Form # P-04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUREAU OF INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 060119

PERMIT ISSUED

MAR 2 8 2006

CITY OF PORTLAND

This is to certify that CITY OF POKTLAND/Hel Construction LLC

has permission to 4 story bldg for office / retai th a driv hru

AT 57 MARGINAL WAY L 034 C002001

provided that the person or persons rm or tion a epting this permit shall comply with all of the provisions of the Statutes of ine and of the nances of the City of Portland regulating the construction, maintenance and e of buildings and 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.

Notification of inspection must be given and when permission procured before this building or part thereof is covered or enclosed-in 24 HOUR 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. Corcq Cass 1-30-06

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Director - Building & Inspection Services 3/24/06

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED
MAR 28 2006
CITY OF PORTLAND

Permit No:	Issue Date:	CBL:
06-0119		034 C001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
63 Marginal Way	Bayside Ventures Llc	50 Portland Pier Ste 400	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone:**
	Hebert Construction LLC	9 Gould Rd. Lewiston	2077832091
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Commercial	B-5

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Vacant Land	Commercial 4 story bldg for office / retail with a drive-thru	$33,207.00	$3,678,560.00	1

FIRE DEPT: ☑ Approved ☐ Denied
See Conditions
Signature: Greg Cass

INSPECTION:
Use Group: 5/A Type: 3B
5/24/06
Signature:

Proposed Project Description:
4 story bldg for office / retail with a drive-thru

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

Permit Taken By:	Date Applied For:
dmartin	01/25/2006

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 stou all work..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☒ Site Plan 2005-0214	☐ Approved	☐ Approved w/Conditions
Maj ☒ Minor ☐ MM ☐ ok w/ Conditions	☐ Denied	☐ Denied
Date: 1/25/06	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:
06-0119	01/25/2006	034 C001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
63 Marginal Way	Bayside Ventures Llc	50 Portland Pier Ste 400	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Hebert Construction LLC	9 Gould Rd. Lewiston	(207) 783-2091
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

Proposed Use:	Proposed Project Description:
Commercial 4 story bldg for office / retail with a drive-thru	4 story bldg for office / retail with a drive-thru

☑

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 03/24/2006

Note: **Ok to Issue:** ☑

1) A new fire damper plan showing protection for the duct penetrations in the two hour shafts must be submitted.

2) The Statement of Special Inspections Must be amended to include all necessary speceial inspections in a Seismic Site Class D. Guy Lebreque has agreed to provide an amended plan.

3) An Energy Code compliant CodCHECK package must be submitted prior to Steel Installation.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 01/30/2006

Note: **Ok to Issue:** ☐

1) All building construction to comply with NFPA 101

2) requires State Fire Marshalls approval.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 12/01/2005

Note: **Ok to Issue:** ☐

1) Life safety plan required for building permit

2) Access and egress from marginal Way to be 20 feet min.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Rick Knowland **Approval Date:** 12/19/2005

Note: **Ok to Issue:** ☐

1) 1 See Planning Division conditions of approval.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Rick Knowland **Approval Date:** 12/19/2005

Note: **Ok to Issue:** ☑

PERMIT ISSUED

CITY OF PORTLAND

Location of Construction:	Owner Name:	Owner Address:	Phone:
63 Marginal Way	Bayside Ventures Llc	50 Portland Pier Ste 400	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Hebert Construction LLC	9 Gould Rd. Lewiston	(207) 783-2091
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

1) 1. Applicant shall contribute $33,340 of the projects share towards the recommendations of the master plan for Marginal Way. Should the office users change to a higher generating use such as a medical office building project may require a Traffic Movement Permit.

2. The same conditions of approval for the earlier 3 story building for this site that was approved by the planning board shall also apply to this project.

2. Upon completion of the master plan for Marginal Way, Applicanrz shall return to the Planning Board for final review of the pedestrian and vehicle access of the site. If the master plan is not comlete within six (6) months of the commencement of construction, the site plan as submitted controls.

3. The size and type of tree grate shall be reviewed and approved by the City Arborist.

4.The plan shall be revised reflecting a lower wattage building mounted light fixture.

State of Maine

Department of Public Safety

Construction Permit

Reviewed for Barrier Free

15492

Sprinkled

Sprinkler Supervised

63 MARGINAL WAY MULTI-TENANT OFFICE BUILDING

Located at: 63 MARGINAL WAY

PORTLAND

Occupancy/Use: BUSINESS

Permission is hereby given to:

ATLANTIC NAT'L TRUST
SUITE 400
50 PORTLAND PIER
PORTLAND, ME 04101

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 3**17,** 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 *7th of August 2006*

