

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

APL – all documents behind this target sheet pertain to the original application submitted by the Applicant.

REVIEW – all documents behind this target sheet pertain to those documents submitted to and from staff as part of the project review.

PBM1 – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

PBR1 - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

CC1 - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

DRC1 - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

MISC1 - all documents behind this target sheet are those that may not be included in any of the categories above.

APL

CITY OF PORTLAND, MAINE

PLANNING BOARD

John H. Carroll, Chair
Jaimey Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Deborah Krichels
Erin Rodriguez
Mark Malone

August 7, 1998

Portland School Department
331 Veranda Street
Portland, ME 04103

RE: Modular Classroom, 175 Auburn Street

Dear Sir:

On July 28, 1998 the Portland Planning Board voted 6-0 (Malone absent) to approve the conditional use and site plan for two modular classrooms located at 175 Auburn Street. The approval was granted for the project with the following condition(s):

- i. That the conditional use approval for the modular unit shall terminate and the modular unit be removed from the site six months after cessation of use by students or on July 31, 2005, whichever is first.
- ii. that the plan should indicate the alignment for the power to the new classrooms.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #35-98, which is attached.

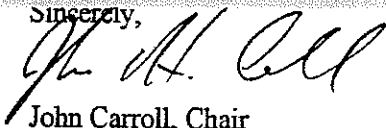
Please note the following provisions and requirements for all site plan approvals:

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.)
6. 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
✓ Kandice Talbot, 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

REVIEW

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

19990071

I. D. Number

Portland School Dept

Applicant

331 Veranda St, Portland, ME 04103

Applicant's Mailing Address

H J Dresch

Consultant/Agent

874-8126 874-8107

Applicant or Agent Daytime Telephone, Fax

6/4/99

Application Date

Auburn St 175

Project Name/Description

175 Auburn St

Address of Proposed Site

374-B-012

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) **Move Modular**

960 sq. ft. 25+ R-2
 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 Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$400.00 Subdivisio Engineer Review Date 6/3/99

Planning Approval Status:

Reviewer **Kandi Talbot**

- Approved Approved w/Conditions See Attached Denied

Approval Date 7/27/99 Approval Expiration 7/27/00 Extension to Additional Sheets Attached
 OK to Issue Building Permi **Kandi Talbot** 7/28/00
 signature date

Performance Guarantee Required* Not Required

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

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

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

19990071

I. D. Number

Portland School Dept

Applicant

331 Veranda St, Portland, ME 04103

Applicant's Mailing Address

H J Dresch

Consultant/Agent

874-8126 874-8107

Applicant or Agent Daytime Telephone, Fax

6/4/99

Application Date

Auburn St 175

Project Name/Description

175 Auburn St

Address of Proposed Site

374-B-012

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) **Move Modular**
960 sq. ft. **25+** **R-2**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **6/3/99**

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved Approved w/Conditions
see attache Denied

Approval Date **7/27/99** Approval Expiration **7/27/00** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **7/28/00**
signature date

Performance Guarantee Required* Not Required

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

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

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

19990071

I. D. Number

Portland School Dept

Applicant

331 Veranda St, Portland, ME 04103

Applicant's Mailing Address

H J Dresch

Consultant/Agent

874-8126

874-8107

Applicant or Agent Daytime Telephone, Fax

6/4/99

Application Date

Auburn St 175

Project Name/Description

175 Auburn St

Address of Proposed Site

374-B-012

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

- that the conditional use approval for the modular unit shall terminate and the modular unit be removed from the site six months after cessation of use by students or on July 31, 2005, whichever is first.

Inspections Conditions of Approval

Fire Conditions of Approval

Application requires State Fire Marshal approval.

(OF PORTLAND, MAINE

NING BOARD

Joseph R. DeCoursey, Chair
Kenneth M. Cole III, Vice Chair
Jadine R. O'Brien
Irving Fisher
Cyrus Hagge
John H. Carroll
Donna Williams

June 24, 1992

Richard Jones
Portland School Department
331 Veranda Street
Portland, ME 04103-5599

RE: Modular Classrooms

Dear Mr. Jones:

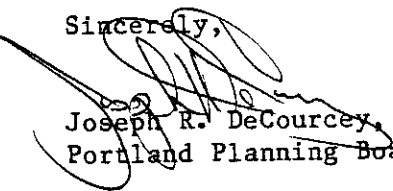
On June 23, 1992 the Portland Planning Board voted 5-0 (DeCoursey, Cole absent) to approve the site plan and conditional use for the placement of modular classrooms at the Longfellow and Lyseth Schools. The approval was granted for the project for a period of 2 years with the following conditions:

1. That the area behind the Lyseth School be cleaned-up, including the removal of cement blocks, in conjunction with the Parks and Public works Department; and
2. That the Longfellow parking lot striping be amended to comply with the requirements of the American Disabilities Act.

The Board also granted extensions for a period of 2 years for the modular units at the Lyseth and King Schools. The approvals are based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #21-92, which is attached. 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. 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.

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

Sincerely,



Joseph R. DeCoursey, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Sarah Greene, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
William Boothby, Principal Engineer
Melodie Esterberg, Development Review Coordinator
William Bray, City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Wallace Garroway, Fire Prevention
Paul Niehoff, Materials Engineer
Approval Letter File

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

19980074

I. D. Number

Portland School Dept

Applicant

331 Veranda St, Portland, ME 04103

Applicant's Mailing Address

Pinkham & Greer

Consultant/Agent

874-8125 **874-8107**

Applicant or Agent Daytime Telephone, Fax

7/1/98

Application Date

Lyseth Elementary

Project Name/Description

175 Auburn St

Address of Proposed Site

374-B-012

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) **modular classrooms**

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 Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$450.00** Subdivision _____ Engineer Review _____ Date: **7/1/98**

Planning Approval Status:

Reviewer _____

Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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

From: Alex Jaegerman
To: Hank Dresch, Kandi Talbot
Date: Fri, Jul 16, 1999 2:06 PM
Subject: Re: Planning Board Review

Hank, Kandi Talbot is handling the review of this. You are scheduled for a public hearing on 7/27, so you need to get the revised drawings to Kandi ASAP.

