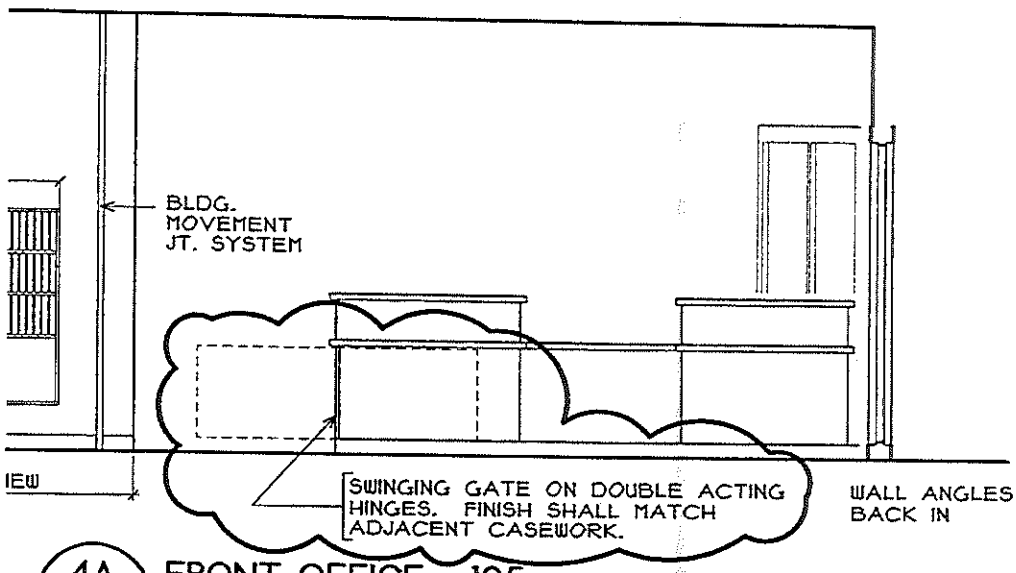


4A / A1.1 FRONT OFFICE 105

SCALE: 1/4" = 1'-0"

Stephen Blatt Architects

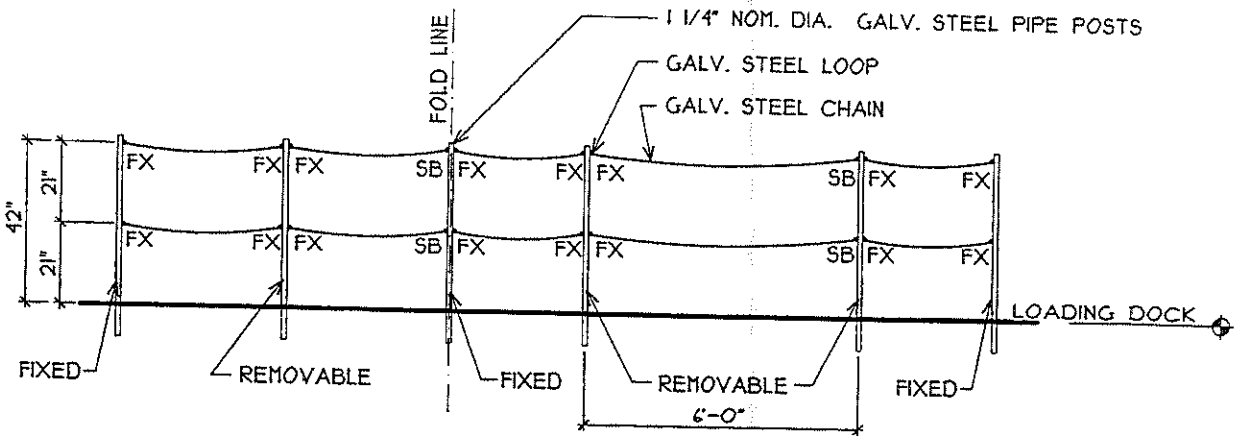
East End School
Portland, Maine

Addendum #4

Reference: A5.5

Date: August 10, 2004

ASK-12

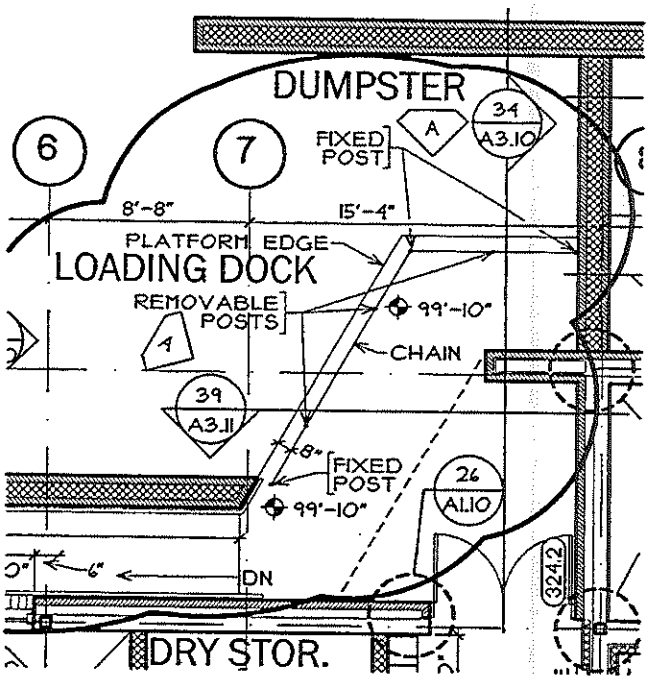


SB = ROUND EYE SWIVEL BOLT SNAP (GALV.)

FX = CHAIN PERMANENTLY FIXED TO LOOP

A / A1.1 LOADING DOCK GUARD ELEVATION

1/4" = 1'-0"



REVISIONS TO LOADING DOCK PLAN

SCALE: 1/8" = 1'-0"

Stephen Blatt Architect

East End School
Portland, Maine

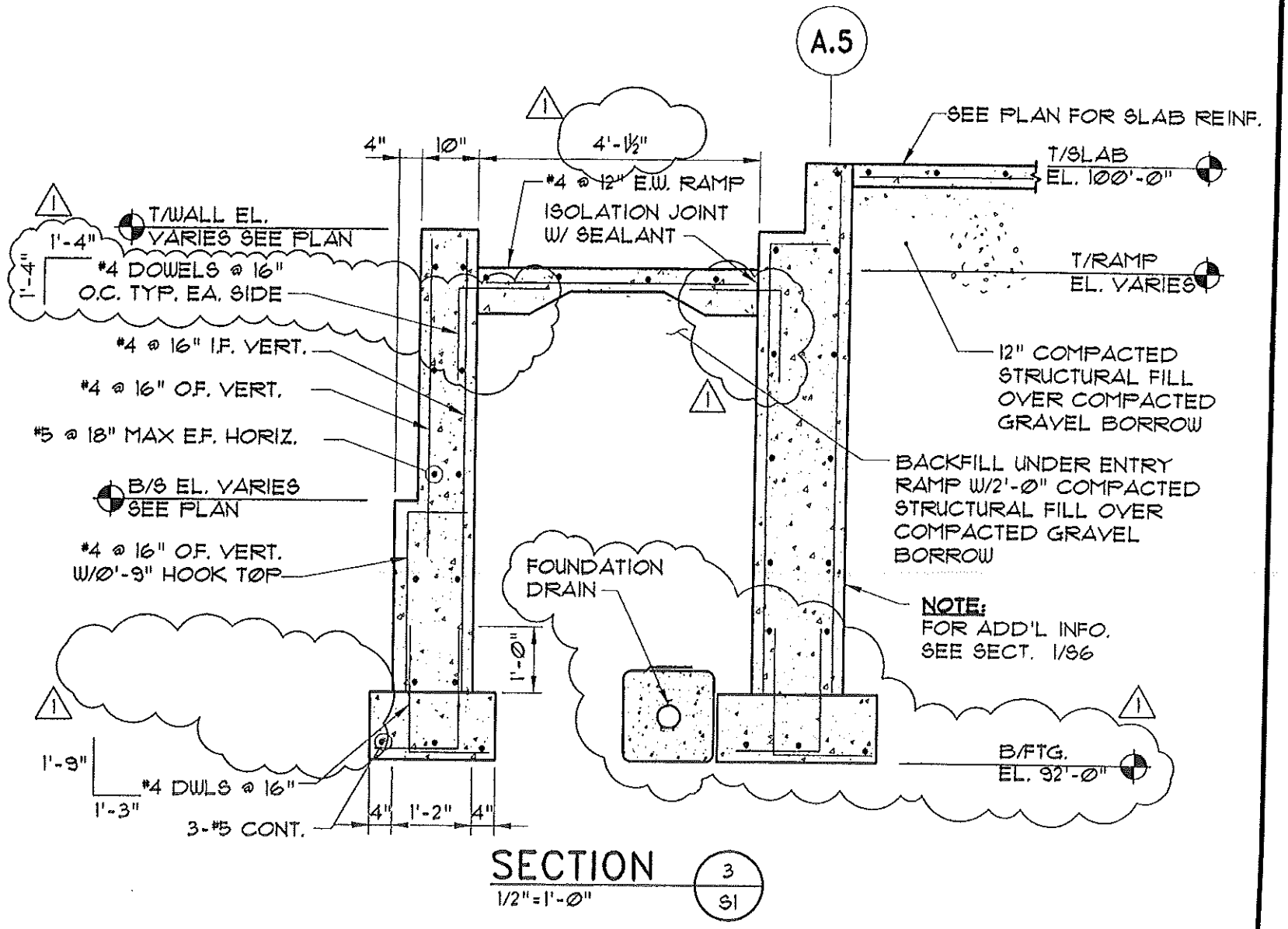
Addendum #4

Reference: A1.1

Date: August 12, 2004

ASK-14

CAD FILE: 03323-06 FILE SCALE: 1"=1"



SECTION 3/S1

1/2"=1'-0"

PINKHAM & GREER CONSULTING ENGINEERS 170 US ROUTE ONE, FALMOUTH, MAINE TELEPHONE: (207) 781-5242

EAST END
ELEMENTARY SCHOOL
PORTLAND, MAINE

SCALE: 1/2"=1'-0"
DATE: 8/11/04
DESG BY: KIM
PROJECT: 03323

SSK-2

FAX TRANSMITTAL

TO: Lt. McDougal, Portland Fire Department

FAX #: 874-8716

FROM: Doug Breer

DATE: July 26, 2004

PROJECT: East End Elementary School

RE: Required Stair Width

PAGES: 5 (including cover)

Special Comments or Instructions:

Dear Lt. McDougal,

Enclosed is the NFPA 101 Life Safety Code 2003 Occupancy Review and calculations for the East End Elementary School. This has been reviewed and approved by Steve Dodge of the State Fire Marshall's Office. As you can see, the occupant load used for the classrooms differs from that used under the BOCA National Building Code 1999. Steve Dodge allows the use of a maximum likely student population plus one teacher, in this case 25 students plus 1 teacher, instead of the 20sf per student occupant load factor used by BOCA.

Please call me if you have any questions.

Regards,

Doug Breer

10 Danforth Street

Post Office Box
583 DTS

Portland, Maine
04112-0583

Voice:
207.761.5911

Fax:
207.761.2105

Email:
sba@sbarchitects.com

If you do not receive all pages please contact us A.S.A.P. (207) 761-5911

November 3, 2003

NFPA 101 Life Safety Code 2003
Occupancy Review

The East End Elementary School has been programmed for 450 students and approximately 60 staff for total school occupancy of 510 persons. The Building will be sprinkled per NFPA 13.

