

**City of Portland, Maine - Building or Use Permit**

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

Permit No:	04-1016	Date Applied For:	07/21/2004	CBL:	008 A004001
------------	---------	-------------------	------------	------	-------------

Location of Construction:	388 Eastern Promenade	Owner Name:	City Of Portland	Owner Address:	389 Congress St	Phone:	
Business Name:	n/a	Contractor Name:	Ledgewood Inc.	Contractor Address:	PO Box 8107 Portland	Phone	(207) 767-1866
Lessee/Buyer's Name	n/a	Phone:	n/a	Permit Type:	Commercial		

Proposed Use: Elementury School / Build new 70,000 sq. Ft. Elementry school. Proposed Project Description: Build New 70,000 sq. Ft. Elementary school.

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckel      **Approval Date:** 07/21/2004  
**Note:** 04/01/2004 ZBA granted 15' front setback practical difficulty variance and waived the guards and wheel stops required for parking lot close to street line      **Ok to Issue:**   
 11/22/04 gave MJN copies of the revised site plan and other plans from Barbara for approvals

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 02/02/2005  
**Note:** 1) Special inspections process must include steel fabrication as required in section 705. Of the 1999 Code      **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 07/26/2004  
**Note:** 1) the fire alarm pull stations should be located in the corridor not the stairwells ( first floor ). Covers should be considered for false alarms      **Ok to Issue:**   
 2) the fire alarm system shall be installed in accordance with NFPA 72 standards except for section 2.3 (e) of the specifications. ( waterflow shall be silenceable )  
 3) emergency lighting shall comply with NFPA 101, 2000 edition, section 14.2.9.

**Dept:** Engineering      **Status:** Open      **Reviewer:** Tony      **Approval Date:**      **Ok to Issue:**   
**Note:** PUBLIC WORKS ENGINEERING REVIEW ...3/10/04  
 I have reviewed the application and plans and offer the following comments:  
 1. Public Works will offer comment upon receipt of a more detailed and complete submittal.  
 Public Works Review...4/14/04

It appears that the majority of improvements, necessary aand concerns of Public Works have been addressed in the application materials dated March 30, 2004. The one item that remains outstanding is the review of the drainage design. Those initial discussions and approvals were dealt with by David Peterson, William Goodwin and Katherine Earley of Public Works. Therefore, comment on the proposed stormwater design will be provided by those individuals, under separate cover.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougal      **Approval Date:** 03/09/2004  
**Note:**      **Ok to Issue:**

<b>Location of Construction:</b> 358 Eastern Promenade	<b>Owner Name:</b> City Of Portland	<b>Owner Address:</b> 389 Congress St	<b>Phone:</b>
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Ledgewood Inc.	<b>Contractor Address:</b> PO Box 8107 Portland	<b>Phone</b> (207) 767-1866
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Commercial	

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Sebago Technic      **Approval Date:** 05/25/2004

**Note:**      1) see conditions listed under planning from the Planning Board review.      **Ok to Issue:**

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Barbara Barbydt      **Approval Date:** 05/25/2004

**Note:**      1) The parking lot lighting shall go off at 9:00 p.m. on weekdays and will be off on weekends, except as may be necessary for specific scheduled events.      **Ok to Issue:**

2) At the Fox Street intersection, the applicant shall remove the fifteen (15) minute parking space, per Ms. Morabito's memor of 4/13/04 (contingent upon funding).

3) The applicant shall submit any revisions to the site plan for review by the Planning Authority or Planning Board, as appropriate. At the completion of the project and prior to occupancy, the applicant shall submit two complete sets of "As Built" or "Record" drawings to the Department of Planning and Development.

4) The applicant shall work with Jeff Turling, City Arborist, to assure that there is sufficient landscaping along the eastern property boundary to buffer the two residential complexes from the ballfield. The applicant and Jeff Turling will seek input from adjoining neighbors regarding the buffering.

5) The applicant will seek permission from the Department of Public Works for the restriction of traffic on North Street during construction, with the conditions that one-way traffic be maintained for public access and METRO at all times and that an adequate temporary turn-around be provided for City vehicles, all as set forth in the 5/21/04 letter of Deluca Hoffman Associates to Stephen Blat Architects (except that in Period One on-way local traffic will be allowed and that parking for the community gardens be provided to the extend possible during such construction).

6) If blasting is required on the site, the School Department will contract with a general contractor to prepare a blasting plan and pre-blast survey for DEP review and meet all the procedures and standards of Portland's Blasting Ordinance.

7) No vehicles shall be parked overnight on the service drive or loading areas along the service drive.

# CITY OF PORTLAND, MAINE

---

## ZONING BOARD OF APPEALS

Patric Santerre, Chair  
Catherine Alexander, Secretary  
William Hall  
Nan Sawyer  
Joseph Lewis  
Derek Gamble

April 5, 2004

Stephen Blatt  
Stephen Blatt Architects  
PO Box 583  
Portland, ME 04112-0583

RE: 414 Eastern Promenade  
CBL: 008-A-004 & 015-A-005  
ZONE: R-3 Zone

Dear Mr. Blatt:

As you know, at its April 1<sup>st</sup>, 2004, meeting the Board of Appeals voted 5-0 to grant your Practical Difficulty Variance Appeal to allow one corner of the school to have a front setback of approximately 15' rather than the required 25'. This approval is good for two years from the date of approval. At the same meeting the Board of Appeals voted 5-0 to grant your Miscellaneous Appeal, allowing the parking lot less than 25' from the sidewalk to not have wheel stops or a guard rail, with the requirement that there be an appropriate physical safety feature between the sidewalk and the parking lot. This approval is also good for two years from the date of approval.

Enclosed please find a copy of the Board's decisions.

I am also enclosing your Certificate of Variance Approval, which must be recorded in the Cumberland County Registry of Deeds within 90 days of April 5, 2004, when it was signed. Failure to so record the Certificate will result in its being voided.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,

Karen Dunfey  
Office Manager

Applicant: EASTEND School (WKS JACK DATE) 3/2/04

Address: 358 Eastman Pkwy C-B-L: 008-A-004  
015-A-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date: Deved School

Zone Location - R-3

Interior of corner lot -

Proposed Use/Work - New Elementary School 4th Floor Area 72, 700 sq ft

Sewage Disposal - City

Lot Street Frontage - 58' front - 100' + Side

Front Yard - 25' in - 15' setback  
Rear Yard - 25' in - 23.5' to property line  
Side Yard - 14' in - 0' - 14' + Side  
Projections - 20' side yard on side of - all 20' + Side

Width of Lot - 75' in - below 75'

Height - 35' MAX - 3

Lot Area - ~~1.18~~ School - 2 Acres ~~1.18~~ 6.18 Acres given

Lot Covered/Impervious Surface - 25% MAX

Area per Family - 1st floor - 16 classrooms = 200 sq spaces - 3/4 in

Off-street Parking - 14 - 332 → 5 schools provided in structure for student up to 1500 sq ft  
14 - 332 → 5 schools provided in structure for student up to 1500 sq ft  
each room used for purposes of

Loading Bays - 28 hours

Site Plan - MAP 72 700 ft TOTAL FOOT ROAD # 2004-0024

Shoreland Zoning/Stream Protection - H/A

Flood Plains - Street 7 zone X

41/104 → 2) front setback 15' is 25' grade  
b) driver of parking lot wheel stops on grade

**From:** Barbara Barhydt  
**To:** Marge Schmuckal  
**Date:** Mon, Mar 29, 2004 8:20 AM  
**Subject:** Fwd: RE: East End -height of structure

Hi Marge:

I had asked Joe about the height of the East End school. Here is his response. I should receive their revised application tomorrow, so I will forward to you the latest information.

Thanks.

Barbara

>>> "Joe Hemes" <joe@sbarchitects.com> 3/29/2004 8:03:50 AM >>>

Hi Barbara,

The 2 story classroom wing is 28'-6" high

The gym is 26'-6" high

The media Center, Cafeteria & Art/music area is 16'-6" high.

The one story west facing support rooms facing entry plaza is 14'-6" high.

Please call with any other questions

Thanks

Joe

-----Original Message-----

From: Barbara Barhydt [mailto:[BARB@portlandmaine.gov](mailto:BARB@portlandmaine.gov)]

Sent: Friday, March 26, 2004 10:39 AM

To: [joe@sbarchitects.com](mailto:joe@sbarchitects.com)

Subject: height of structure

Hi Joe:

What is the height of the proposed school? Thank you.

Barbara

**From:** Marge Schmuckai  
**To:** Barbara Barhydt  
**Date:** Mon, Mar 8, 2004 3:25 PM  
**Subject:** East End School

Barbara,

I have taken another look at the site plan for the East End School proposal.

I have done the calculations under 14-428, the corner lot provision. I thought that I could apply this section to reduce the required rear yard. However the ordinance specifically refers to cases involving a "dwelling house". The school would be considered an institutional use, not a dwelling house. As a side note, the math would have worked on this if it were a dwelling house. Therefore, the rear setback should be included within their practical difficulty appeal.

I also check the parking provisions regarding their proposed parking lot. Sections 14-337 & 14-338 would apply for this lot.

I have determined that the parking lot is approximately 42 feet from the nearest residential structure on an adjoining lot. That is well over the minimum required of 25 feet.

Because the parking is located within the required front yard, the two listed requirements for continuous curb, guardrail least six inches in height & permanently anchored etc shall be met. It also lists that a chain link, picket or sapling (?) fence not less than 48 inches in height shall be provided and maintained between the parking and the adjoining residential use.

I hope this helps you. I have received a call from Joe Hemis of Stephen Blatt Architects who wants to come in soon to discuss the practical difficulty variance. I will let you know when that is set up. I leave it up to you whether you would be interested in attending such a meeting.

Marge

(Code 1968, § 602.14.E; Ord. No. 298-88, 5-31-88)

**Sec. 14-336. Location in residence zones for six or fewer vehicles.**

(a) Where off-street parking for six (6) or fewer vehicles is required or provided in any residence zone, it shall not be located closer than fifty (50) feet to any street line if less than five (5) feet from any lot line and shall not be closer to any street line than the required depth of the front yard for the same lot, except on a corner lot where the minimum depth from the line of the side street shall be the minimum width of the side yard on the side street. Lots in the R-6 zone shall not be required to provide the five-foot setback required by this section, but parking in the R-6 zone shall meet the front yard setbacks set forth in this section.

(b) Parking shall be prohibited in the front yard of lots containing two (2) or more dwelling units, except within one (1) driveway on the lot. "Driveway," as used in this paragraph, shall not include any turnaround area.

(Code 1968, § 602.14.F; Ord. No. 231-90, § 1, 3-5-90; Ord. No. 310-98, § 2, 5-4-98)

**Sec. 14-337. Location in residence zones for more than six vehicles.**

Where off-street parking for more than six (6) vehicles is required or provided for nonresidential uses in residence zones, it shall not be located closer than twenty-five (25) feet to any residential structure on an adjoining lot.

(Code 1968, § 602.14.G)

**Sec. 14-338. When located within required open yard areas in residence zones.**

(a) Where off-street parking for more than six (6) vehicles is required or provided on a lot in a residence zone and vehicles are to be or may be parked within the area otherwise required to be kept open and unoccupied for front, side and rear yards in the zone in which such parking is located, the following requirements shall be met:

(1) A continuous curb guard, rectangular in cross-section, at

*Figured*

*N*  
*42' setback*

least six (6) inches in height and permanently anchored, shall be provided and maintained at least five (5) feet from the street or lot line between such off-street parking and that part of the street or lot line involved; or a continuous bumper guard of adequate strength, the top of which shall be at least twenty (20) inches in height, shall be provided and maintained between such off-street parking and that part of the street or lot line involved so that bumpers of vehicles cannot project beyond its face toward the street or lot line involved, either above or below the impact surface.