>>> Hank Dresch 07/16 9:30 AM >>>
Alex:

We need to revise the request for locating a new modular at Lyseth ES. The structure will not be able to be placed where we had intended. The alternate location is at the far end of the building.

How should I proceed, what revision to the info is necessary. We will be revising the site drawing. Is anything more needed?

Thanks for your help.

Hank

From: Robert Thompson
To: Kandi Talbot
Date: Thu, May 13, 1999 7:35 AM
Subject: Modulars

Mac explained to me the state's interpretation on modular classrooms. Although thier understanding does not make sense to either of us, it is correct as drawn on the plan. Mac will sign off.

Also, if they can turn the new trailer around, they can use a common ramp for ADA purposes. If they decide to do this, it should be done prior to sending it to the Fire Marshall's Office for approval, and this does require the state's approval.

PBR1

PLANNING BOARD REPORT #35-98

**MODULAR CLASSROOMS AT LYSETH ELEMENTARY SCHOOL
SITE PLAN AND CONDITIONAL USE REVIEW
PORTLAND SCHOOL DEPARTMENT, APPLICANT**

Submitted to:

Portland Planning Board
Portland, Maine

July 28, 1998

The installation of the modulars will not cause the displacement or conversion of any residential units.

- iii. In the case of a use or use expansion which constitutes a combination of a above-listed uses with capacity for concurrent operations, the applicable minimum lot sizes shall be cumulative.

This standard does not apply to the placement of modular classrooms.

- 2. The following standards apply for all conditional uses:

Section 14-474(2)

- i. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- ii. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- iii. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The Board has previously placed time limitations on the use of modular units located at other schools. The condition was that the conditional use approval for each modular unit shall terminate and be removed from the site six months after cessation of use by students or on July 31, 2005, whichever is first. The Planning Board may wish to place the same condition on this conditional use approval.

V. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information provided in Planning Board Report #35-98 relevant to standards for site plan and conditional use review, the Board finds:

- i. That the plan is not in conformance with the Conditional Use Standards of the Land Use Code.

Potential Condition of Approval:

- That the conditional use approval for the modular unit shall terminate and the modular unit be removed from the site six months after cessation of use by students or on July 31, 2005, whichever is first.

6-0
Malone
absent

I. INTRODUCTION

The Portland School Department is requesting site plan and conditional use review for the placement of two additional modular classrooms at Lyseth Elementary. Two 28 ft. x 60 ft. modular classrooms are proposed to accommodate three third grade classes and one fourth grade class of approximately 20 students each for the next three years.

There is currently one modular classroom located at Lyseth Elementary. The proposed modular classrooms are to be located to the west of the school as shown on the plan included as Attachment 3. The modulars will be placed on pavement. Lyseth Elementary is located at Auburn Street and is located on the same property as the Lyman Moore Middle School. The site is approximately 25 acres and zoned R-2 Residential.

A legal ad appeared in the July 20th and July 21st issues of the *Portland Press Herald*. 127 notices have been sent to area property owners in the vicinity of the project.

II. FINDINGS

Zoning:	R-2 Residential
Number of Proposed Modular Units:	2 Units
Number of Existing Modular Units:	2 Unit
Square Footage of Modular Units:	1,680 sq. ft.

III. STAFF REVIEW

The proposal has been reviewed for compliance with the R-2 Residential Zone, Site Plan Ordinance, and Conditional Use Standards of the Land Use Code. The plan has been reviewed by the Inspections, Traffic, Fire, Public Works, and Planning Department.

IV. SITE PLAN REVIEW

1. Traffic/Circulation/Parking

The proposed modulars will be located west of the school. Students will access the modulars from the paved areas. This is remote from vehicle driveway and parking activities which take place on the other side of the building.

2. Bulk, Location, Height of Building and Uses Thereof

The modular units are 28 ft. x 60 ft. each. The units will be similar to those units currently used by the School Department.

3. Utilities/Easements/Solid Wastes

The modular units will be connected to existing utilities onsite. The plan does not show the alignment for the power to the new classrooms. A potential condition of approval is:

- that the plan should indicate the alignment for the power to the new classrooms.

4. Landscaping

No landscaping is proposed for this development. Because of the dense row of trees located between the school and the houses on Bartley Avenue, the applicant feels that no further landscaping is necessary.

Jeff Tarling, City Arborist, has reviewed and approved the plan.

5. Drainage

There are no existing drainage problems at this site and there is no indication that the placement of the unit will cause any complications. The Development Review Coordinator has reviewed and approved the plan.

6. Lighting

No additional lighting has been proposed for the modular unit.

7. Fire Safety

The site plan has been reviewed and approved by the Fire Department.

V. **CONDITIONAL USE REVIEW**

1. The following standards apply for review of an institutional expansion in the R-2 zone.

Section 14-78(2)

- i. In the case of expansion of existing such uses onto land other than the lot on which the principal use is located, it shall be demonstrated that the proposed use cannot be reasonably be accommodated on the existing site through more efficient utilization of land or buildings, and will not cause significant physical encroachment into established areas; and

The placement of the modulators will be within school property.

- ii. The proposed use will not cause significant displacement or conversion of any residential uses as of June 1, 1983, or thereafter; and

- ii. That the plan is/is not in conformance with the Site Plan Standards of the Land Use Code.

Potential Condition of Approval:

- that the plan should indicate the alignment for the power to the new classrooms.

