Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

B... INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 050833

MAR 13 2006

CITY OF PORTLAND

This is to certify that Root Cellar /Pine State Eleva

has permission to Install existing elevator into e...ing sha...

AT 84 Washington Ave C... 012 O006001

provided that the person or persons, ...m or ...ation ...epting this permit shall comply with all of the provisions of the Statutes of M...ine and of th... ...ances of the City of Portland regulating the construction, maintenanc... and u... of buildings and st...ctures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

N...fication ... inspec...n must g...n and w...n permis...n procu... b...re this ...ding or ...t there... la...ed or c... ...losed-in. H...UR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Jay Kelley P.E.D. 6-28-05

Health Dept.

Appeal Board

Other

Department Name

Director - Building & Inspection Services 3/10/06

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED
CITY OF PORTLAND

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

Permit No:	Issue Date:	CBL:
05-0833	MAR 13 2006	012 O006001

Location of Construction:	Owner Name:	Owner Address:	Phone:
84 Washington Ave	Root Cellar	94 Washington Ave	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Pine State Elevator	230 Anderson St Portland	2077737206
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Alterations - Commercial	B-2b

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Commercial	Commercial Install elevator into	$660 00	$71,000.00	1

FIRE DEPT: ☑ Approved ☐ Denied
Signature: P.F.D. 6-28-05

INSPECTION: Use Group: B Type: 2B
Signature: 3/10/06

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied
Signature: Date:

Permit Taken By:	Date Applied For:
dmartin	06/23/2005

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date: 6/24/05	Date:	Date.

CERTIFICATION

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

SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | DATE | PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
05-0833	06/23/2005	012 0006001

Location of Construction:	Owner Name:	Owner Address:	Phone:
84 Washington Ave	Root Cellar	94 Washington Ave	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Pine State Elevator	230 Anderson St Portland	(207) 773-7206
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Alterations - Commercial	

Proposed Use:	Proposed Project Description:
Commercial Install elevator into existing shaft	Install existing elevator into existing shaft

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 03/10/2006

Note: **Ok to Issue:** ☐

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 06/28/2005

Note: **Ok to Issue:** ☑

1) Install to manufactures specifications

Comments:

6/29/2005-mjn: need structurals architect and installer notified.

3/3/2006-GG: received additional plan (elevator specification). /gg

All Purpose Building Permit Application

roperty owner owes real estate or personal property taxes or user charges on any property wi
ie City, payment arrangements must be made before permits of any kind are accepted.

ation/Address of Construction: 84 Washington Ave

Total Square Footage of Proposed Structure | Square Footage of Lot

Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: Root Cellar	Telephone: 774-3197
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: $ 71,500

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 21 2005
RECEIVED

Current use: Community Center/ministry

If the location is currently vacant, what was prior use:

Approximately how long has it been vacant:

Proposed use:

Project description: install elevator into existing shaft

Contractor's name, address & telephone: Pine State Elevator 773-7206
230 Anderson St

Who should we contact when the permit is ready: Angus McDuffie

Mailing address:

We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a $100.00 fee if any work starts before the permit is picked up. PHONE: 773-7206

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APROVE THIS PERMIT.

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 th have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representat shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applica to this permit.

Signature of applicant: Dale Carlson Date: 6/20/05

This is NOT a permit, you may not commence ANY work until the permit is Issued.
If you are in a Historic District you may be subject to additional permitting and fees with th Planning Department on the 4th floor of City Hall

WHIPPLE-CALLENDER ARCHITECTS

TRANSMITTAL

DATE: February 24,2006

TO: City of Portland Inspections Office
c/o Mike N.
389 Congress St.
Portland, ME. 04101

RE: Root Cellar Elevator

7

WE ARE SENDING YOU THE FOLLOWING ITEMS:

X PRINTS	SHOP DRAWINGS	AS REQUESTED
LETTER	SAMPLE	FOR YOUR RECORDS
SPECIFICATIONS	ON LOAN	X FOR REVIEW/COMMENT
ORIGINALS	FOR SUBMISSION	APPROVED AS NOTED
OTHERS	FOR BIDS USE	CONTRACT

NO. COPIES	DATE	DESCRIPTION
1	2/24/06	Elevator Specification

REMARKSIMESSAGE:

Hi Mike-

The Root Cellar has installed a 2,500 lb. capacity Handicapped Accessible elevator at their facility on Washington Ave. The submittal provided by Pine State Elevator complies with the specification issued for the project in 1999/2000 (attached). The building was planned with the elevator, and only budget issues delayed it's installation. The installation and product comply with the original intent and applicable accessibility codes. Please call with any questions.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR - 3 2006
RECEIVED

Sincerely,

Joe Delaney

COPIES TO: file, Root Cellar **FROM: Joe Delaney**

551 CONGRESS ST PORTLAND ME 04101 PH 207-775-2696 FAX 207-775-3631 architect@whipplecallender.com

SECTION 14250 - HYDRAULIC ELEVATOR

PART 1 GENERAL

1.01 Scope. Furnish all labor, materials, tools and equipment required to complete the installation of one 3-stop (4 stop in the future) Hydraulic Elevator in accordance with the drawings, details and these specifications.