*Revised*

(2) Where such off-street parking shall about a lot in residential use or an unoccupied lot which is located in a residence zone, a chain link, picket or sapling fence, not less than forty-eight (48) inches in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

*NOT APPLY*  
*Does not apply to the driveway*

(b) Notwithstanding the provisions of subsection (a) of this section, parking shall be prohibited in the front yard of lots containing two (2) or more dwelling units, except within one (1) driveway on the lot. "Driveway," as used in this paragraph, shall not include any turnaround area.

(Code 1968, § 602.14.H; Ord. No. 231-90, § 2, 3-5-90)

**Sec. 14-339. When located adjacent to a street or a residential use.**

Where off-street parking for more than six (6) vehicles is required or provided on a lot in any business zone, the following requirements shall be met:

- (1) Where vehicles are to be or may be parked within ten (10) feet of any street line, a continuous curb guard, rectangular in cross-section, at least six (6) inches in height and permanently anchored, shall be provided and maintained at least five (5) feet from the street line between such off-street parking and that part of the street line involved; or a continuous bumper guard of adequate strength, the top of which shall be at least twenty (20) inches in height, shall be provided and maintained between such off-street parking and that part



**From:** Marge Schmuckal  
**To:** Barbara Barfydt  
**Subject:** East End School/ Jack Jr.

Barbara,

This property is located within an R-3 residential zone that allows elementary schools under a conditional use appeal to the Planning Board.

Currently the front setback (along North Street) is not meeting the required 25 foot front setback requirement. Approximately 15 feet is scaled to the front property line. All other setbacks appear to be met.

Under the parking requirements, section 14-332, schools providing instruction for students up to and including those 15 years of age, require one parking space for each room used for purposes of instruction. I have determined that there are 28 class rooms. Therefore 28 parking spaces would be required. 31 spaces are currently shown. However, the Planning Board may determine the required number of spaces for projects over 50,000 square feet. This project is 72,700 square feet.

The front setback is required to be 25 feet to the property line. Currently approximately 15 feet is shown. The developer is aware that a practical difficulty variance is required and has picked up the necessary paperwork to appeal.

I did not have elevation plans showing the height of the building. The maximum height is 35 feet. This is a two story building. I therefore do not anticipate a zoning problem with the required height. The height will be checked prior to final approvals.

Marge Schmuckal  
Zoning Administrator

# LEDGEWOOD CONSTRUCTION

P. O. Box 8107  
Portland, ME 04104  
Ph : (207)767-1866

RFI

**To:**

Joe Hemes  
Stephen Blatt Architects  
10 Danforth Street  
Portland, ME 04101  
Ph: (207)761-5911 Fax: (207)761-2105

RFI #: 3  
Date: 12/22/2004  
Job: 04475 East End School  
Phone:

**CC:** Ken Scott (Ledgewood Construction)  
Jim Beaulieu (Ledgewood Construction)

**Subject:** Underslab Sanitary Piping

**Drawing:**  
**Cost Impact:** none

**Spec Section:**  
**Schedule Impact:** none

**Request:**

**Date Required:** 12/23/2004

Specifications require 1/4"/ft pitch for the sanitary piping, which based on our distances will result in a trench depth of 93"+/-.  
We are requesting permission to install sanitary piping at a slope of 1/8"/ft. Please confirm.

**Requested by:** Clint Gendreau

**Response:**

As requested, we have designed for 2 separate sanitary lines leaving the building, to provide 1/4" per foot slope and less deep sewer lines leaving the building.

1. Bill Hoffman of Deluca-Hoffman has provided a cover letter on additional sanitary sewer line and 3 sketches RFI #3A, RFI #3B, RFI #3C all dated 1.20.05. Please coordinate with required elevations on these sketches for the sanitary sewer line to obtain proper protection from freezing.
2. Steve Doel of Bennett Engineering has provided M5R and M6R revised Jan 13, 2005 and showing new location for additional sanitary sewer line. Refer to Hoffman's sketches for required inverts outside of building.
3. We have copied Mike Nugent with 3 sets of drawings for review. He indicated he would forward to Public works and Planning for their review.
4. After your review, please advise us formally if you want to proceed. We will need Mike Nugent's approval also.

**Answered by:** Stephen P. Doel, P.E, Bill Hoffman & Joe Hemes

**Company:** Bennett Engineering

PO Box 297  
7 Bennett Road  
Freeport, ME 04032  
(207) 865-9475

Deluca Hoffman

778 Main Street, suite 8  
South Portland, ME 04106

**Date :** Dec 22, 2004/  
Revised January 6, 2005  
Revised January 20, 2005

January 20, 2005

Mr. Joe Hemes  
Stephen Blatt Architects  
P.O. Box 583  
Portland, ME 04101

**Subject: East End Elementary School  
Additional Sanitary Sewer Line**

Dear Joe:

Enclosed are three sketches which show the additional sewer service which will lead to the classroom wing. Please note that the sewer will enter the building lower than required by the mechanical engineer. This is to protect the sewer outside of the building from freezing.

These sketches are being incorporated into the respective drawings for the project.

If you have any questions regarding this letter, please contact our office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

William G. Hoffman, P.E.  
President

WGH/cnd/JN2370/Hemes1-20

Enclosure

c: Steve Doel, P.E.



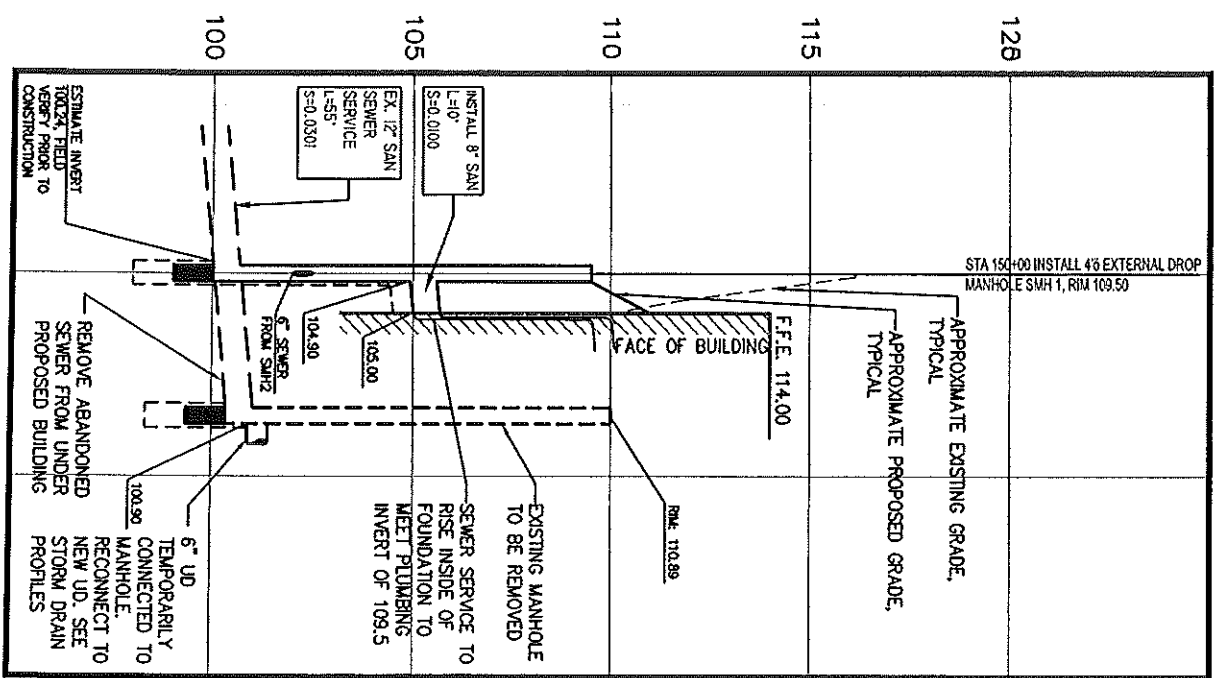
Deluca-Hoffman Associates, Inc.  
 112 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, ME 04106  
 207.775.1121  
 WWW.DELUCAHOFFMAN.COM

DRAWN	DED	DATE:	12.03
DESIGNED	WGH	SCALE:	AS NOTED
CHECKED	WGH	JOB NO.	2370
FILE NAME:	3-V-SP-12170-SP		

EAST END ELEMENTARY SCHOOL

REVISED SAN SEWER PROFILE 'A' TO ADD  
 SECOND SEWER SERVICE TO SCHOOL.  
 ADDED SAN SEWER PROFILE 'B'

FIGURE REF# 3-B



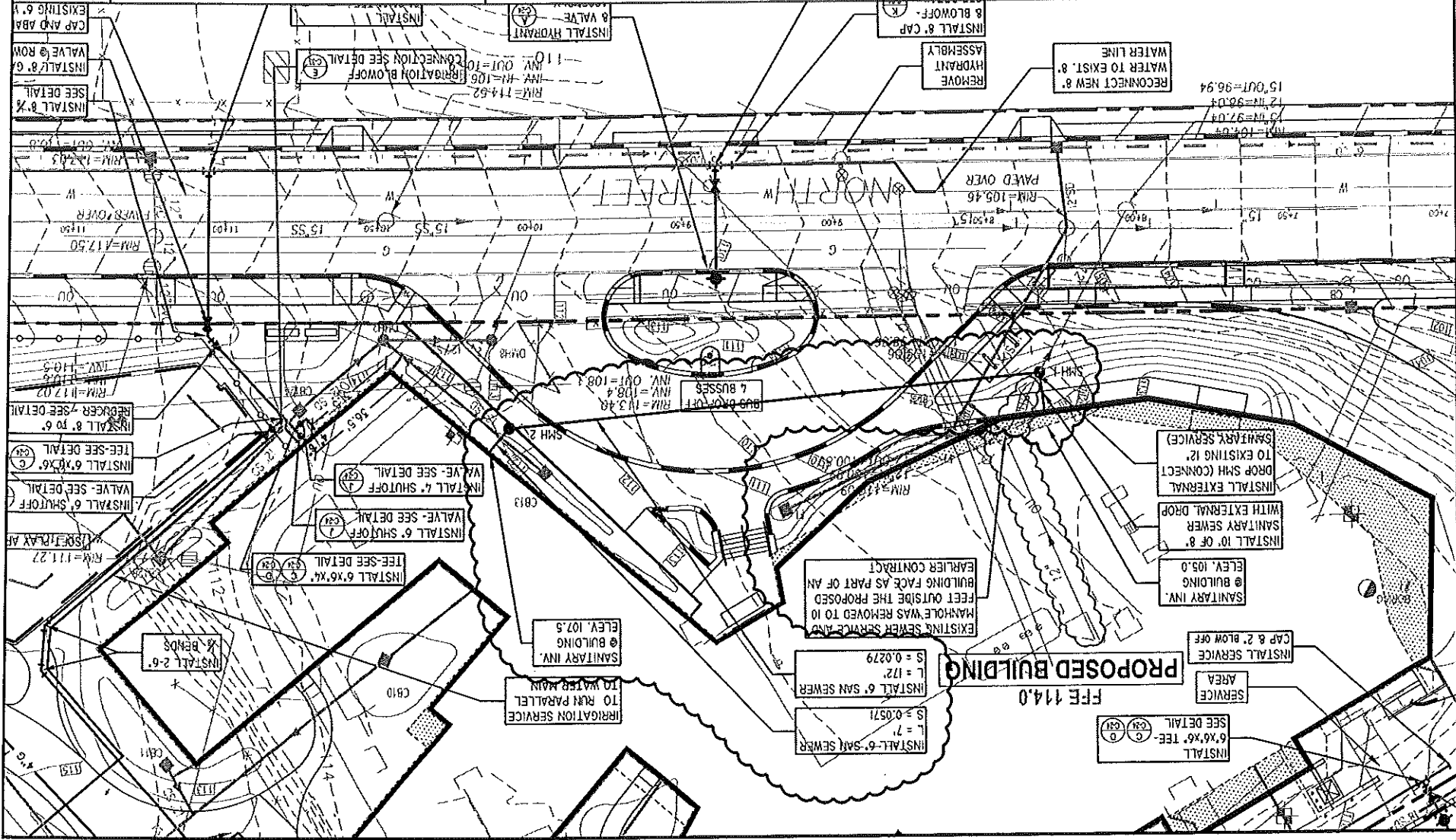
**SANITARY SEWER PROFILE 'A'**

SCALE: 1"=30' HORIZ, 1"=3' VERT.

