

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that The City of Portland

Located At 69 PRESUMPCOT ST

Job ID: 2011-10-2507-ALTCOMM

CBL: 425- A-007-001

has permission to Construct free standing platform/stage 12' x 36'
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2507-ALTCOMM

Located At: 69 PRESUMPCOT
ST

CBL: 425- A-007-001

Conditions of Approval:

Fire

Installation shall comply with City Code Chapter 10.

All construction shall comply with City Code Chapter 10.

Two means of egress are required from every story. "MRSA Title 25 § 2453"

All means of egress to remain accessible at all times.

No means of egress shall be affected by this renovation.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2507-ALTCOMM	Date Applied: 10/20/2011	CBL: 425- A-007-001	
Location of Construction: 69 PRESUMPCOT ST	Owner Name: CITY OF PORTLAND – Doug Sherwood	Owner Address: 389 CONGRESS ST PORTLAND, ME, 04101	Phone: 842-5342
Business Name: Presumpscot School	Contractor Name: Michael Walker/ Cynthia Loring	Contractor Address:	Phone: 650-3724
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: School	Proposed Use: School – to construct a free-standing deck platform next to modular behind school – 12' x 36'	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Pitone</i>	Inspection: Use Group: E Type: SB IBC-2009 Signature: <i>JMB</i>
Proposed Project Description: Construct free standing platform/stage 12' x 36'		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK 10/27/11</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
	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 appication 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

4/4/12 Received plan showing new location
of deck OK JMB



General Building Permit Application

2011-15-2507

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.

R-5

Location/Address of Construction: <u>69 Presumpscot Street</u>			Total Square Footage of Proposed Structure/Area <u>432 SF Deck Platform</u>		Square Footage of Lot <u>306,738</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot			Applicant * <u>must be owner, Lessee or Buyer*</u>		Telephone:	
Chart#	Block#	Lot#	Name	Address		<u>842-5342</u>
<u>427</u>	<u>F</u>	<u>001</u>	<u>Doug Sherwood (PPS)</u>	<u>196 Allen Avenue</u>		
<u>*425</u>	<u>A</u>	<u>007</u>				
<u>428</u>	<u>F</u>	<u>013</u>	City, State & Zip <u>Portland, ME 04103</u>			
Lessee/DBA (If Applicable)			Owner (if different from Applicant)		Cost Of Work: \$ _____	
			Name		C of O Fee: \$ _____	
			Address		Total Fee: \$ _____	
			City, State & Zip			
Current legal use (i.e. single family) <u>School</u>			Number of Residential Units _____			
If vacant, what was the previous use? _____			Proposed Specific use: <u>Outdoor stage platform for classroom use / sitting on asphalt</u>			
Is property part of a subdivision? _____			If yes, please name _____			
Project description: <u>Construct free standing deck platform / stage</u>			_____			
<u>12x36'</u>			<u>next to modular behind school (see attached)</u>			
Contractor's name: <u>Michael Walker</u>			Address: _____			
City, State & Zip: <u>Portland, Maine 04102</u>			Telephone: <u>650-3724</u>			
Who should we contact when the permit is ready: <u>Cynthia Loring</u>			Telephone: _____			
Mailing address: <u>69 Presumpscot St. Portland</u>			_____			

1/16/11

Please submit

Applicable Checklist. Failure to of your permit.

In order to be sure that you may request additional copies of this form and other materials from the Planning and Development Division office, room 300, 100 State Street, Portland, Maine 04102.

I hereby certify that I am the owner of record or an authorized agent of the owner of record and that I have been authorized by the owner of record to apply for and obtain a building permit for the proposed work and that I have been authorized by the owner of record to execute the provisions of the codes of the City of Portland.

Fees waived per TAMMY - Jack

For further information or to download copies of the Code of Ordinances, visit the Planning and Development Department website at www.portlandmaine.gov, or stop by the Inspections Division at 100 State Street, Portland, Maine 04102.

The owner of record authorizes the proposed work and authorizes the applicant to act as the authorized agent. I agree to conform to all applicable codes and ordinances. If a building official's inspection is required, I certify that the Code Official's inspection will be made at any reasonable hour to enforce the provisions of the codes of the City of Portland.

RECEIVED
OCT 20 2011
Dept. of Building Inspections
City of Portland Maine

Signature: [Signature]
This

August 2, 2011
work until the permit is issued



General Building Permit Application

2011-11-2507

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: <u>69 Presumpscot Street</u>			Number of Stories <u>1</u>	
Total Square Footage of Proposed Structure/Area <u>432 SF Deck Platform</u>		Square Footage of Lot <u>306, 738</u>		
Tax Assessor's Chart, Block & Lot		Applicant *must be owner, Lessee or Buyer*		Telephone:
Chart# <u>427</u> <u>*425</u> <u>428</u>	Block# <u>F</u> <u>A</u> <u>F</u>	Lot# <u>001</u> <u>007</u> <u>013</u>	Name <u>Doug Sherwood (PPS)</u>	<u>842-5342</u>
Address <u>196 Allen Avenue</u>			City, State & Zip <u>Portland, ME 04103</u>	
Lessee/DBA (If Applicable)			Owner (if different from Applicant)	
			Name	Cost Of Work: \$ _____
			Address	C of O Fee: \$ _____
			City, State & Zip	Total Fee: \$ _____
Current legal use (i.e. single family) <u>School</u> Number of Residential Units _____				
If vacant, what was the previous use? _____				
Proposed Specific use: <u>Outdoor stage platform for classroom use / sitting on asphalt</u>				
Is property part of a subdivision? _____ If yes, please name _____				
Project description: <u>Construct free standing deck platform / stage 12' x 36' next to modular, behind school (see attached)</u>				
Contractor's name: <u>Michael Walker</u>				
Address: _____				
City, State & Zip <u>Portland, Maine 04105</u>			Work Telephone: <u>650-</u>	
Who should we contact when the permit is ready: <u>Cynthia Loring</u>			Telephone: <u>3724</u>	
Mailing address: <u>69 Presumpscot St Portland</u>				