1.02 Related Work Specified Elsewhere

A. Complete and legal hositway, reinforced concrete pit and machine room of dimensions and specifications required and shown on Drawings.

B. 110 Volt branch circuit to the terminals of the elevator controller for car light supply and 110 volt light and outlet in the elevator pit, complete with switch adjacent to the pit ladder as shown on elevator Drawings.

C. Extend the electrical service from power main through a fused switch of ample capicity to terminals of power unit controller.

D. Any cutting, patching or painting of walls and grouting under threshholds and hoistway frames.

E. Excavation and backfilling for trenches for piping or conduit.

F. Adequate supports for guide rail brackets to support horizontal loads as shown.

G. Sill supports for hoistway entrances.

H. Electrical current and lighting during erection and testing of equipment.

I. Necessary recesses to accomodate doors, sills, (min. 2-1/2" deep) and signal equipment such as indicators, push buttons, hall lanterns, etc.

J. Pit access ladder and /or 1 1/2 hour U.L. labeled pit access door complete with closer and one-way passage set.

K. General Contractor to receive, store and handle in the building approximately ten (10) tons of elevator materials.

L. General Contractor to make provisions for Elevator Contractor to place his/her drill rig directley over jack hole and to allow him/her egress in and out of the area. Others shall provide hose outlet and water for drilling and will remove and dispose of all drilling debris from vicinity of pit.

M. General Contractor to provide approximately seven (7) cubic yards of loose dry sand for use around elevator shaft at the lowest floor. The sand will then be installed by the Elevator Sub-Contractor.

N. Smoke sensors in each elevator lobby including main floor and machine room complete with necessary wiring to elevator controller in accordance with A.N.S.I. A 17.1requirements.

O. Others will provide means of two-way communication between elevator car and external receiver which is capable of receiving a call at all times. (Note: Where specified, elevator contractor will furnish phone box complete with wiring to the machine room).

P. Proper machine room heating and ventillation necessary to maintain an operating temperature between 55 degree F and 90 degree F.

Original Spec. Text published Aug. 11, 2000

Q. Proper hoistway venting in conformance with B.O.C.A. and A.N.S.I. Code when travel is 30' or more.
R. Sump-pump with cover located in rear corner.

1.03 Standards. All materials and equipment shall be new and of type approved and labeled by Underwriters laboratories Inc. and shall be in strict conformity with the latest standards of the following Regulatory Agencies.

1.04 Regulatory Agencies

A. Perform all work in accordance with the National Electrical Code, American Standard Safety Code and such State and Local codes as may be applicable.

1.05. Submittals

A. Shop Drawings:
Submit six (6) blue print copies of elevator layout drawings to the Architect for approval. Submit **3"** square color samples for component selections.

B. Submit to General Contractor manufacturer's technical data with installation requirements and tolerances for coordination with other trades.

1.06 Guarantee

A. Elevator Contractor shall guarantee that materials and workmanship of apparatus installed by him/her under these specifications shall be first class in every respect; and that he/she will make good any defects not due to ordinary wear and tear or improper use which may develop within one **(1)** year from date of completion and installation.

PART 2 PRODUCTS

2.01 Acceptable Manufacturers:

A. Except **as** otherwise specified herein, or specifically approved by Architect, the Elevator Contractor shall regularly engage in installation of elevaztors of type specified herein, and shall be able to demonstrate at least three (3) installations of this type made by him/her within the State, which have provided satisfactory operation for a period of one **(1)** year prior to the date of receipt of Bids for this project.

B. Demonstrate that he has provided satisfactory maintenance service for elevators of type specified and that he has maintained a complete maintenance organization comprised of regularly employed

inspectors and mechanics within the State for a period of at least one (1) year prior to the date of receipt of General Bids.

2.02 The installation of work performed shall provide reasonable accessibility for operation, inspection, and maintenance of equipment and accessories. The Architect shall determine the adequecy of such accessibility.

2.03 Materials and fabrication

A. Description of Equipment:

Capacity: 2,100 lbs.
Speed: 125ft/min.
Operation: selective /collective
Platform Size: 5'8"w x 4'3"d clear
Travel: 36 feet from basement to future floor 3
Power Supply: 208 3 phase 60 cycle
Machine Location: Remote, Basement level.
Stops and Openings: 3 stops inline (4 stops in the future)
Car Enclosure: Standard passenger cab enclosure with wood core walls, finished on the interior side with plastic laminate. Entrance columns and transom shall be stainless steel, stainless steel hand rail shall be provided on side walls. Lighting will be the direct fluorescent type over a suspended ceiling of acrylic panels. Finish car flooring by others. Other items included would be protective pads and hooks, telephone compartment (telephone by others), fan, emergency lighting and dual beam photo eyes.