Attachments:

1. Vicinity Map
2. Letter from Applicant
3. Site Plan
4. Modular Classroom Information
5. Development Review Coordinator's Memo

6-0
Malone
absent

PORTLAND PUBLIC SCHOOLS
331 Veranda Street
Portland, Maine

TO: Inspection Department

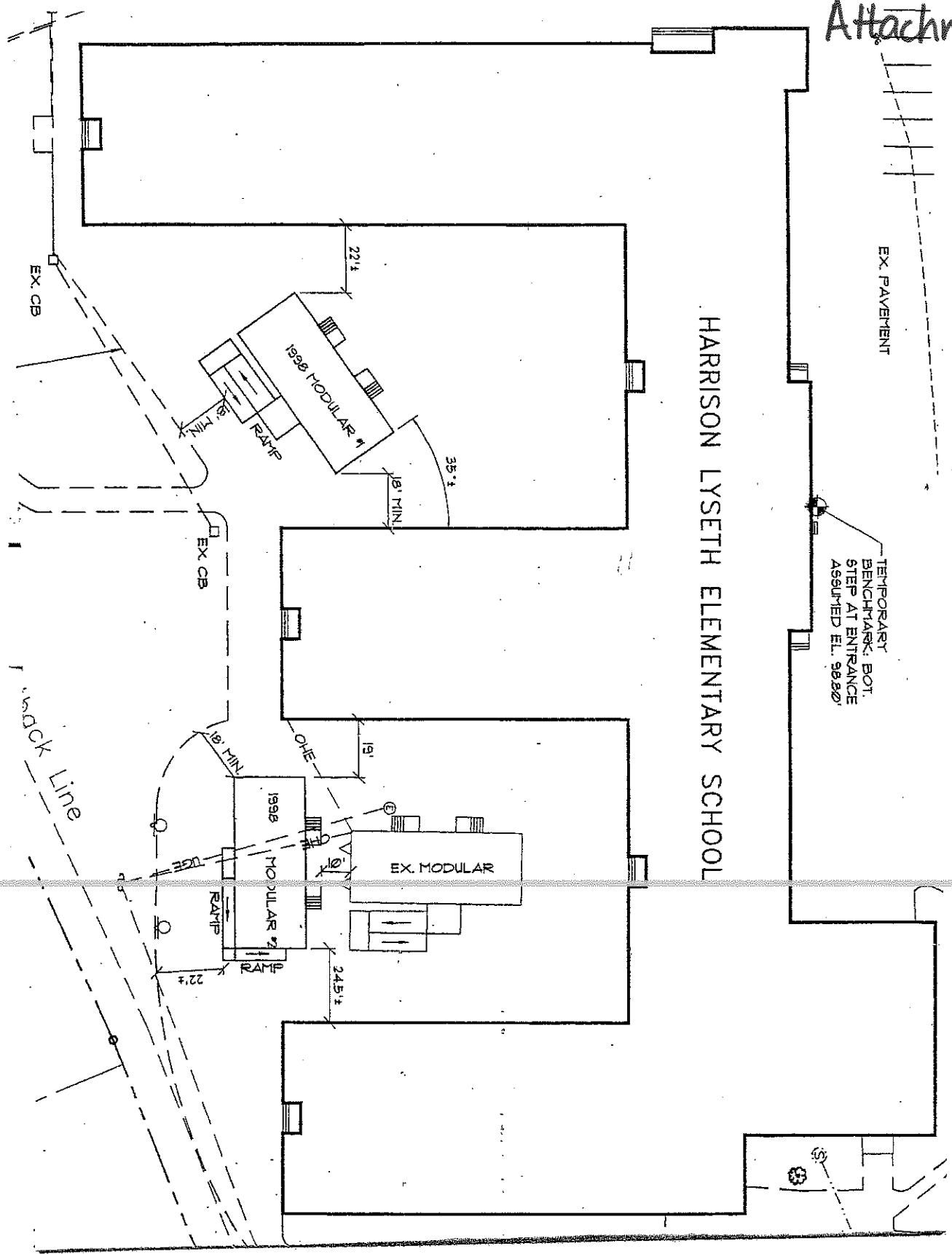
FROM: Randy Stewart (874-8125)

DATE: 06/25/98

SUBJ: Site Plan, Modular Units (2) at Lyseth Elementary

Pursuant to the city code I am submitting this written statement to accompany the attached Site Plan for two modular classroom units to be located at Lyseth Elementary School, 175 Auburn Street.

1. Two 28'x 60' modular classrooms to accommodate three third classes and one fourth grade class of approximately 20 students each during normal school hours for the next three years.
2. See attached plan.
3. N/A.
4. Normal classroom waste less recyclable materials.
5. Will use existing facilities.
6. No change required.
7. Construction not required, anticipate unit will be delivered and set up prior to 8/15/98.
8. N/A.
9. One unit is currently owned by the School Department, the other unit will be acquired on a three year operating lease financed with through the local operating budget.
10. Placed on city property.
11. N/A.



HARRISON LYSETH ELEMENTARY SCHOOL

EX. PAVEMENT

TEMPORARY BENCHMARK: BOT. STEP AT ENTRANCE ASSUMED EL. 98.80'

1998 MODULAR #1
RAMP
18' MIN.
35' ±
18' MIN.
22' ±

EX. MODULAR
1998 MODULAR #2
RAMP
15' MIN.
19'
24.5' ±
22' ±

Pack Line

EX. CB

EX. CB

Ⓢ



Smarter Modular Solutions

**STANDARD SPECIFICATIONS
Two (2) Classroom Building (New -- 1998)**

Building Size/Type

28' x 52-72' double-wide classroom building
12" outrigger frame, X-members with outriggers 48" o.c., front to rear
Full width I-Beam, front and rear
3, 4 or 5 axles, under-slung, detachable hitch

Design Loads

Roof - 60 psf live load
Floor - 50 psf in classrooms
Wind speed - 95 mph
5B construction

Codes/Seals

State: MA, CT, NH, ME, VT
BOCA
ADA
Life Safety
Applicable NFPA Standards
Licensed Third Party Inspection

