

Administrative Authorization Decision

Name: Breakwater School  
Address: 858 Brighton Avenue CBL 260-H-002  
Project Description: 12 x24 one-story addition and 7' x 14' open entry for lower level

Criteria for an Administrative Authorizations:  
Section 14-523 (4) on page 2 of this application

Applicant's Assessment  
Y(yes), N(no), N/A

Planning Division  
Use Only

(See

Criteria for an Administrative Authorizations: Section 14-523 (4) on page 2 of this application	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	No	No
b) Are there any new buildings, additions, or demolitions?	Yes	Yes
c) Is the footprint increase less than 500 sq. ft.?	Yes (388)	Yes (388)
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	N/A	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

Bill Needelman visited the site on Wednesday , August 15<sup>th</sup> and confirmed that the proposed additions to the building meet the standards for an administrative authorization

The Administrative Authorization for entry and addition was approved by Barbara Barhydt, Development Review Services Manager on August 17, 2012 with the following condition of approval listed below:

1. Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.



Barbara Barhydt  
Development Review Services Manager  
Date of Approval: August 17, 2012



# 2012-563

# Administrative Authorization Application

Portland, Maine  
Planning and Urban Development Department, Planning Division

PROJECT NAME: BREAKWATER SCHOOL ADDITION  
PROJECT ADDRESS: 858 BRIGHTON AVE CHART/BLOCK/LOT: 260 H 002  
APPLICATION FEE: \_\_\_\_\_ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)  
12' x 24' ONE-STORY ADDITION + 7' x 14' OPEN ENTRY FOR LOWER LEVEL

### CONTACT INFORMATION:

**OWNER/APPLICANT** IAN SMITH / BREAKWATER SCHOOL  
Name: \_\_\_\_\_  
Address: 858 BRIGHTON AVE  
PORTLAND, ME 04102  
Work #: 207-329-5621  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
E-mail: IS@MAINE.RR.COM

**CONSULTANT/AGENT** IAN SMITH  
Name: \_\_\_\_\_  
Address: 82 FESSENDEN ST  
PORTLAND ME 04103  
Work #: \_\_\_\_\_  
Cell #: 207-329-5621  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
E-mail: IRS@ME.COM

### Criteria for an Administrative Authorization:

(see section 14-523(4) on pg .2 of this appl.)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

### Applicant's Assessment

Y(yes), N(no), N/A

NO  
YES  
YES (388)  
NO  
YES  
YES RECEIVED  
NO  
NO  
NO  
YES  
YES  
NO  
N/A  
NO

AUG 14 2012

City of Portland  
Planning Division

Signature of Applicant: [Signature] Date: 8/13/2012

**IMPORTANT NOTICE TO APPLICANT:** The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

2012 - 08 4641

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# General Building Permit Application

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

Location/Address of Construction: 858 BRIGHTON AVE PORTLAND, ME		
Total Square Footage of Proposed Structure/Area 386		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# 260 Block# <del>1</del> Lot# <del>087</del> COD	Applicant *must be owner, Lessee or Buyer* Name BREAKWATER SCHOOL Address 858 BRIGHTON AVE City, State & Zip PORTLAND ME	Telephone: 207-772-8689
Lessee/DBA (If Applicable) <b>RECEIVED</b>  AUG 07 2012  Dept. of Building Inspections City of Portland, Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work \$ 20,000.00 C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) SCHOOL		
If vacant, what was the previous use?		
Proposed Specific use: NO CHANGE		
Is property part of a subdivision? NO If yes, please name		
Project description: 12' X 24' ONE STORY ADDITION FOR UTILITY USE 7' X 14' OPEN ENTRY FOR LOWER LEVEL		
Contractor's name: IAN SMITH		
Address: 82 FESSENDEN ST.		
City, State & Zip PORTLAND, ME 04103		207-329-5621 Telephone:
Who should we contact when the permit is ready: IAN SMITH		SAME Telephone:
Mailing address: SAME		