Dated the 8th day of **February A.D. 2006**

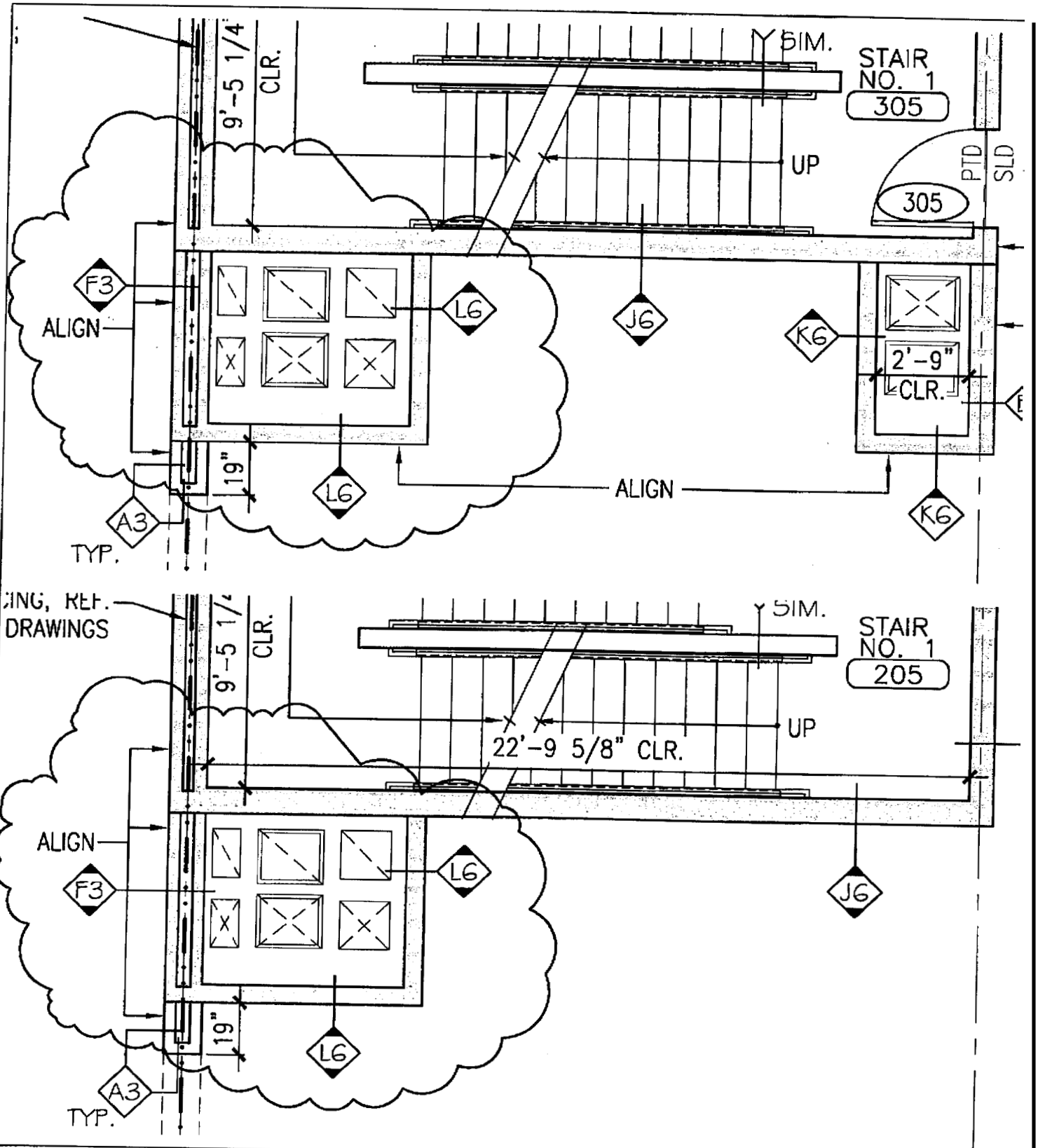
Michael P. Cantara

Commissioner

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer
PORTLAND, ME



CWS Curtis Walker Stewart Architects

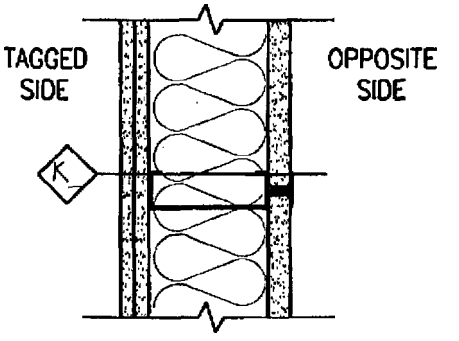
434 Cumberland Avenue
Portland, ME 04101
Phone: (207)774-4441
Fax: (207)774-4016
WWW.CWSARCH.COM