11/4/11

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, 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.

RECEIVED
OCT 20 2011
Dept. of Building Inspections
City of Portland Maine

Signature: Douglas Ritter Sherwood Date: August 2, 2011

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



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bears their seal; you will need the City of Portland forms for the Certificate of Design, Certificate of Design application and Accessibility Building Code Certificate.

- A statement of special inspections as required per Chapter 17 of the IBC 2009
i.e.: http://www.acec.org/coalitions/CASE/case1004/statement_of_si.doc
- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEBC 2009
- Proof of ownership is required if it is inconsistent with the assessors records.
- Electronic files in pdf format are also required
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Portland Public Schools

Presumpscot School

69 Presumpscot Street

Proposed Outdoor Stage/Platform

Free Standing, Resting on the Ground/Asphalt, In between the back stairs of 1 modular

1. Two Rectangular platforms to be built & placed side by side to look like one large stage area (each platform 18 ft X 12 ft)
2. Platforms will be placed side by side in between two sets of stairs off the modular, but will rest 26 inches away from the modular building.
3. Platforms will be set on the asphalt that already exists but they will not be anchored to the ground, modular, or the stairs.
4. Stairs will not be needed since the platform will be on the ground but a ramp will be built on the right side for wheel chair access.
5. Floor joists, beams and ends will be 2X8X12 with 5/4 X6X12 deck boards.
6. The back of the platform and the sides near the modular stairs will have railings.
7. There will be benches built all the way around except for a space for the ramp to the ground.
8. Lowe's is donating all the materials. Our contact there is Ms. Tiara Gaudet at 482-2828, or 450-8008 (Cell)

fax # 482-2803

**Portland Public Schools
Facilities Department**

**Presumpscot School
Outdoor Learning and Reflection Area
Expanded Planning Discussions
February 8, 2010**

1. Purpose: Expand outdoor learning opportunities
2. Intended outcomes: *Hands-on learning to enhance understanding of math, nature and the visual arts.*
3. Preferred location (*): -- *southern exposure*
4. Scope (type and dimensions):
 - a. Expand garden in front of school to include shade structure and benches
 - b. Repair plant beds out back, build storage shed and construct a deck off the back of a modular
 - c. Construct greenhouse
5. How will the facility be protected?
6. Who will perform maintenance and repairs?
7. Who is the project champion?
 - a. Ms. Rebecca Maiorano
 - b. Ms. Brandi Surace
 - c. Ms. Suzanne Keller
8. Project resources: School staff, students and parents; Cultivating Community; 4-H...*Portland Trails, Landscape Architect, Public Services, etc.*
9. Fund source(s): Grants
10. Where will you get the required materials? *Lowe's*
11. Where will you get the equipment/tools to make it happen?
12. Who will coordinate the effort/various tasks? *- see # 7 and Mrs. Woring*
13. Who will champion the project through the City's Planning Board process, including submitting any required paperwork and attending meetings if required? *see # 12*

Portland Public Schools Contact: Douglas Ritter Sherwood, Facilities Director by phone @ 842-5342, by FAX @ 756-8495 or email @ sherwd@portlandschools.org