B. Hoistway Door:

Frames: Hollow metal U.L. labeled door, square frame. Finish to be baked enamel. Color to be chosen by Architect.

Size & Type: Side-opening unit frame type with 3'0"w x 7'0"h (clear opening) finish of door panels to be baked enamel as selected from our standard color chart.

Door Operation: D.C. Power operation

Signals: Illuminated halo buttons, (braille) alarm bell. Car position indicator, hall position indicator at lobby, hall lanterns with audible passing signal.

Special Features: Handicap provisions typical as required to meet ANSI codes

Cab Railing: Provide railing on top of cab for safety (elevator shaft is much larger than cab size)

Motor HP: 25 HP

2.04 Plunger / Cylinder Assembly:

A. The lift unit shall be designed and constructed in accordance with the applicable requirements of the American Standard Safety Code for Elevators A - 17. It shall be of sufficient size to lift the gross load the height specified. It shall be factory tested to insure adequate strength and freedom from leakage. No brittle material, such as grey cast iron, shall be used in the jack construction.

B. The lift assembly unit shall consist of the following parts; a plunger of heavy polished steel tubing accurately turned. A stop ring shall be electrically welded to the plunger to positively prevent plunger leaving its casing made of steel tubing and provided with a pipe connection and air bleeder. A water stop collar is required for the jack unit. Brackets shall be welded to jack casing and supporting the elevator on pit channels.

C. The casing shall be covered with an approved coating designed to protect it from electroliytic and chemical corrision. Provide unit with a water tight case. Any underground piping shall be similarly protected.

2.05 Platform and Sling.

A. The platform and sling have a fabricated frame of formed and structural steel shapes, gusseted and rigidly welded. Flooring shall be wood top floor laid over wood subfloor. Finished flooring shall be provided on top of the car platform by others.

B. The sling shall consist of heavy steel channel stiles properly affixed to a steel cross head and holster, with adequate bracing members, to remove all strain from the car enclosure.

2.06 Car Doors

A. The car entrance shall be provided with horizontal sliding doors. Panel rigidity to be obtained by suitable steel reinforcements. Doors shall be hung on sheave hangers with polyurethane tires and sheaves not less than 2 1/2" diameter running on a polished steel track, and guided at the bottom by non-metallic shoes sliding in a smooth threshhold groove.

2.07 Alarm Bell

A. An emergency alarm bell shall be located in conformance with ANSIA - 17 Code requirements and connected to a plainly marked pushbutton in the car. Alarm bell shall be connected to the emergency lighting power pack.

2.08 Guide and Guide Shoes

A. Guides for the elevator car shall be planed steel elevator guide rails, proberly fastened to the building structure with steel brackets. The car stile shall be fitted at top and bottom with rubber tired guide shoes.

2.09 Power Unit

A. Oil pumping and control mechanism shall be compactly and neatly designed with all of the components listed below combined in a self-contained unit; structural steel outer base with tank suports; floating inner base for mounting motor pump assembly; overhead oil reservoir with tank cover and controller compartment with cover; metal drip pan; and oil-hydraulic pump; and electric motor; and oil control unit with the following components built into a single housing; a high pressure relief valve; a check valve; and automatic unloading up start valve; a lowering and leveling valve; and a magnetic controller.

B. The pump shall be especially designed and manufactured for oil-hydraulic elevator service. It shall be of the positive iis-placement type, inherently designed for steady discharge with minimum pulsations to give smooth and quiet operation. Output of pump shall not vary more than ten percent (10%)between no load and full load on elevator car.

C. Drive shall be by direct coupled submersible motor and pump.

D. Submersible motor shall be especially designed for oil-hydraulic elevator service, of standard manufacturer and of duty rating to comply with herein specified speeds and loads.

E. Oil control unit shall consist of the following components, all built into a single housing. Welded manifolds with separate valves to accomplish each function will not be acceptable under this Specification. All adjustments shall be accessible and shall be made without removing the assembly from the oil lines:

1. Relief valve shall be externally adjustable and shall be capable of bypassing the total oil flow without increasing back pressure more than ten percent (10%) above that required to barely open the valve.
2. Up start and stop valve shall be externally adjustable, and designed to bypass oil flow during start and stop of motor pump assemble. Valve shall close slowly, gradually diverting oil to or from the jack unit, insuring smooth up starts and up stops.
3. Check valve shall be designed to close quietly without permitting any perceptable reverse flow.
4. Lowering valve and leveling valve shall be externally adjustable from drop-away speed, lowering speed, leveling speed and

stopping speed to insure smooth "Down" starts and stops. The leveling valve shall be designed to level the car to the floor in the direction the car is traveling when slow down is initiated.

F. Electric Controller: The electric controller shall be of the full magnetic type or solid state integratec circuitry. Silver to silver contacts shall be utilized on all relays and contractors. Thermal overload relays to be provided to protect the motor. All component switches to be mounted in a steel panel designed for wall to floor mounting.