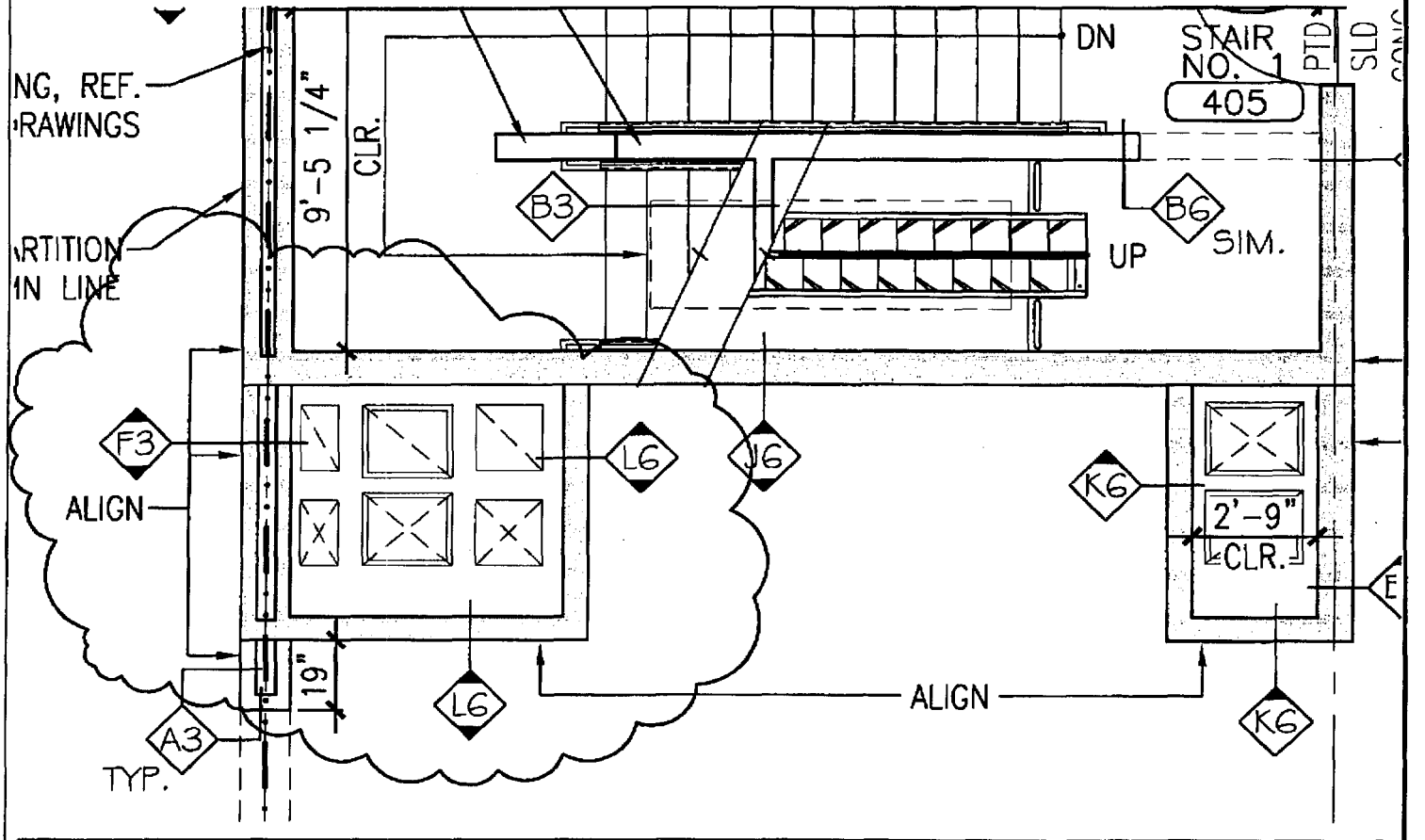
Project
MULTI-TENANT OFFICE BUILDING
65 MARGINAL WAY
PORTLAND, MAINE
PROJECT #: 04430HMO

Drawing Title
REVISED CHASE ENCLOSURE PLANS

Scale: 1/4" = 1'-0"
Date: 3/08/06
Revised:

Drawing Number:
SKA-21
Page:

L	C-H STUD SHAFT WALL FRAMING @ 16" O.C. TO UNDERSIDE OF DECK W/ CONTINUOUS ACOUSTICAL INSULATION. CONT. 1" FIRE RATED LINER PANELS ON THE INTERIOR SHAFT SIDE, FULL HEIGHT. (2) MYERS OF 5/8" TYPE "X" GWB ON OUTSIDE OF C-H STUO SHAFT WALL FRAMING, FULL HEIGHT. 2 HOUR FIRE RATED ASSEMBLY EQUAL TO UL DESIGN U415. STC RATING OF ASSEMBLY = 53	



Curtis Walker Stewart Architects

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Project
MULTI-TENANT OFFICE BUILDING
65 MARGINAL WAY
PORTLAND, MAINE
PROJECT #: 04430.WO

Drawing Title:
REVISED CHASE ENCLOSURE PLANS

Scale: 1/4" = 1'-0"
Date: 3/02/06
Revised:

Drawing Number:
SKA-22
Page:

General Building Permit 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 Constructson: 63 MARGINAL WAY, PORTLAND, ME		
Total Square Footage of Proposed Structure: 27,788	Square Footage of Lot: 19,642	
Tax Assessor's Chart, Block & Lot: Chart# 34 Block# C Lot# 1, 2, & 14	Owner: BAYSIDE VENTURES, LLC 50 PORTLAND PIER SUITE 400 PORTLAND, ME	Telephone: 207 828 1080
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: BAYSIDE VENTURES, LLC 50 PORTLAND PIER SUITE 400 PORTLAND, ME 04101	Cost Of Work: $ 3,678,560 Fee: $ 33,137.00 C of O Fee: $ 75

Current Specific use: VACANT LOTS
If vacant, what was the previous use?
Proposed Specific use: OFFICE / RETAIL BUILDING

Project description: 4 STORY OFFICE / RETAIL BUILDING WITH f/o BANK DRIVE THRU
already have foundation permit

Bldg Fee 33,132.00
75.00
Received CD
33,207.

Contractor's name, address & telephone: HEBERT CONSTRUCTION LLC 9 GOULD RD. LEWISTON, ME 207 783 2091
Who should we contact when the permit is ready: GREG SHINBERG
Mailing address: SHINBERG CONSULTING, LLC 477 CONGRESS ST. 5TH FLOOR PORTLAND ME 04101
Phone: 653 7510

Received 33,137.00
CK # 1071

Please submit **all** of the information outlined in the Commercial **Application** Checklist. **Failure** to **do** so will **result** in **the** automatic denial of your permit.