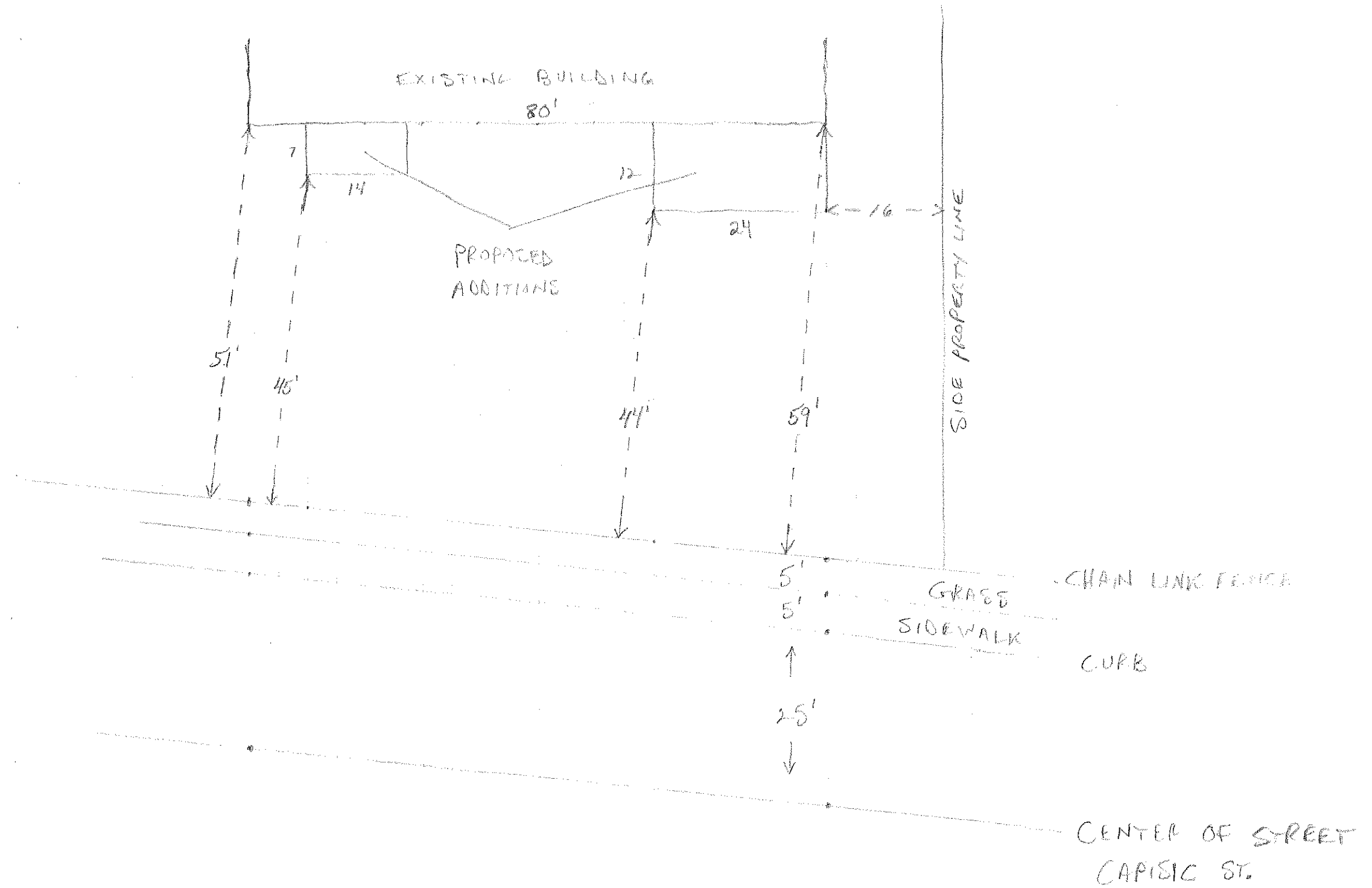
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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

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

Signature: *[Signature]* Date: 8/7/12

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



BREAKWATER SCHOOL  
858 BRIGHTON AVE

SITE LAYOUT

□ = 4' x 4'