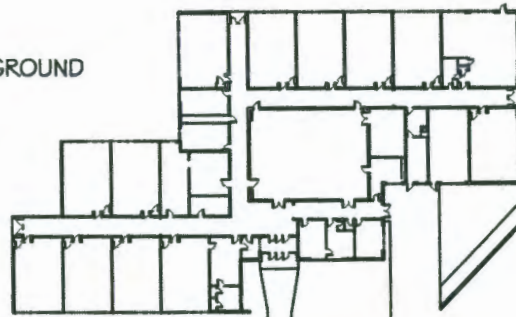
PRESUMPCOT

SITE PLAN

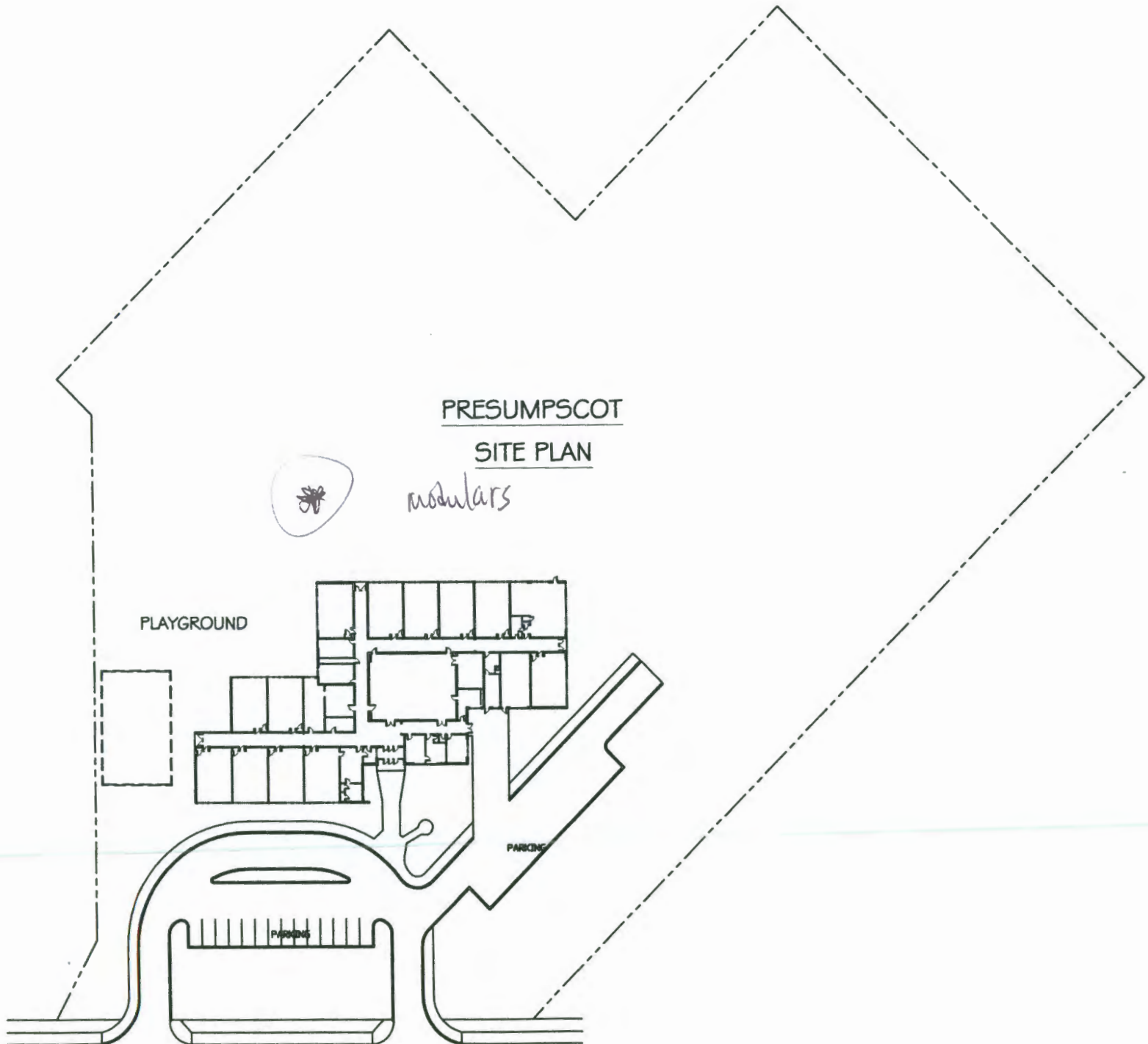
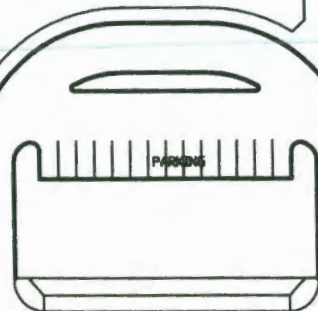
modulars