Balance owed $70.00

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 24 2006
RECEIVED

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

Signature of applicant: _____ **Date:** Jan. 18, 2006

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

* NOTE TOTAL CONTRACT SUM IS $3,926,560 - $248,000 IS THE AMT FOR FOUNDATION PERMIT. 1071

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
05-1716	12/29/2005	034 C001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
63 Marginal Way	Bayside Ventures, LLC	50 Portland Pier Ste 400	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Herbert Construction LLC	9 Gould Road Lewiston	2077832091
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Foundation Only/Commercial	

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Vacant Land	4 story office building -w/bank drive through- ensight Parking - Foundation Only Permit	$7,353.00	$748,000.00	1

FIRE DEPT.	Approved / Denied	INSPECTION: Use Group	Type
Signature:		Signature:	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved | Approved w/Conditions | Denied

Signature: Date:

Proposed Project Description:

Foundation Only Permit

Permit Taken By:	Date Applied For:
tdodson	11/23/2005

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 Review	Zoning Approval	Historic Preservation
Shoreland	Variance	Not in District or Landmark
Wetland	Miscellaneous	Does Not Require Review
Flood Zone	Conditional Use	Requires Review
Subdivision	Interpretation	Approved
X Site Plan 2005-0244	Approval	Approved w Conditions
Maj / Minor / MM	Denied	Denied
Date:	Date:	Date:

CERTIFICATION OF OWNER

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 provisions of the codes applicable to such permit.

Statement of Structural Special Inspections

Project: *Multi-Tenant Office Building*

Location: *63 Marginal Way*

Owner: *Bayside Holdings. LLC*

Structural Design Professional in Responsible Charge: *David A. Price, PE*

This ***Statement*** of ***Structural Special Inspections*** is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Structural Special Inspection services applicable to this project as well as the name of the Structural Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement* of ***Structural Special Inspections*** encompass the following disciplines:

X Structural ☐ Mechanical/Electrical/Plumbing

☐ Architectural ☐ Other: _____

The Structural Special Inspection Coordinator shall keep records of inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Structural Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Structural Design Professional in Responsible Charge.

A Final ***Report*** of Structural ***Special Inspections*** documenting completion ***of*** all required inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: *As requested by building official* or ☐ per attached schedule.

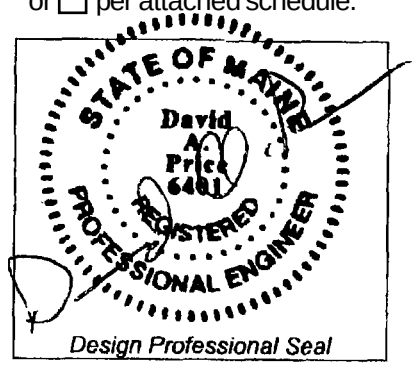
Prepared by:

David A. Price, PE

(type or print name)

D A P Dec. 19, 2005

Signature Date



Design Professional Seal

Owner's Authorization:

Signature Date

Building Official's Acceptance:

Signature Date

Schedule of Structural Inspection and Testing Agencies

This Statement of Special Inspections/ Quality Assurance Plan includes the following building systems:

- X Soils and Foundations
- X Cast-in-Place Concrete
- ☐ Precast Concrete
- ☐ Masonry
- X Structural Steel
- X **Cold-Formed Steel** Framing
- ☐ Spray Fire Resistant Material
- ☐ Wood Construction
- ☐ Exterior Insulation and Finish System
- ☐ Mechanical & Electrical Systems
- ☐ Architectural Systems
- ☐ **Special** Cases

Special Inspection Agencies	**Firm**	Address, Telephone, e-mail
1 Structural Special Inspection C a	*Price Structural Engineers, Inc.*	*75 Farms Edge Road North Yarmouth, ME 04097*
2. Inspector	*Summit Geoengineering Services*	*640 Main Street Lewiston, ME 04240*
3. Inspector	*Elite Inspection Services, Inc.*	*220 Industrial Way Portland. ME04103*
4. Testing Agency	*Summit Geoengineering Services*	*640 Main Street Lewiston, ME 04240*
5. Testing Agency	*Elite Inspection Services, Inc*	*220 Industrial Way Portland, ME04103*
6.		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category	*D*
Quality Assurance Plan Required (YIN)	*Yes*

Description of seismic force resisting system and designated seismic systems:

Structure is braced using concentrically braced steel frames in each orthogonal direction along with the small moment frame at the drive-thru canopy. "Bracing bays" are as indicated on Structural Drawing S5.0 and the canopy moment connection is as indicated on Detail D1/S5.4. Loads are distributed to braced frames by the metal roof deck diaphragm at the roof level and the metal deck / concrete slab diaphragms at floor levels. Vertical forces (uplift and downward) within frames are resisted by deep pile foundations designed to resist the vertical loads calculated at the braced frames. Lateral loads within frames are resisted at the foundation level by passive soil pressure at the foundation grade beams and piles.