The State Fire Marshall's Office has indicated that Life Safety Code 2003 should be used. This is an Occupancy Load Review for the sizing of egress stairwells and door widths based on Table 7.3.1.2 'Occupant Load Factor', Table 7.3.3.1 Capacity Factors and discussion with Steve Dodge on classroom capacity.

Classroom Wing Occupancy First Floor

286 persons	11 classrooms	25 students + 1 teacher = 26 (x 11)= 286
26 persons	1 esl classrooms	25 students + 1 teacher = 26 (x 1)= 26
36 persons	6 exploration	@ 120 s.f. / 20 s.f. per person= 6 (x 6)
15 persons	1 resource	@ 300 s.f. / 20 s.f. per person = 15 (x 1)
23 persons	1 self-contained	@ 450 s.f. / 20 s.f. per person = 22.5. (x 1)
15 persons	2 reading recovery	@ 150 s.f. / 20 s.f. per person= 7.5 (x 2)
26 persons	1 hands-on-lab	25 students + 1 teacher = 26 (x 1)
2 persons	1 guidance suite	@ 244 s.f./100 s.f. per person= 2.4 (x 1)
8 persons	1 speech	@ 150 s.f./20 s.f. per person= 7.5 (x 1)
1 persons	1 staff prep	@ 130 s.f./100 s.f. per person= 1.3 (x 1)
15 persons	1 main office suite	@ 1491 s.f./100 s.f. per person= 14.9 (x 1)
0 persons	1 storage/mechanical	N/A

438 persons Total occupancy 1st floor/ 4 exits = 110 persons each exit

110 persons x .2 doors = 22" width minimum Note: see 2nd floor.

Classroom Wing Occupancy Second Floor

286 persons	11 classrooms	25 students + 1 teacher = 26 (x 11)= 286
26 persons	1 esl classrooms	25 students + 1 teacher = 26 (x 1)= 26
36 persons	6 exploration	@ 120 s.f. / 20 s.f. per person= 6 (x 6)
15 persons	1 resource	@ 300 s.f. / 20 s.f. per person = 15 (x 1)
23 persons	1 self-contained	@ 450 s.f. / 20 s.f. per person = 22.5 (x 1)
8 persons	1 reading recovery	@ 150 s.f. / 20 s.f. per person = 7.5 (x 1)
8 persons	1 literacy data	@ 150 s.f. / 20 s.f. per person = 7.5 (x 1)
2 persons	1 guidance suite	@ 244 s.f./100 s.f. per person= 2.4 (x 1)
8 persons	1 speech	@ 150 s.f./20 s.f. per person= 7.5 (x 1)
1 persons	1 staff prep	@ 130 s.f./100 s.f. per person= 1.3 (x 1)
6 persons	1 admin suite	@ 550 s.f./100 s.f. per person= 5.5 (x 1)
0 persons	1 storage/mechanical	N/A

419 persons Total occupancy 2nd floor/ 3 exits = 140 persons each exit

140 persons x .3 stairs = 42" width minimum Note: 44" stairs min. shown.
140 persons x .2 doors = 28" width minimum Note: 35" doors shown.

Media Center, Gym Cafeteria Wing Occupancy (Art, Music, Community)

18 persons	1 media stacks	@ 1800 s.f./100 s.f. per person=18 (x 1)
20 persons	1 media reading	@ 1000 s.f./ 50 s.f. per person= 20(x 1)
8 persons	1 media office/work	@ 800 s.f./ 100 s.f. per person= 8 (x 1)
20 persons	1 media computer	@ 400 s.f./ 20 s.f. per person= 20(x 1)
26 persons	1 art rooms	25 students + 1 teacher = 26 (x 1)= 26
26 persons	1 music room	25 students + 1 teacher = 26 (x 1)= 26
75 persons	1 community suite	@ 1300 s.f. / 20 s.f. per person = 65 (x 1)
60 persons	1 music/platform	@ 900 s.f. / 15 s.f. per person = 60 (x 1)
200 persons	bleacher seating	@ 60 l.f. x 5 rows/ 1.5 lf.= 200
586 persons	1 gymnasium	@ 4175 s.f. / 7 s.f. per person= 596 (x 1)
30 persons	2 changing rooms	@ 300 s.f./ 20 s.f. per person= 15 (x 2)
2 persons	2 pe/rec office	@ 100 s.f./100 s.f. per person= 1 (x 2)
200 persons	cafeteria 1	@ 1,400 s.f. / 7 s.f. per person = 200 (x 1)
200 persons	cafeteria 2	@ 1,400 s.f. / 7 s.f. per person = 200 (x 1)
6 persons	kitchen	@ 600 s.f. / 100 s.f. per person=6 (x 1)
0 persons	misc. storage/jan	N/A

1,477 persons Total occupancy of wing/4 exits = 369 persons each exit
369 persons x .20 doors = 74" width each 4 exits (296" total)
Note: planning for egress doors 2 double door sets leaving southwest corridor, 1 double door set leaving cafeteria to north,
1 double door set leaving service area to north, 1 single door leaving gym to north. 4 double door sets @ 70" + 35"= 315" (o.k.)
Lobby Main entrance doors not counted

Egress Notes:

1. Cafeteria 1 & 2 each @ 200 persons will have 2 means of egress.
   Review Cafeteria 1 egress through Cafeteria 2 & corridor

2. Cafeteria 1 & 2 when open together 3 exits total.
   200 + 200=400 persons/ 3 exits= 133 persons each x .2 = 27"each
   3 Double doors provided at 70" (o.k.)

3. Kitchen/storage 6 persons egress to north with Cafeteria (door width o.k.)

4. Gymnasium occupancy of 786 persons will have 4 exits (1 exterior/2 interior)
   786/4= 197 persons each x .2 = 39 inches (total 39 x 4 = 156 inches)
   (provided 2 doors @ 70"+1 doors @ 35"=175" o.k.)

5. Media Center occupancy of 66 persons/ 2 exits= 33 persons x .2 = 6.6" each door (70" minimum provided).

6. Music/Platform occupancy of 60 persons/ 2 exits=30 persons x .2 = 6 "
(70" minimum provided).

7. Art & Music rooms will have two means of egress.

8. Community Rooms will include 3 rooms; Family Resource Center @ 300 s.f., Community Meeting @ 400 s.f., Community Meeting @ 600 s.f.
Each room will have 1 egress door. When the two adjoining Community Rooms are opened into 1 room the egress doors will be properly separated and open out.

9. Main Entrance Door Width
(Gym Wing Assembly portion of building)
2064 persons/ 2 = 1032. persons x .2 doors = 206 inches
(140 inches shown at main entrance & prominent corridor egress for a total of 280 inches)

Exit Access Corridors

The State Fire Marshall endorses no closures on classroom doors for Life Safety Code reasons. Exit access corridors are non-rated, but construction will be equivalent to 1 hour construction and will be smoke barriers. The 20 minute rated doors will not have closers.

Stephen Blatt
Architects

LETTER OF TRANSMITTAL

1/20/2005

TO: Mike Nugent
City of Portland - Code Enforcement Office

RE: **EAST END ELEMENTARY**

We are sending you: X Enclosed ____Under separate cover via _____the following:

X	Shop drawings		Change Order No.		R.F.P. No(s)
	Plans		Field Report	X	R.F.I. No(s)3
	Prints		Concrete Testing Report		Copy of Letter
	Specifications		Other:		

COPIES	DESCRIPTION
3	Sets; Each set contains RFI #3, Sanitary Sewer Information per Deluca Hoffman and two drawings (M5R & M6R)

THESE ARE TRANSMITTED as checked below:

	For Signature		Approved as Submitted		Revise & Resubmit for Approval
X	For Your Use		Approved as Noted		Submit ____ copies for Distribution
	As Requested		Furnish as Corrected		Reviewed
	For Review and Comment		For Bids Due		

REMARKS:

10 Danforth Street

Post Office Box
583 DTS

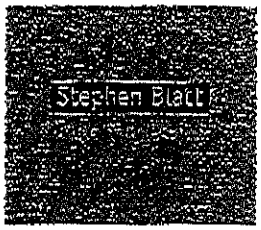
Portland, Maine
04112-0583

Voice:
207.761.5911

Fax:
207.761.2105

Email:
sba@sbarchitects.com

COPY: *file* *SIGNED:* *Joe Hemes*



MEMORANDUM

TO: Steve Dodge, State Fire Marshall's Office

FROM: Joe Hemes

DATE: 9/25/03

PROJECT: Portland-East End Elementary School

RE: Concept Review Meeting August 29, 2003

We opened a file and provided the fees for the East End Elementary School for the State Fire Marshall's Office review of both the Life Safety Code and the ADA accessibility code.

This new school will replace the existing Jack School on the same site on the Eastern Promenade of Portland, but be larger with approximately 50,000 S.F. on the first floor and 22,000 S.F. on the second floor. The school is being designed for 450 students.

We reviewed the site plan and the concept floor plans for preliminary approval and discussed the following issues:

1. The project can be reviewed under either Life Safety 2000 or the new Life Safety 2003 code, which is to be adopted next month. The 2003 code is harder to use because of layout, but similar in requirements. There are some references to the new NFPA 5000 Building & Construction code.

2. The school will be designed under New Educational Occupancies and New Assembly Occupancies. The school is expected to be Construction Type 2 (000) unprotected.

3. The school will be completely sprinkled under NFPA 13.

4. The main lobby may need doors to east court for emergency egress based on dead end corridor, when the classroom wings are locked. The north classroom wing can egress into the main lobby for second means of egress.

5. The Lobby configuration with monumental stair is acceptable with options for; rated/sprinkled glass or rated glass block or fire shutter on along second floor corridor line. The ability to egress from all portions of the building without using the monumental stair, but using the other fire stairs was reviewed.

6. The concept plans are acceptable in approach to meeting Life Safety and ADA codes, and a "Preliminary Letter of Approval" dated August 29th, 2003 was issued. The required 'Construction Permit' will not be issued until the 100% drawings are reviewed and approved.

Thank you very much for your review and working with us on this exciting project.