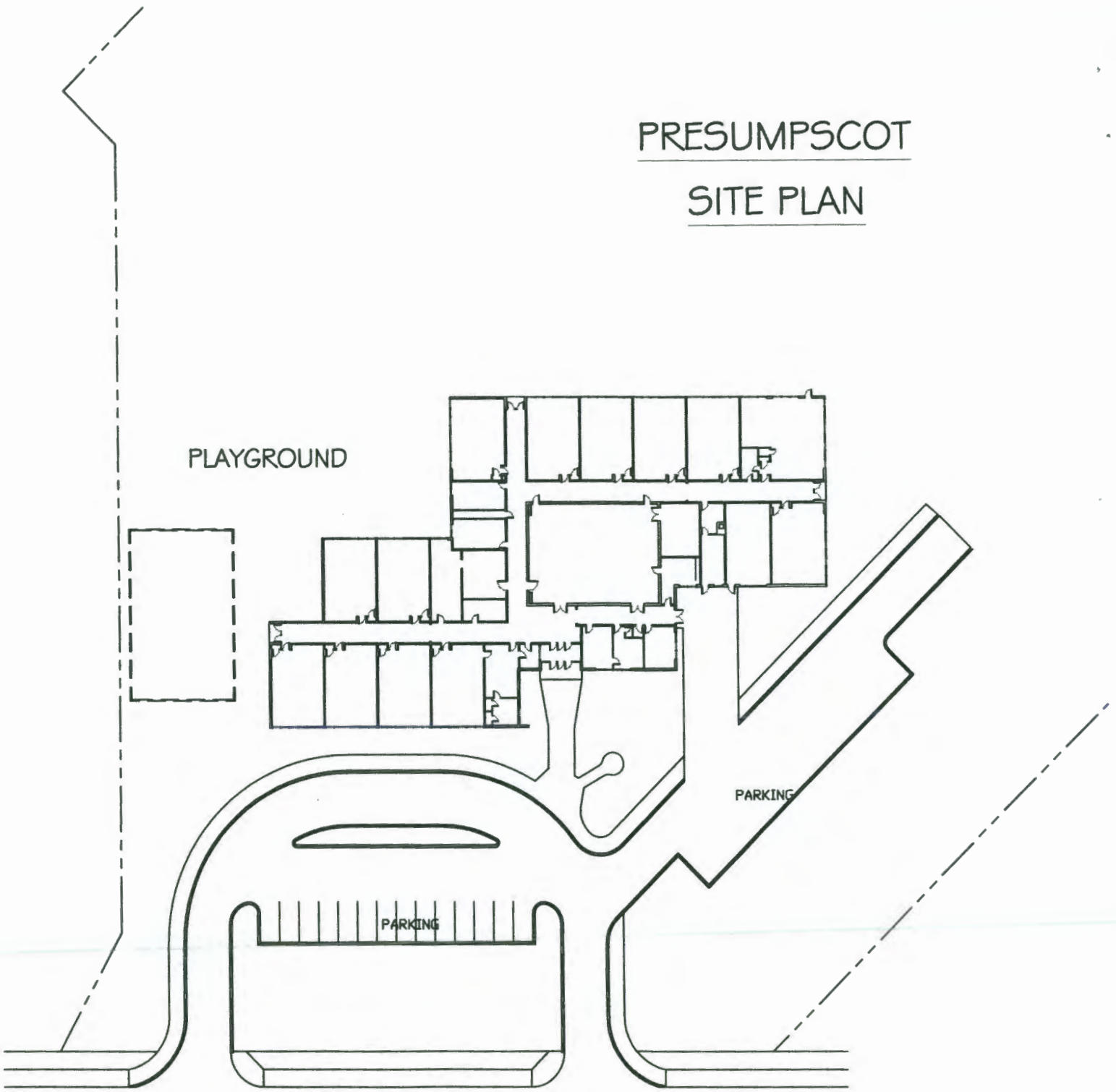
PLAYGROUND

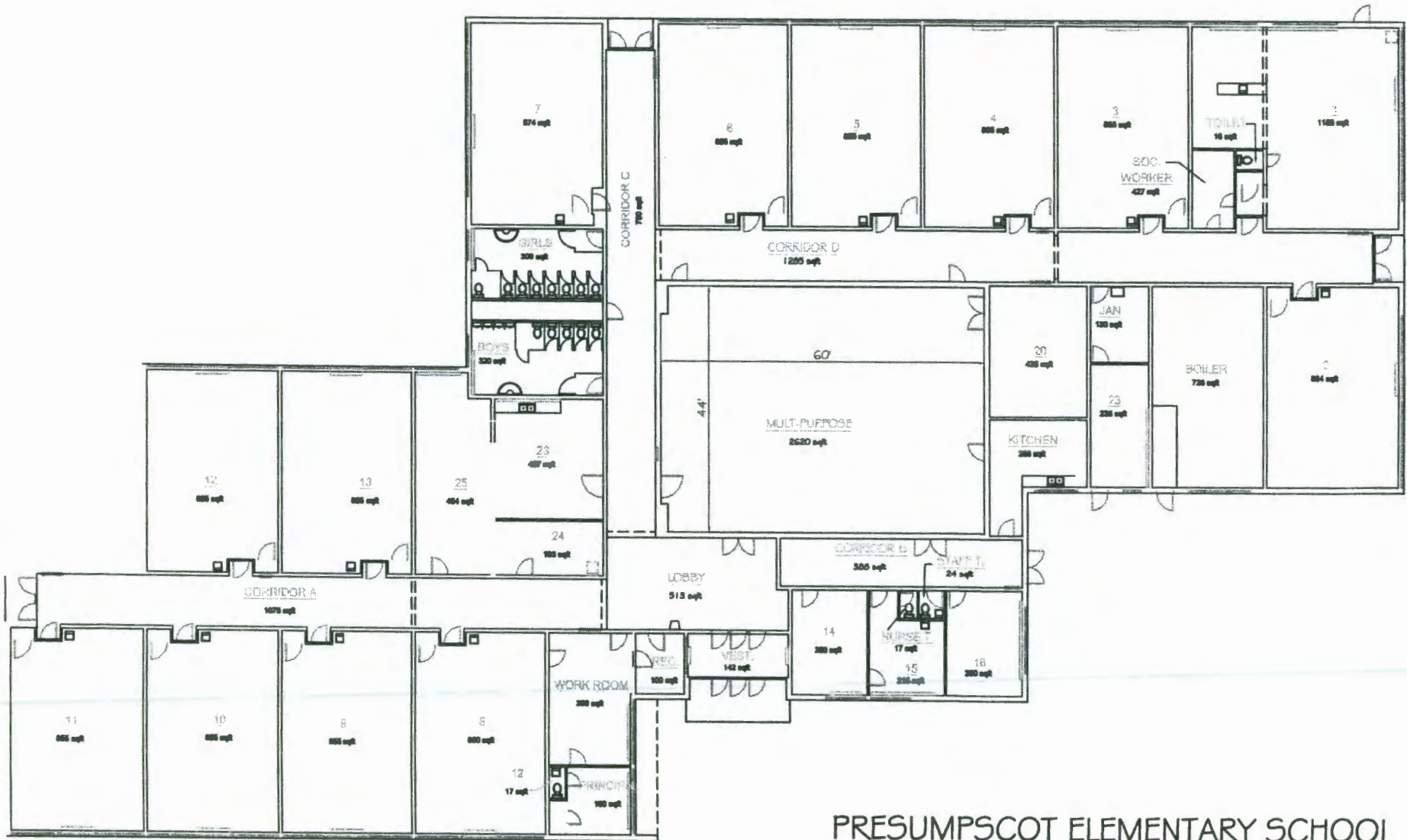


PARKING



PRESUMPCOT
SITE PLAN





PRESUMPCOT ELEMENTARY SCHOOL

U-5
Rear - 20' min - 20' + skm
Fronts N/A
Side 8' min - well over 20'

* Platform Location on Grade

26" from modular

Pavement Line

36' x 12'

52' TYP

28' TYP

modular

RAMP

modular

modular