Floor

.040 Asphalt bottom wrap
2" x 8" #3 or better floor joists, 16" o.c.
R22 Fiberglass insulation
3/4" T&G plywood decking
20 oz. commercial low level loop carpet
12"x12"x1/8" VCT in vestibule, closets and bathrooms, as applicable

Exterior Walls

2" x 6", 16" o.c. with double top and single bottom plates
8'0" height
1/2" vinyl covered gypsum
R19 kraft-faced fiberglass insulation
7/16" OSB wall sheathing
Vinyl siding and trim, white
Vinyl shutters, black

STANDARD SPECIFICATIONS
Two (2) Classroom Building (New)
(Continued)

Roof

60 psf live load trusses, 16" o.c.
Laminated (LVL) carrying beams, clear span
R38 kraft-faced fiberglass insulation
1/2" CDX plywood
20-year black fiberglass roof shingles, over felt
Ice shield at eaves, eave baffles, vented soffits
Full dormer over front door to divert rain, vinyl gutters at rear doors
8" overhang, all sides
Full length ridge vent

Ceiling

8'0" height
1/2" sheet rock, with acoustical texture, sprayed

Interior Walls

2" x 4", 16" o.c. with double top and single bottom plates
8'0" height
R11 unfaced fiberglass insulation
1/2" vinyl covered gypsum
Painted trim, white

Exterior Doors

36" insulated steel doors in steel frames, painted white
Half lite vision panels, with safety glass
Keyed-alike lever sets, with panic hardware
Hydraulic closers, positive closing action

Interior Doors

36"x80" solid core, in steel knock-down frames, rated as required
Passage lever sets
Hydraulic closers, with positive closing action, as applicable
36"x80" hollow core doors on closets, solid wood frame
All interior doors stained

STANDARD SPECIFICATIONS
Two (2) Classroom Building (New)
(Continued)

Windows

34"x57" vertical slider, single hung, low E, argon filled, double pane glass
12" vinyl shutters, (black), screens

Electrical

240 volt, 200 amp, single phase, 3-wire service
Minimum #14 awg copper wiring with ground
20 amp duplex outlets throughout, with draft gaskets
Fire alarm and intercom rough-ins
Smoke detectors

Lighting

4' 2 tube diffused flourescent, surface mounted, with energy-saving ballasts
Wall mounted incandescent porch lights at exterior doors
Dual head emergency lights with battery packs

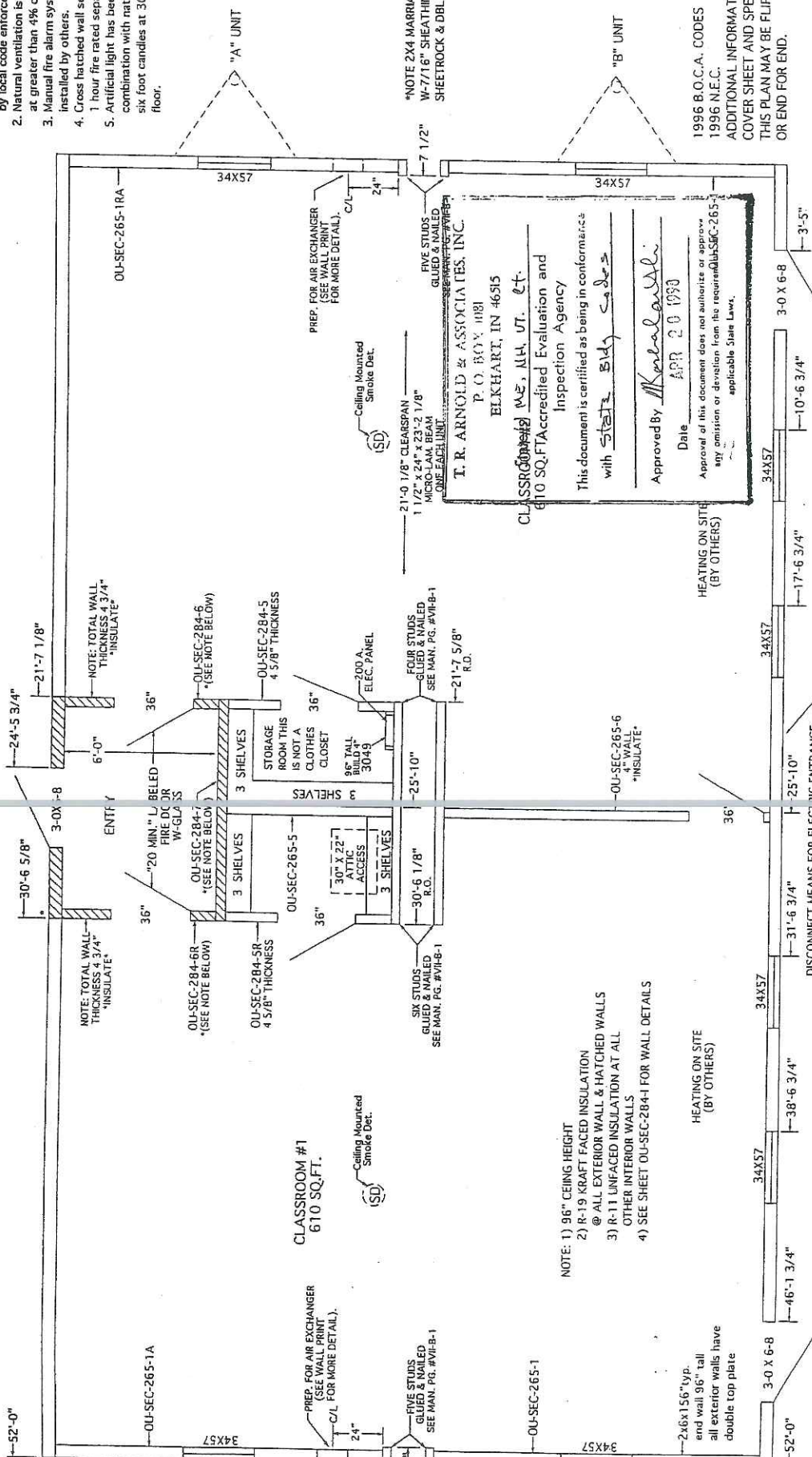
Plumbing (as applicable)