CC: A. LaChance, D. Sherwood, S. Blatt

10 Danforth Street
Post Office Box
583 DTS
Portland, Maine
04112-0583
Voice:
207.761.5911
Fax:
207.761.2105
Email:
sba@sbarchitects.com

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 santiary 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 ¼ " 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 ouside 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

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

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

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,

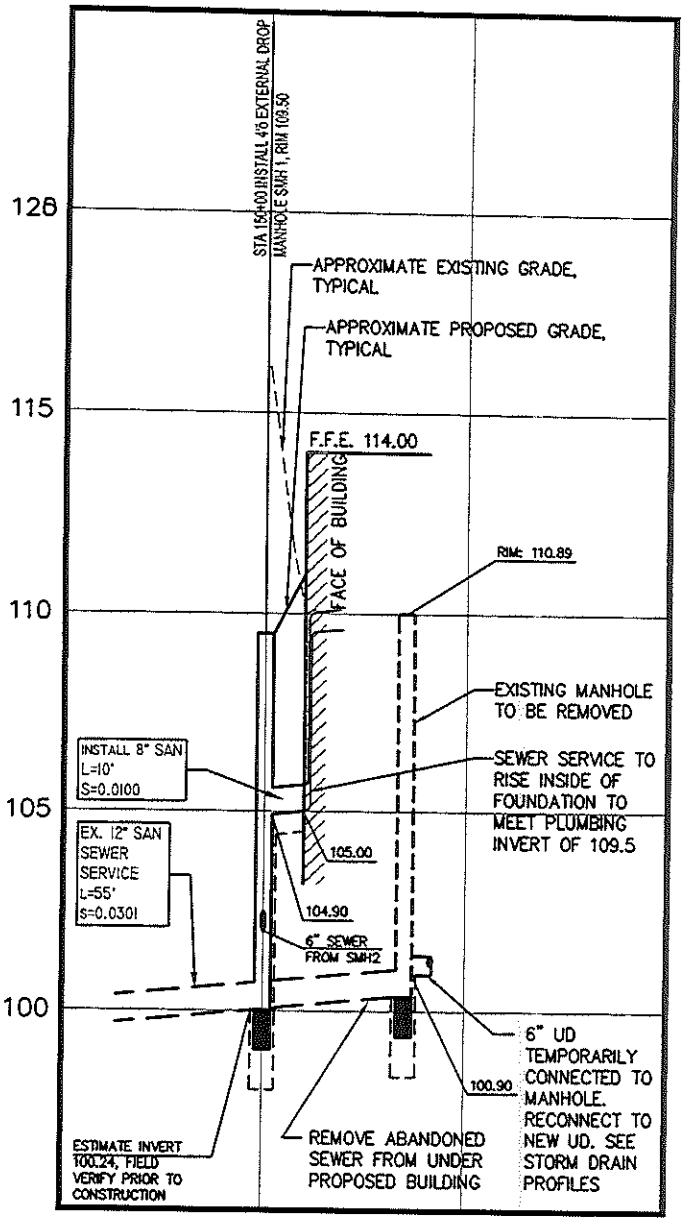
DeLUCA-HOFFMAN ASSOCIATES, INC.

William G. Hoffman, P.E.
President

WGH/cmd/JN2370/Hemes1-20

Enclosure

c: Steve Doel, P.E.



SANITARY SEWER PROFILE `A'

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

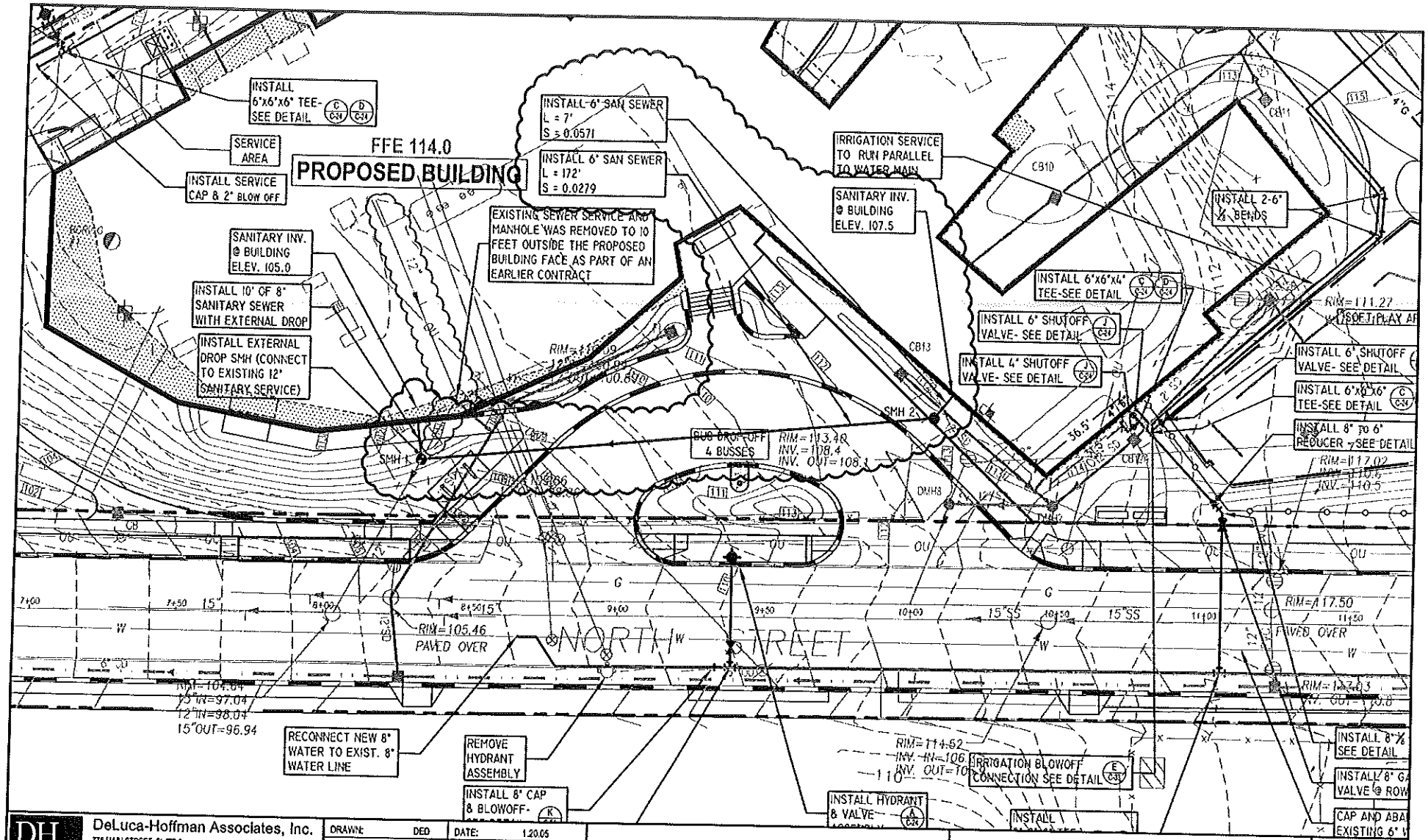
DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN:	DED
DESIGNED:	WGH
CHECKED:	WGH
FILE NAME:	3rd Version\2370-SP
DATE:	1.20.06
SCALE:	AS NOTED
JOB NO.	2370

EAST END ELEMENTARY SCHOOL

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

FIGURE RFP #3-B



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

DRAWN:	DED	DATE:	1.20.05
DESIGNED:	WGH	SCALE:	1"=30'
CHECKED:	WGH	JOB NO.	2370
FILE NAME:	3rd Version\2370-SP		

EAST END ELEMENTARY SCHOOL

REVISED UTILITY LAYOUT PLAN TO ADD SECOND SEWER SERVICE TO SCHOOL

FIGURE RFI #3-A

DeLuca-Hoffman Associates, Inc. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM	DRAWN:	DED	DATE:	1.20.05	EAST END ELEMENTARY SCHOOL
	DESIGNED:	WGH	SCALE:	AS NOTED	REVISED SAN SEWER PROFILE `A' TO ADD SECOND SEWER SERVICE TO SCHOOL - ADDED SAN SEWER PROFILE `B'
	CHECKED:	WGH	JOB NO.	2370	FIGURE RFI # 3-C
	FILE NAME:	3rd Version\2370-SP			

2001 0303

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.

Location/Address of Construction: 358 Eastern Promenade (Jack School)		
Total Square Footage of Proposed Structure: 50,000 ±	Square Footage of Lot: 272,930	
Tax Assessor's Chart, Block & Lot Chart# 8 Block# A Lot# 4	Property owner, mailing address: Portland Public Schools 331 Veranda Street	Telephone: 874-8100
Consultant/Agent, mailing address, phone & contact person: Pinkham + Greer 781-5242	Applicant name, mailing address & telephone: Portland Public Schools 331 Veranda Street	**Project name:** Jack Modular
Proposed Development (check all that applies) X New Building ___Building Addition ___Change of Use ___Residential ___Office ___Retail ___Manufacturing ___Warehouse/Distribution ___Parking lot ___Subdivision, amount of lots_____ ___Other:_____ Check Transfer per Mark Adelson		
Major Development X **$500.00**	**Minor Development** ____ **$400.00**	
Who billing will be sent to: Mailing address: Portland Public Schools State and Zip: 331 Veranda Street Portland, Maine 04103-5599	Contact person: Hank Dresch	Phone: 874-8126

Nine (9) separate packets must include 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

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 .25 per page, you may also visit the web site: ci.portland.me.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 his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: [signature]	Date: 11/14/01

Application is for site review ONLY, a building Permit application and associated fees will be required prior to construct

Jack Elementary School Project

Modular Building Complex

The proposed project calls for the installation of a modular structure on Portland School Department property adjacent to the existing Jack Elementary School. The structure will provide fully functional learning space for approximately 300 students in Kindergarten through 5th grade, and 70 staff. A portion of the existing Jack building will also be used for music, physical education, cafeteria, and possibly art, but the extent of occupation will be limited to the gym wing adjacent to the modular complex. This facility will also support Parks and Recreation programs as well as many other community uses.

The intended facility will function as Jack Elementary School until such time as the existing building is remediated, renovated, and modernized, or is replaced by a new structure as part of the State of Maine's Major Capital Improvement Program. This process is expected to take approximately five years from the time of project approval by the State to occupancy by the students and staff. If this project is included among those accepted for funding by the State in the Spring of 2002, occupancy of the renovated or new building will occur in the Fall of 2007.

As the Elementary School Master Plan moves into the execution phases throughout Portland, the modular complex will eventually be vacated by Jack students. At this point the facility will become available for use as a temporary relocation site during anticipated renovation projects at Reiche, Longfellow and perhaps Lyseth Elementary Schools. For this reason, the life of the modular complex is intended span approximately ten years.

As a result of long term problems with water infiltration into the existing building through the roof, windows and walls, mold was found to be present in many sections of the building. Realizing these conditions existed, the decision was made in August 2001 to close the building because the health of the students and staff could not be guaranteed. This decision then required that temporary space be found elsewhere in Portland which would ideally meet the criteria of: keeping the student body intact in one place, staying as close as possible to the existing Jack school district, and causing minimal disruption to the other elementary schools.

These criteria were met to a satisfactory, albeit temporary level, when the WT Grant building at 510 Congress Street was occupied and opened for classes only one week later than the rest of Portland Schools. The temporary nature of this space cannot be overemphasized. Although the school's needs were met under almost emergency conditions, remaining in the existing commercial building for any longer than absolutely necessary is not acceptable for many reasons, not the least of which is the impact on the educational program for the students.

It is the strong desire and plan to have the proposed modular project complete and occupied as Jack Elementary School by Spring vacation 2002. In order to meet this time schedule, the option of considering another location for the modular complex is simply

not practical. It should be noted however, the State's Major Capital Improvement Program process requires conducting a thorough site analysis review and consideration of alternative locations if a new building is the selected option.

Jack Elementary School

November 8, 2001

The Site Plan Application provides the following data:

- Topographic and boundary data of the site and surrounding area is shown on the drawings. Existing utilities located in the North Street Right of Way including gas, power, sewer, water, and stormdrain connections are shown.

- New service connections to the sewer, water, gas, power, and communications are planned and shown on the site plan. These services are located as close together to minimize costs and disruption of North Street.

- Existing fencing for the ball field will be removed. No additional fencing is planned.

- Site lighting will be limited to wall mounted units at the doorways. These will provide light for the new walkways between the buildings.

- Hydrants are located along North Street. These hydrants and the sprinkler system in the buildings will provide adequate fire protection.

- The buildings will be provided by a modular construction company. Each supplier has slightly different techniques to construct the units and as such the exact size may vary. In general, the buildings will be 25,000 square feet single story units. A full foundation with a crawl space will be utilized. This will provide adequate foundations for the 10-year plan.

  To access the buildings a new 16' wide walkway will be constructed along the existing gym and to the main office building. The classroom building will have a 5' wide walkway going to the main entrance. Stairs are required along the gym route. The walks slope at 5% to meet ADA requirements.