2.10 Mainline Strainer: A mainline strainer of the self-cleaning type, equipped with a 40 mesh element shall be furnished and installed in the oil line.

2.11 Failure Protection: The electrical control circuit shall be designed so that if a malfunction should occur, due to motor starter failure, oil becomming low in the system, or the car failing to reach a landing in the up direction within a predetermined time, the elevator car will automatically descend to the lowest terminal landing. If power operated doors are used, the doors will automatically open when the car reaches the landing to allow passengers to depart. The doors will then automatically close and all control buttons, except the "door open" button in the car station, shall be made inoperative.

2.12 Sound Isolatin Coupling. Install a minimum of one in the oil line in the machine room between pump and jack.

2.13 Oil-Hydraulic Silencer (Muffler Device). Install in oil line near power unit. It shall contain pulsation absorbing material inserted in a blowout-proof housing arranged for inspecting interior parts without removing 1unit from oil line. Rubber hose without blowout proof features will not be acceptable.

2.14 Vibration Pads. Mount under the power unit assembly to isolate the unit from the building structure.

2.15 Automatic Terminal Limits. Place electric limit switches in the hatchway near the terminal landings. Designed to cut off the electric current and stop the car should it run beyond either terminal landing.

2.16 Automatic Self-Leveling. Provide elevator with a self-leveling feature that will automatically bring the car to the floor landings. This self-leveling shall, within its zone, be entirely automatic and independent of the operating device, and shall also be maintained approximately level with the landing irrespective of the load.

2.17 Buffers. Furnish and install substantial buffers under the car in the elevator pit. They shall be mounted on continous channels fastened to the elevator guide rail or securely anchored to the pit floor and substantial extensions will be provided, if required. Buffers shall comply with A.N.S.I. A-17.1 Code requirements.

Part 3 EXECUTION

3.01 Inspection:

A. In addition to the other requirements, inspection, test and remedies herein provided upon completion of elevator installation and before final approval and final payment. Elevator Contractor shall make, in speed test with full installed meets the speed, capacity and all other requirements of the Specifications.

B. In event equipment does not meet all requirements of Specifications, Elevator Contractor shall promptly remove from the premises all work condemed by Architect as failing to conform to the Contract and shall bear all expense of making good all work of other contractors destroyed damaged by such removal or replacement. If Elevator Contractor does not remedy such condemed work within a reasonable time, fixed by written notice from Architect, General Contractor and withhold such cost from final payment under Contract price. In the event remainder due under Contract price is insufficient to cover such a cost, Elevator Contractor shall, immediately, upon request, reimburse General Contractor in full.

3.02 Permits, Taxes and Licenses

A. All permits, inspection fees and licenses necessary for the execution of the work shall be secured and paid for by the Elevator Contractor.

3.03 Temporary Use

A. The General Contractor, sub-contractors, Owners or others will not be permitted use of the elevators during construction except under a written agreement as stipulated by the Elevator Contractor.

END OF SECTION 14250

X

CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: JOSEPH DRISCOLL

Address of Project: _____

Nature of Project: ELEVATOR INSTALL FOR TIRE
ROOT CELLAR

The technical submissions covering the proposed construction **work** as described above have been designed in compliance with applicable referenced standards found in the Maine **Human** Rights Law and Federal Americans **with** Disability **Act.**

(SEAL)

Signature: _____

Title: ARCHITECT

Firm: WHIPPLE - CALLENDER ARCHITECT

Address: 551 CONGRESS ST.

Phone: 207.775.2696 X101

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

February 15,2005

The Root Cellar
94 Washington Ave
Portland, ME 04101

RE: Elevator Installation

Gentlemen:

Pine State Elevator submits a price of SEVENTY-ONE THOUSAND DOLLARS ($71,000.00) tax excluded to furnish and install one hydraulic passenger elevator per the following brief specification.

- Capacity: 2000 lb
- Speed: 120 fpm average
- Travel: 25'-8" (future 15' addition not this should be decided exactly)
- Stops: 3 inline (1 additional stop provision for future)
- Door size: 3'-0" wide by 7'-0" high
- Motor: 25 hp
- Power: 3 phase with solid state magnetic starter
- Door type: single speed side slide
- Hoistway door finish stainless steel
- Cab: Stainless steel return, plastic laminate faced car door, plastic laminate walls, suspended acrylic ceiling, flourescent lights, handrail on rear wall, finished floor by others
- Moving pads & hooks
- ADA compliant
- ADA phone
- Infra-red curtain door protection
- Fire service phase 1&2 (smoke detector system by others)
- Sill angles by Pine State
- Hoist beam by Pine State

Alternates:

- Hall position indicators add: $300 per location
- Hall lanterns & gongs add: $900

X

CITY OF PORTLAND
BUILDING CODE CERTFICATE
389 Congress St., Room 315
Portland, Maine 04 101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: _____

RE: Certificate of Design

DATE: 6/20/05

These plans and/ or specifications covering construction work on:

ELEVATOR INSTALL FOR T. E ROOT CELLAR

Have been designed and drawn **up** by the undersigned, a Maine registered Architect/ Engineer according to the *2003 International Building Code* **and local** amendments.