CENTER RAMP, DOORS.

APPROX. LOCAL EX. DOORS

20'

USE

20'

Building

PRESUMPCOT SCHOOL



Presumpscot School GIS view with assessor chart block and lot information



Location

Interstate



Streets



Buildings



Wetland



Lake/Pond

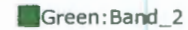


Photos 2006 (peninsula)



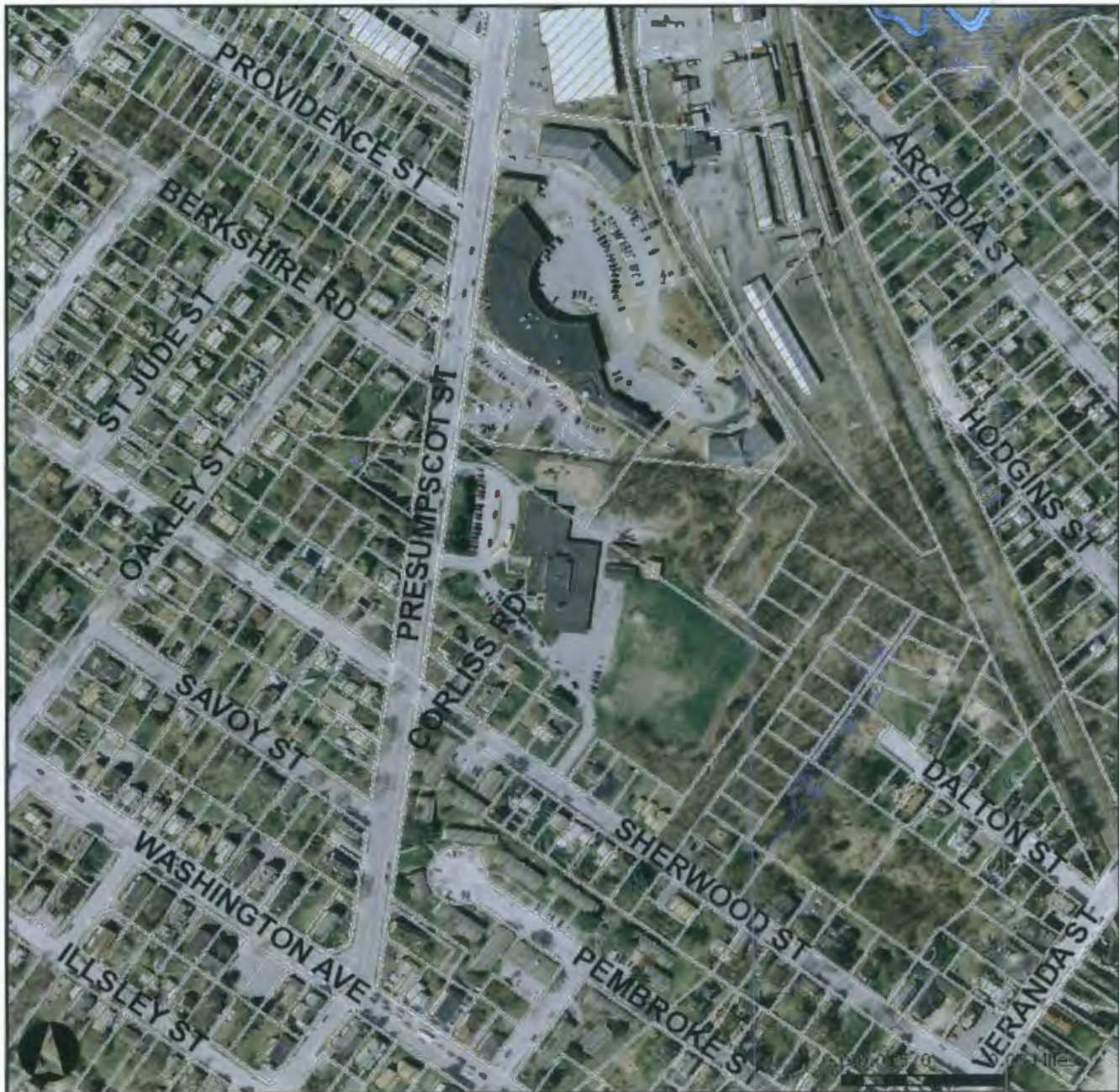
Photos 2006 (islands)