- Grading on the site has been carefully considered to minimize the amount of excess material created. Finish floors are approximately 1 to 1.5' above the existing grades. This will provide for adequate drainage away from the building. The proposed berm on the south side of the site will be slightly modified to allow the corner of the building to fit in that location. The landscaping along the berm will remain intact.

  Additional landscaping will be placed along the North Street side of the site and foundation plantings will be used at the main entrance. The remaining sides of the buildings will be buffed by existing fields and the existing Jack School.

- Solid waste will continue to be hauled via the dumpsters in the existing school's paved area off North Street.

- Off site utilities currently have adequate capacity to service Jack School. It is anticipated this structure will have similar demand for services. A letter from the Sewer Department will be provided as soon as they are available. The water supply letter from the Portland Water District is attached.

- We anticipate a construction schedule that starts in late January and has the buildings ready to occupy after the April break.

- The City's Site Plan Approval and Building Permit are the anticipated permit requirements. No DEP permits are required. We hope to have site plan approval in early January.

- The soils on site have been reworked as part of the previous construction of the school and ball field. Shallow hand test pits in the area of the ball field indicate topsoil and sand over hard clay. Blasting of rock is not anticipated.

- Drainage patterns of the site will remain similar to existing drainage. Flow from the south side of the site will continue to go towards the Eastern Promenade, along grass swales.

  The area along North Street will be shaped to drain northerly to a new catch basin in a grass swale. There is an existing drainage pipe in the location that will be utilized to connect to the existing stormdrain.

  The area between the existing gym and the modulars will drain to a new catch basin. This area will collect water from the walks and roof area drains from the area between the modulars.

  Erosion control will consist of catch basin protection, loam and seed of disturbed areas and mulching of exposed soil. Silt fence will control the areas around the modular on the east side. See drawings.

- Pedestrian access to the site will be directly from North Street and from the Eastern Promenade via the sidewalk through the playground area. A new crosswalk will be installed on North Street to align with the new walks. The existing sidewalks on North Street will provide the pedestrian connection to the community.

- Drop off and pick up of students will be changed from the Eastern Promenade to North Street. A 100' section of North Street will be restriped and signed for the pick up/drop off zone. This area will generally be supervised by staff during the AM and PM hours when school is starting and ending.

Portland
Water District

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

(207) 774-5961
FAX (207) 761-8307
www.pwd.org

November 8, 2001

Tom Greer, P.E.
Pinkham & Greer
170 US Route 1
Falmouth, Me. 04105

Re: Jack Modular School-North St.

Dear Tom:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed Jack Modular School complex off North Street. I find there is a 8" water main on the short side of the street in North St.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: North St @Jack School
Hydrant # 474
Static pressure = 53 PSI
Flow = 990 GPM
Last Tested = 11/01/01

If the district can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

Casey & Godfrey
Consulting Engineers
263 Water Street
Gardiner, ME 04345
(207) 582-4526
FAX (207) 582-8526
E-mail: cge@ime.net

FAX TRANSMITTAL

TO: Bill Hoffman
DeLuca-Hoffman
FAX 207-879-0896

FROM: Diane W. Morabito
Casey & Godfrey Engineers
TEL 207-582-4526
FAX 207-582-8526

No. of Pages (including this cover): 3

DATE: February 27, 2004

RE: Parking Review for East End School

Dear Bill,

Attached you will find a summary memorandum outlining the revised parking analysis. We will mail the original to you. Please don't hesitate to call me if you have any questions or concerns.

Sincerely,

Diane W. Morabito, P.E. PTOE

Casey & Godfrey
Consulting Engineers

263 Water Street
Gardiner, ME 04345
(207) 582-4526
FAX (207) 582-8526
E-mail: cge@ime.net

SUMMARY MEMORANDUM

TO: Mr. William Hoffman, P.E.
DeLuca-Hoffman Associates
778 Main Street, Suite 8
South Portland, Maine 04106

DATE: February 27, 2004

RE: Parking Analysis for Proposed New East End School

This memorandum is written to summarize a review of your site plan, in regard to parking, for the new east end school in Portland, Maine. The proposed new school, to replace the previous Jack School, will provide for 450 elementary students.

This analysis updates the preliminary parking analysis that was included in the traffic impact study, dated August 2003, to reflect the current DeLuca-Hoffman site plan. All parking for the previous Jack school was located on-street, on both North Streets and Eastern Promenade. The site plan provides for a 31-space on-site parking lot. Based upon information provided by DeLuca-Hoffman and included in the appendix, Portland standards for the maximum assembly size require 100 parking spaces for the proposed new facility. The State Department of Education standards generally recommend 113 spaces for a school of this size. The higher 113-space requirement was used as the basis of this parking analysis.

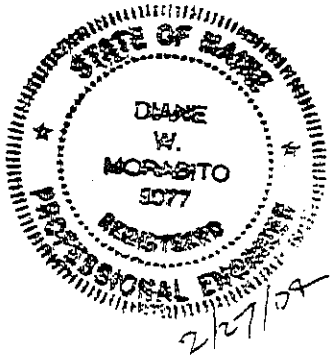
The parking analysis was performed to determine if there would be adequate parking for the new facility, considering both the 31-space lot and available on-street parking. On-street parking is currently allowed on both sides of North Street and Eastern Promenade. North Street is currently 33' wide and provides for two-way traffic flow and parking on both sides. The American Association of State Highway and Transportation Officials (AASHTO) "A Policy on Geometric Design of Highways and Streets, 2001" recommends a minimum of 8' parking lanes. In addition, the minimum width for the travel lane should be 10' with up to 12' desirable. Based upon this, the recommended minimum total width for North Street, to provide for two-way travel and parking on both sides is 38' with 40' being desirable (12' travel and 8' parking lanes). The current DeLuca-Hoffman plan provides for North Street to be widened to provide the desirable 40 foot width.

Parking observations were conducted on several days in summer of 2003 to determine the number of on-street spaces being utilized in the vicinity of the school. It was assumed that the school would utilize on-street parking on both sides of North Street but only along the south side of Eastern Promenade (the school side of the street). Based upon the plan by DeLuca-Hoffman, there will be 99 spaces located on street in the immediate vicinity of the school. All spaces meet the recommended minimum parking stall length for parallel parking of 22', ranging up to 24'. The 99 on-street spaces are located as follows:

Eastern Promenade – School Side Only - 45 spaces
North Street – School Side - 25 spaces
North Street – Opposite Side – 29 spaces

The number of vehicles parked in the above locations was recorded on three different days in the summer of 2003, including early morning, mid-morning and mid-day hours. The maximum number of vehicles parked in the above locations during any observation was six. Based upon this, there will be 93 on-street spaces available for school use. The proposed 31 space lot, in combination with on-street parking, will leave an excess of 17 spaces on-street in these locations for other uses, without consideration of all of the spaces on the north side of Eastern Promenade. Based upon this, the parking should be more than adequate to meet both the state and city standards.

In addition to the number and location of parking spaces, the proposed time restrictions were also reviewed, as shown on your site plan. There are 31 staff on-site spaces which will be all day spaces. In addition, there are 69 on-street spaces which are proposed as all day spaces, for a total of 100 all day spaces. Given a projected maximum of 80 staff, which are not all full-time employees, these 100 all day spaces should be adequate. The remainder of the spaces are proposed to be designated short-term, 1 hour or less. These spaces are logically located closest to the entrance area on North Street. It is important to note that the highest turnover spaces, 30 minutes or less, are also larger at 23' to 24', providing for easier parking maneuvers, as previously recommended.



Sincerely,

Diane W. Morabito

Diane W. Morabito, P.E. PTOE

From: Barbara Barhydt
To: John Peverada ; Marge Schmuckal
Date: Tue, Mar 2, 2004 8:10 AM
Subject: Parking for the East End School

Hi Marge and John:

I just received a revised memo regarding the parking for East End School. I will make copies for both of you. Marge, they are basing the parking numbers on the assembly area, but I do not know if this how you would determine the required number of parking spaces. Could you determine that number for their upcoming workshop (3/9).

John, any comments you may have on their proposed parking plan would be great. I know one of the Board members asked me what are the parking regulations currently on Eastern Prom and North Street. He was concerned about their proposal for short term parking and the impact on adjoining residential uses.

I have put this item on Wednesday's agenda.
Thanks.

Barbara

following minimum off-street parking requirements shall be provided and maintained in the case of new construction, alterations which increase the number of units, and changes of use:

(1) *Residential structures:*

a. For new construction, two, (2) parking spaces for each dwelling unit, plus one (1) additional parking space for every six (6) units or fraction thereof.

b. For alterations or changes of use in existing structures, which create new or additional dwelling units in such structures, one and one-half (1 1/2) additional parking spaces for each such unit. Existing parking spaces shall not be used to meet the parking requirements of this paragraph, unless the existing parking spaces exceed one (1) space for each dwelling unit.

(2) *Motel:* One (1) parking space for each sleeping room.

(3) *Hotels:* One (1) parking space for each four (4) guest rooms.

(4) *Schools providing instruction for students up to and including those fifteen (15) years of age:* One (1) parking space for each room used for purposes of instruction.

(5) *Schools providing instruction for students sixteen (16) years of age and over:* One (1) parking space for each ten (10) seats or major fraction thereof, used for purposes of instruction; if no fixed seats, one (1) parking space for each one hundred (100) square feet or major fraction thereof used for purposes of instruction.

(6) *Hospitals:* One (1) parking space for each five hundred (500) square feet or major fraction thereof, of floor area, exclusive of cellar.

(7) *Auditoriums, theaters, assembly halls, funeral homes:* One (1) parking space for each five (5) seats or for each one hundred (100) square feet, or major fraction thereof, of assemblage space if no fixed seats.

State of Maine
Department of Public Safety
Construction Permit

Reviewed for Barrier Free

14079

Sprinkled
Sprinkler Supervised

EAST END ELEMENTARY SCHOOL
Located at: NORTH STREET
PORTLAND
Occupancy/Use: EDUCATIONAL

Permission is hereby given to:

PORTLAND PUBLIC SCHOOLS

331 VERANDA STREET
PORTLAND, ME 04103

to construct or alter the afore referenced building according to the plans hitherto filed with the Commisioner and now approved. No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 9th of Decemb 2004

Dated the 10th day of June A.D. 2004

Michael P. Cantara

Commissioner

Copy-4 File

Comments:

Stephen Blatt Architects

LETTER OF TRANSMITTAL

7/20/2004

TO: Mike Nugent
Code Enforcement Officer

RE: East End Elementary School

We are sending you: _X_ Enclosed ____Under separate cover via ____the following:

	Shop drawings		Change Order No.		R.F.P. No(s)
	Plans		Field Report		R.F.I. No(s)
X	Prints		Concrete Testing Report		Copy of Letter
X	Specifications	X	Other: CD		

COPIES	DESCRIPTION
1	East End Specs
1	Set of Drawings
1	CD. East End School Bid Documents

THESE ARE TRANSMITTED as checked below:

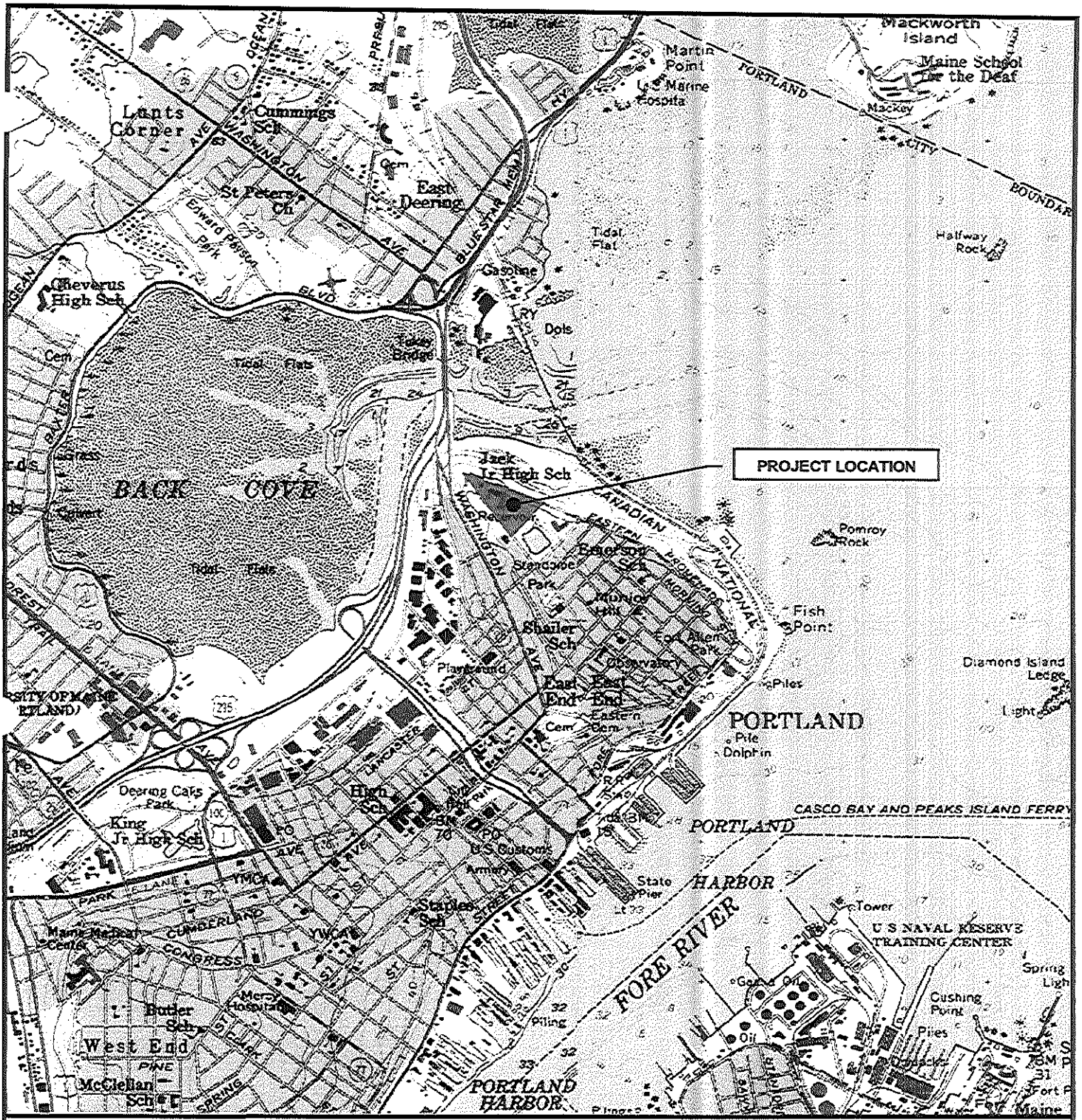
	For Signature		Approved as Submitted		Revise & Resubmit for Approval
X	For Your Use		Approved as Noted		Submit ____ copies for Distribution
	As Requested		Furnish as Corrected		Reviewed
	For Review and Comment		For Bids Due		

REMARKS:

Pls. also find enclosed our Commercial Building Permit Application.

COPY: *file* *SIGNED:* *Hathaway Washington*

10 Danforth Street
Post Office Box 583 DTS
Portland, Maine 04112-0583
Voice: 207.761.5911
Fax: 207.761.2105
Email: sba@sbarchitects.com



USGS TOPOGRAPHIC MAP

East End School– Portland, Maine

SOURCE: TOPOSCOUT; Coastal Maine CD-ROM; USGS Portland Quadrangle, 15 Minute Series (Topographic)

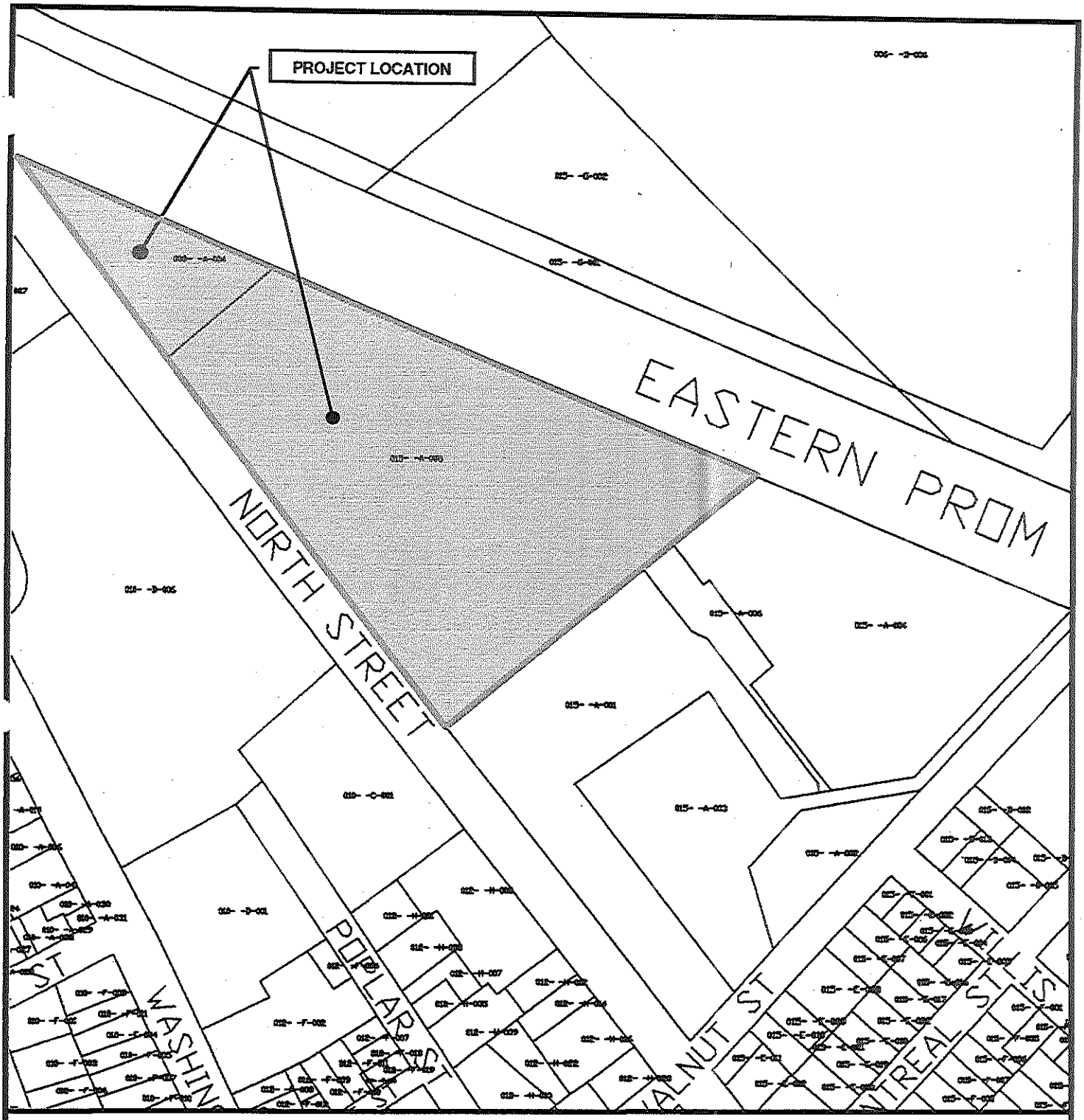
NORTH

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: dhai@delucahoffman.com

DESIGNED	WGH	DATE	JULY 2003
DRAWN	JCS	SCALE	1" = 2000'
CHECKED	WGH	JOB NO.	2370

FIGURE

2



PROPERTY TAX MAP

East End School– Portland, Maine

SOURCE: PROPERTY TAX MAP, CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE

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DESIGNED	WGH	DATE	JULY 2003
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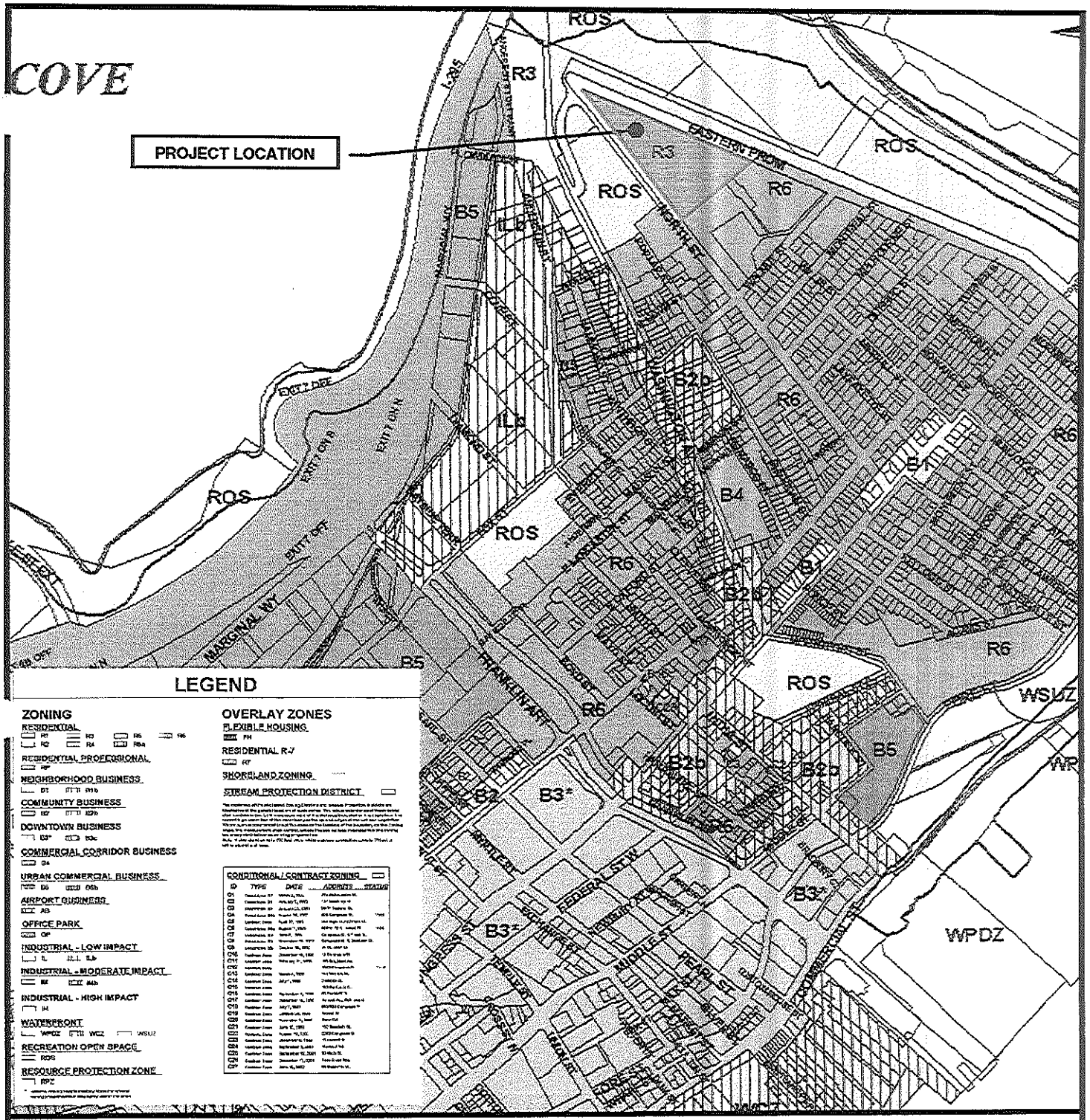
CHECKED	WGH	JOB NO.	2370