DATE:	1.20.05
DESIGNED:	WGH
CHECKED:	WGH
FILE NAME:	3-0 VSSR/2310-SP

### EAST END ELEMENTARY SCHOOL REVISED UTILITY LAYOUT PLAN TO ADD SECOND SEWER SERVICE TO SCHOOL

FIGURE  
#3-A

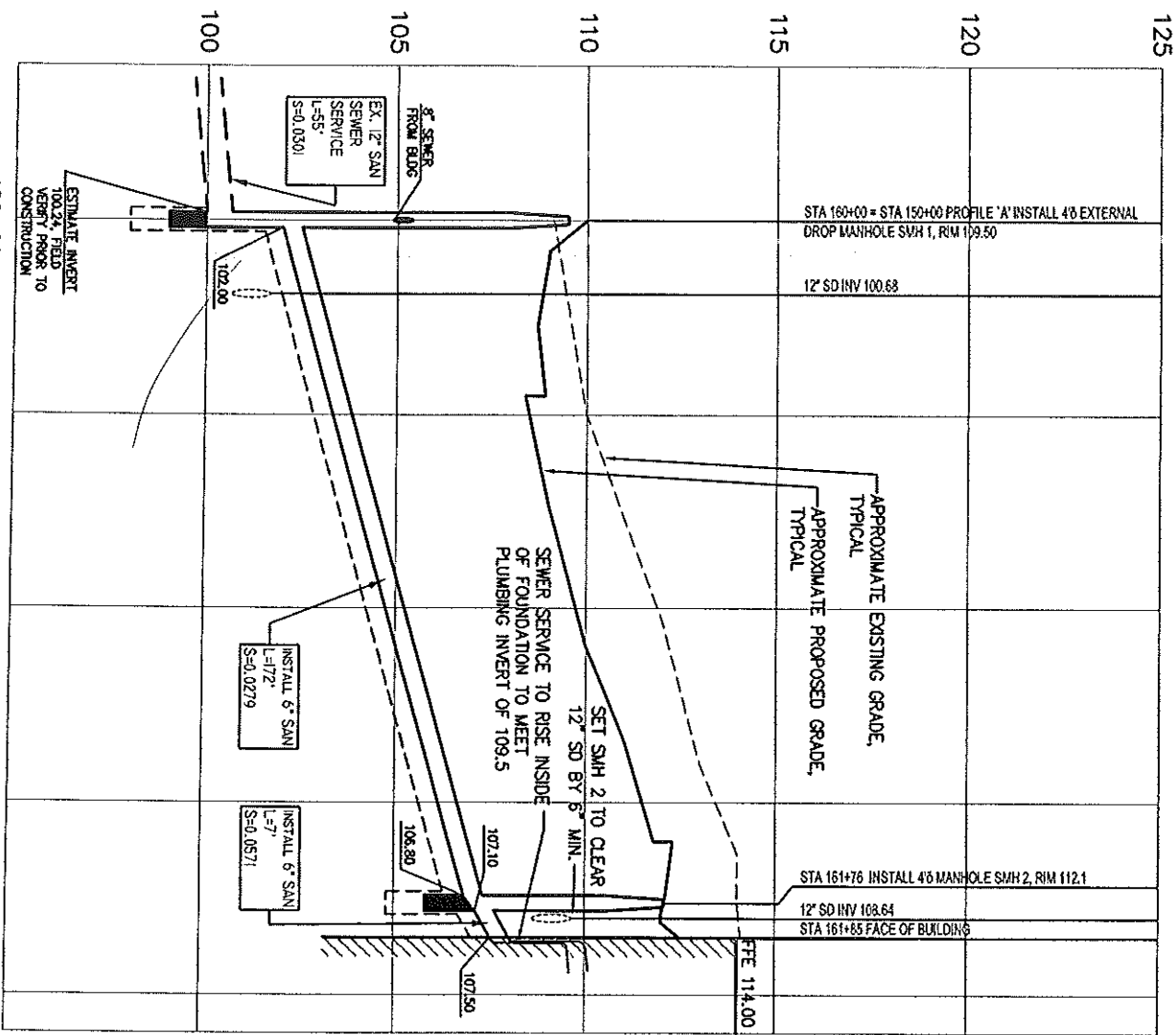




Deluca-Hoffman Associates, Inc.  
 778 MAIN STREET, SUITE 6  
 SOUTH PORTLAND, ME 04106  
 207 775 1411  
 WWW.DELUCAHOFFMAN.COM

DRYLINE	DED	DATE:	12/05
DESIGNED:	WGH	SCALE:	AS NOTED
CHECKED:	WGH	JOB NO.:	2310
FILE NAME:	3d Vt-60-12370-SP		

EAST END ELEMENTARY SCHOOL  
 REVISED SAN SEWER PROFILE 'A' TO ADD  
 SECOND SAN SEWER SERVICE TO SCHOOL -  
 RT# 3-C



**SANITARY SEWER PROFILE 'B'**  
 SCALE: 1"=30' HORIZ, 1"=3' VERT.

**DAILY FIELD REPORT**

**Date:** June 23, 2004  
**Project:** East End School  
**Project #:** 4497  
**Site Contacts:** MR. Joel Butler, of J.E. Butler Demolition  
**Purpose of Visit:** Density testing, site monitoring.

**Work Activities:**  
Performed density testing on/at previously excavated footer area between basement area and manhole cover, from East to West. Compaction was being done by the labor force from J.E. Butler Co. with the use of one 200 lb vibratory plate whacker, and one 10 ton vibratory roller. A Moisture Density value has not been determined at this time, a record of dry density will be kept and cross referenced with the test findings. Percent compaction/s shown do not reflect actual test results at this time. The use of a water truck is being utilized.

**Test Results:**  
Test results range as follows:  
Lift elevation: 2' to 6' below finished grade  
Probe depth: 12"  
Percent compaction: 85.0 % to 91.1 %  
Dry density: 114.8 to 123.0  
Wet density: 122.3 to 132.3  
Moisture: 4.3 to 10.8

**Remarks:**  
MR. Joel Butler has been notified of all test results, to include all other respective parties.

**Portal to Portal**

Leave:	8:00am	<b>Expenses</b>	<b>Signed:</b>	Darron Pierce
Return:	8:30pm	Mileage:	70	cc:
<b>TOTAL:</b>	12.5 hrs	Density Gauge:	1	
		Other:	0	

**DAILY FIELD REPORT**

**Date:** June 24, 2004

**Project:** East End School

**Project #:** 4497

**Site Contacts:** MR. Joel Butler, of J.E. Butler Demolition

**Purpose of Visit:** Density testing, site monitoring.

**Work Activities:**

Performed density testing on/at previously excavated footer area between basement area and manhole cover, from East to West, to include basement area/s, and upper platform. Compaction was being done by the labor force from J.E. Butler Co. with the use of a one 10 ton vibratory roller. A Moisture Density value has been determined at 131.5 PCF. Percent compaction/s shown do not reflect actual test results at this time. MR. Bill Petetien has been notified of test results, and is currently investigating all possibilities. The use of a water truck is being utilized, and all obvious materials of a deleterious nature are being removed.

**Test Results:**

Test results range as follows:  
Lift elevation: finished grade to 6' below finished grade  
Probe depth: 12"  
Percent compaction: 87.2% to 90.7%  
Dry density: 114.4 to 119.3  
Wet density: 122.6 to 127.7  
Moisture: 5.3 to 10.0

**Remarks:** MR. Joel Butler has been notified of all test results, to include all other respective parties.

<u>Portal to Portal</u>	<u>Expenses</u>	<u>Signed:</u>
Leave: 12:30pm	Mileage: 70	cc: <u>Darron Pierce</u>
Return: 6:00pm	Density Gauge: 1	
TOTAL: 5.5 hrs	Other: 0	



DAILY FIELD REPORT

Date: June 25, 2004

Project: East End School

Project #: 4497

Site Contacts: MR. Joel Butler, of J.E. Butler Demolition

Purpose of Visit: Density testing, site monitoring.

Work Activities:

Performed density testing on/at previously excavated footer area between basement area and manhole cover, from East to West, to include basement area/s. Compaction was being done by the labor force from J.E. Butler Co. with the use of a one 10 ton vibratory roller. Percent compaction/s shown do not reflect actual test results at this time. MR. Bill Peterlien has determined that the cause of low compaction results, how ever consistent is due to a term called nesting ( larger sized aggregate pooling together to read as voids in test results. ) A visual log is being kept of compactive efforts being made. The use of a water truck is being utilized, and all obvious materials of a deleterious nature are being removed.

Test Results:

Test results range as follows:  
Lift elevation: finished grade to 5' below finished grade  
Probe depth: Backscat to 12"  
Percent compaction: 83.7 % to 86.8 %  
Dry density: 110.0 to 113.4  
Wet density: 116.4 to 122.3  
Moisture: 5.8 to 9.4

Remarks: MR. Joel Butler has been notified of all test results, to include all other respective parties.

<u>Portal to Portal</u>	<u>Expenses</u>	<u>Signed:</u>	<u>Darron Pierce</u>
Leave: 8:30am	Mileage: 70	cc:	
Return: 5:00pm	Density Gauge: 1		
TOTAL: 8.5 hrs	Other: 0		

**DAILY FIELD REPORT**

**Date:** June 28, 2004

**Project:** East End School

**Project #:** 4497

**Site Contacts:** MR. Joel Butler, of J.E. Butler Demolition

**Purpose of Visit:** Density testing, site monitoring.

**Work Activities:** Performed density testing on/at previously excavated basement area/s. Compaction was being done by the labor force from J.E. Butler Co. with the use of a one 10 ton vibratory roller. Percent compaction's shown do not reflect actual test results at this time. A record of dry density is being kept for all tested areas to assist in a final decision of compaction tests taken. The use of a water truck is being utilized, and all obvious materials of a deleterious nature are being removed.