IAN SMITH  
207-329-5621

EXISTING BUILDING

FLAT ROOF - RUBBER MEMBRANE

2x12" RIM JOIST / 12" I-JOIST 16" OC 11'6" SPAN

ROOF PITCH  
1/4" / 12"

GPI - 20'  
12" I-JOIST 16" O.S.  
RATED FOR SNOW  
50 PSF LIVE LOAD  
AT 19'11" SPAN

SPRINKLERS ON ANTIFREEZE LOOP FROM EXISTING SYSTEM

TRIPLE 2x10 HEADERS

3'0" - 7'0"  
DOOR

6'0" - 1'0"  
DOUBLE DOOR

2x6  
16" OC

1/2' HIGH  
(POSSIBLE  
REDUCTION  
TO 9'0"10')

WOOD EXT.  
INSULATION

GRADE

GRADE

4" SLAB

VAPOR BARRIER

2" RIGID  
INSULATION

10" WALL

WATERPROOFING

(2) #4  
REBAR  
3000 PSI  
CONCRETE

10" x 20" FOOTER

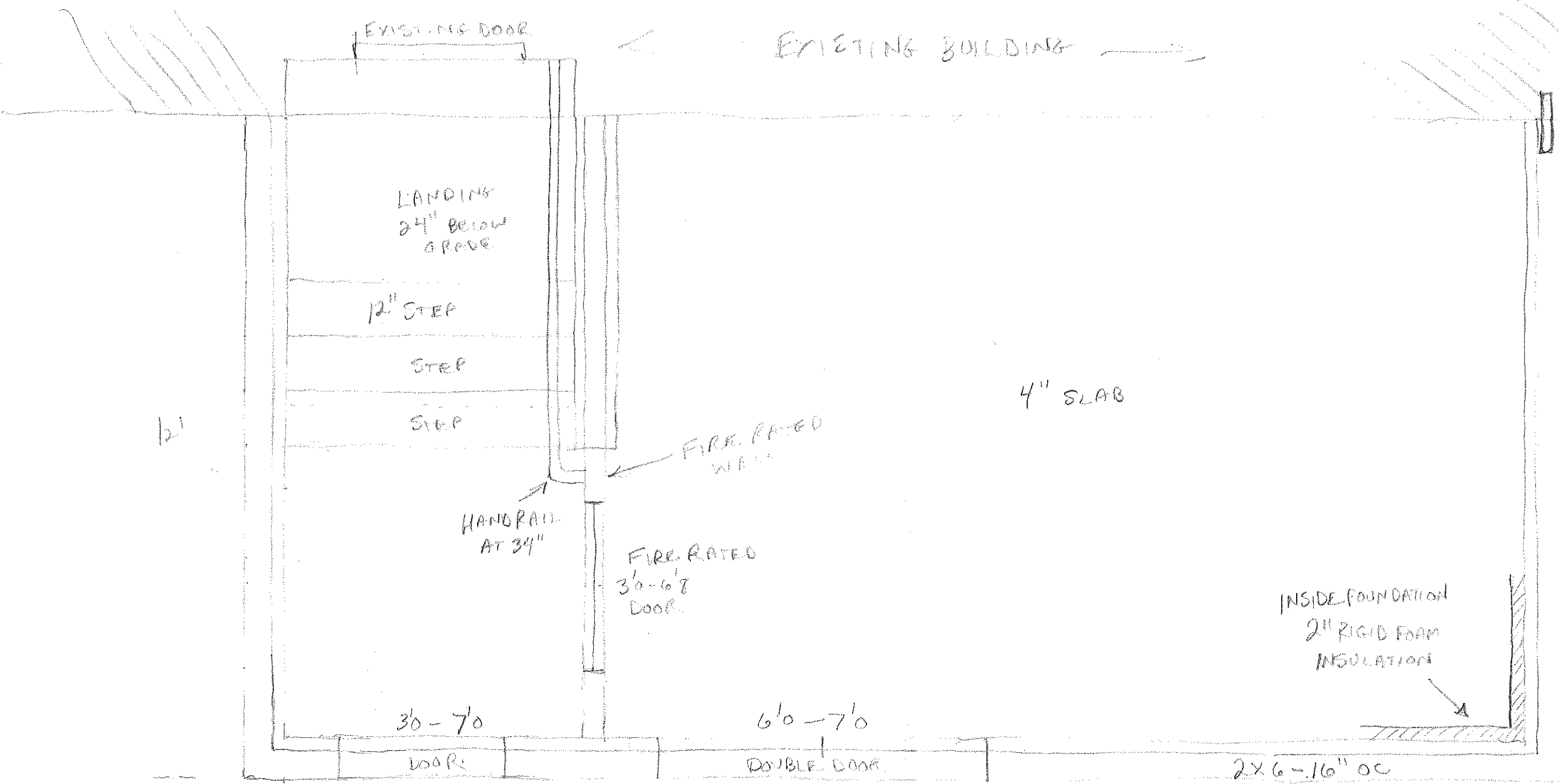
24'