Photos 2001



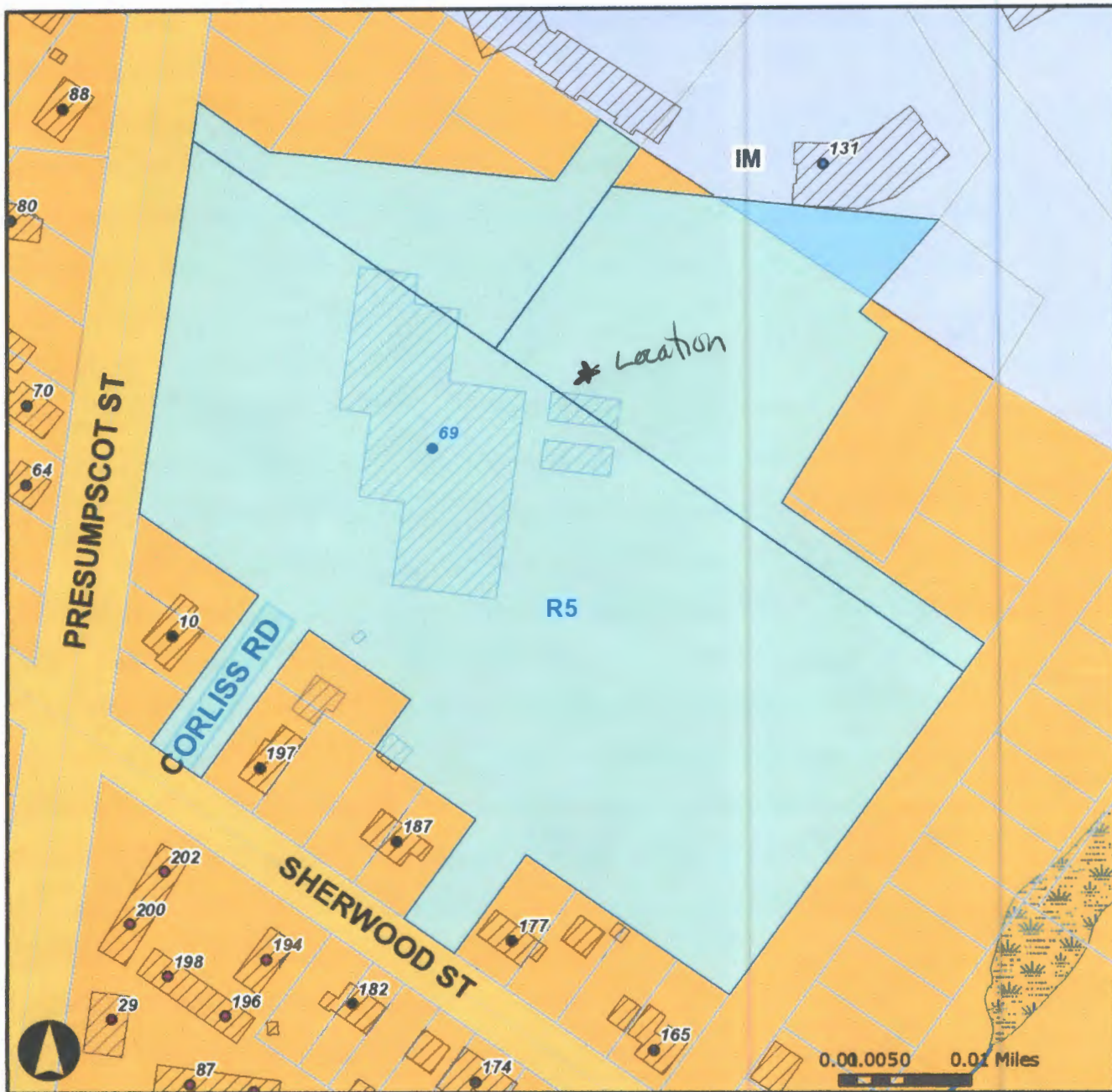
ME Towns

Presumpscot School GIS view



<p>Interstate</p> <p>Streets</p> <p>Buildings</p> <p>Parcels</p>	<p>Wetland</p> <p>Lake/Pond</p> <p>Jetport</p>	<p>Photos 2006 (peninsula)</p> <p>Photos 2006 (islands)</p>	<p>Photos 2001</p> <p>ME Towns</p> <p>Ocean</p>
<p>□</p> <p>—</p> <p>▣ Building</p> <p>▣ Out Building</p> <p>□</p>	<p>▣ swamp</p> <p>▣ under_road</p> <p>▣ waterbody</p> <p>□</p>	<p>▣ Red:Band_1</p> <p>▣ Green:Band_2</p> <p>▣ Blue:Band_3</p> <p>▣ Red:Band_1</p> <p>▣ Green:Band_2</p> <p>▣ Blue:Band_3</p>	<p>▣ Red:Band_1</p> <p>▣ Green:Band_2</p> <p>▣ Blue:Band_3</p> <p>▣ Land</p> <p>▣ Water Body</p> <p>— Ocean</p>

Map



Parcels

-
- Interstate**
-
- Streets**

Buildings

- Building
- Out Building

Stream Overlay Zone

- Stream_protection

Island Zoning

- C43
- I-B
- I-TS
- I-R1
- I-R2

Zoning (continued)

