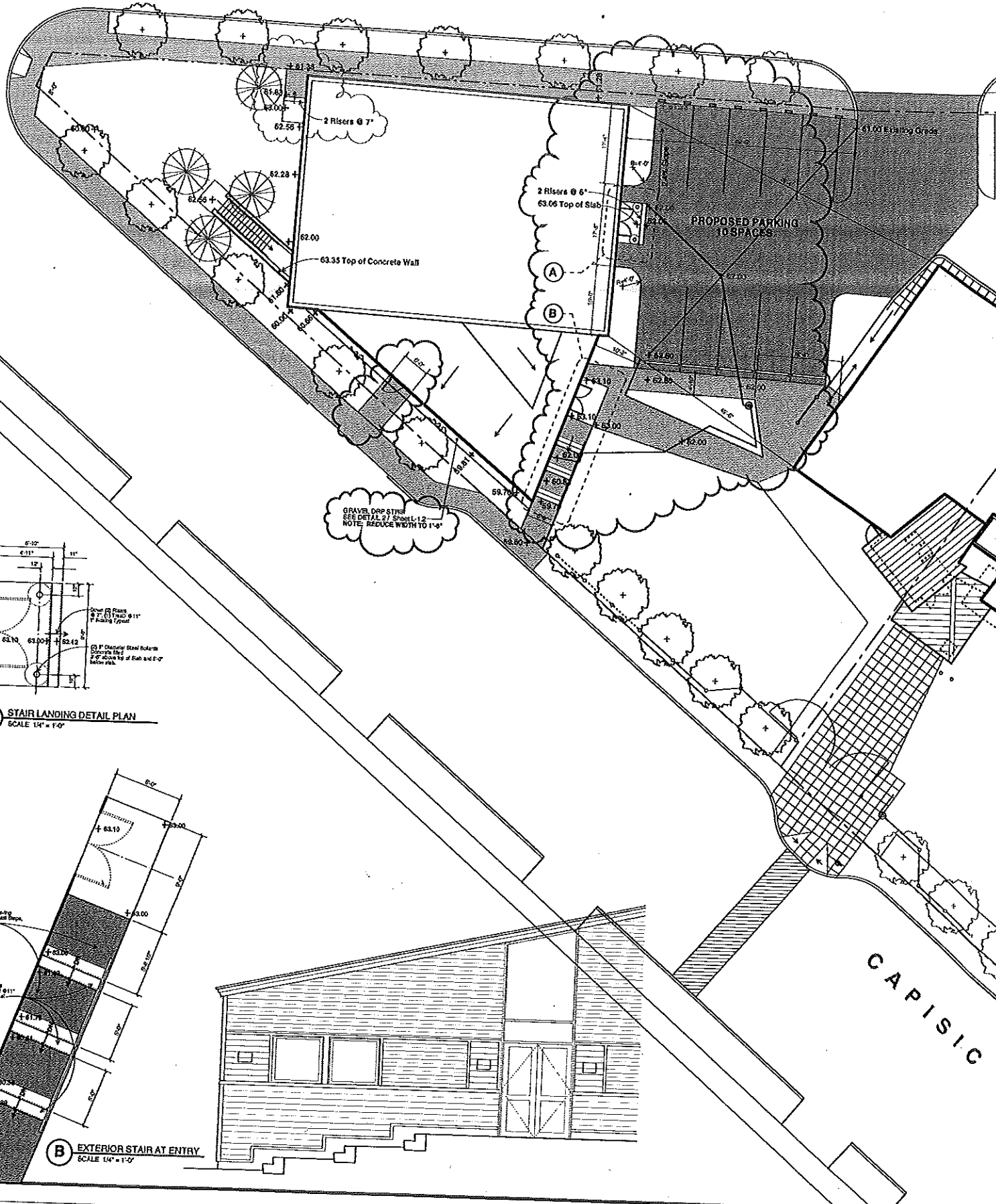


From: Marge Schmuckal
To: Barbara Barhydt
Date: Wed, Feb 11, 2004 4:47 PM
Subject: Breakwater School revisions