All handicapped accessible
All copper piping (concealed), chrome (where exposed)
Adult or child fixtures, as applicable
Eemax instant water heaters
1 1/4" grab bars

Equipment

LPG (gas) or oil (K-1 fuel) space heater in each classroom, or central furnace
(2) 400 CFM ERV Fresh Air Exchangers (one per classroom)
Marker and Tack Boards in each classroom
(6) wire-mold shelves in each closet

- NOTES:**
1. This building shall be adjacent to the main school building which contains adequate bathroom facilities (or exempt by local code enforcement officer).
 2. Natural ventilation is provided at greater than 4% of floor area.
 3. Manual fire alarm system required and installed by others.
 4. Cross hatched wall sections indicate 1 hour fire rated separation walls.
 5. Artificial light has been added in combination with natural light to achieve six foot candles at 30" above finished floor.



CLASSROOM #1
610 SQ.FT.

- NOTE:**
- 1) 96" CEILING HEIGHT
 - 2) R-19 KRAFT FACED INSULATION @ ALL EXTERIOR WALL & HATCHED WALLS
 - 3) R-11 UNFACED INSULATION AT ALL OTHER INTERIOR WALLS
 - 4) SEE SHEET OU-SEC-284-1 FOR WALL DETAILS

HEATING ON SITE (BY OTHERS)

DISCONNECT MEANS FOR ELECTRIC ENTRANCE PROBABLY HERE. INSTALLED ON SITE BY OTHERS PER '96 N.E.C.

T. R. ARNOLD & ASSOCIATES, INC.
 P. O. BOX 1081
 ELKHART, IN 46515
 CLASSROOM #1, ME., NH., UT., ET.
 Inspection Agency
 This document is certified as being in conformance with State Building Codes
 Approved By K. K. K...
 Date APR 20 1990
 Approval of this document does not authorize or approve any omission or deviation from the requirements of applicable State Laws.

1996 B.O.C.A. CODES
1996 N.E.C.
ADDITIONAL INFORMATION SEE COVER SHEET AND SPECIFICATION PAGE. THIS PLAN MAY BE FLIPPED SIDE TO SIDE OR END FOR END.

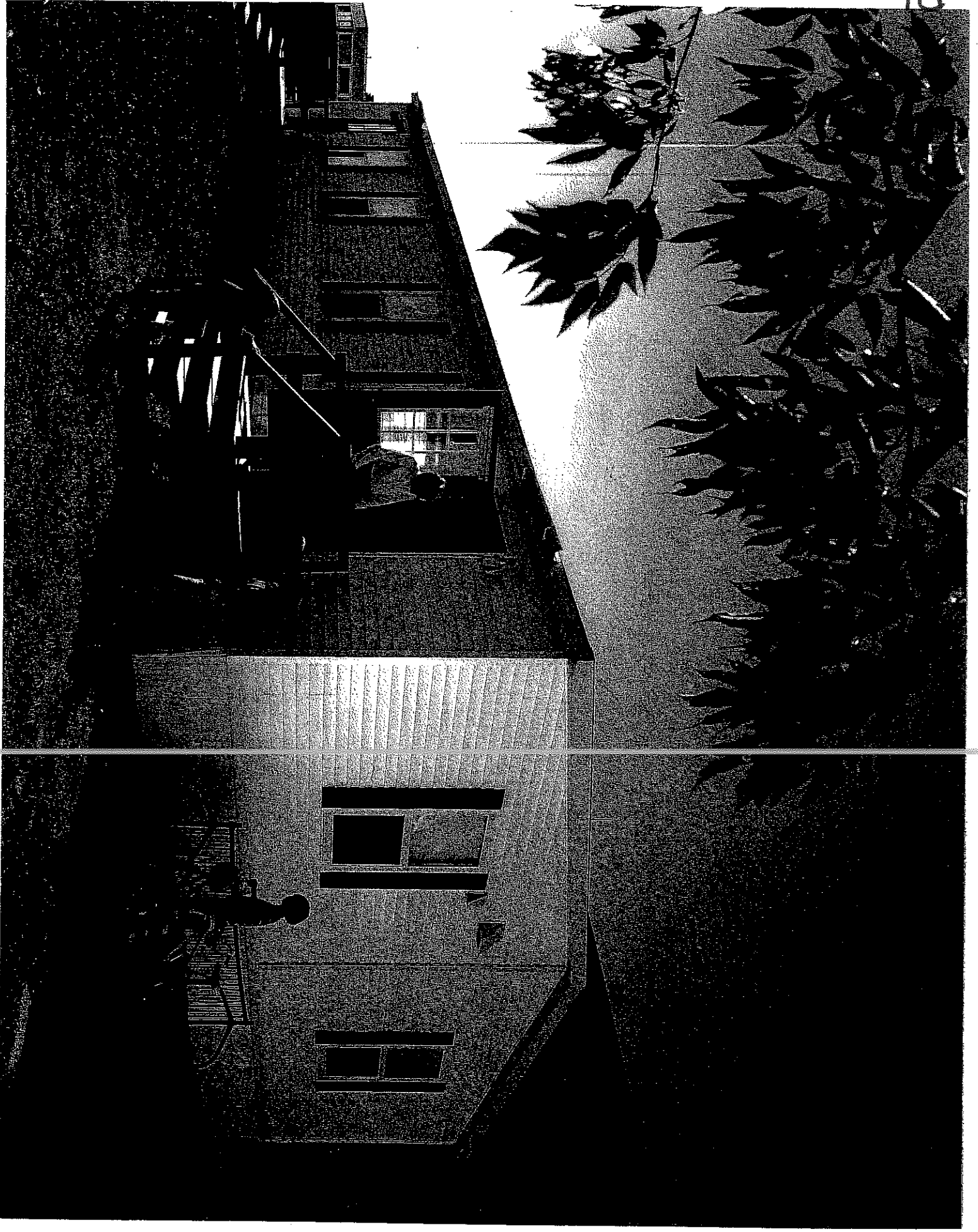
REV. A. MADE MORE CHGS. 4-14-98 WAH

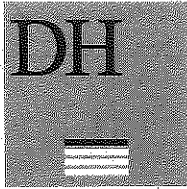
TITLE:	FLOOR PLAN (REVERSE) FLIPPED S. TO S.
MODEL:	2852 CLASSROOM
DR. BY:	JAC
DATE:	2-18-98
SCALE:	1/4"=1'-0"
DWG. NO.:	OU-SEC-272-A
SERIAL NO.:	OU-SEC-277-A-1H1