Inspections and tests for the seismic resisting components are as indicated within the attached schedule and summarized as follows:

1. *Visually inspect 100% of field welds at bracing bays:*
2. *Visually inspect 100% of structural steel member sizes and bolting at bracing bays and at canopy frame;*
3. *Visually inspect 100% of anchor bolts at bracing bays;*
4. *Inspect 100% of reinforcement and test concrete used at bracing bays;*
5. *Test compaction of fundation fill adjacent to grade beams and pile caps;*
6. *Inspect Pile Installation*

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust)	*100 mph*
Wind Exposure Category	*B*
Quality Assurance Plan Required (Y/N)	*No*

Description of wind force resisting system and designated wind resisting components:

Structure is braced using concentrically braced steel frames in each orthogonal direction along with the small moment frame at the drive-thru canopy.

Statement of Responsibility

The fabricator and erector of the structural steel frame must submit a Statement of Responsibility in accordance with IBC section 1705.3,

- **Statement of Structural Special Inspections** -

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear **below** the Agency ***Number*** **on the Schedule.**

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licenstid PE specializing in **soil** mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 182
ACI-STT	Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS – ACWI	Associate Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III.

International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel **and Welding Special** Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	**Reinforced** Concrete **Special Inspector**

National institute for Certification in Engineering Ttrchnologies (NICET)

NICET-CT	Concrete Technician – Levels I,II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I,II, III & IV

Soils and Foundations

Note: Where "periodic inspections" are performed and deficient items are located, additional inspections shall be performed so that extent of deficient areas can be determined and corrected.

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	*Agency #2 (PE/GE or Qualified Technician supervised by PE/GE)*	*Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.* *Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill*
2. Controlled Structural Fill	*Agency #2 (PE/GE or Qualified Technician supervised by PE/GE)*	*Verify adequacy of crushed stone below grade beams and pile caps.* *Perform sieve tests (ASTM D422 & 01140) and modified Proctor tests (ASTM D1557) for Foundation Backfill and Structural Backfill.* *Inspect placement, lift thickness and compaction of controlled fill.* *Test density of each lift of fill by nuclear methods (ASTM 02922)*
3. Pile Material Certification	*Agency #1 (PE/SE)*	*Review pile certificate of compliance as part of pile submittal review.*
4. Pile Compression Load Testing	*Agency #2 (PE/GE)*	*Perform and evaluate a compression load test on one selected production pile for each HP pile type in accordance with ASTM D 4945, High-Strain Dynamic Testing per International Building Code Section 1808.2.8.2 & 1808.2.8.3)*
5. Full Penetration Field Weld at Pile Splice	*Agency #5 (CWI)*	*Test at welded splice for at least one pile shall be performed at one of the piles within the first pile group placed Weld test method at the discretion of the welding inspector. Field welds at other pile splices shall be visually inspected periodically and the results recorded in writing as part of the pile records.*
6. Pile Foundations	*Agency #2 (PE/GE or Qualified Technician supervised by PE/GE)*	*Inspect and log pile driving operations. Verify compliance with pile driving criteria and final set criteria.* *Pile records to include pile number. HP pile type, location within pile cap, tip elevation, cut off elevation, length, blows per foot during driving, splice information, blows per inch for final set, hammer information and welded rebar at top of pile. Include notes regarding plumbness, deviation from horizontal location, delays during driving and damaged piles.*
7. Welders Certification	*Agency #5 (CWI)*	*Welders for piles shall submit photocopy of AWS certification to the CWI indicating that certification is current.*
5. Field Weld of Steel Reinforcement @ Top of **Pile**	*Agency #5 (CWI)*	*Field welds at welded A706 reinforcement (rebar @ top of pile) shall be visually inspected periodically and the results recorded in writing as part of the pile records.*

Cast-in-Place Concrete

Note: Where "periodic inspections" are performed and deficient items are located, additional inspections shall be erformed so that extent of deficisnt areas can he determined and corrected.

	Agency # (Qualif.)	Scope
1. Mix Design	*Agency #2* (ACI-CFTT)	*Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.*
2. Cement Material Certification	*Agency #1* (PE/SE)	*Review cement certificate of compliance as part of mix design submittal review.*
3. Reinforcement Installation	*Agency #2* (ACI-CFTT)	*Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters*
4. Formwork	*Agency #2* (ACI-CFTT)	*Inspect formwork dimensions for compliance with foundation drawings.* *Verify that formwork does not contain debris or ice.*
5. Anchor Rods & Anchor Bolts	*Agency #2* (ACI-CFTT)	*Inspect size, positioning and embedment of anchor rods/bolts at 100%. of bracing locations (see S5.0 for elevations) and periodically at other locations.* *Inspect concrete placement and consolidation around anchors.*
6. Concrete Placement	*Agency #2* (ACI-CFTT)	*Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.*
7. Sampling and Testing of Concrete	*Agency #4* (ACI-LTT)	*Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) nnd temperature (ASTM C1064).*
8. Curing and Protection	*Agency #2* (ACI-CFTT)	*Inspect curing, cold weather protection and hot weather protection procedures.*

Structural Steel

Note: Where "periodic inspections" are performed and deficient items are located, additional inspections shall be performed so that extent of deficient areas can be determined and corrected.