(SEAL)

LICENSED ARCHITECT
JOSEPH A DELANEY
#1722
STATE OF MAINE

Signature: Joseph A Delaney

Title: Architect

Firm: WHOLE CANVENDER ARCHITECTS

Address: 551 CONGRESS ST

As per Maine State Law

$50,000.00 or more in new construction, repair expansion, addition, or [illegible] Building or Structures, shall be prepared by a registered design Professional.

Clarifications:

- Pine State Elevator based the above price on utilizing its standard labor rate. Should a published wage rate for elevator constructors be in effect, which is higher than this rate (mechanic $27.00/hr; helper $15.00/hr), we reserve the right to adjust our price accordingly.
- We would furnish our standard insurance (general liability 1 million 2 million umbrella). Should higher limits be required it is agreed the premium will be added to our price.
- finished floor in the elevator by others
- Note: we will need 12'-0" of clear overhead measured from the second floor to the ceiling of the shaft
- Hole to be drilled utilizing an inside portable drill rig. Others to provide direct access to the pit area. Others to provide water. Others to provide an area within 100' of the pit area to pump soil laden water. Others to remove and dispose of drilling spoils.
- Others to protect finished surfaces, Pine State will broom clean areas but this project will be noisy and disruptive as well as dirty, The middle floor will be the floor most disrupted.

Schedule

- Submittals: 2 weeks after receipt of written order
- Material onsite: 10 weeks **after receipt of approved submittals** with all colors chosen
- Installation: 3 weeks

Brief list of work by others:

- Machine room with legal door and vent
- Smoke detector system for fire recall
- Heat detectors and shunt trip breakers if sprinklered
- Electrical: disconnects, gfi outlets
- Pit ladder
- Blocking in of door frames
- All cutting and patching
- Finish painting
- Local permits
- Legal hoistway with adequate blocking to meet the seismic zone 2 code
- Disposal of drilling spoils

Pine State Elevator's utilize a non-proprietary microprocessor-based logic controller that can be easily serviced by any and all recognized service companies with parts accessible on the aftermarket. This feature allows competitive bidding on future service contracts. A number of elevator products on the market today utilize a proprietary controller which means that only licensed franchises of the manufacturer can service these elevators. Thus eliminating competitive bidding on future service contracts and thereby increasing the life-cycle costs of the elevator to the customer.

If you have any additional questions please contact me at 1-800-627-9706.

Sincerely;

Angus J. McDuffie
Construction Manager

ALL QUOTATIONS SUBJECT TO REVIEW IN SIXTY DAYS

X

Shaft + Building constructed 00 - 01

FROM DESIGNER: Joseph A. Delaney JOSEPH A DELANEY
Building executed w/ B.O.C.A. 99

DATE: 6/21

Job Name: Tia Root Cellar

Address of Construction: 94 Washington Ave Portland Me 04101

2003 *International Building* Code

Construction project **was designed** according to the building code criteria listed below:

Building Code and **Year** _____ Use Group Classification(s) _____

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC _____

Is the Structure mixed use? _____ if yes, separated or non separated (see Section 302.3) _____