Burlington homes of Maine
Route 26 Box 263
Oxford, Me. 04270.

TITLE:	DWG:	REV:	DATE:	REV:	DWG:	REV:
FLOOR CUTOUTS	OU-SEC-272-B	A	2-18-98	A		
ROOF	OU-SEC-272-C	A	2-18-98	A	OU-SEC-284-1	4-1-98
ELECTRICAL	OU-SEC-272-D	A	2-19-98	A	OU-SEC-265-H	2-1-98
SIDE & MARR.	OU-SEC-272-E	A	2-19-98	A	OU-SEC-265-I	2-1-98
ELEVATIONS	OU-SEC-272-F	A	2-19-98	A		

4d





DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

Attachment 5

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Kandi Talbot, Planner

FROM: Jim Wendel, P.E., Development Review Coordinator

DATE: July 22, 1998

RE: Site Plan Review
2 Modular Classrooms
Lyseth Elementary School
175 Auburn Street

A review of the site and plan has been completed. My comments are:

1. No drainage issues exist; drainage from this area is good, no increase in runoff will occur since the site is currently a paved surface that drains to the two catch basins close by.
2. The fire department may have some comments about access.
3. The plan should indicate the alignment for the power to the new classrooms.

Should you have any questions please call.

JN1350.10/disk5/lyseth

PLANNING BOARD REPORT #32-99

**MODULAR CLASSROOM AT LYSETH ELEMENTARY SCHOOL
SITE PLAN AND CONDITIONAL USE REVIEW
PORTLAND SCHOOL DEPARTMENT, APPLICANT**

Submitted to:

Portland Planning Board
Portland, Maine

July 27, 1999

I. INTRODUCTION

The Portland School Department is requesting site plan and conditional use review for the placement of an additional modular classroom at Lyseth Elementary. The 28 ft. x60 ft. modular classroom is proposed to accommodate the changing enrollment from Presumpscot School to Lyseth School of approximately 40 students.

There is currently three modular classrooms located at Lyseth Elementary. They are located to the west of the school. The proposed modular classroom is to be located to the rear of the building, as shown on the plan included as Attachment 3. The modular will be placed on pavement. Lyseth Elementary is located at Auburn Street and is located on the same property as the Lyman Moore Middle School. The site is approximately 25 acres and zoned R-2 Residential.

A legal ad appeared in the July 19th and July 20th issues of the *Portland Press Herald*. 327 notices have been sent to area property owners in the vicinity of the project.

II. FINDINGS

Zoning:	R-2 Residential
Number of Proposed Modular Units:	1 Units
Number of Existing Modular Units:	3 Unit
Square Footage of Modular Unit:	28 ft. x 60 ft.

III. STAFF REVIEW

The proposal has been reviewed for compliance with the R-2 Residential Zone, Site Plan Ordinance, and Conditional Use Standards of the Land Use Code. The plan has been reviewed by the Inspections, Traffic, Fire, Public Works, and Planning Department.

IV. SITE PLAN REVIEW

1. Traffic/Circulation/Parking

The proposed modular will be located west and to the rear of the school. Students will access the modular from the paved areas. This is remote from vehicle driveway and parking activities which take place on the other side of the building.

2. Bulk, Location, Height of Building and Uses Thereof

The modular unit is 28 ft. x 60 ft. each. The unit will be similar to those units currently used by the School Department.

3. Utilities/Easements/Solid Wastes

The modular units will be connected to existing utilities onsite.

4. Landscaping

No landscaping is proposed for this development. Because of the dense row of trees located between the school and the houses to the rear of the school, the applicant feels that no further landscaping is necessary.

Jeff Tarling, City Arborist, has reviewed and approved the plan.

5. Drainage

There are no existing drainage problems at this site and there is no indication that the placement of the unit will cause any complications. The Development Review Coordinator has reviewed and approved the plan.

6. Lighting

No additional lighting has been proposed for the modular unit.

7. Fire Safety

The site plan has been reviewed and approved by the Fire Department.

V. CONDITIONAL USE REVIEW

1. The following standards apply for review of an institutional expansion in the R-2 zone.

Section 14-78(2)

- i. In the case of expansion of existing such uses onto land other than the lot on which the principal use is located, it shall be demonstrated that the proposed use cannot be reasonably be accommodated on the existing site through more efficient utilization of land or buildings, and will not cause significant physical encroachment into established areas; and

The placement of the modular will be within school property.

- ii. The proposed use will not cause significant displacement or conversion of any residential uses as of June 1, 1983, or thereafter; and

The installation of the modular will not cause the displacement or conversion of any residential units.

- iii. In the case of a use or use expansion which constitutes a combination of a above-listed uses with capacity for concurrent operations, the applicable minimum lot sizes

shall be cumulative.

This standard does not apply to the placement of modular classrooms.

2. The following standards apply for all conditional uses:

Section 14-474(2)

- i. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- ii. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- iii. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The Board has previously placed time limitations on the use of modular units located at other schools. The condition was that the conditional use approval for each modular unit shall terminate and be removed from the site six months after cessation of use by students or on July 31, 2005, whichever is first. The Planning Board may wish to place the same condition on this conditional use approval.

V. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information provided in Planning Board Report #32-99 relevant to standards for site plan and conditional use review, the Board finds:

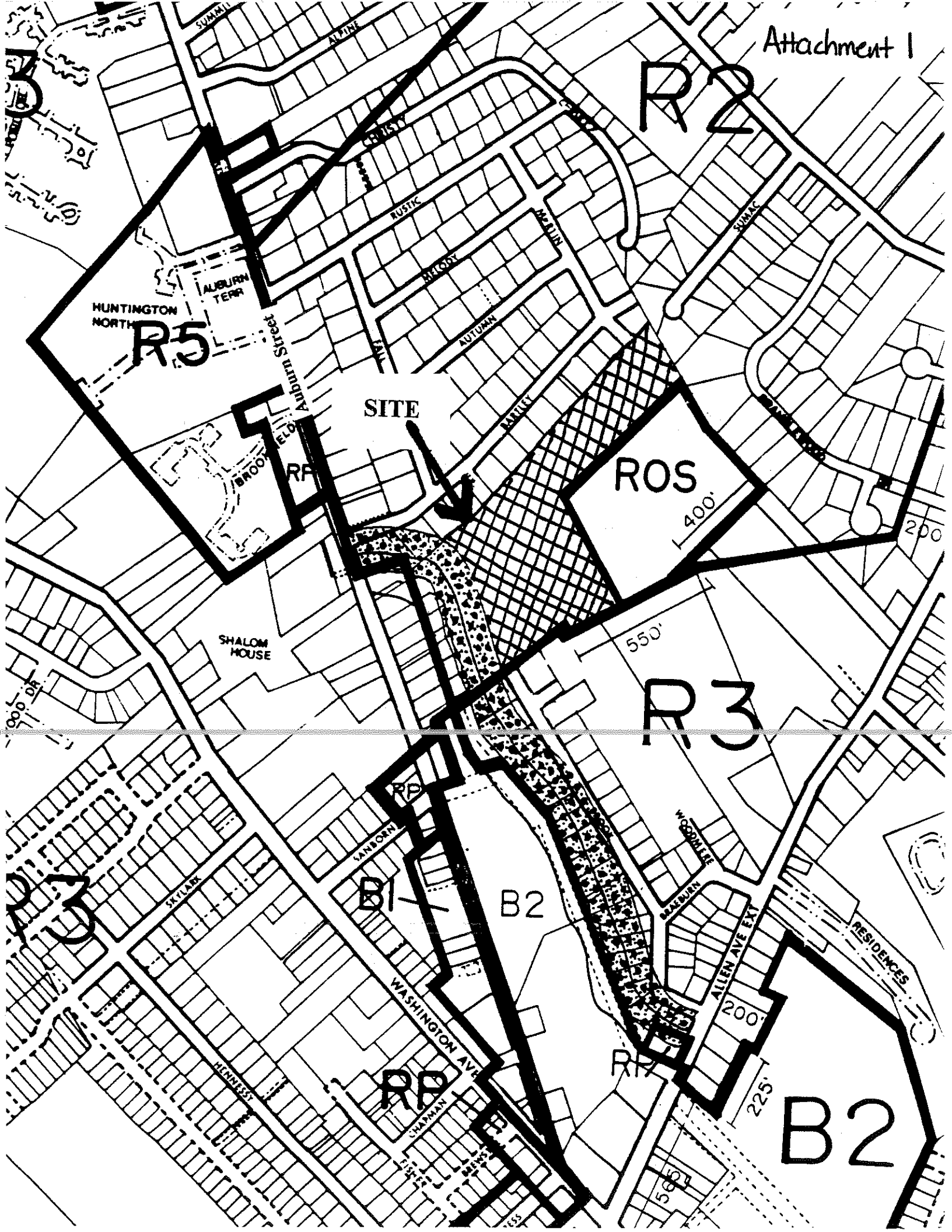
- i. That the plan is/is not in conformance with the Conditional Use Standards of the Land Use Code.

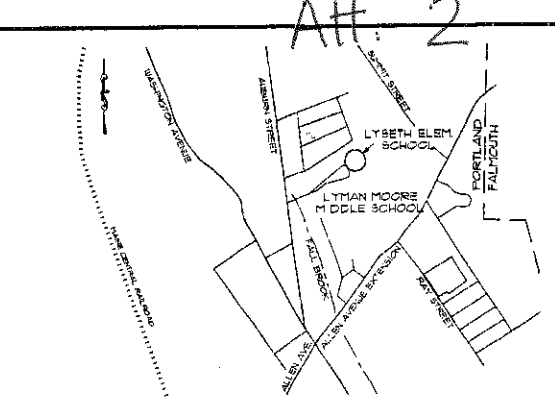
Potential Condition of Approval:

- That the conditional use approval for the modular unit shall terminate and the modular unit be removed from the site six months after cessation of use by students or on July 31, 2005, whichever is first.
- ii. That the plan is/is not in conformance with the Site Plan Standards of the Land Use Code.