Item	Agency # (Qualif.)	Scope
1. **Fabricator** Certification/ Quality Control Procedures	*Agency #3 (AWS-CWI)*	*Review shop fabrication and quality control procedures unless fabricator is an AISC certified plant.*
2. **Steel Material Certification**	*Agency #1 (PE/SE)*	*Review certificates of compliance as part of structural steel submittal.*
3. **Steel Markings**	*Agency #3 (AWS-ACWI)*	*Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes.*
4. **Open Web Steel Joists**	*Agency #3 (AWS-CWI)*	*Inspect installation and bridging of joists at periodic locations.*
5. Bolting	*Agency #3 (AWS-ACWI)*	*Inspect high strength bolt material markings for correct bolt type, diameter, storage in lubricated containers and installation / tightening of high-strength bolts as follows:* *Snug Tight: Verify that washers have been used and that steel piles are in firm contact.* *Fully Pretensioned: In addition to the requirements for "snug tight", also verify that splines have separated from tension control bolts. Periodically verify proper tightening sequence.* *Slip Critical: In addition to the requirements for "fully pretensioned", verify that faying surface is free of coatings (unless previously approved by the structural engineer of record) or other deleterious material and provide continuous inspection of slip-critical bolts during bolt installation.*
6. Anchor Rods and Bolts	*Agency #3 (AWS-ACWI)*	*Verify that washers are in place as specified and that nuts are tight at all anchor bolts.*

Structural Steel

Note: Where "periodic inspections" are performed and deficient items are located, additional inspections shall be performed so that extent of deficient areas can be determined and corrected.

7. Welding	*Agency #3 (AWS-CWI)*	*Visually inspect 100% of field welds at structural steel members and periodically inspect field welds at burjoist bearing locations.* *Periodically inspect storage of welding rods, pre-heat, post-heat and surface preparation between passes. Verify size and length at 100% of field fillet welds at bracing bay locations (see Drawing S5.0 for elevations).* *Field fillet welds larger than 5/16" shall be continuously inspected during weldplacement.*
	Agency #5 (AWS-CWI	*If structural steel fabricator is nor certified by AISC then:* 1. *Inspect 100% of shop welds at bracing bay locations (see Drawing S5.0 for elevations).* 2. *Continuous inspection of full penetration shop welds indicated on details H9/S5.4, C8/S5.5.* 3. *Review fabricator's written procedures and quality control manuals.*
8. Structural Details	*Agency #3 (AWS-ACWI)*	*Inspect steel members for compliance with structural drawings at periodic locations including member configuration and connection details* *Inspect 100% of steel members within bracing bays (Drawing S5.0 for elevations) for member size, bolts and columns spices.*
	Agency #1 (SE/PE)	*Periodic structural observation of steel frame for compliance with structural drawings, including bracing, member configuration and connection details.*
9. Metal Deck	*Agency #3 (AWS-CWI)*	*Periodic weld inspectian and side-lap fastening of metal roof and floor deck*

Cold-Formed Steel Framing

Note: Where "periodic inspections" are performed arid deficient items are located, additional inspections shall be determined and corrected.

Item	Agency # (Qualif.)	Scope
1. Member Sizes	*Agency #3 (AWS-ACWI)*	*Periodic Structural Observations*
2. Material Thickness	*Agency #3 (AWS-ACWI)*	*Periodic Structural Observations*
3. Material Properties	*Agency #3 (AWS-ACWI)*	*Periodic Structural Observations*
4. Mechanical Connections	*Agency #3 (AWS-ACWI)*	*Periodic Structural Observations*
5. Welding	*Agency #3 (AWS-CWI)*	*Visually Inspect all Field Welds*
6. Framing Details	*Agency #3 (AWS-ACWI)*	*Periodic Structural Observations*

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

ACCESSIBILITY CERTIFICATE

Designer: Guy Labrecque- CWS Architects

Address of Project: 63 Marginal Way

Nature of Project: 63 Marginal Way Multi-Tenant Office Building

Building shell and interior fit-ups

excluding foundations.

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) LICENSED ARCHITECT GUY T LABRECQUE, JR. No. 2568 STATE OF MAINE

Signature:

Title: Vice President

Finn: CWS Architects

Address: 434 Cumberland Ave.

Portland, ME 04101

Phone: 207-774-4441

FROM DESIGNER: David Price - Price Structural Engineers

DATE: 1/9/06

Job Name: Multi-Tenant Office Building

Address of Construction: 63 Marginal Way

2003 International Building Code

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

Building Code and Year 2003 IBC Use Group Classification(s) Business & Mercantile

Type of Construction III E

Will the Structure have a Fire suppression system in Accordance *with* Section 903.3.1 of *the 2003* IRC Yes

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

Supervisory alarm system? Yes Geotechnical/Soils report required?(See Section 1802.2) Yes-Summit Engrs.

STRUCTURAL DESIGN CALCULATIONS

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

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed **floor live** loads *(1603.1.1, 1607)*

Floor *Area* Use	Loads **Shown**
Ground Flr	100 psf
Elevated Flrs	80 psf

Wind loads *(1603.1.4, 7609)*

ASCE 7-02 Design **option** utilized *(1609.1.* **I,** *1609.6)*

100 **Basic wind speed** *(1609.3)*

II/1.0 Building category and whd **importance** factor, I_w *(Table 1604.5, 1609.5)*

B Wind exposure category *(1609.4)*

.18 Internal pressure **coefficient** *(ASCE 7)*

48 psf **'Component** and cladding pressures *(1609.1.1; 1609.6.2.2)*

21 psf Main force wind pressures *(1609.1.1, 1609.6.2.1)*

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

IBC/ASCE 7 Design **option utilized** *(1614.1)*

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

.522/.229 Spectral response coefficients, S_{DS} & S_{D1} *(1615.1)*

E Site class *(1615.1.5)*

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

N/A Roof **live** loads *(1603.1.2, 1607.11)*

Roof **snow** loads *(1603.1.3, 1608)*

600 psf **Ground** snow load, P_g *(1608.2)*

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

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

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

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

42 psf **Sloped roof** snowload, P_s *(1608.4)*

D Seismic design category *(1616.3)*

Special Centric Braced Basic seismic-force-resisting system *(Table 1617.6.2)*

6/5 Response modification coefficient, R_I and deflection amplification factor, C_d *(Table 1617.6.2)*