**Test Results:** Test results range as follows:  
Lift elevation: 111.0 to 112.0  
Probe depth: 12"  
Percent compaction: 82.3 % to 89.5 %  
Dry density: 108.2 to 117.6  
Wet density: 119.0 to 126.0  
Moisture: 5.4 to 10.1

**Remarks:** MR. Joel Butler has been notified of all test results, to include all other respective parties.

<u>Portal to Portal</u>	<u>Expenses</u>	<u>Signed:</u>	<u>        </u>
Leave: 11:30am	Mileage: 70	cc:	Darron Pierce
Return: 8:00pm	Density Gauge: 1		
TOTAL: 8.5 hrs	Other: 0		

## DAILY FIELD REPORT

Date: June 29, 2004

Project: East End School

Project #: 4497

Site Contacts: MR. Joel Butler, of J.E. Butler Demolition

Purpose of Visit: Density testing, site monitoring.

**Work Activities:**  
Performed density testing on/at previously excavated footer for Northern most part of building from East to West. Compaction was being done by the labor force from J.E. Butler Co. with the use of a one 10 ton vibratory roller. Percent compaction/s shown do not reflect actual test results at this time. A record of dry density is being kept for all tested areas to assist in a final decision of compaction tests taken. The use of a water truck is being utilized, and all obvious materials of a deleterious nature are being removed.

**Test Results:**  
Test results range as follows:  
Lift elevation: finished grade  
Probe depth: 12"  
Percent compaction: 87.4 % to 89.1 %  
Dry density: 115.0 to 117.1  
Wet density: 122.1 to 123.9  
Moisture: 5.8 to 6.2

**Remarks:**  
MR. Joel Butler has been notified of all test results, to include all other respective parties.

<u>Portal to Portal</u>		<u>Expenses</u>		<u>Signed:</u>	
Leave:	11:30am	Mileage:	70	cc:	Darron Pierce
Return:	5:00pm	Density Gauge:	1		
TOTAL:	5.5 hrs	Other:	0		

### DAILY FIELD REPORT

Date: June 30, 2004  
Project: East End School  
Project #: 4497  
Site Contacts: Mr. Joel Butler of J.E. Butler Demolition  
Purpose of Visit: Soil pick up..

Work Activities: Retrieved one soil sample for lab analysis, and moisture density.

#### Test Results:

Remarks: Mr. Joel Butler has been notified of all test results, to include all other respective parties.

<u>Portal to Portal</u>			
Leave: 3:30pm	Expenses	Mileage:	10
Return: 4:30pm	Density Gauge:		0
TOTAL: 1.0 hrs	Other:		0
		Signed:	Darron Pierce

**SUMMIT GEOENGINEERING SERVICES**

Cony Road Augusta, Maine 04330

(207) 621-8334

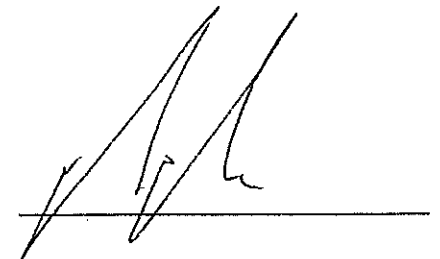
**FIELD DENSITY TEST RESULTS - ASTM D2922**

PROJECT NAME: East End School PROJECT #: 4497  
 CLIENT: Deluca Hoffman Associates DATE: 7/1/2004  
 LOCATION: SOIL DESCRIPTION: Sandy gravel  
 MAX DENSITY: 129.5 OPT MOISTURE: 9.5 % COMPACTION REQ'D 95%  
 SAMPLE #:

Test Number	35	36	37	38	39	40				
Lift Type										
Location Station										
Offset										
Lift Elevation	1' BFG	1' BFG	1' BFG	FG	FG	FG				
Probe Depth	12	12	12	12	12	12				
% Compaction	97	95.4	96.9	95.5	101.1	96.4				
Dry Density	125.6	123.5	125.5	123.6	130.9	124.8				
Wet Density	132.2	130.4	134.4	130.8	136.7	130.5				
Gauge Moisture	5.2	5.6	7.1	5.8	4.4	4.6				

Remarks\Sketches:

Summit Site Rep:



**SUMMIT GEOENGINEERING SERVICES**

Cony Road Augusta, Maine 04330

(207) 621-8334

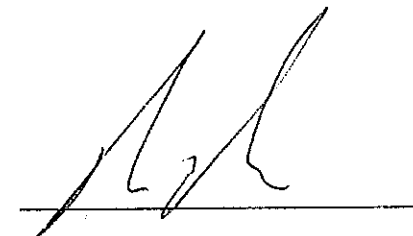
**FIELD DENSITY TEST RESULTS - ASTM D2922**

PROJECT NAME: East End School PROJECT #: 4497  
 CLIENT: Deluca Hoffman Associates DATE: 7/2/2004  
 LOCATION: SOIL DESCRIPTION: Sandy gravel  
 MAX DENSITY: 129.5 OPT MOISTURE: 9.5 % COMPACTION REQ'D 95%  
 SAMPLE #:

Test Number	41	42	43	44						
Lift Type										
Location Station										
Offset										
Lift Elevation	FG	FG	FG	FG						
Probe Depth	12	12	12	12						
% Compaction	98.3	96.5	98.3	101						
Dry Density	127.3	125	127.3	130.8						
Wet Density	134.6	133.3	138.5	140.7						
Gauge Moisture	5.8	6.6	8.8	7.6						

Remarks\Sketches:

Summit Site Rep:



**SUMMIT GEOENGINEERING SERVICES**

P. O. Box 4698 Augusta, Maine 04330-4698  
 Phone:(207) 621-8334 Fax:(207) 626-9094

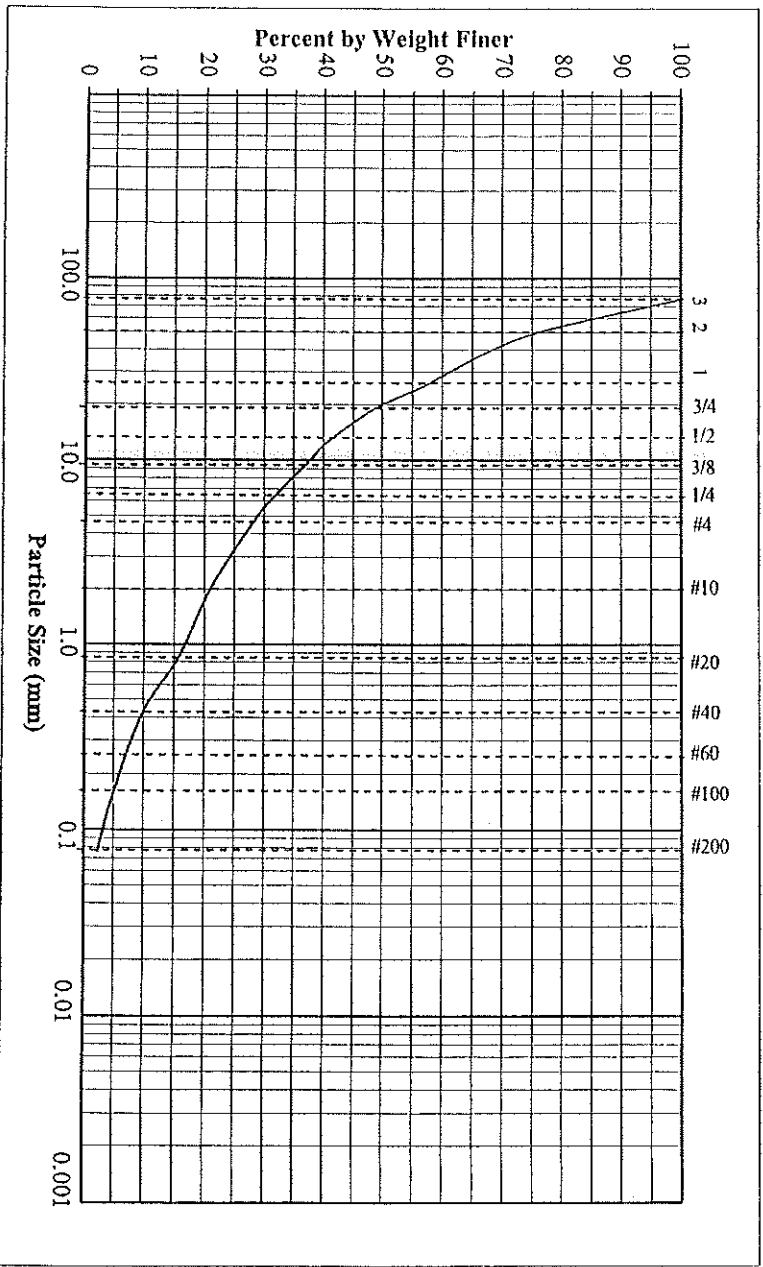
**GRAIN SIZE ANALYSIS - ASTM D422**

PROJECT NAME: East End School  
 CLIENT: DeLuca Hoffman Associates  
 SOIL DESCRIP: Processed Brick  
 INTENDED USE: General Demo Backfill

PROJ #: 4497  
 SAMPLE: 4497-1  
 DATE: 11-Jun  
 SOURCE: Onsite Stockpile  
 TECH: Darron Pierce

**DATA**

PARTICLE SIZE mm	% BY WT FINER
76.20 (3 in)	100.0
50.80 (2 in)	76.8
38.10 (1-1/2 in)	67.1
25.40 (1 in)	57.3
19.05 (3/4 in)	48.8
12.70 (1/2 in)	40.9
9.53 (3/8 in)	37.2
6.35 (1/4 in)	31.7
4.75 (No. 4)	28.4
2.00 (No. 10)	21.0
0.85 (No. 20)	15.8
0.43 (No. 40)	9.9
0.15 (No. 100)	4.8
0.08 (No. 200)	2.3



REMARKS: A large amount of deleterious material present, i.e., clips of wood, foam, steel parts, paper products, and vegetation.