□ = 6" x 6"

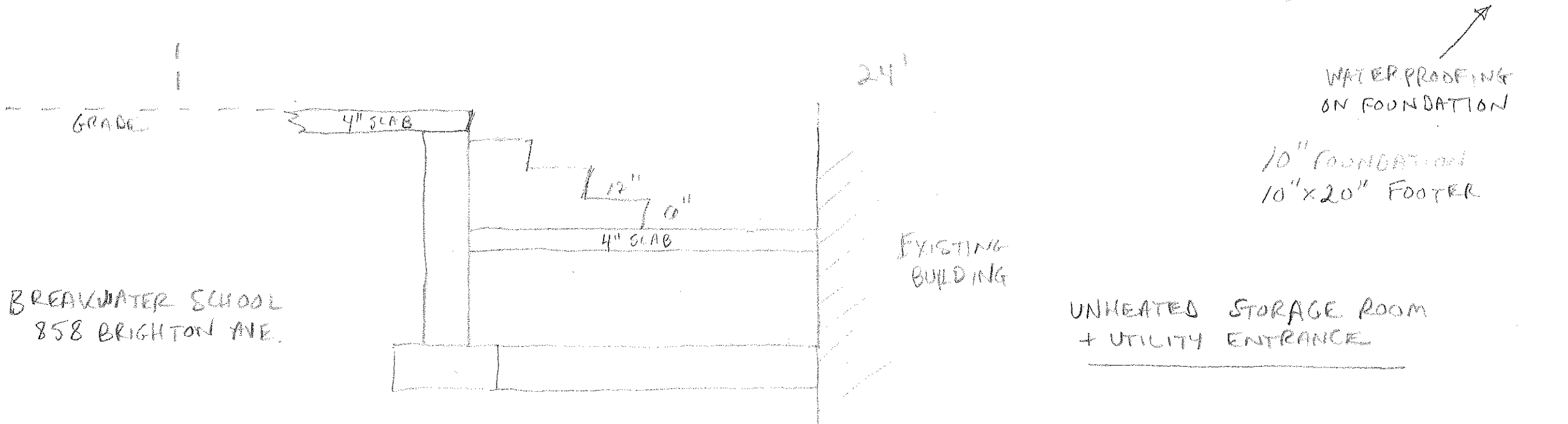
BREAKWATER SCHOOL  
858 BRIGHTON AVE.

UNHEATED STORAGE ROOM + UTILITY ENTRANCE

JAN SMITH  
207-329-5621



FOUNDATION  
 ← DRILL + PIN  
 W/ EPOXY  
 TO EXISTING  
 # + SPACING



↑ WATERPROOFING  
 ON FOUNDATION

10" FOUNDATION  
 10" X 20" FOOTER

□ = 6" X 6"

EXISTING  
 BUILDING

UNHEATED STORAGE ROOM  
 + UTILITY ENTRANCE

BREAKWATER SCHOOL  
 858 BRIGHTON AVE.