FIGURE

3



ZONING MAP

East End School– Portland, Maine

SOURCE: CITY OF PORTLAND, MAINE ZONING MAP **DATED:** JANUARY 31, 2003

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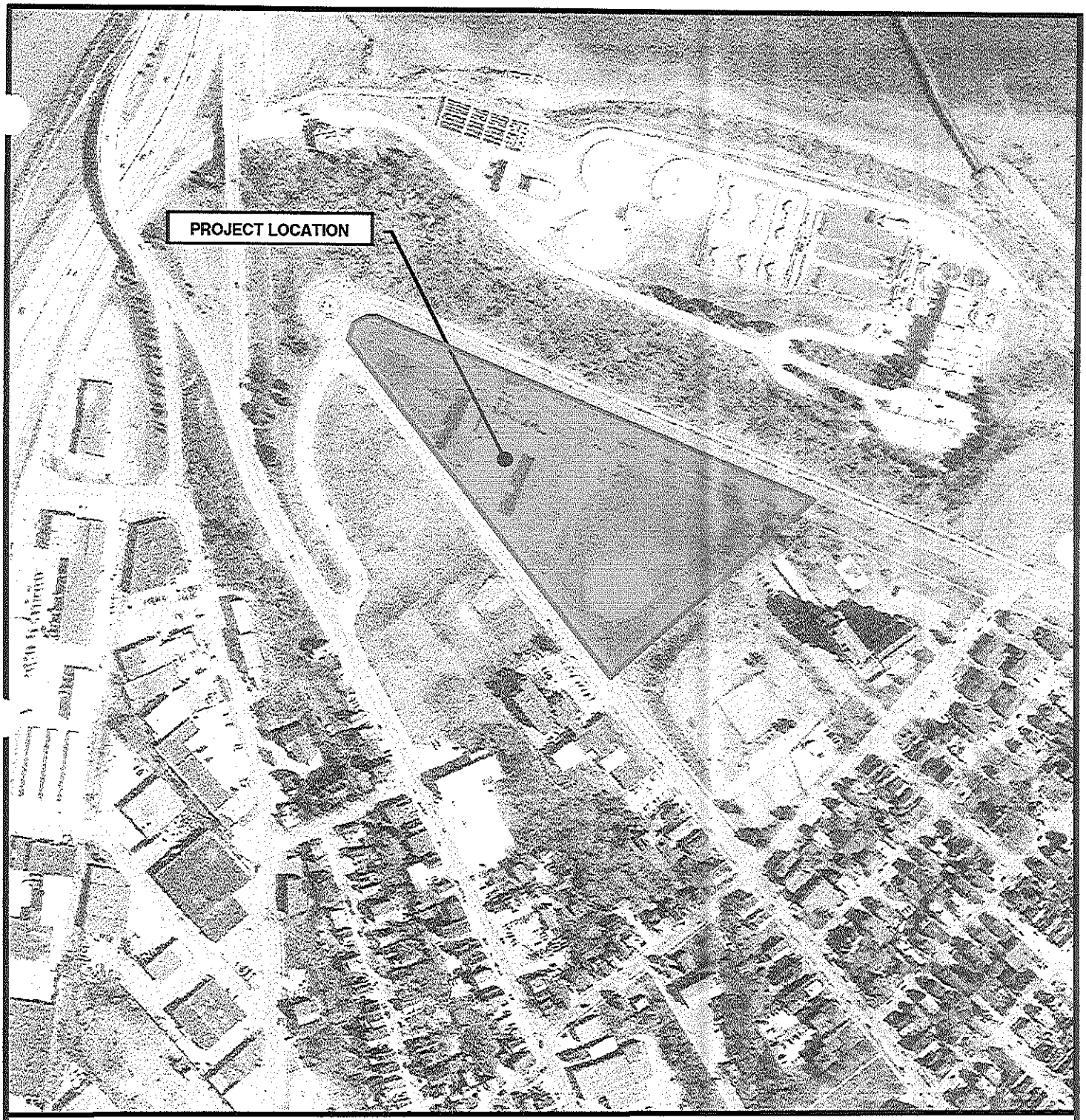
FIGURE

4



AERIAL PHOTOGRAPH

East End School– Portland, Maine

SOURCE: MICROSOFT TERRA SERVER; SCALE: **NTS**

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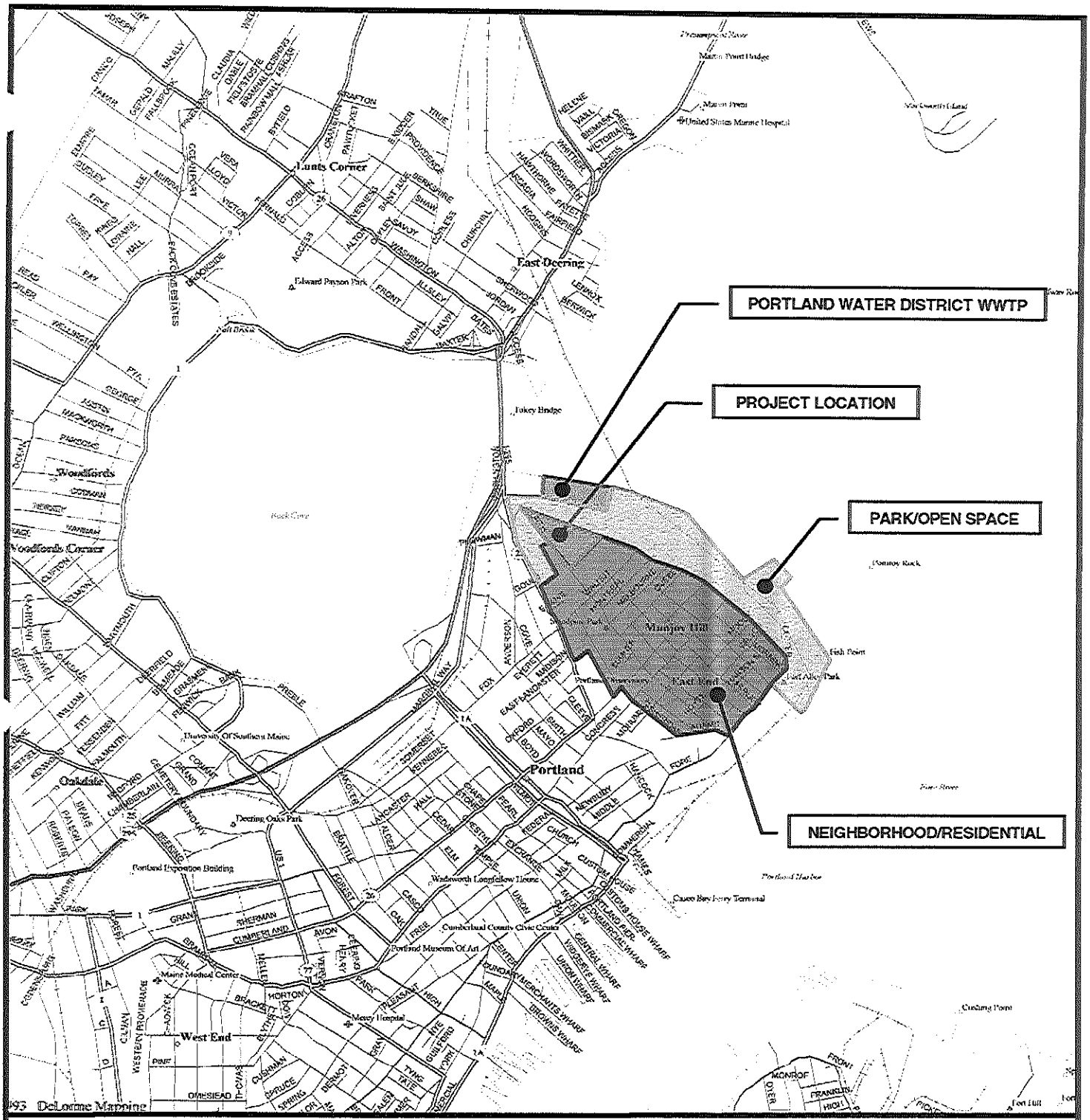
FIGURE

5



DeLORME ABUTTING LAND USE MAP

East End School– Portland, Maine

SOURCE: DeLORME MAPEXPERT; **DATED:** 1993

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DRAWN	JCS	SCALE	1" = 2000'
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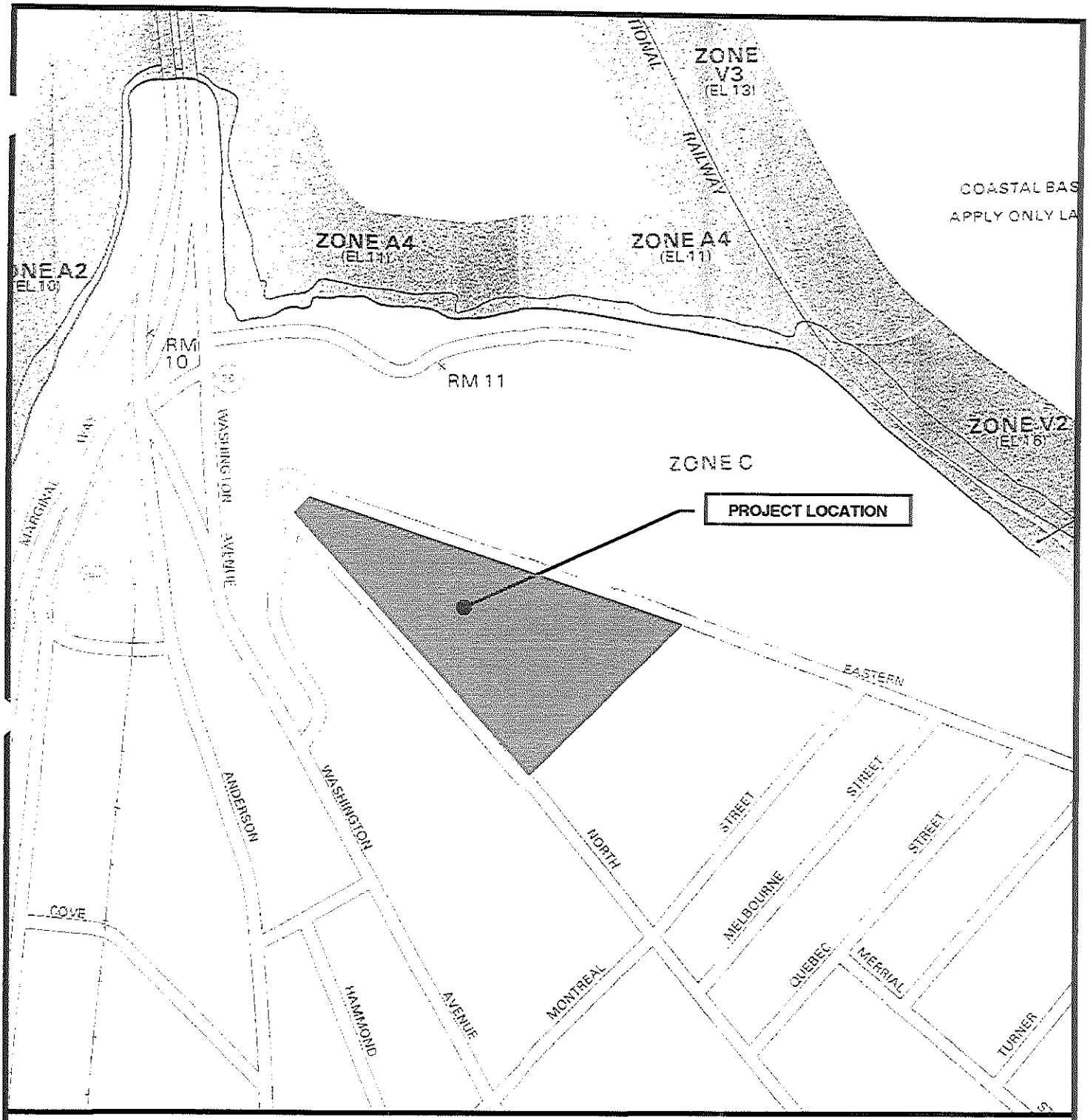
FIGURE