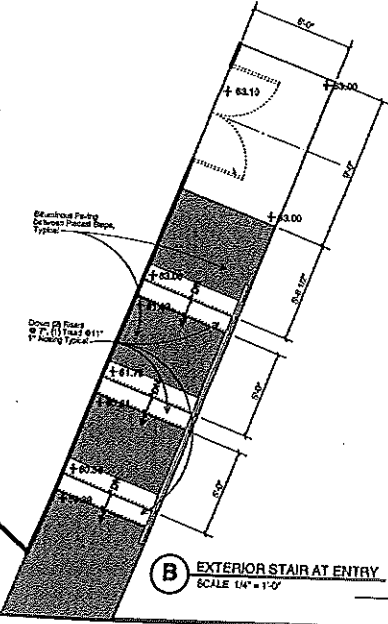
Barbara,

I am in receipt of the site plan modifications from Austin Smith. These revisions are not in violation of zoning requirements, including parking. Although two parking spaces were lost, the parking requirements of the City states that there must be one parking space for each room of instruction. It is stated that there are 17 rooms of instruction. The current plans show 33 spaces provided. They are in compliance.

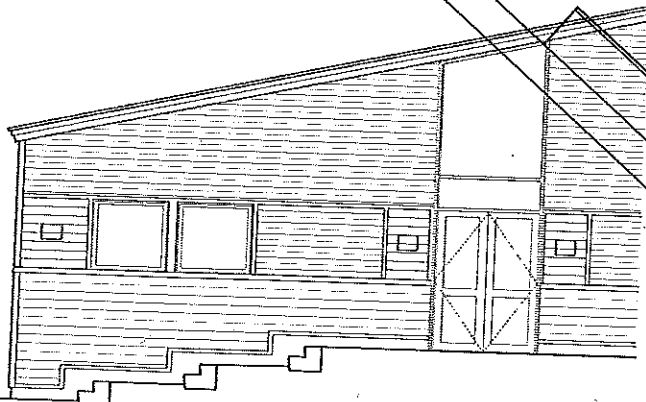
Marge Schmuckal
Zoning Administrator



A STAIR LANDING DETAIL PLAN
SCALE 1/4" = 1'-0"



B EXTERIOR STAIR AT ENTRY
SCALE 1/4" = 1'-0"



CAPISIC

CITY OF PORTLAND, MAINE
PLANNING BOARD

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Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Erin Rodriguez
Mark Malone
Orlando E. Delogu

December 14, 2001

Mr. Scott Simons
Scott Simons Architects
15 Franklin Street
Portland, ME 04101

RE: Multi-Purpose Room Addition to the Breakwater School
Vicinity of 856 Brighton Avenue
(ID# 20010242, CBL#259-D-006)

Dear Mr. Simons:

On December 11, 2001, the Portland Planning Board voted 5-1, (Malone opposed), to approve the site plan for Phase III-Revised for the multi-purpose room addition with related site work and landscaping at the Breakwater School. The site plan approval was granted for the project with the following condition(s):

- 1. The site plan will be modified to include a wooden guardrail or other staff approved device along the length of the parking areas along Brighton Avenue.*
- 2. The landscape plan be modified in accordance with recommendations from the City Arborist with a special attention placed on the landscaping of the berm to provide an increased visual barrier.*
- 3. The plan will be amended to include the missing contour line Elev. 62.0 which should occur somewhere between the Multipurpose Room's eastern side and the western most entrance onto Brighton Avenue.*
- 4. The applicant provide staff with a more thorough description of the pond repair or detail including the ponds purpose and function.*
- 5. Prior to construction commencing, a traffic rerouting plan and pedestrian routing plan be provided to staff for review and approval. The plan should account for demolition activities and construction activities that will be in conflict with pedestrians and vehicles on Capisic St. and Brighton Ave.*

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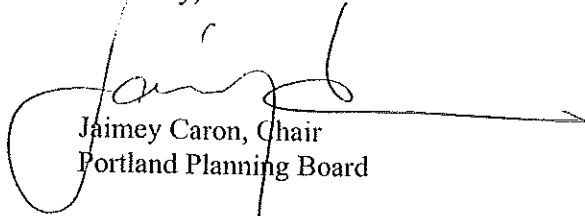
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If there are any questions, please contact Jonathan Spence, Planner at 756-8083.

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Development Review Program Manager
Jonathan C. Spence, Planner
Jay Reynolds, Development Review Coordinator
✓ Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
William Bray, Director of Public Works
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lee Urban, Director of Economic Development
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File