Reviewed: Darrell Filman, CMT Manager  
 Sent: 6/21/04

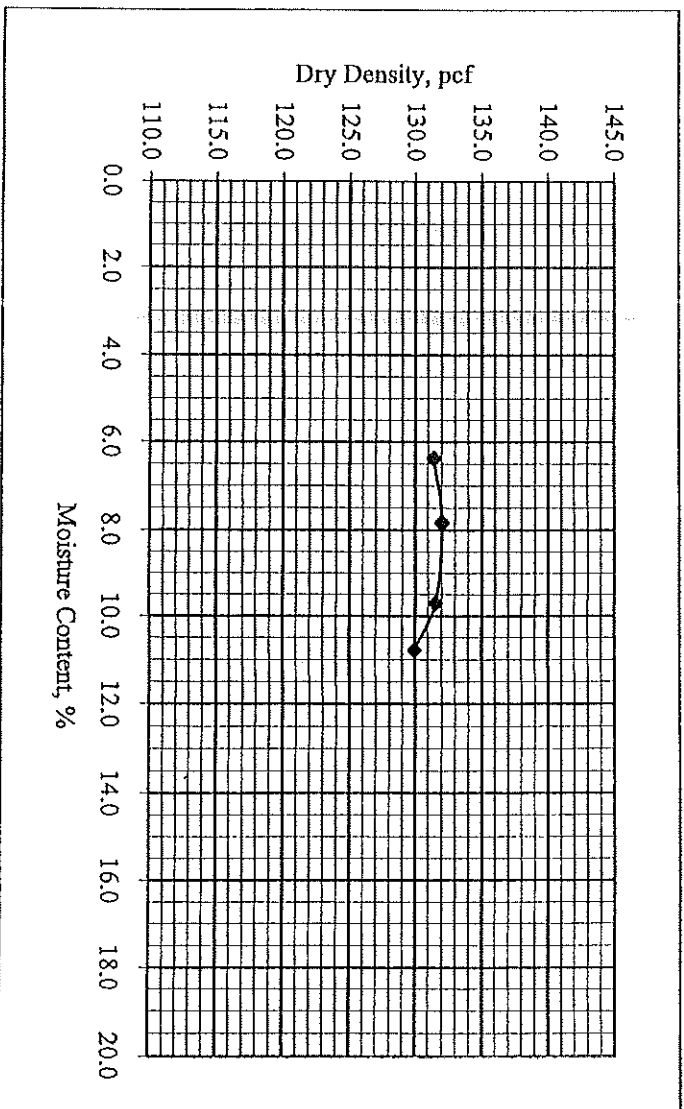
**MOISTURE DENSITY TEST - ASTM D1557**

PROJECT NAME:	East End School	PROJECT #:	4497
CLIENT:	DeLuca Hoffman Associates	SAMPLE #:	4497-2
SOIL DESCRIPTION:	Type A processed concrete	DATE:	June 24, 2004
INTENDED USE:	Foundation backfill	SOURCE:	Onsite stockpile

**DATA**

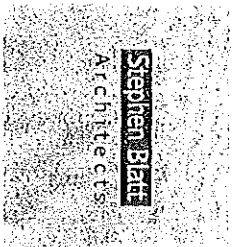
Method: C  
Max. Particle Size (in): 3/4  
Oversize Correction (%): 30

Moisture Content %	Dry Density, pcf
6.4	131.4
7.9	132.0
9.7	131.5
10.8	130.0



RECOMMENDED VALUES (corrected for oversized particles): 131.5 PCF @ 9.0 % Moisture





## MEMORANDUM

**TO:** Joel Butler, J. E. Butler  
**FROM:** Joe Hemes  
**DATE:** June 22<sup>nd</sup>, 2004  
**PROJECT:** Jack School Demolition- Bid # 5704  
**RE:** Site Meeting June 22<sup>nd</sup>, 2004

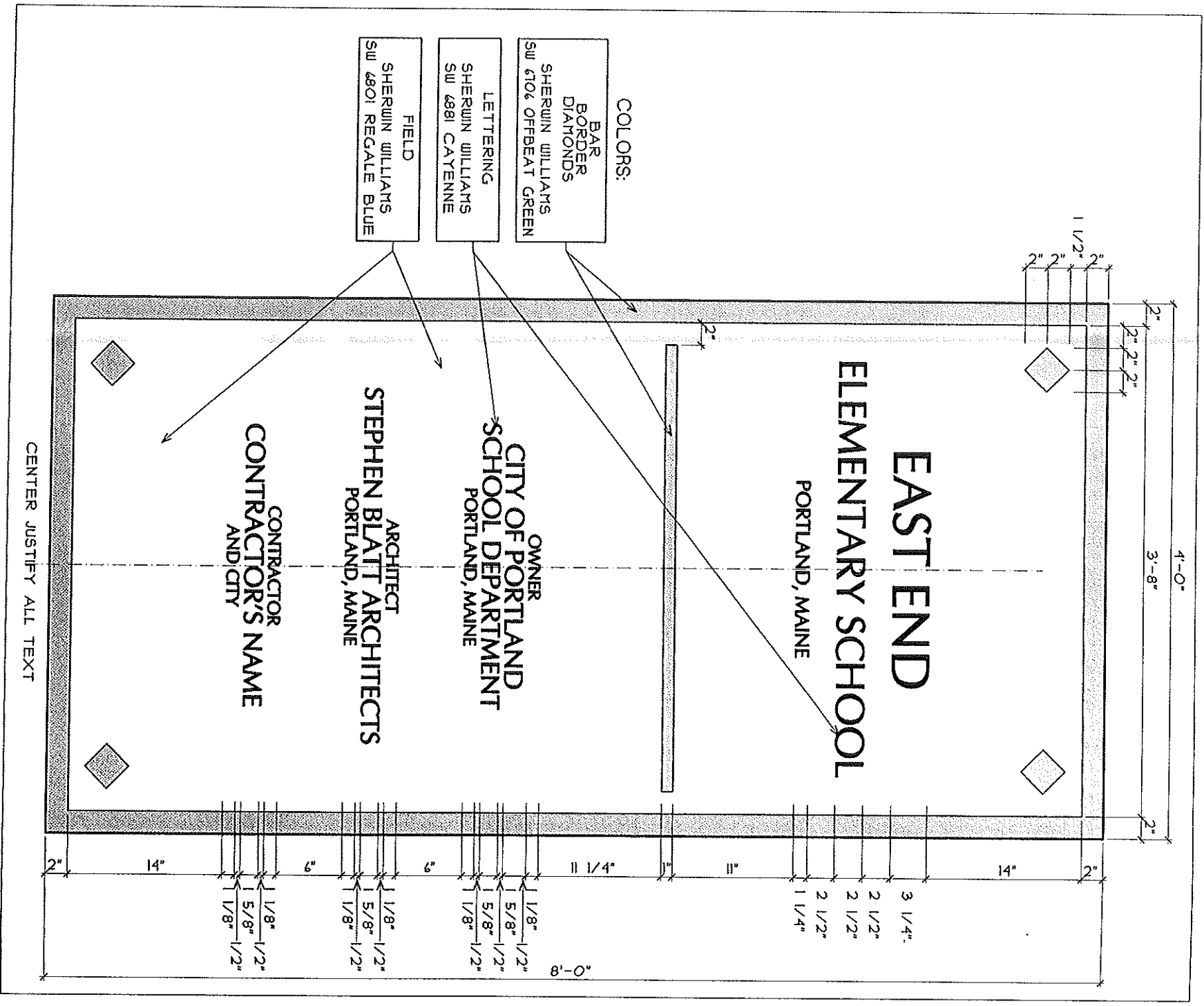
---

A meeting was held on site at 9:30 AM with Joel Butler, Bill Hoffman, Bill Peterlein of Summit Geoen지니어ing Services, & Joe Hemes:

**Work in progress** includes: a impact crusher is on site, but finished crushing the D5G Cat bulldozer removing unusable surface material. The crushed concrete, brick and block, is stockpiled for use in filling the foundation holes. There are three men on site with J.E. Butler.

**Issues:**

1. **The Site** has been cleaned up somewhat since June 10<sup>th</sup>. The basement are is excavated to sub-grade. Joel will be trenching and compacting the trench for installation of 6" underdrain connection to the sewer drain. The basement area will be proofrolled with a 14 ton machine.  
Bill Peterlein will approve this bottom of excavation for fill installation.  
Owens & Haskell will be on site Wednesday morning to survey open areas. Joel shall coordinate with Owens Haskell to survey all approved areas before filling and compacting.  
Joel Butler will begin installation and compaction of fill to meet spec.  
Bill Peterlein will be responsible for observing and approving fill lifts and compaction.  
Bill Hoffman agreed that the existing asphalt paved area can be kept intact as a solid layout area for next contractor.
2. **Samples of Crushed Materials:** The samples taken last week by Bill Peterlien have gradation analysis indicating the material can be used for fill material in all locations. Bill Peterlein took additional samples of the crushed concrete and one of the crushed brick materials for analysis.
3. **Next MEETING:** will be scheduled when necessary. Joel Butler or Bill Peterlein to advise.



**COLORS:**  
 BAR  
 BORDER  
 DIATOMDS  
 SW 6106 OFFBEAT GREEN

LETTERING  
 SHERWIN WILLIAMS  
 SW 4981 CAYENNE

FIELD  
 SHERWIN WILLIAMS  
 SW 4801 REGALE BLUE

**EAST END  
 ELEMENTARY SCHOOL**  
 PORTLAND, MAINE

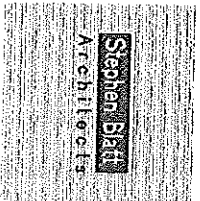
OWNER  
**CITY OF PORTLAND  
 SCHOOL DEPARTMENT**  
 PORTLAND, MAINE

ARCHITECT  
**STEPHEN BLATT ARCHITECTS**  
 PORTLAND, MAINE

CONTRACTOR  
**CONTRACTOR'S NAME  
 AND CITY**

CENTER JUSTIFY ALL TEXT

1/8" = 1'-0"



East End School  
 Portland, Maine

Addendum #3

Reference: Construction Sign

Date: August 9, 2004

VOLTS: 120/208 AMPS 200  
MOUNT: SURFACE PHASE: 3

MAIN: MLO  
WIRES: 4

PANEL: P4 SECTION 1  
LOCATION: FILES 106

BREAKER		DESCRIPTION	CKT VA	TYPE	CKT NO.	LOAD			CKT NO.	TYPE	CKT VA	DESCRIPTION	BREAKER	
A	P					A	B	C					P	A
60	3	PANEL P4 SECTION 2	6500		1	7500			2	R	1000	RECEPTACLES	1	20
60	3	PANEL P4 SECTION 2	6300		3		7300		4	R	1000	ELECTRIC WATER COOLER	1	20
60	3	PANEL P4 SECTION 2	4800		5			5800	6	R	1000	RECEPTACLES	1	20
20	1	RECEPTACLES	1000	R	7	2000			8	R	1000	RECEPTACLES	1	20
20	1	RECEPTACLES	1000	R	9		2200		10	R	1200	RECEPTACLES	1	20
20	1	RECEPTACLES	1000	R	11			2200	12	R	1200	RECEPTACLES	1	20
20	1	RECEPTACLES	1000	R	13	2000			14	R	1000	RECEPTACLES	1	20
20	1	RECEPTACLES	1400	R	15		2600		16	R	1200	RECEPTACLES	1	20
20	1	RECEPTACLES	1000	R	17			2000	18	R	1000	RECEPTACLES	1	20
20	1	COPIER	1500	R	19	3000			20	R	1500	REFRIGERATOR	1	20
20	1	RECEPTACLES	1000	R	21		2200		22	R	1200	RECEPTACLES	1	20
20	1	RECEPTACLES	800	R	23			4800	24	O	4000	RANGE	2	50
20	1	RECEPTACLES	1000	R	25	5000			26	O	4000	RANGE	2	50
		BLANK										SHUNT TRIP		
		BLANK										SHUNT TRIP		

PHASE TOTALS 19500 14300 14800

CONNECTED VOLT-AMPERES= 48600  
CONNECTED AMPERES= 135  
DEMAND VOLT-AMPERES= 25050  
DEMAND AMPERES= 70

CIRCUIT TYPE CODES DEMAND FACTOR

L	LIGHTS	1.0
M	MOTORS	0.5
R	RECEPTACLES	0.5
H	HEAT	1.0
O	OTHER	0.5
S	SPARE	0.5

EAST END ELEMENTARY

PROJECT: SCHOOL  
PROJ. NO: 03-0024  
DATE: 08/09/04  
STATUS: ADDENDUM # 3

**Bartlett Design**  
LIGHTING & ELECTRICAL ENGINEERING  
942 WASHINGTON STREET BATH, MAINE 04530  
TEL (207) 443-5447 FAX (207) 443-5560