Equivalent Lateral Force Analysis procedure *(1616.6, 1617.5)*

231,000 lb Design base shear *(1617.4, 1617.5.1)*

Flood loads *(1603.1.6,* **1612)**

_____ Floodhazard area *(1612.3)*

11.45' Elevation of structure

Other loads

\- Concentrated, *loads (1602.4)*

20 psf **Partition loads** *(1607.5)*

\- Impact loads *(1607.8)*

HVAC @ Roof Misc. loads (*Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)*

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

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

FROM: Guy Labrecque - CWS Architects

RE: Certificate of Design

DATE: 1/9/06

These plans and / or specifications covering construction work on:

Building shell and fit-ups excluding foundations.

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

LICENSED ARCHITECT
GUY
LABRECQUE, JR.
No. 2568
STATE OF MAINE
(SEAL)

As per Maine State Law:

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

Signature:

Title: Vice-President

Firm: CWS Architects

Address: 434 Cumberland Ave.
Portland, ME 04101

CWS Architects

434 Cumberland Avenue
Portland ME 04101-2325

Guy T. Labrecque - Architect
Phone: 207.774.4441
Fax: 207.774.4016
E-mail: GLabrecque@CWSarch.com

November 6, 2005

CODE COMPLIANCE REPORT

63 Marginal Way Office Building – Shell Project

BOCA AND LIFE SAFETY CODES REVIEW

1.0 Codes Review

Description of Building's Function and Program:

The project consists of the construction of a multi-tenant office building shell at 63 Marginal Way. The building will be four stories in height and **27,788** square feet in area. At this point in time the building shell is being designed to accommodate three tenants. The first floor will contain a federal credit union as well as another business use tenant that will also take the fourth floor. A third business use tenant will be taking the second and third floors. For purposes of this code study, consideration is being given to the potential of the first floor containing a retail tenant at some point in the future.

I.O.A Occupant Classification(s):

IBC 2003

The building will be approached as a multi-tenant, mixed use, non-separated use building per 302.3.1.

Proposed Use Group – First Floor: **(2)** Business Occupancies
Proposed Future Use Group – First Floor: (1 or 2) Mercantile Occupancies

Proposed Use Group – Second/Third Floors: (1) Business Occupancy – same tenant
Proposed Future Use Group – Second/Third Floor: (1) Business Occupancy per floor

Proposed Use Group – Fourth Floor: (1) Business Occupancy – same tenant as part of first floor
Proposed Future Use Group – Second/Third Floor: (1) Business Occupancy

NFPA 101: 2003

The building will be approached as a multi-tenant, mixed occupancy, non-separated occupancy building per 6.1.14.3.

Chapter **38,** "New Business Occupancies": Proposed
Chapter 36, "New Mercantile Occupancies": Future

l.O.B **Building Height** and Area Limitations:

Building Height:

IBC **2003 –** Chapter **5,** Table **503**
Type IIIB Construction – (4) Proposed Stories

Allowable: (4) Stories per B Use Group and (4) Stories per M Use Group w/o sprinkler adjustment.

Proposed: (4) Stories – adjustments not necessary

Building Area:

BOCA **–** Chapter **5,** Table **503**
Type IIIB Construction

Allowable: 19,000 sf per B Use Group and 12,500 per M Use Group w/o sprinkler and/or frontage adjustment.

Proposed: The area of the building as measured along the exterior side of the building's perimeter will be 6,947 sf per floor level – adjustments not necessary

l.O.C **Type** of Construction:

NFPA **220:** Type **III, 000**
IBC **2003:** Type IIIB

The building consists of the following assemblies;

Structural System:

Exterior walls will consist of a brick cavity wall assembly applied to a cold formed metal stud framing system.
The main structure will be a braced steel framed structure. Columns and beam will be steel tube and w-section members while the metal decking and concrete slabs will bear upon steel bar joists.
The foundation system will consist of piles, concrete grade beams and a concrete floating slab.

Interior Non-Load Bearing Walls:

Cold formed metal stud framing
5/8" type "x" gypsum wallboard finishes

l.O.D Required Fire Resistance Ratinps of applicable Structure Elements:

IBC - Table 601 & 602

Element

Structural Frame		0 hrs
Bearing Walls		
	Exterior	2 hrs
	Interior	0 hrs
Non-Bearing walls and Partitions		
	Exterior	0 hrs
	Interior	0 hrs
Floor Construction		0 hrs
Roof Construction		0 hrs

l.O.E Means of Epress:

IBC 2003 – Chapter 10: Table 1004.1.2
NFPA 101 – Chapter 7: Table 7.3.1.2

Occupant Load Calculations: (IBC and NFPA factors are alike)
First Floor Proposed: B Use Areas: 100 gross/s.f. @ 6,970 sf = 70
First Floor Future: **M** Use Areas: **30** gross/s.f. @ 6,947 sf = **232**

Second, Third and Fourth Floors Proposed and future B Use: 100 gross/s.f. @ 6,947 = 70 per floor

Exit Access Corridors:

IBC 2003 – Chapter 10: 1016, Table 1016.1
Business Use - Fully Sprinkled building – 0 hour fire rated corridors
Mercantile Use – Fully Sprinkled building – 0 hour fire rated corridors

NFPA 101 – Chapter 38: 38.3.6.1(3)
Corridor walls are not required to be fire rated due to the incorporation of a sprinkler system.