- R2 Residential
- R3 Residential
- R4 Residential
- R5 Residential
- R6 Residential
- ROS Recreation Open Space

Zoning (continued)

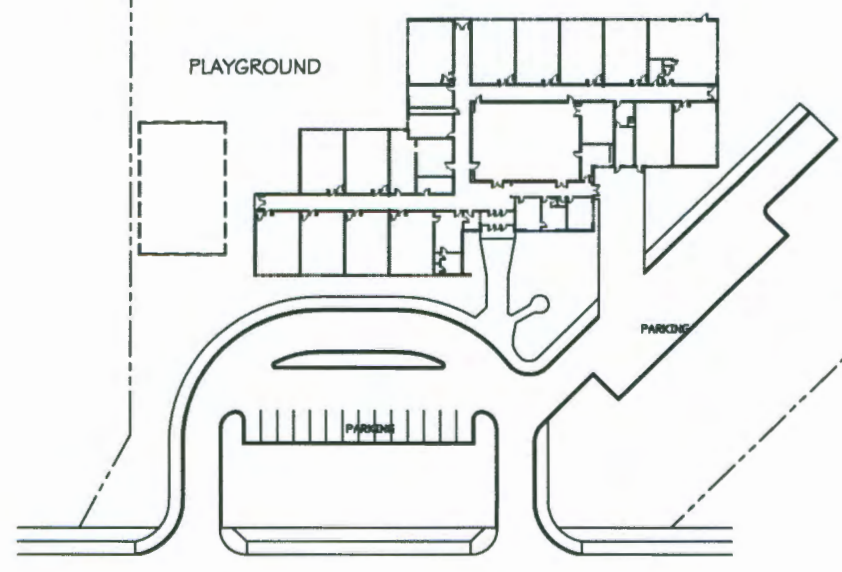
- C25
- C26
- C27
- C28
- C29
- C30
- C31

R-5 -
[Rear] - 20' min - 20' + Slope
[Front] 20' min - 20' + Slope
[Side] 8' min - well over 8'