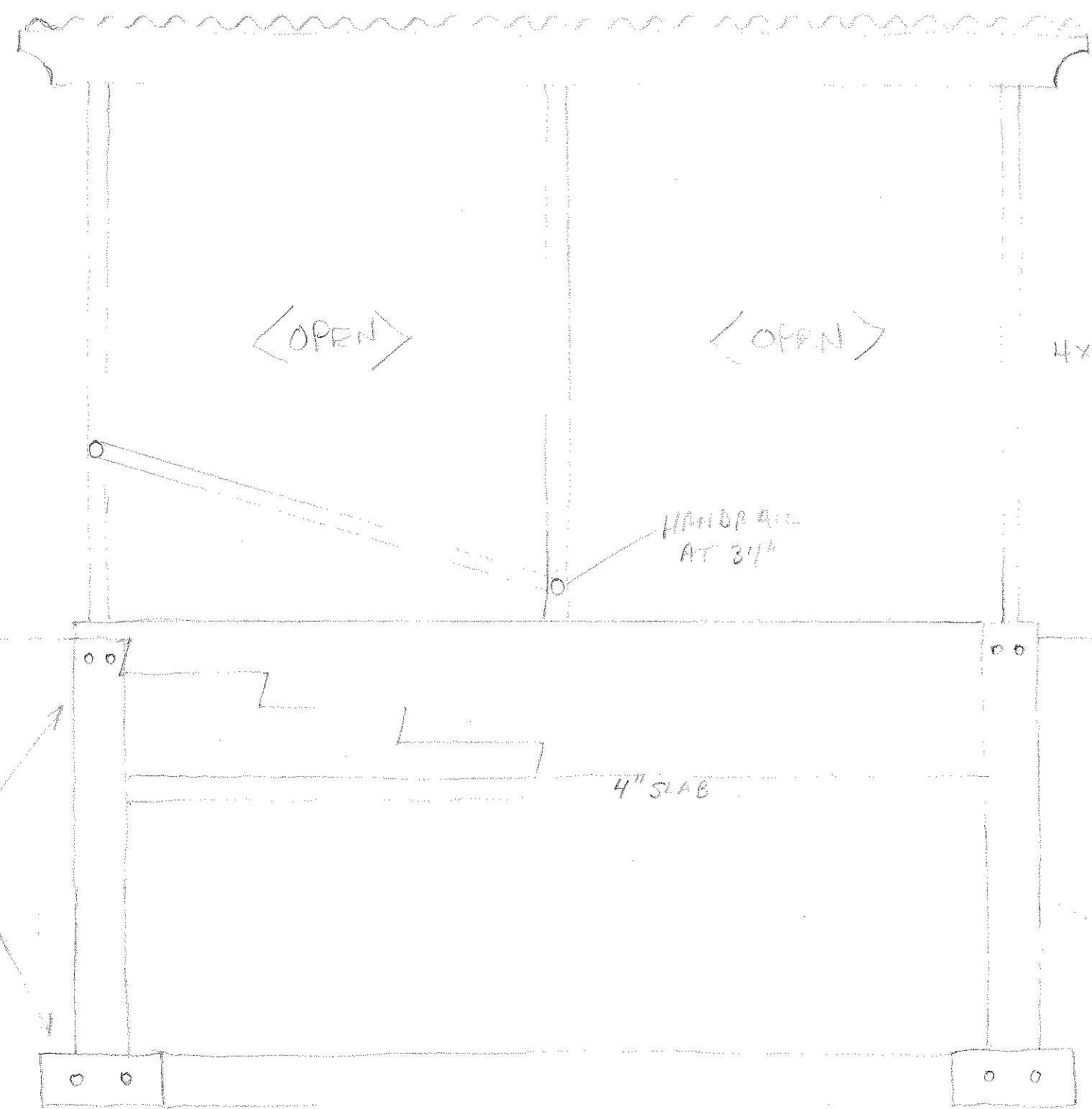
IAN SMITH  
 207-329-5621



1/12 PITCH  
ACRYLIC OR METAL ROOF  
2x10 CEDAR 15'6"

(EXISTING BUILDING)

(EXISTING BUILDING)



<OPEN>

<OPEN>

4x4 CEDAR - 8'

HANDRAIL AT 3'11"

4" SLAB

(2) #4 REBAR

3000 PSI CONCRETE

4'