VOLTS: 120/208 AMPS 200  
MOUNT: SURFACE PHASE: 3

MAIN: MLO  
WIRES: 4

PANEL: P6 SECTION 1  
LOCATION: ELECTRICAL ROOM 176

BREAKER		DESCRIPTION	CKT VA	TYPE	CKT NO.	LOAD			CKT NO.	TYPE	CKT VA	DESCRIPTION	BREAKER	
A	P					A	B	C					P	A
20	1	RECEPTACLES	1400	R	1	2600			2	R	1200	RECEPTACLES	1	20
50	2	RANGE	4000	O	3		4800		4	R	800	RECEPTACLES	1	20
50	2	RANGE	4000	O	5			5200	6	R	1200	RECEPTACLES	1	20
		SHUNT TRIP										BLANK		
		SHUNT TRIP										BLANK		
20	1	RECEPTACLES	1000	R	7			2400	8	R	1400	RECEPTACLES	1	20
20	1	REFRIGERATOR	1500	R	9	2900			10	R	1400	RECEPTACLES	1	20
20	1	RECEPTACLES	1000	R	11		2000		12	R	1000	RECEPTACLES	1	20
20	1	RECEPTACLES	800	R	13			1600	14	R	800	RECEPTACLES	1	20
20	1	RECEPTACLES	1000	R	15	2200			16	R	1200	RECEPTACLES	1	20
20	1	RECEPTACLES	1400	R	17		2600		18	R	1200	RECEPTACLES	1	20
20	1	RECEPTACLES	1000	R	19			2200	20	R	1200	RECEPTACLES	1	20
100	3	PANEL P6 SECTION 2	14300	L	21	15800			22	R	1500	WASHER	1	20
100	3	PANEL P6 SECTION 2	16000	L	23		17500		24	H	1500	EWB	1	20
100	3	PANEL P6 SECTION 2	9300	L	25			10800	26	H	1500	EWB	1	20
20	1	SPARE	500	S	27	1000			28	S	500	SPARE	1	20
20	1	SPARE	500	S	29		1000		30	S	500	SPARE	1	20
20	1	SPARE	500	S	31			1000	32	S	500	SPARE	1	20
20	1	SPARE	500	S	33	1000			34	S	500	SPARE	1	20
20	1	SPARE	500	S	35		1000		36	S	500	SPARE	1	20
20	1	SPARE	500	S	37			1000	38	S	500	SPARE	1	20

PHASE TOTALS 25500 28900 24200

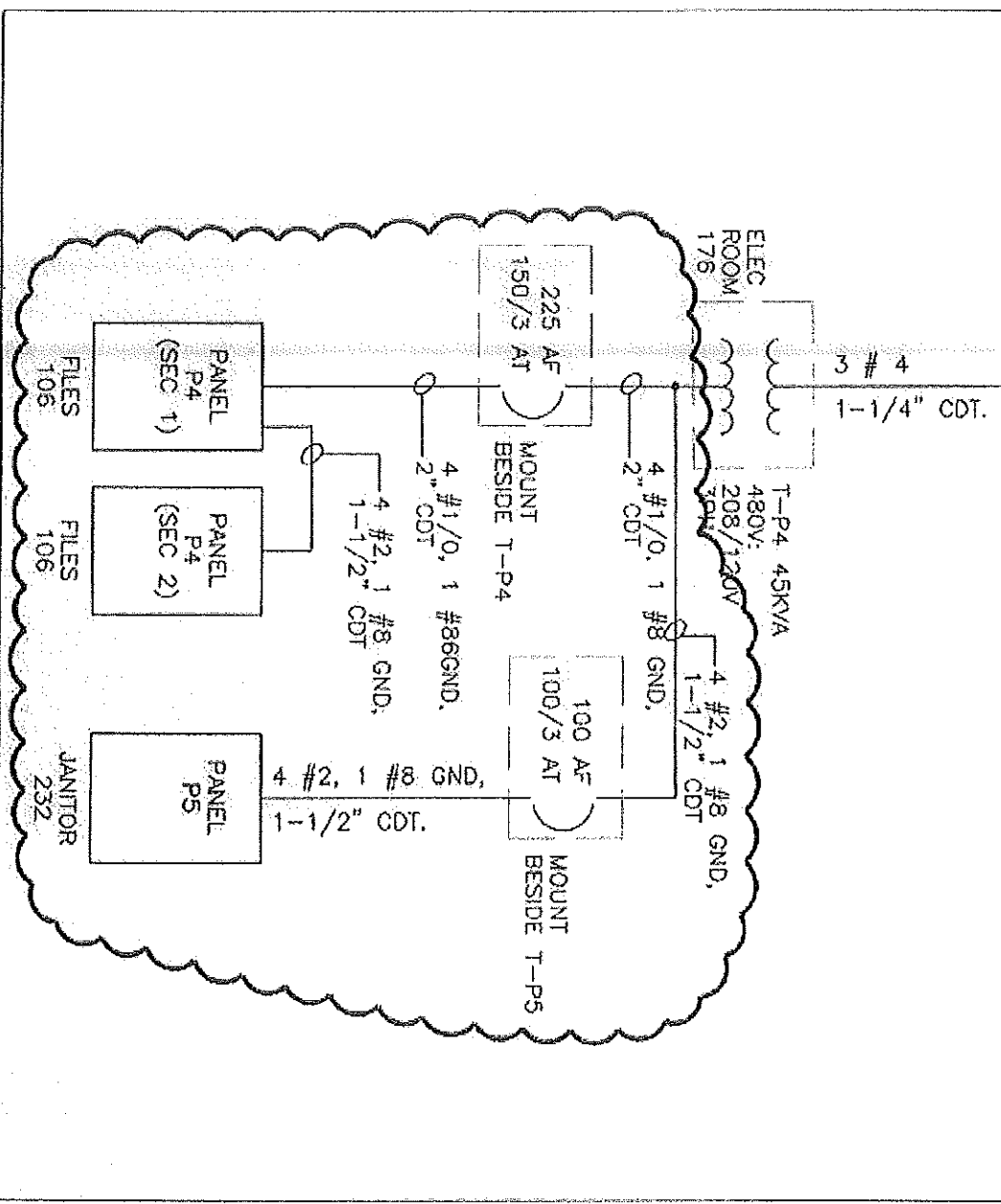
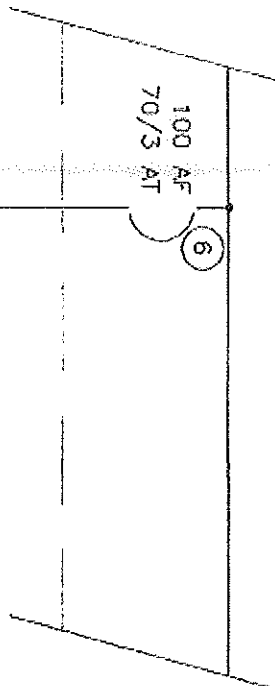
CONNECTED VOLT-AMPERES= 78600  
CONNECTED AMPERES= 218  
DEMAND VOLT-AMPERES= 39300  
DEMAND AMPERES= 109

CIRCUIT TYPE CODES DEMAND FACTOR  
L LIGHTS 1.0  
M MOTORS 0.5  
R RECEPTACLES 0.5  
H HEAT 1.0  
O OTHER 0.5  
S SPARE 0.5

EAST END ELEMENTARY SCHOOL

PROJECT: EAST END ELEMENTARY SCHOOL  
PROJ. NO: 03-0024  
DATE: 08/09/04  
STATUS: ADDENDUM # 3

Bartlett Design  
LIGHTING & ELECTRICAL ENGINEERING  
942 WASHINGTON STREET BATH, MAINE 04530  
TEL (207) 443-5447 FAX (207) 443-5560



Shawmut-Belt  
APPLICATORS

East End Elementary School  
Portland Public Schools  
Portland, Maine

Reference: E41  
APPENDUM # 3  
Single Line Diagram

Date: Aug. 09, 2004  
Scale: NONE

SKE-4.1A

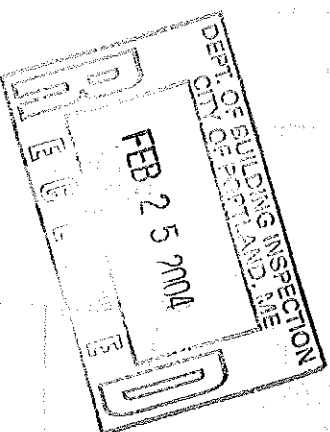
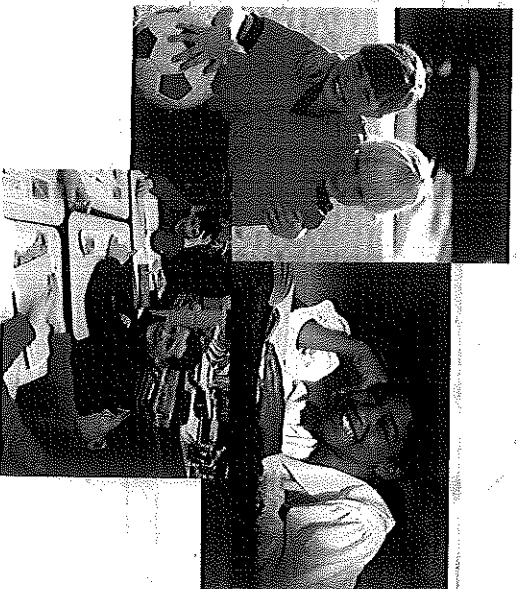
# PORTLAND SCHOOL DEPARTMENT

SITE PLAN APPLICATION  
INITIAL PLANNING BOARD WORKSHOP SUBMISSION  
EAST END SCHOOL

PREPARED FOR:  
PORTLAND SCHOOL DEPARTMENT

PREPARED BY:  
DELUCA-HOFFMAN ASSOCIATES, INC.  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, MAINE 04106  
(207) 775-1121

A SUBCONSULTANT TO:  
STEPHEN BLATT ARCHITECTS  
10 DANFORTH STREET  
PORTLAND, MAINE 04101  
(207) 761-5911



FEBRUARY 2004



# City of Portland Site Plan 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.

Address of Proposed Development: 358 to 444 Eastern Prom & 157 to 233 North Street Zone: R-3

Total Square Footage of Proposed Structure: 72,700 s.f. Square Footage of Lot: 269,233 s.f. 6.2 Acres

Tax Assessor's Chart, Block & Lot:		Property owner's mailing address:	
Chart#	Block#	Lot#	Portland School Dept. 331 Veranda Street Portland, Maine 04103
8	A	4	
15	A	5	Telephone #: (207) 874-8111
Consultant/Agent, mailing address, phone # & contact person: Deluca-Hoffman Associates, Inc. 778 Main St., Suite 8 South Portland, Maine 04106 (207) 775-1121 Contact: Wm. G. Hoffman, PE		Applicant's name, mailing address, telephone #/Fax#/Pager#: Doug Sherwood/Owners Rep. Anita LaChance City Hall/City Mgr. Office 389 Congress Street Portland, Maine 04101 (207) 879-0300	
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Parking lot Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ <input checked="" type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) Traffic Movement (\$1,000.00) <input checked="" type="checkbox"/> Stormwater Quality (\$250.00) Section 14-403 Review (\$400.00 + \$25.00 per lot) Other _____		Project name: East End School	

Major Development (more than 10,000 sq. ft.)  
 Under 50,000 sq. ft. (\$500.00)  
 50,000 - 100,000 sq. ft. (\$1,000.00)  
 Parking Lots over 100 spaces (\$1,000.00)  
 100,000 - 200,000 sq. ft. (\$2,000.00)  
 200,000 - 300,000 sq. ft. (\$3,000.00)  
 Over 300,000 sq. ft. (\$5,000.00)  
 After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review  
 Less than 10,000 sq. ft. (\$400.00)  
 After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments  
 Planning Staff Review (\$250.00)  
 Planning Board Review (\$500.00)

Who billing will be sent to: (Company, Contact Person, Address, Phone #)  
Ellen Sanborn, City of Portland Finance Dept., 389 Congress Street,  
Portland, Maine 04101 (207) 874-8300

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)  
**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

Section 14-522 of the Zoning Ordinance outlines the process; copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: [ci.portlandmaine.us](http://ci.portlandmaine.us) chapter 14

*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 listed her authorized agent. I agree to comply 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 of applicant:



Date:

2/24/08

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

## Development in Portland

The City of Portland has insured the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The Application Fee covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an Engineering Review Fee. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A Performance Guarantee will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An Inspection Fee must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

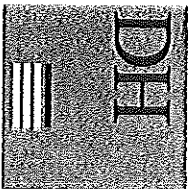
Upon completion of a development project, the performance guarantee is released, and a Defect Guarantee in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.