NFPA 101 – Chapter 36: 36.3.6.1(3)
Corridor walls are not required to be fire rated due to the incorporation of a sprinkler system.

Enclosure of Exits:

IBC 2003 – Chapter 10: 1019.1
2-hour rated enclosure for a stair serving four floor levels.
NFPA 101- Chapter 36, 38 & Chapter 7 – 7.1.3.2.1
2-hour rated enclosure for a stair serving four floor levels.

Minimum Number of Exits:

IBC 2003 – Chapter 10, Section 1014, Table 1014.1, table 1018.1

The occupant loads for the upper three floor levels will require two total exits.
The occupant load at the first floor proposed and future will require two total exits.

NFPA 101 – Chapter 36, Section 7.4

Not less than two means of egress shall be provided as with IBC above.

Capacity of Egress Components:

Element — Minimum Allowable
IBC Table 1005.1: w/o sprinkler
Corridors and Doors = .2 inches per person (232/2 = 116 x .2 = 24")
Stairways = .3 inches per person (70 x 3 = 210/2 = 105 x .3 = 32")

NFPA Table 7.3.3.1
Level Components (Corridors, Doors, Ramps) = .2 inches per person
Stairways = .3 inches per person

Egress Arrangement:

Business Use: B: IBC 2003:

Dead-end corridor (1016.3)	50 ft
Exit Access Travel Distance (1015.1)	250 ft
Common Path of Travel (1013.3)	75 ft

Mercantile Use: M: IBC 2003

Dead-end corridor (1016.3)	20 ft
Exit Access Travel Distance (1015.1)	250 ft
Common Path of Travel (1013.3)	75 ft

NFPA 101 – New Business Occupancy – Ch. 38

Dead-end corridor (38.2.5.2.2)	20 ft
Common Path of Travel (38.2.5.3.3)	75 ft
Travel Distance to an Exit (38.2.6.2)	200 ft

NFPA 101 – New Mercantile Occupancy – Ch. 36

Dead-end corridor (36.2.5.2.1)	50' ft
Common Path of Travel (36.2.5.3(2))	100 ft
Travel Distance to an Exit (36.2.6.2)	250 ft

l.O.G Illumination of Means of Epress: NFPA 36 & 38.2.8

The Means of Egress shall be illuminated in accordance with 7.8.

l.O.H Emergency Lighting: NFP 36 & 38.2

Emergency Lighting shall be provided in accordance with 7.9.

1.0.I Interior Finish Svstem:

IBC 2003 - Chapter 8
NFPA 101 – Chapter 38 & 36

Wall and Ceiling Finishes:	**NFPA**	**IBC**
Vertical Exits & Exit Access Passageways	Class A or B	Class A
Exit Access Corridors	Class A or B	Class A or B
All other areas	Class **A,** B or C	Class A, B or C
Floor Finishes:		
Interior Floor Finishes (within stair enclosures)	Class I or 11	Class I or II

l.O.J Detection, Alarm, and Communications:

IBC 2003 – Section 907.2.2
NFPA 101 – 36 & 38.3.4.1

A manual fire alarm system shall be provided due to business use having more than 100 occupants above level of discharge.

l.O.K Extinguishing Requirements:

IBC 2003 - Chapter 9
NFPA 101 – Chapter 38

- An Automatic Fire Suppression System is not required by NFPA chapters 36 or 38 or by IBC Chapter 5, however the building will be equipped with such a system/
- Portable fire extinguishers shall be provided per 38.3.5.
- Fire extinguishers shall conform to NFPA 10 and shall be placed such that the travel distance to any extinguisher location shall be less than 75'.

2.0 [illegible] NG C

2.0.A Stair Assemblies

IBC 2003 – Chapter 10

Maximum Riser Height (1009.3)	7”
Minimum Rise Height (1009.3	4”
Minimum Tread Depth (1009.3)	11”
Minimum Head Room (1014.4)	80” (6’-8”)
Maximum Vertical Rise to Landing (1009.6)	12’-0”
Hand Rail Height (1011.1)	not less than 34” / not greater than 38”
Guardrail Height (1012.2)	at least 42”

Baluster Spacing shall resist the passage of a 4” sphere in a Business Use Group per 1021.3.

NFPA 101 – Chapter 7

Maximum Riser Height (7.2.2.2.1(a))	7”
Minimum Rise Height (7.2.2.2.1(a))	4”
Minimum Tread Depth (7.2.2.2.1(a))	11”
Minimum Head Room (7.2.2.2.1(a))	80” (6’-8”)
Maximum Vertical Rise to Landing (7.2.2.2.1(a))	12’-0”
Hand Rail Height (7.2.2.4.5)	not less than 34” / not greater than 38”
Guardrail Height (7.2.2.4.6)	not less than 42”

Baluster Spacing shall resist the passage of a 4” sphere per 7.2.2.4.6.

…End of Code Compliance Report