Supervisory alarm system? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

STRUCTURAL DESWN CALCULATIONS

_____ Submitted for all structural members *(106.1, 106.1.1)*

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads *(7603.11, 1607)*

Floor Area Use	Loads Shown

Wind loads *(1603.1.4, 1609)*

_____ Design option utilized (1609.1. *1*, 1609.6)

_____ Basic wind speed *(1809.3)*

_____ Building category and wind importance factor, I_w (Table *1604.5*, 1609.5)

_____ Wind exposure category *(7808.4)*

_____ Internal pressure coefficient *(ASCE 7)*

_____ Component and cladding pressures *(1609.1.1; 1609.6.2.2)*

_____ Main force wind pressures (7603.1. *1*, *1609.6.2.1)*

Earthquake design data *(1603.1.5,* 1614 - *1623)*

_____ Design option utilized *(1614.1)*

_____ Seismic use group ("Category") *(Table* 1604.5, *1616.2)*

_____ spectral response coefficients, S_{DS} & S_{D1} *(7675.1)*

_____ Site class *(1615.1.5)*

_____ Live load reduction *(1603.1.1, 1607.9, 1607.10)*

_____ Roof *live* loads *(1603.1.2,* 1607.11)

Roof snow loads *(7603.7.3,1608)*

_____ Ground snow load, P_g (1608.2)

_____ If P_g > 10 psf, flat-roof snow load, P_f *(1608.3)*

_____ If P_g > 10 psf, snow exposure factor, C_e *(Table 1608.3.1)*

_____ If P_g > 10 psf, snow load importance factor, I_s *(Table 1604.5)*

_____ Roof thermal factor, C_t *(Table 1608.3.2)*

_____ Sloped roof snow load, P_s *(1608.4)*

_____ Seismic design category *(1616.3)*

_____ Basic seismic-force-resisting system *(Table 1617.6.2)*

_____ Response modification coefficient, R_i and deflection amplification factor, C_d *(Table 1617.6.2)*

_____ Analysis procedure *(1616.6,* 16175)

_____ Design base shear (1617.4, *1617.5.1)*

Flood loads *(1603.1.6, 1612)*

_____ Flood hazard area (1612.3)

_____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)

_____ Partition loads (1607.5)

_____ Impact loads *(1607.8)*

_____ Misc. loads *(Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13,* 1610, *1611, 2404)*

W H I P P L E - C A L L E N D E R A R C H I T E C T S

DATE: June 30, 2005

TRANSMITTAL

TO: City of Portland Inspections
c/o Mike Nugent
386 Congress Street
Portland, ME. 04101

RE: The Root Cellar

WE ARE SENDING YOU THE FOLLOWING ITEMS:

PRINTS	SHOP DRAWINGS	XAS REQUESTED
LETTER	SAMPLE	FOR YOUR RECORDS
SPECIFICATIONS	ON LOAN	FOR REVIEW/COMMENT
ORIGINALS	FOR SUBMISSION	APPROVED AS NOTED
OTHERS	FOR BIDS DUE	ADDENDA 1

NO. COPIES	**DATE**	**DESCRIPTION**
1ea.		A1.2, A1.3, A1.4, A4.2

REMARKS/MESSAGE:

Hi Mike-

I think this info will help with the Root Cellar elevator. I've included my spec and have called Pine State for info regarding the doors and smoke. Please call with any questions.

Regards-

Joe Delaney

COPIES TO:

FROM: Joe Delaney

551A CONGRESS STREET PORTLAND, MAINE 04101 207-775-2696 FAX 775-3631

Printed from orig. spec

SECTION 14250 - HYDRAULIC ELEVATOR Aug 11, 2000

PART 1 GENERAL

1.01 Scope. Furnish all labor, materials, tools and equipment required to complete the installation of one 3-stop (4 stop in the future) Hydraulic Elevator in accordance with the drawings, details and these specifications.

1.02 Related Work Specified Elsewhere

A. Complete and legal hositway, reinforced concrete pit and machine room of dimensions and specifications required and shown on Drawings.

B. 110 Volt branch circuit to the terminals of the elevator controller for car light supply and 110 volt light and outlet in the elevator pit, complete with switch adjacent to the pit ladder as shown on elevator Drawings.

C. Extend the electrical service from power main through a fused switch of ample capicity to terminals of power unit controller.

D. Any cutting, patching or painting of walls and grouting under threshholds and hoistway frames.

E. Excavation and backfilling for trenches for piping or conduit.

F. Adequate supports for guide rail brackets to support horizontal loads as shown.

G. Sill supports for hoistway entrances.

H. Electrical current and lighting during erection and testing of equipment.

I. Necessary recesses to accomodate doors, sills, (min. 2-1/2" deep) and signal equipment such as indicators, push buttons, hall lanterns, etc.

J. Pit access ladder and /or 1 1/2 hour U.L. labeled pit access door complete with closer and one-way passage set.

K. General Contractor to receive, store and handle in the building approximately ten (10) tons of elevator materials.

L. General Contractor to make provisions for Elevator Contractor to place his/her drill rig directley over jack hole and to allow him/her egress in and out of the area. Others shall provide hose outlet and water for drilling and will remove and dispose of all drilling debris from vicinity of pit.

M. General Contractor to provide approximately seven (7) cubic yards of loose dry sand for use around elevator shaft at the lowest floor. The sand will then be installed by the Elevator Sub-Contractor.

N. Smoke sensors in each elevator lobby including main floor and machine room complete with necessary wiring to elevator controller in accordance with A.N.S.I. A 17.1 requirements.

O. Others will provide means of two-way communication between elevator car and external receiver which is capable of receiving a call at all times. (Note: Where specified, elevator contractor will furnish phone box complete with wiring to the machine room).

P. Proper machine room heating and ventillation necessary to maintain an operating temperature between 55 degree F and 90 degree F.

Q. Proper hoistway venting in conformance with B.O.C.A. and A.N.S.I. Code when travel is 30' or more.

R. Sump-pump with cover located in rear corner.

1.03 Standards. All materials and equipment shall be new and of type approved and labeled by Underwriters laboratories Inc. and shall be in strict conformity with the latest standards of the following Regulatory Agencies.

1.04 Regulatory Agencies

A. Perform all work in accordance with the National Electrical Code, American Standard Safety Code and such State and Local codes as may be applicable.

1.05. Submittals

A. Shop Drawings:
Submit six (6) blue print copies of elevator layout drawings to the Architect for approval. Submit **3**" square color samples for component selections.