**A completed checklist with supporting  
information will be submitted with the April  
Workshop Submission**



DELUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

78 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL 207 875 1121  
FAX 207 879 0898

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

February 24, 2004

Ms. Sarah Hopkins  
City of Portland  
Planning Department  
389 Congress Street  
Portland, Maine 04101

**Subject:        Application for East End School  
                  North Street and Eastern Promenade**

Dear Sarah:

On behalf of the Portland School Department and their architect, Stephen Blatt, our office has prepared an application and initial information for a workshop with the Planning Board on March 9. The information included with this submission is not intended to represent a complete application. Instead, it is being provided to present and familiarize the Planning Board with the project. A complete application, providing all required technical support data will be submitted in advance of the April workshop.

The East End School project is being designed by Stephen Blatt Architects for the City of Portland School Department. The work was initiated about a year ago. Since that time the site for the school has been affirmed by the City and State Department of Education, the educational programs have been developed, and the project was approved by referendum in November of last year.

The design team includes a number of subconsultants but the design also integrates an exhaustive number of hours by the School Department, City Departments, and volunteers. Frequent meetings since December have considered multiple elements and objectives and led to a site plan which will be presented for an initial workshop at the Portland Planning Board Workshop on March 9, 2004.

The proposed building is being designed for 450 students. Staff and employees will total about 85 with about 70 being there at any one time. The building has three wings with two story classrooms with the core area being a single story. Additional information describing the project is provided in the Development Description which is provided with this application.

We anticipate most of our time at the workshop will be used to discuss the overall site plan with detailed information provided on the three detailed items stated above.

Ms. Sarah Hopkins  
February 24, 2004  
Page 2

The plans which accompany this submission include:

- A Colored Site Plan
- Architectural Floor Plans
- The Landscape Plan
- The Site layout Plan
- The Site Grading Plan
- The Survey Plan

Detailed technical information which is provided for this initial workshop include:

- The traffic and parking study

### BASIS OF SITE DESIGN

The following summarizes the basis of site design:

#### Access and Circulation:

1. Service Vehicles:

The building will have three potential areas for service vehicle access and deliveries:

- A formal loading dock at the northeast corner of the building;
- A loading area for paper and recyclables on the easterly side near the southern end of the building
- The bus dropoff area for small deliveries.

2. Buses:

- A formal bus loop with a capacity to accommodate 4 buses is being provided

3. Student Dropoff/Pickup:

- These maneuvers occur on North Street. The roadway is being widened from 33 to 40 feet to improve the margin of safety for vehicles and pedestrians.

4. Staff:

- An on-site parking lot will accommodate 31 staff parking spaces. Other staff will park in the longer-term spaces on North Street and the Eastern Promenade.
- The building faces North Street and all curb cuts are from this street. Two pedestrian walks are proposed from the Eastern Promenade.

Ms. Sarah Hopkins  
February 24, 2004  
Page 3

**Playground Areas:**

The playground area will be on the south side of the building and occupy the space between the building and the property boundary with the Promenade East Condominiums and the Island View Apartments. A fence will surround the playground.

A variety of play spaces will be offered including hard play (paved) surfaces, soft play (wood chip) and turf areas. The type of play space is anticipated to be a mix of formal playground equipment and more naturalized "adventure play areas. The large turf playground meets the dimensional requirements for adult softball.

- Perimeter Walkways: The sidewalks on the Eastern Promenade and North Street will be constructed of brick. Crosswalks will be paved including those across the bus dropoff, service, and parking areas.
- On-site walkways: Within the site, all sidewalks will be paved unless a competitive bid climate permits an upgrade of some walkways to reinforced Portland Cement concrete.

**LEEDS Rating: (Leadership in Energy and Environmental Design):**

The school is being designed with certain environmental friendly features to qualify for LEEDS. These features are principally internal and other than the orientation of the building for natural lighting, do not materially affect the site design.

**Utility Services and Types:**

Detailed information on utilities will be provided in the next submission. In general the following is noted:

- Sewer service is to be provided from North Street using the service from the Jack Elementary School;
- Water service is being provided from North Street and includes an upgrade of the existing main in North Street between the front of the school and the terminus of a recent upgrade in front of Island View Apartments;
- Gas service is available but is not intended to be used;
- Storm Water will be collected on-site and pass through a water quality unit located at the service drive entrance from North Street. Some of the existing storm drains at the intersection of North Street and the Eastern Promenade will be replaced. The flow will not be detained but connected to a location agreed upon with Public Works.
- Electric Service will be overhead on North Street to the front of the school where it will be placed underground to a transformer and into the school.

Ms. Sarah Hopkins  
February 24, 2004  
Page 4

**PROJECT VARIANCES OR REQUIREMENTS FOR THIRD PARTY ACTION**

The proposed project requires two independent actions prior to Planning Board consideration of the plan:

1. **Revision to Sidewalk Standards:** The current standard requires the crosswalks over the driveways to be constructed of brick. A change in this standard is anticipated to be brought before the City Council which would permit construction of these using hot bituminous concrete pavement as illustrated on the site plan provided with this submission. This item is currently being considered for sponsorship.
2. **Building Encroachment:** The building encroaches into the front setback lines at several locations. Stephen Blatt Architects is preparing an application to the Zoning Board of Appeals for a practical difficulty variance pursuant to the provisions of the City of Portland Land Use Code. These encroachments are illustrated on a figure provided with this submission.

**Project Funding:**

The project was approved by the voters at the November referendum. This referendum established budgets for the project including about \$939,000.00 for project site work. In addition to preparing the site plan to meet the requirements of the Ordinance and the needs of the school, the project must stay within the budgetary limits. Since it is not possible to know the competitiveness of the bid climate, there are certain features which will be identified as bid alternates. These items represent desirable upgrades to the basic site package, but a decision on their inclusion cannot be made until actual bids are received. This initial submission may have certain items which are unclear as to what the base project is versus the alternates. However, this should be much clearer when the complete application and plan set are prepared for a subsequent submission.

**Project Schedule:**

Asbestos abatement at the Jack School began this winter. A contract to demolish the building is expected to be advertised in several days. The schedule anticipates the building will be razed by late spring with a tentative construction start date for the new school in July. The building would be completed for opening in the fall of 2005.

**Regulatory Approvals:**

The project requires a Site Location of Development Permit. This is normally administered by the Maine Department of Environmental Protection. However, local authority has been delegated for certain municipalities in Maine for administration of this permit. The City of Portland has this authority.

There are no regulated Natural Resources on the site. Consequently, there is not a requirement for a MeDEP natural Resource or Federal 404 permit.

Ms. Sarah Hopkins  
February 24, 2004  
Page 5

The project does not generate enough traffic to require a formal MDOT traffic permit. Consequently, the permit process will occur at the local level.

**Earthwork and Grading:**

Nearly the entire site will be reshaped and contoured to accommodate the new East End School. The earthwork requirements were determined from a computer simulation. A copy of the printout showing cuts and fills in a color code is enclosed. The site has been set at an elevation whereby the earthwork should nearly "balance" reducing the need to transport material from the site.

The subsurface conditions have been examined through a series of studies including:

- A Preliminary Geotechnical Evaluation Conducted by Gillespie and Associates,
- Geophysical Surveys by Hagar Richter
- High Intensity Soils Surveys by S. W. Cole
- Final Geotechnical Studies by Summit Geoenvironmental.


These studies have provided the basis of design for the pavements, ballfield construction and foundation designs which are ongoing. No unusual conditions have been found.

**CLOSURE:**

Even during the interim between this submission and the workshop, the team will continue work and the project with an objective to submit a fully compliant submission to the Planning Board for the April workshop. Changes are likely to occur as the design is refined, input is received, and the details of the design are completed. A formal neighborhood meeting will be scheduled although the public outreach to date has been broad-based. The design team is pleased to submit this information for the workshop confident that the work with City staff, various committees, and the public will become apparent as the project is reviewed.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

  
William G. Hoffman, P.E.  
President

WGH/kmb/JN2370/Hopkins02-24-2004

Enclosure

Distribution: Project Team

## SECTION 1

### DEVELOPMENT DESCRIPTION

#### **1.0** Introduction

Deluca-Hoffman Associates, Inc. has been retained as a consultant to Stephen Blatt Architects to assist in the site design and site permitting of the proposed replacement of the Jack Elementary School. The new school will incorporate the Adams School students and is being designed for approximately 450 elementary grade students. The site is located at the location of the Jack School which has frontage on the Eastern Promenade and North Street. The Jack School will be razed. This site is triangular in shape with approximately 1000 feet of frontage on North Street, 1100 feet of frontage on the Eastern Promenade and 540 feet on the southeasterly side forming the boundary with Promenade East Condominiums and the Island View Apartments. The parcel contains 6.18 acres. All property across from North Street and the Eastern Promenade are portions of the Olmstead Eastern Promenade Park.

The new school will have a total floor area of 72,700± square foot with a footprint of about 49,065± square feet and two story classrooms. A 180-foot driveway at the front of the school on North Street will accommodate up to four busses. A 31-space parking lot will be located on the southwest corner of the site for staff parking. On street parking on both sides of North Street and along the Eastern Promenade will accommodate an additional 100 vehicles. This parking will be a mix of short and longer-term parking. This parking will allow additional staff parking on the street as well as student drop-offs, pickups and school visitor spaces. A separate designated service drive will enter and exit from North Street and provide service for two screened loading docks on the northeasterly side of the school facing the Eastern Promenade. The project will include brick sidewalks on both sides of North Street and along the Eastern Promenade frontage. Interior walkways will allow for pedestrian crossing through the site and be constructed of bituminous concrete. The school will offer a choice of play space from a large athletic field area, a soft playground area, and a couple of more naturalized "adventure" play areas. The athletic field area will also be used for adult softball when school is not in session. The school has three wings which fan in an easterly direction from the building core providing extensive natural lighting for the classrooms. Between the three classroom wings are two open spaces which will be fenced and afford the opportunity for garden spaces and educational site programs.

The proposed site contains no wetlands areas or streams.