OK
g

PRESUMPCOT
SITE PLAN

Approx.
Location - *





Platform/Stage Drawing

Presumpscot School

room 18

room 17

26" PVC Pipe

Railings

railings

12 feet
Railings

Benches

Benches

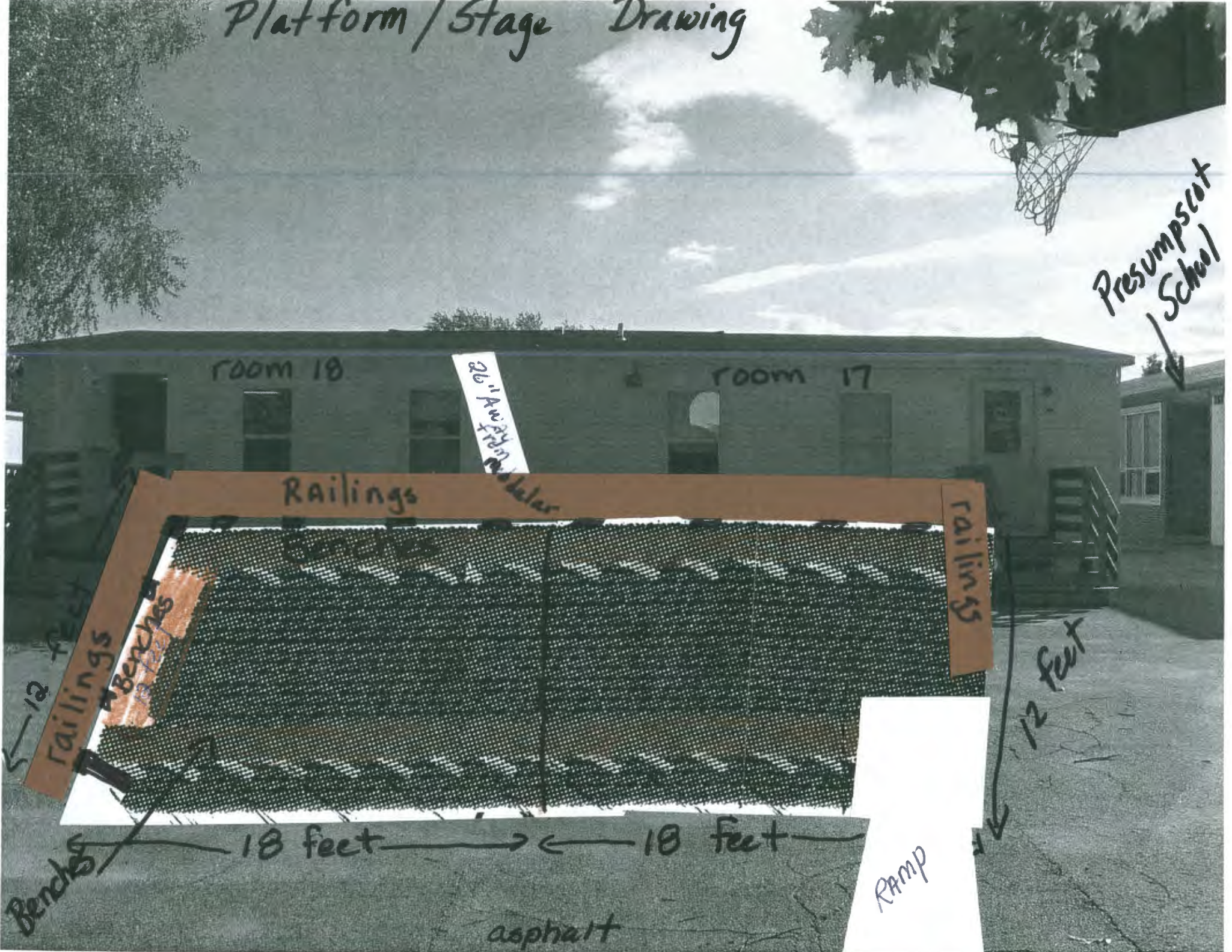
18 feet

18 feet

12 feet

RAMP

asphalt



From: Ann Nappi
To: Kathy Alves; jmb@portlandmaine.gov
Date: 4/4/2012 9:54 AM
Subject: plans
Attachments: deck plans

Good morning,

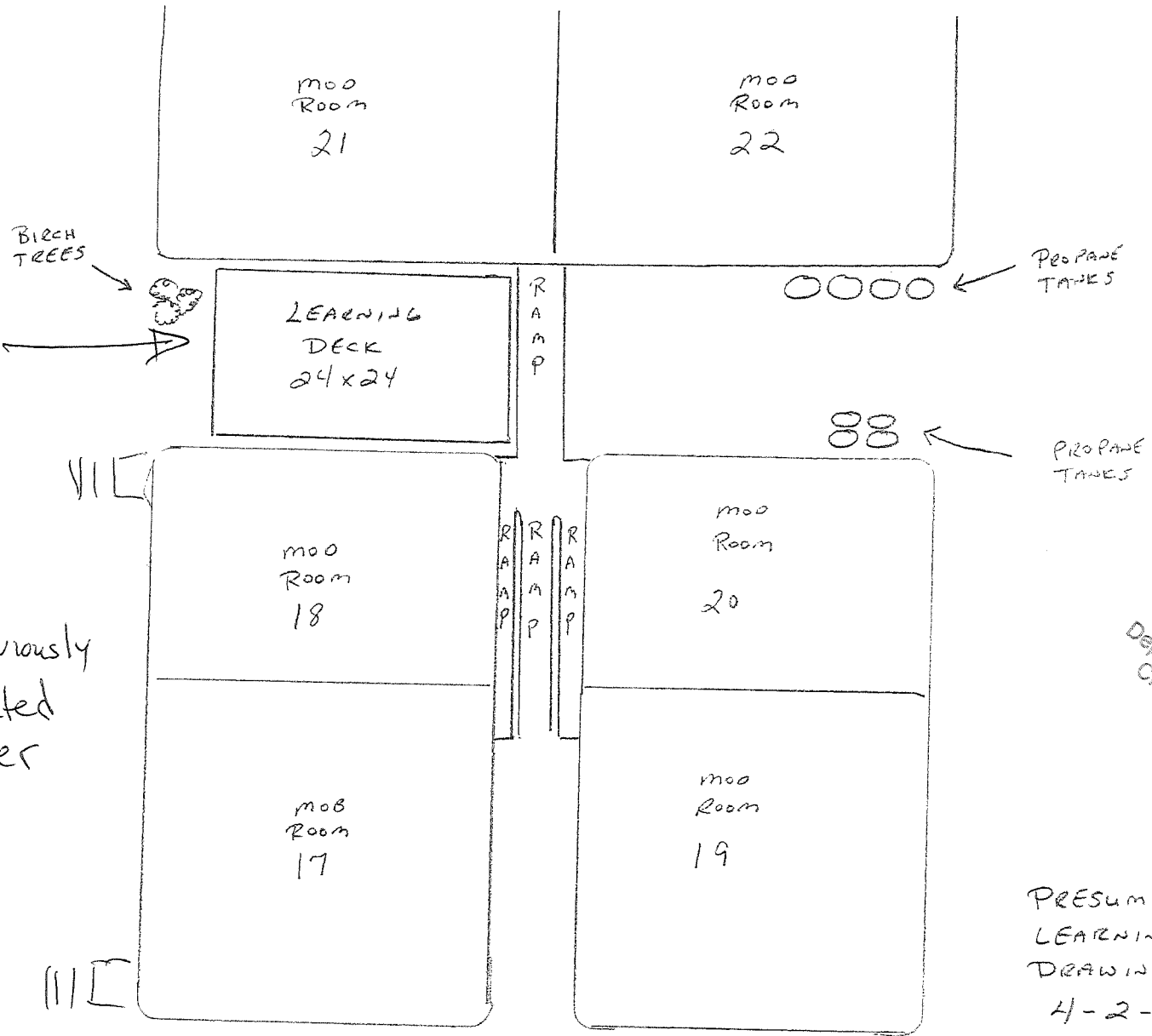
please see attached

Thanks
Ann

Ann Nappi
Administrative Secretary
Presumpscot School
69 Presumpscot St
Portland, Me 04103
Tel: 207 874-8220
Fax: 207-874-8286

New Location

Previously located Her



425-A-007

RECEIVED
APR 04 2012
Dept. of Building Inspections
City of Portland Maine

JK
JMB

PRESUMPCOT
LEARNING DECK
DRAWING
4-2-2012