Attachments:

1. Vicinity Map
2. Site Plan





LOCATION PLAN

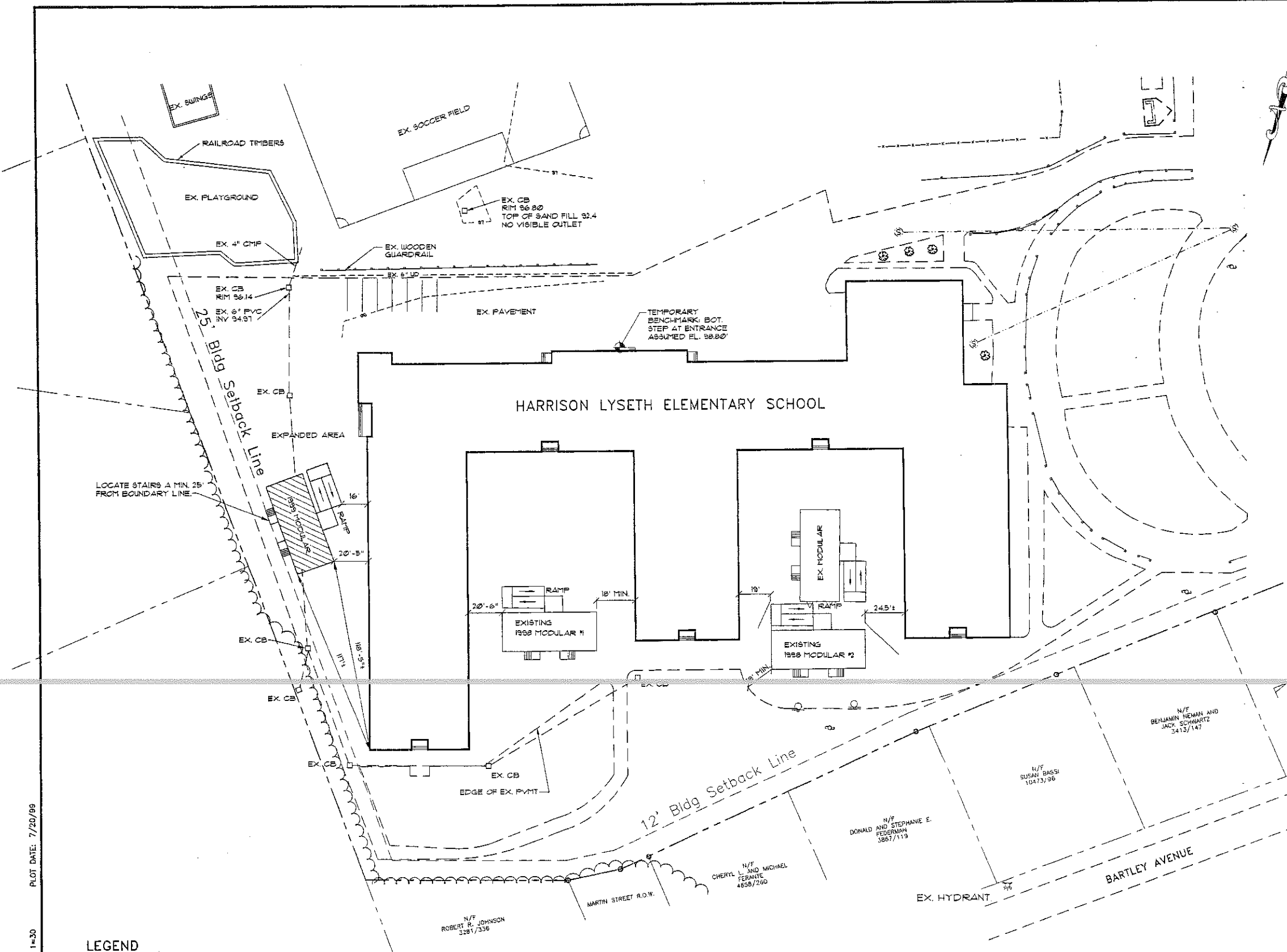
NOTES

- BOUNDARY INFORMATION TAKEN FROM "PLAN OF LYMAN MOORE MIDDLE SCHOOL" BY THE CITY OF PORTLAND, MAINE PUBLIC WORKS DEPT ENGINEERING DIVISION, ISSUED JUNE 14, 1994.
- PLAN ASSUMES ALL UNITS TO BE SET AT SAME FLOOR ELEVATION. CONTRACTOR MAY ADJUST FLOOR ELEVATIONS W/ OWNER'S APPROVAL.
- RAMP, LANDINGS AND STAIRS TO BE 4' WIDE W/ HANDRAILS AND MIDRAILS OR BALUSTERS OF PRESSURE TREATED MATERIAL.
- MODULAR CLASSROOMS, RAMP, LANDINGS AND STAIRS TO BE INSTALLED TO MEET THE B.O.C.A. CODE REQUIREMENTS.
- ARROWS ON RAMP INDICATE DIRECTION 'DOWN'. MAX. SLOPE = 1:12. MEET ADA STANDARDS.
- CALL DIG-SAFE (1-800-225-4511) PRIOR TO BEGINNING WORK.
- PORTLAND PUBLIC SCHOOLS TO ADJUST POWER TO EACH UNIT.

ZONE INFORMATION:

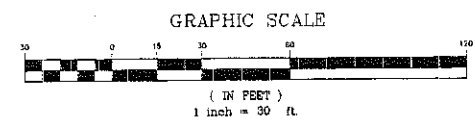
ZONE: R-2, RESIDENTIAL ZONE (CONDITIONAL USE: INSTITUTIONAL)

Minimum Yard Dimensions (Setbacks):
 Front Yard-Principal & Accessory Structures 25'
 Rear Yard-Principal Str. 25', Accessory Str. 5'
 Side Yard-Principal Str. (for 1-1/2 Stories) 12', Accessory Str. 12'
 Side Yard on Side Street-Principal & Accessory Str's 20'



LEGEND

EXISTING	
	PROPERTY LINE
	EDGE OF PAVEMENT
	CONTOUR
	CHAINLINK FENCE
	TREE LINE
	CATCHBASIN
	ELECTRICAL MANHOLE
	UTILITY POLE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC



 PINKHAM & GREER CONSULTING ENGINEERS, INC. FALMOUTH, MAINE	PORTLAND PUBLIC SCHOOLS PORTLAND, MAINE 1999 MODULARS LYSETH ELEMENTARY SCHOOL
	SITE PLAN
SCALE: AS SHOWN DATE: MAY 5, 1999 PROJECT: 99151	DRN BY: JDC DESG BY: TSG CHK BY: TSG

PLOT DATE: 7/20/99
 FILE SCALE: 1"=30'
 CAD FILE: 99151C1