6



FLOOD MAP

East End School– Portland, Maine

SOURCE: FIRM; FLOOD INSURANCE RATE MAP, CITY OF PORTLAND, MAINE – CUMBERLAND COUNTY; COMMUNITY-PANEL NUMBER: 230051 0007 B, 0008 B, 0013 B & 0014 B; **EFFECTIVE DATE:** July 17, 1986

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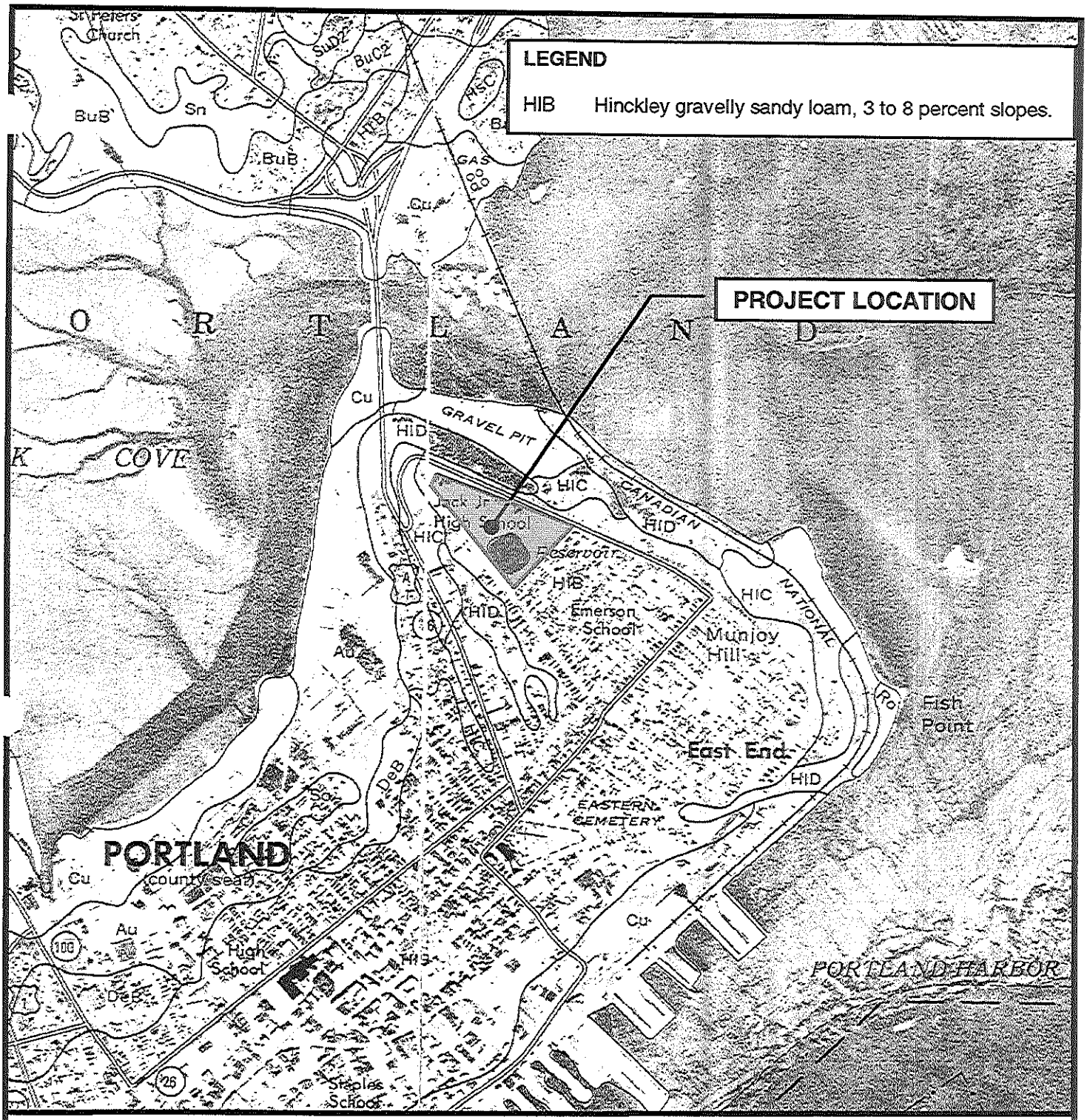
DESIGNED	WGH	DATE	JULY 2003
DRAWN	JCS	SCALE	NTS
CHECKED	WGH	JOB NO.	2370

FIGURE

7



USDA SOILS MAP

East End School – Portland, Maine

SOURCE: USDA SOIL SURVEY; CUMBERLAND COUNTY, MAINE; **SHEET NUMBER** 82

NORTH

DH

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DESIGNED	WGH	DATE	JULY 2003
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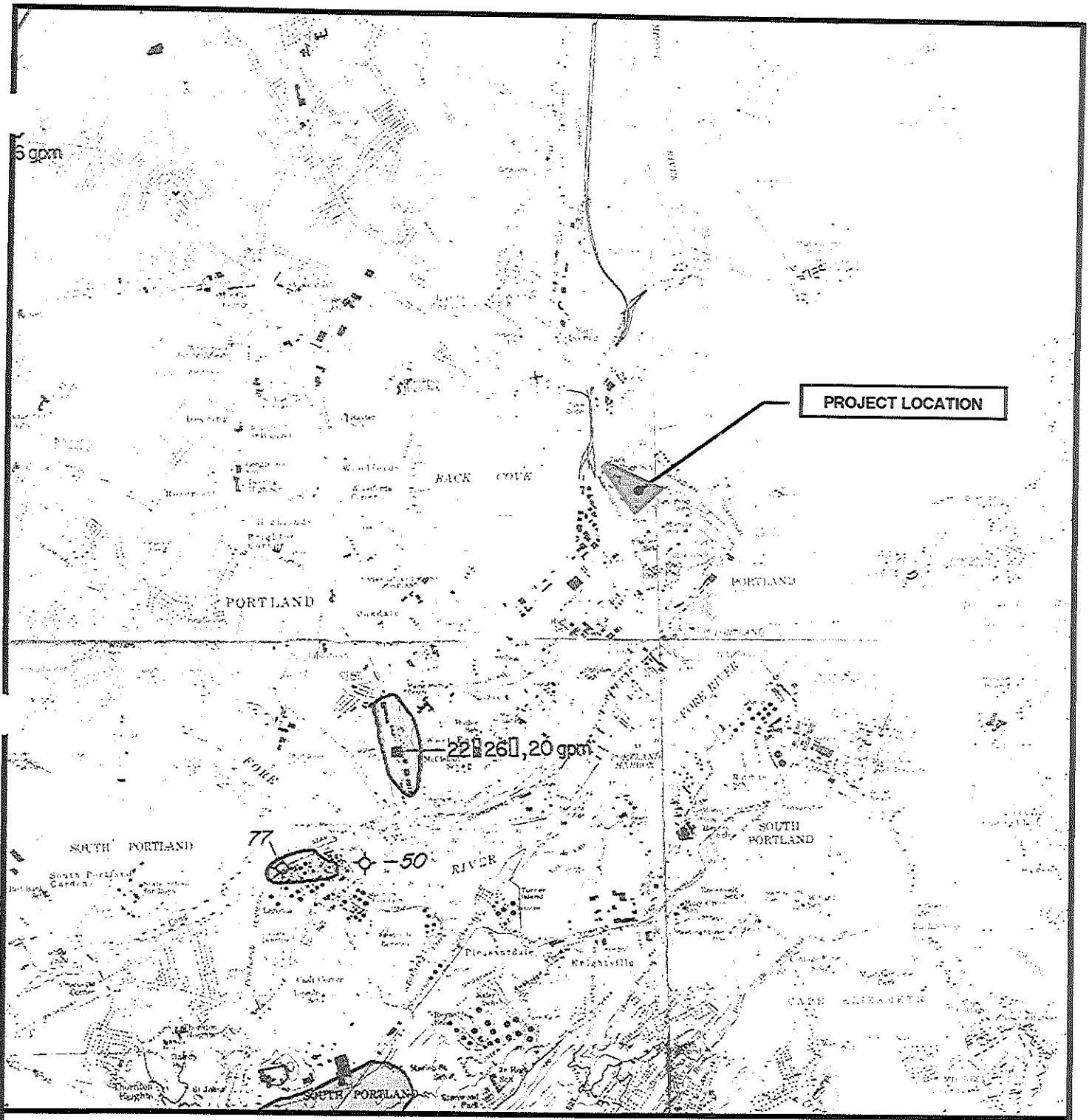
CHECKED	WGH	JOB NO.	2370