B. Submit to General Contractor manufacturer's technical data with installation requirements and tolerances for coordination with other trades.

1.06 Guarantee

A. Elevator Contractor shall guarantee that materials and workmanship of apparatus installed by him/ her under these specifications shall be first class in every respect; and that he/she will make good any defects not due to ordinary wear and tear or improper use which may develop within one **(1)**year from date of completion and installation.

PART 2 PRODUCTS

2.01 Acceptable Manufacturers:

A. Except as otherwise specified herein, or specifically approved by Architect, the Elevator Contractor shall regularly engage in installation of elevaztors of type specified herein, and shall be able to demonstrate at least three **(3)** installations of this type made by him/her within the State, which have provided satisfactory operation for a period of one (1)year prior to the date of receipt of Bids for this project.

B. Demonstrate that he has provided satisfactory maintenance service for elevators of type specified and that he has maintained a complete maintenance organization comprised of regularly employed inspectors and mechanics within the State for a period of at least one **(1)**year prior to the date of receipt of General Bids.

2.02 The installation of work performed shall provide reasonable accessibility for operation, inspection, and maintenance of equipment and accessories. The Architect shall determine the adequecy of such accessibility.

2.03 Materials and fabrication

A. Description of Equipment:

Capacity: 2,100 lbs.
Speed: 125ft/min.
Operation: selective /collective
Platform Size: 5'8"w x 4'3"d clear
Travel: 36 feet from basement to future floor 3
Power Supply: 208 3 phase 60 cycle
Machine Location: Remote, Basement level.
Stops and Openings: 3 stops inline (4 stops in the future)
Car Enclosure: Standard passenger cab enclosure with wood core walls, finished on the interior side with plastic laminate. Entrance columns and transom shall be stainless steel, stainless steel hand rail shall be provided on side walls. Lighting will be the direct fluorescent type over a suspended ceiling of acrylic panels. Finish car flooring by others. Other items included would be protective pads and hooks, telephone compartment (telephone by others), fan, emergency lighting and dual beam photo eyes.

B. Hoistway Door:

Frames: Hollow metal U.L. labeled door, square frame. Finish to be baked enamel. Color to be chosen by Architect.

Size & Type: Side-opening unit frame type with 3'0"w x 7'0"h (clear opening) finish of door panels to be baked enamel as selected from our standard color chart.

Door Operation: D.C. Power operation

Signals: Illuminated halo buttons, (braille) alarm bell. Car position indicator, hall position indicator at lobby, hall lanterns with audible passing signal.

Special Features: Handicap provisions typical as required to meet ANSI codes

Cab Railing: Provide railing on top of cab for safety (elevator shaft is much larger than cab size)

Motor HP: 25 HP

2.04 Plunger/ Cylinder Assembly:

A. The lift unit shall be designed and constructed in accordance with the applicable requirements of the American Standard Safety Code for Elevators A - 17. It shall be of sufficient size to lift the gross load the height specified. It shall be factory tested to insure adequate strength and freedom from leakage. No brittle material, such as grey cast iron, shall be used in the jack construction.

B. The lift assembly unit shall consist of the following parts; a plunger of heavy polished steel tubing accurately turned. A stop ring shall be electrically welded to the plunger to positively prevent plunger leaving its casing made of steel tubing and provided with a pipe connection and air bleeder. A water stop collar is required for the jack unit. Brackets shall be welded to jack casing and supporting the elevator on pit channels.

C. The casing shall be covered with an approved coating designed to protect it from electroliytic and chemical corrision. Provide unit with a water tight case. Any underground piping shall be similarly protected.

2.05 Platform and Sling.

A. The platform and sling have a fabricated frame of formed and structural steel shapes, gusseted and rigidly welded. Flooring shall be wood top floor laid over wood subfloor. Finished flooring shall be provided on top of the car platform by others.

B. The sling shall consist of heavy steel channel stiles properly affixed to a steel cross head and holster, with adequate bracing members, to remove all strain from the car enclosure.

2.06 Car Doors

A. The car entrance shall be provided with horizontal sliding doors. Panel rigidity to be obtained by suitable steel reinforcements. Doors shall be hung on sheave hangers with polyurethane tires and sheaves not less than 2 1/2" diameter running on a polished steel track, and guided at the bottom by non-metallic shoes sliding in a smooth threshhold groove.

2.07 Alarm Bell

A. **An** emergency alarm bell shall be located in conformance with ANSIA - 17 Code requirements and connected to a plainly marked pushbutton in the car. Alarm bell shall be connected to the emergency lighting power pack.

2.08 Guide and Guide Shoes

A. Guides for the elevator car shall be planed steel elevator guide rails, proberly fastened to the building structure with steel brackets. The

car stile shall be fitted at top and bottom with rubber tired guide shoes.