#### **1.1** Existing Site Conditions

The existing site is currently occupied by the current Jack School which is undergoing asbestos abatement. Demolition is scheduled to begin imminently and is expected to occur as the proposed replacement school Site Plan Application is being reviewed by the City of Portland. The building will be completely removed including foundations. Concrete and masonry will be reclaimed during demolition and processed to fill the void after demolition. Any remaining reclaimed material will be stockpiled on the site for use during construction. All other demolition debris will be removed from the site. The contract documents being prepared for the demolition contain an aggressive provision for recycling of materials. Windows from the building are among the items being salvaged.

The site contains a paved area surrounded by the building which served as the hard play and service area for the Jack School. There is an existing softball field and play area between school and the southeasterly boundary. The area of the site to the northwest and approaching the point was lawn area. Public utilities serve the site.

The current 6.18 acre site is characterized as being about 0.75 acres of building, 0.66 acres of pavement, and 4.77 acres of lawn or play area.

The existing site conditions are depicted on Drawing C-5 of the plan set.

The site has moderate topography sloping from Elevation 94 at the point to about elevation 130 at a raised landscaped berm near the southeasterly corner of the site near the Island View Apartments. Drainage generally flows in a northwesterly direction but is released to North Street and Eastern Promenade. The site receives very little drainage from any adjacent property.

Soils on the site are variable but principally coarser grained glacial tills. Figures 8, 9, and 10 appended to Section 1 provide the USDA medium intensity soils, sand and gravel aquifers, and surficial geology for the site. These are generally consistent with the more detailed soils examinations presented in Section 11 of the complete application.

The site is not located in a mapped 100-year floodplain based upon the 1981 FEMA mapping and depicted on Figure 7.

The project is not in a lake watershed or a watershed most at risk from development.

Baseline information to prepare the permit applications and establish existing conditions include:

- Topographic and Boundary Surveys secured by Owen Haskell
- Geophysical Data secured by Hagar Richter
- High Intensity Soil Surveys by S. W. Cole
- Preliminary Geotechnical Studies by R. W. Gillespie
- Final Geotechnical Studies by Summit Geoen지니어ing

## 1.2 Natural Resources

There are no natural resources (wetlands, streams, etc.) on the site regulated under the Natural Resource Permit Act of the Maine Department of Environmental Protection or the US Department of the Army Corps of Engineers.

## 1.3 Proposed Project

The 450-student school will house elementary students. The proposed 72,700 square foot school will have two story classrooms and a footprint of approximately 49,065 square feet. The site will have some limited parking, recreation fields, and other proposed features described in section 1.1 of this narrative. This construction will require substantial earthwork and regrading of the site to provide the earth forms and shapes required for construction. The building roof, the parking lot, service drive, bus loop and most of the hard play area will be tributary to a formal drainage system. Three



options for stormwater management were considered with the selection of the stormwater management system and additional information provided in Section 12 of this application.

North Street will be widened in front of the school from about 33 to 40 feet (the City of Portland Collector Street Standards). The widening will occur on the southerly side of the street with curb reset, new inlets installed, and new sidewalks on both sides of the street. Sidewalks crossing the school drives will be paved subject upon a revision of standard by the City Counsel.

After construction, the land use of the site will consist of the following:

LAND COVER	AREA (SF)	AREA (AC)
Building	49,065	1.15
Pavement	47,761	1.10
Turf	148,529	3.41
Skinned Infield	8,516	0.20
Soft Play Area	14,154	0.32

Public utilities including water, sewer, communications, and power exit to the site but will be upgraded as appropriate. These upgrades include water main work on North Street, the separation of sanitary wastes from roof water from the building, and power service improvements.

The project has planned for the increased enrollment at the school with parking and traffic having been examined under separate study.

The design process has been guided by a site committee which meets frequently at City Hall, meetings with various City Department Heads, and the City of Portland School Department. In addition, the design process has included consideration of environmentally friendly Leadership in Energy and Environmental Design (LEED) criteria. For the site, these manifest themselves in the building orientation.

#### **1.4 Critical Areas**

The critical areas of the site include the wetlands in the topographic valleys of the site and the downgradient properties.

#### **1.5 Construction Schedule**

Contingent upon permitting, the school is expected to begin construction in July with completion by the Fall of 2006. A schedule of major milestones is appended to this section.

Specific construction sequences to ensure the Erosion and Sedimentation Control measures will be effective are provided in Section 14 of this application.

## 1.6 Figures, Plates and Drawings

Figures showing the proposed new school and site are appended to this section and include:

Figure No.	Title
1	Delorme Location Map
2	USGS Topographic Map
3	Property Map
4	Zoning Map
5	Aerial Photograph
6	Abutting Land Use Map
7	FEMA Flood Map
8	USDA SCS Soils Map
9	MGS Sand and Gravel Aquifer Map
10	MGS Surficial Geology Map
11	NWI Map
12	Fresh-Water Wetlands Map
13	Maine Inland Fisheries and Wildlife Map

Colored plates follow the figures and include:

Plate No.	Description
1	Existing Conditions
2	Site Layout Plan
3	Grading Plan
4	Earth Work Summary

Drawings provided in support of the application will include\*:

### SITE PLANS

Drawing No.	Description
C-1	Cover Sheet and Index
C-2	General Notes and Legend
C-3	Overall Neighborhood and Abutter Map
C-4	Property Plat
C-5	Existing Conditions and Topographic Survey by Owen Haskell, Inc.
C-6	Site Layout Plan
C-7	Site Layout Plan with Detail References
C-8	Landscape Plan (By Carroll Associates)
C-9	Landscape Details and Alternates
C-10	Site Grading and Drainage Plan
C-11	Expanded Grading of Select Areas 1/2
C-12	Expanded Grading of Select Areas 2/2
C-13	Utility Plan
C-14	Erosion and Sediment Control Plan
C-15	Erosion and Sediment Control Plan: Narrative
C-16	Erosion and Sediment Control Plan Details
C-17	Miscellaneous Site Details
C-18	Stormwater System Details
C-19	Pavement Marking/Curb Detail
C-20	Athletic Field, Infield, Turf and Miscellaneous Site Details
C-21	Fencing Details
C-22	Typical Access Drive Sections and Pavement Details
C-23	Utility and Storm Drain Details

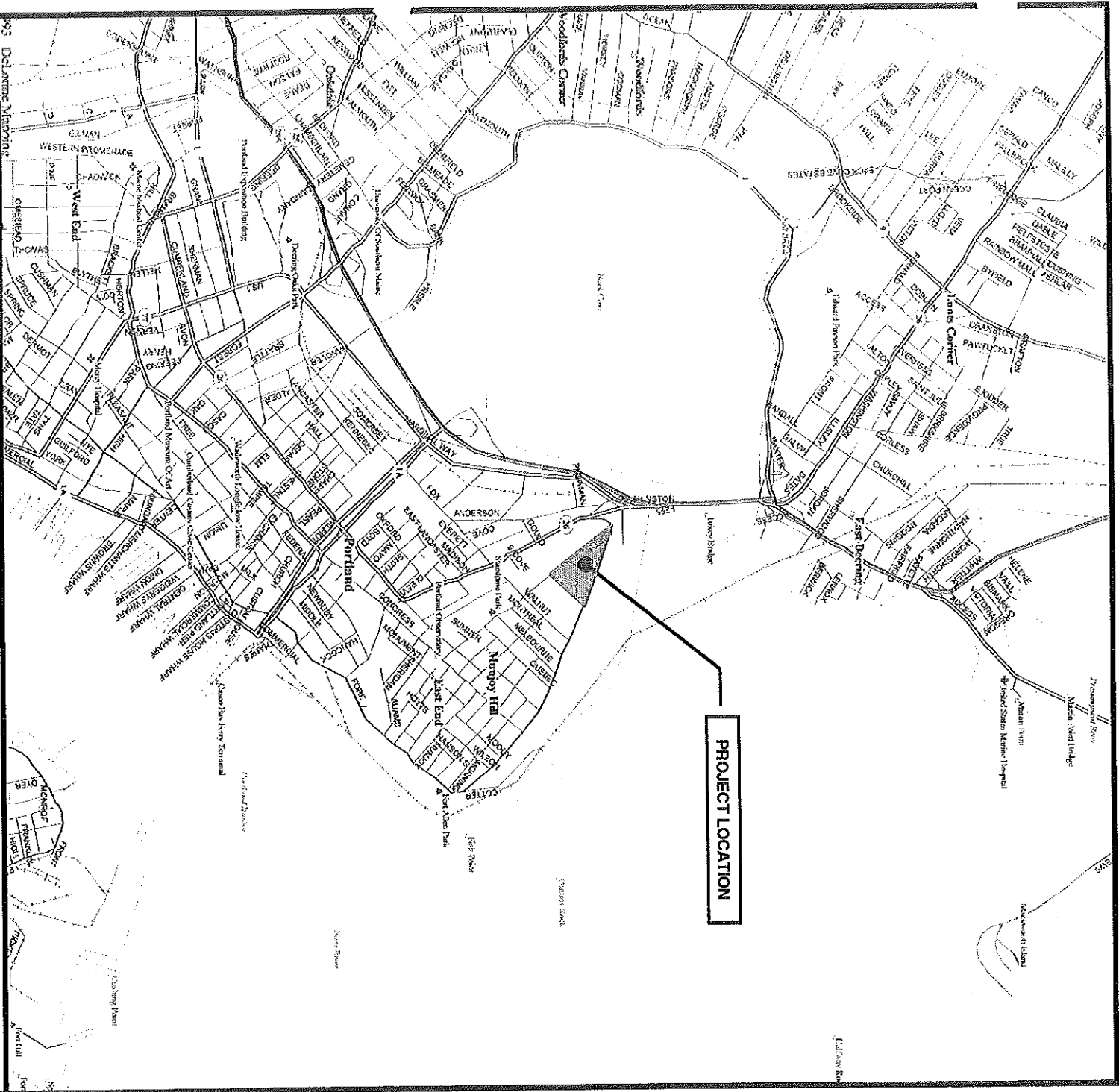
C-24	Water Main Details
C-25	Access Drive Profiles
C-26	Storm Drain Profiles
C-27	Storm Drain Profiles
C-30	Utility Profiles
C-31	Retaining Wall Details, Plan & Profile
C-32	Class B High Intensity Soil Survey by S.W. Cole
C-33	Predevelopment Watershed Plan
C-34	Postdevelopment Watershed Plan

\*Drawings and Plates listed in this section will be provided for the April workshop.

### NORTH STREET IMPROVEMENT PLANS

Drawing No.	Description
NSC-1	Existing Conditions (North End)
NSC-2	Existing Conditions (South End)
NSC-3	Plan Profile
NSC-4	Plan Profile
NSC-5	Signage and Striping
NSC-6	Signage and Striping
NSC-7	
NSC-8	Details
NSC-9	Details
NSC-10	Details
NSC-11-16	Cross Sections

Photos of the site are provided following the figures.



**DELORME LOCATION MAP**  
**East End School—Portland, Maine**  
 SOURCE: DELORME MAPEXPERT; DATED: 1993



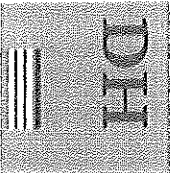
DESIGNED	WGH	DATE	JULY 2003
----------	-----	------	-----------

DRAWN	JCS	SCALE	1" = 2000'
-------	-----	-------	------------

CHECKED	WGH	JOB NO.	2370
---------	-----	---------	------

FIGURE

**1**



DELUCA-HOFFMAN ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 778 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, MAINE 04106  
 TEL. 207-775-1121  
 FAX 207-879-0896  
 E-MAIL: dhah@delucahoffman.com