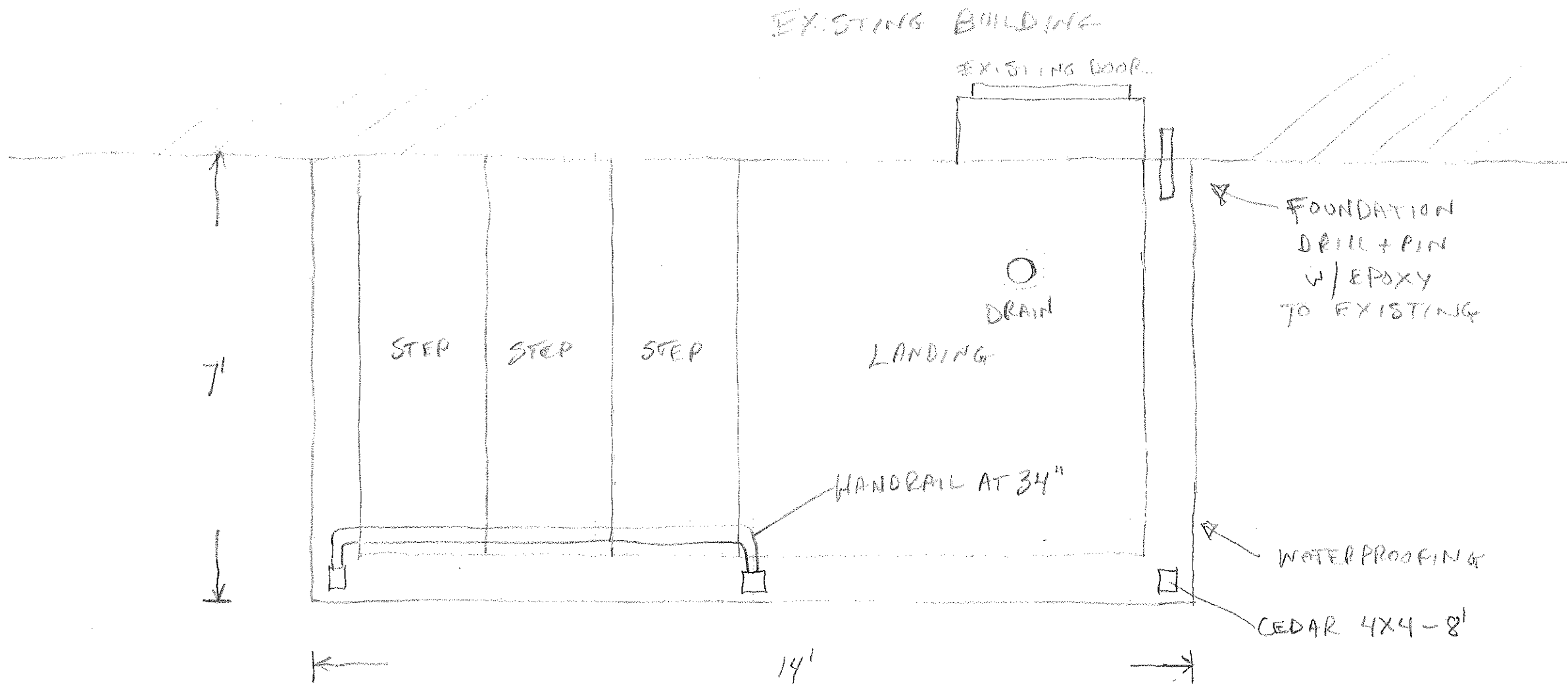
6'

□ = 6" x 6"

BREAKWATER SCHOOL  
858 BRIGHTON AVE

ENTRANCE TO LOWER LEVEL

IAN SMITH  
207-329-5621



EXISTING BUILDING

EXISTING DOOR

FOUNDATION  
DRILL + PIN  
W/ EPOXY  
TO EXISTING

STEP STEP STEP

LANDING

DRAIN

HANDRAIL AT 34"

WATERPROOFING

CEDAR 4X4 - 8'

7'

14'

BREAKWATER SCHOOL  
858 BRIGHTON AVE

ENTRANCE TO LOWER LEVEL

□ = 6" X 6"

IAN SMITH  
207-329-5621