2.09 Power Unit

A. Oil pumping and control mechanism shall be compactly and neatly designed with all of the components listed below combined in a self-contained unit; structural steel outer base with tank suports; floating inner base for mounting motor pump assembly; overhead oil reservoir with tank cover and controller compartment with cover; metal drip pan; and oil-hydraulic pump; and electric motor; and oil control unit with the following components built into a single housing; a high pressure relief valve; a check valve; and automatic unloading up start valve; a lowering and leveling valve; and a magnetic controller.

B. The pump shall be especially designed and manufactured for oil-hydraulic elevator service. It shall be of the positive iis-placement type, inherently designed for steady discharge with minimum pulsations to give smooth and quiet operation. Output of pump shall not vary more than ten percent (10%) between no load and full load on elevator car.

C. Drive shall be by direct coupled submersible motor and pump.

D. Submersible motor shall be especially designed for oil-hydraulic elevator service, of standard manufacturer and of duty rating to comply with herein specified speeds and loads.

E. Oil control unit shall consist of the following components, all built into a single housing. Welded manifolds with separate valves to accomplish each function will not be acceptable under this Specification. All adjustments shall be accessible and shall be made without removing the assembly from the oil lines:

1. Relief valve shall be externally adjustable and shall be capable of bypassing the total oil flow without increasing back pressure more than ten percent (10%) above that required to barely open the valve.
2. Up start and stop valve shall be externally adjustable, and designed to bypass oil flow during start and stop of motor pump assemble. Valve shall close slowly, gradually diverting oil to or from the jack unit, insuring smooth up starts and up stops.
3. Check valve shall be designed to close quietly without permitting any perceptable reverse flow.
4. Lowering valve and leveling valve shall be externally adjustable from drop-away speed, lowering speed, leveling speed and stopping speed to insure smooth "Down" starts and stops. The leveling valve shall be designed to level the car to the floor in the direction the car is traveling when slow down is initiated.

F. Electric Controller: The electric controller shall be of the full magnetic type or solid state integratec circuitry. Silver to silver contacts shall be utilized on all relays and contractors. Thermal overload relays to be provided to protect the motor. **All** component switches to be mounted in a steel panel designed for wall to floor mounting.

2.10 Mainline Strainer: **A** mainline strainer of the self-cleaning type, equipped with a 40 mesh element shall be furnished and installed in the oil line.

2.11 Failure Protection: The electrical control circuit shall be designed so that if a malfunction should occur, due to motor starter failure, oil becomming low in the system, or the car failing to reach a landing in the up direction within a predetermined time, the elevator car will automatically descend to the lowest terminal landing. If power operated doors are used, the doors will automatically open when the car reaches the landing to allow passengers to depart. The doors will then automatically close and all control buttons, except the "door open" button in the car station, shall be made inoperative.

2.12 Sound Isolatin Coupling. Install a minimum of one in the oil line in the machine room between pump and jack.

2.13 Oil-Hydraulic Silencer (Muffler Device). Install in oil line near power unit. It shall contain pulsation absorbing material inserted in a blowout-proof housing arranged for inspecting interior parts without removing 1unit from oil line. Rubber hose without blowout proof features will not be acceptable.

2.14 Vibration Pads. Mount under the power unit assembly to isolate the unit from the building structure.

2.15 Automatic Terminal Limits. Place electric limit switches in the hatchway near the terminal landings. Designed to cut off the electric current and stop the car should it run beyond either terminal landing.

2.16 Automatic Self-Leveling. Provide elevator with a self-leveling feature that will automatically bring the car to the floor landings. This self-leveling shall, within its zone, be entirely automatic and independent of the operating device, and shall also be maintained approximately level with the landing irrespective of the load.

2.17 Buffers. Furnish and install substantial buffers under the car in the elevator pit. They shall be mounted on continous channels fastened to the elevator guide rail or securely anchored to the pit floor and substantial extensions will be provided, if required. Buffers shall comply with A.N.S.I. A-17.1 Code requirements.

Part **3** **EXECUTION**

3.01 Inspection:

A. In addition to the other requirements, inspection, test and remedies herein provided upon completion of elevator installation and before final approval and final payment. Elevator Contractor shall make, in speed test with full installed meets the speed, capacity and all other requirements of the Specifications.

B. In event equipment does not meet all requirements of Specifications, Elevator Contractor shall promptly remove from the premises all work condemed by Architect as failing to conform to the Contract and shall bear all expense of making good all work of other contractors destroyed damaged by such removal or replacement. If Elevator Contractor does not remedy such condemed work within a reasonable time, fixed by written notice from Architect, General Contractor and withhold such cost from final payment under Contract price. In the event remainder due under Contract price is insufficient to cover such a cost, Elevator Contractor shall, immediately, upon request, reimburse General Contractor in full.

3.02 Permits, Taxes and Licenses

A. All permits, inspection fees and licenses necessary for the execution of the work shall be secured and paid for by the Elevator Contractor.

3.03 Temporary Use

A. The General Contractor, sub-contractors, Owners or others will not be permitted use of the elevators during construction except under a written agreement as stipulated by the Elevator Contractor.

END OF SECTION 14250