FIGURE

8



MGS SAND AND GRAVEL AQUIFER MAP

East End School– Portland, Maine

SOURCE: SAND AND GRAVEL AQUIFERS, MAP 5, YORK AND CUMBERLAND COUNTIES, MAINE; **DATED:** 1979

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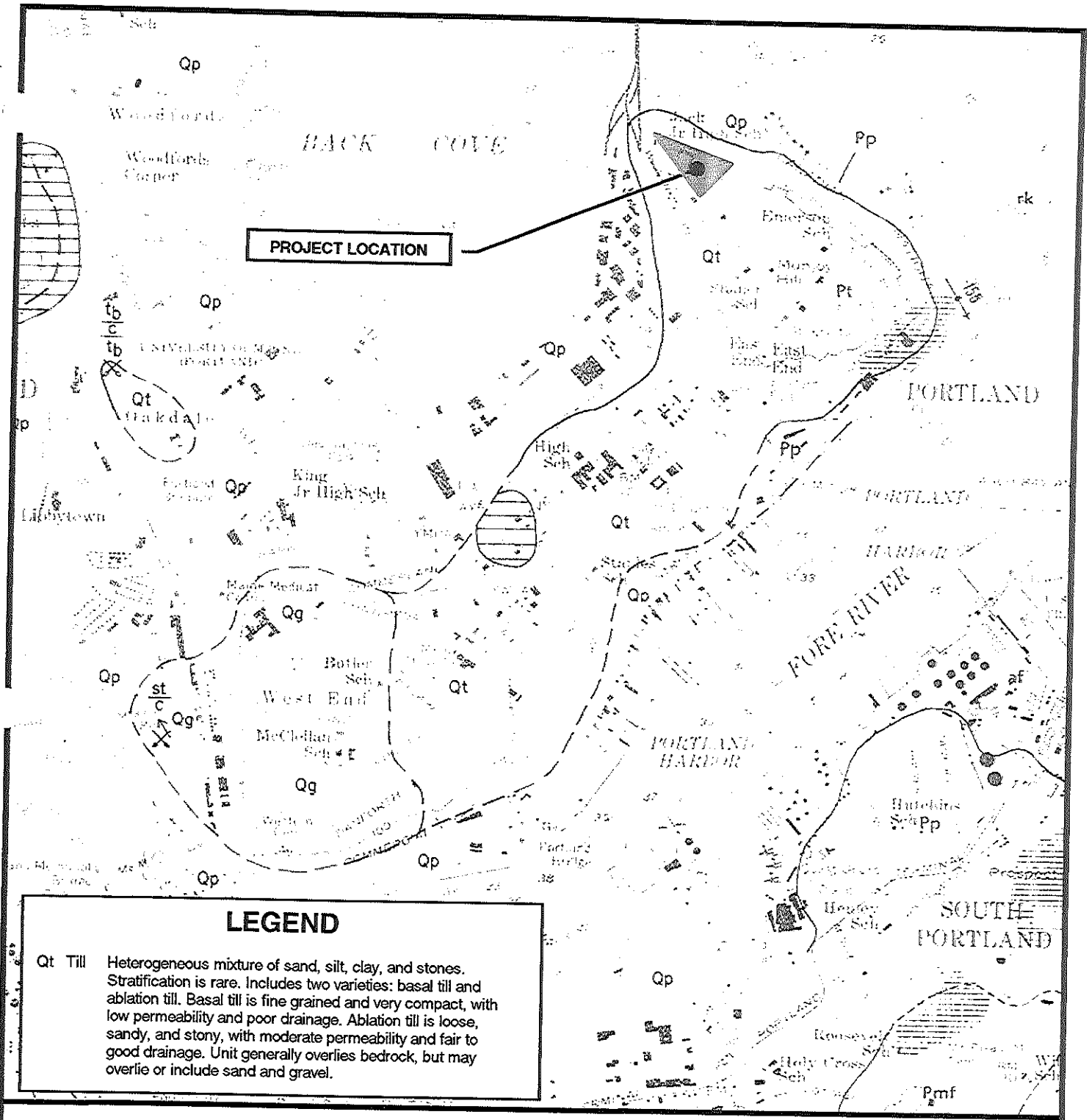
DESIGNED	WGH	DATE	JULY 2003
DRAWN	JCS	SCALE	1" = 4167'
CHECKED	WGH	JOB NO.	2370

FIGURE

9



LEGEND

Qt	Till	Heterogeneous mixture of sand, silt, clay, and stones. Stratification is rare. Includes two varieties: basal till and ablation till. Basal till is fine grained and very compact, with low permeability and poor drainage. Ablation till is loose, sandy, and stony, with moderate permeability and fair to good drainage. Unit generally overlies bedrock, but may overlie or include sand and gravel.

MGS SURFICIAL GEOLOGY MAP

East End School– Portland, Maine

SOURCE: SURFICIAL GEOLOGY OF THE PORTLAND EAST QUADRANGLE, MAINE; Dated: 1995; OPEN FILE NO. 95-72 and THE PORTLAND WEST QUADRANGLE, MAINE; Dated: 1976; OPEN FILE NO. 76-47

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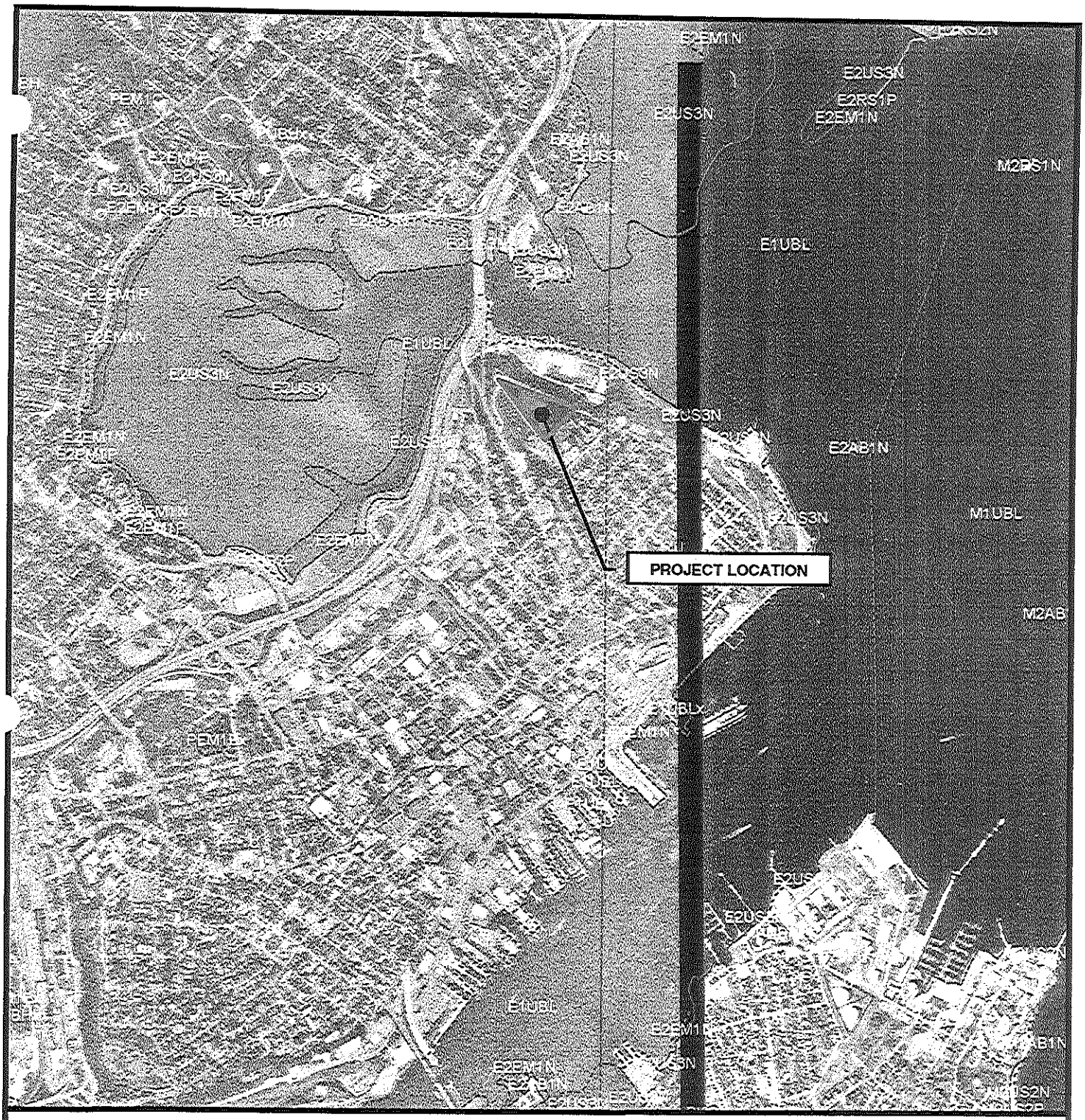
FIGURE 10



NATIONAL WETLANDS INVENTORY MAP

East End School– Portland, Maine

SOURCE: U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICES; http://www.nwi.fws.gov/

NORTH

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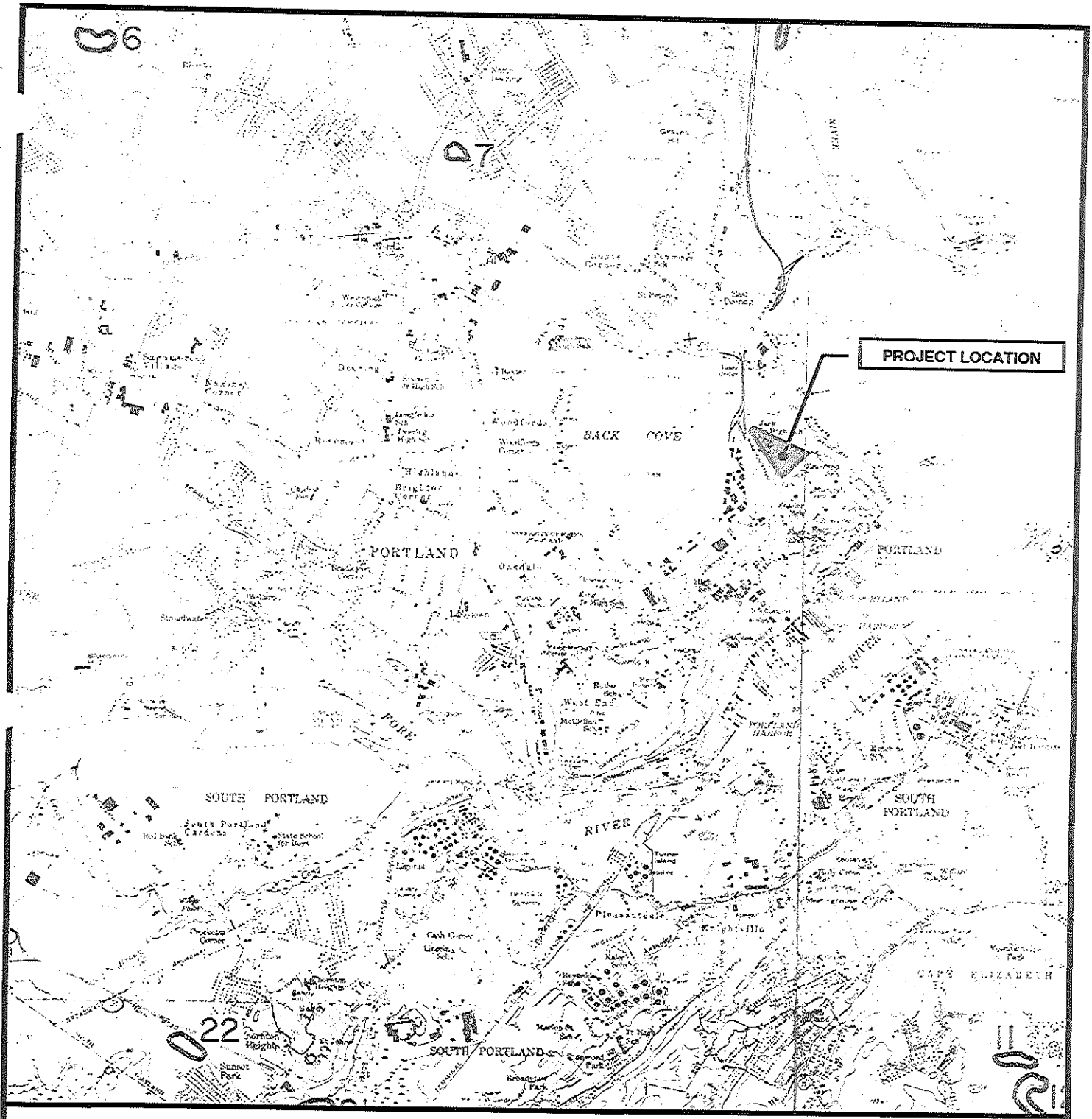
FIGURE

11



FRESH-WATER WETLANDS MAP
EAST End School– Portland, Maine

SOURCE: FRESH-WATER WETLANDS, MAP 4; **DATED:** 1983; **OPEN-FILE NO.** 85-5

NORTH

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FIGURE
12