

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

**PERMIT**

Permit Number: 100897

This is to certify that RANDOM ORBIT INC /TBDhas permission to New 4,480 Office BuildingAT 795 CONGRESS ST

CBL 1047 A013001 SEP - 9 2010

**PERMIT ISSUED**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, 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 written permission procured before this building or part thereof is lathed or otherwise closed-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. CHPT. R. Sauter

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Camie Brunk* 9/9/10  
Director - Building & Inspection Services

**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 No: 10-0897	Issue Date:	CBL: 047 A013001
-----------------------	-------------	---------------------

Location of Construction: 795 CONGRESS ST	Owner Name: RANDOM ORBIT INC	Owner Address: 17 CHESTNUT ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B2b

Past Use: Vacant Land connected w/ permit# 100783	Proposed Use: Commercial - Office New 4,480 Office Building	Permit Fee: \$3,345.00	Cost of Work: \$325,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B Type: SB + BXC 2003 Signature: JMB 9/9/10	

Proposed Project Description: New 4,480 Office Building	Signature: (KG)	Signature: JMB 9/9/10
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 07/27/2010	Zoning Approval
-----------------------------	---------------------------------	-----------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan</p> <p>#10-79900011</p> <p>Maj <input checked="" type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>ok with conditions</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation <i>w/plan</i></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>8/11/10</i></p>
	<p>PERMIT ISSUED</p> <p>SEP - 9 2010</p> <p>City of Portland</p>		

## 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:
10-0897	07/27/2010	047 A013001

Location of Construction: 795 CONGRESS ST	Owner Name: RANDOM ORBIT INC	Owner Address: 17 CHESTNUT ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial - Office New 4,480 Office Building	Proposed Project Description: New 4,480 Office Building
--	--

**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 08/11/2010**Note:**      **Ok to Issue:** ☒

- 1) \* Project must meet all conditions of approval imposed by the Historic Preservation Board as part of its 7/21/10 review.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/11/2010**Note:**      **Ok to Issue:** ☒

- 1) Separate permits are required for HVAC permits. All HVAC units shall meet the maximum allowed noise requirements of the Zoning Ordinance.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/09/2010**Note:**      **Ok to Issue:** ☒

- 1) This permit is approved with conditons that detailed plans will be submitted for review and approval for the design of the 1 hour rated exterior walls (east & west), and the rated eave projections on those walls. These plans shall be submitted prior to any work on the construction of such items.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 08/25/2010**Note:**      **Ok to Issue:** ☒

- 1) Fire extinguishers required. Installation per NFPA 10
- 2) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance
- 3) All construction shall comply with NFPA 1 and 101.
- 4) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require ammendments and approval.

<b>Location of Construction:</b> 795 CONGRESS ST	<b>Owner Name:</b> RANDOM ORBIT INC	<b>Owner Address:</b> 17 CHESTNUT ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> TBD	<b>Contractor Address:</b>	<b>Phone</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	

**Comments:**

8/11/2010-mes: WAIR FOR PLANNING OK

8/11/2010-gg: received permit from historic as of 08-11-10. /gg

8/26/2010-jmb: Recieved DRC/Planning approval email

9/2/2010-jmb: Left vcmmsg for Kevin G. For details as noted on the review checklist. He returned call, left msg.

9/3/2010-jmb: I returned call to Kevin G. And reviewed the code items, he will submit details.

9/7/2010-jmb: Received email from Kevin G. With details and pdf attachments.

9/8/2010-jmb: I sent an email response to Kevin for some clarificaiton on the detail of the required exterior wall ratings to the underside of the roof sheathing and on eave projections.

9/9/2010-jmb: Kevin returned an email with more attachments and will follow up with details on the exterior wall and eave projections. I agreed to issue the permit with conditions.



## **BUILDING PERMIT INSPECTION PROCEDURES**

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

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

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

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

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  X   **Re-Bar Schedule Inspection: Prior to pouring concrete**

  X   **Underground electrical or plumbing inspection prior to pouring concrete**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**  
**NOTE: There is a \$75.00 fee per inspection at this point.**

  X   **The final report of Special Inspections shall be submitted prior to the final inspection or the issuance of the Certificate of Occupancy**

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

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



# Certificate of Design Application

From Designer: Archetype, PA  
Date: 7/26/10  
Job Name: Peloton Building  
Address of Construction: 795 Congress Street

*See Revisions*  
*9/7/10*

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) B

Type of Construction 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) N/A

Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) No

### Structural Design Calculations

                     Submitted for all structural members (106.1 – 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
Offices	50 psf + 20 psf partitions
Stairs	100psf

### Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.6)  
100 mph Basic wind speed (1809.3)  
I Building category and wind importance Factor,  $I_w$  (table 1604.5, 1609.5)  
B Wind exposure category (1609.4)  
N/A Internal pressure coefficient (ASCE 7)  
+18.0 psf - 24.1 psf Component and cladding pressures (1609.1.1, 1609.6.2.2)  
+15.9 psf Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

IBC 1617.6 Design option utilized (1614.1)  
I Seismic use group ("Category")  
Sds = 0.30 Sd1 = 0.11 Spectral response coefficients,  $S_{ds}$  &  $S_{d1}$  (1615.1)  
E Site class (1615.1.5)

ibc Live load reduction  
N/A Roof live loads (1603.1.2, 1607.11)  
42 psf Roof snow loads (1603.7.3, 1608)  
60 psf Ground snow load,  $P_g$  (1608.2)  
42 psf If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
1.0 Roof thermal factor,  $C_t$  (1608.4)  
N/A Sloped roof snowload,  $P_s$  (1608.4)  
b light-framed walls with shear panels  
Seismic design category (1616.3)  
R = 6.0 Cd = 4.0 Basic seismic force resisting system (1617.6.2)  
                     Response modification coefficient,  $R$ , and  
                     deflection amplification factor,  $C_d$  (1617.6.2)  
1616.7 Analysis procedure (1616.6, 1617.5)  
8.4 kips Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

                     Flood Hazard area (1612.3)  
                     Elevation of structure

### Other loads

                     Concentrated loads (1607.4)  
                     Partition loads (1607.5)  
                     Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



## Certificate of Design

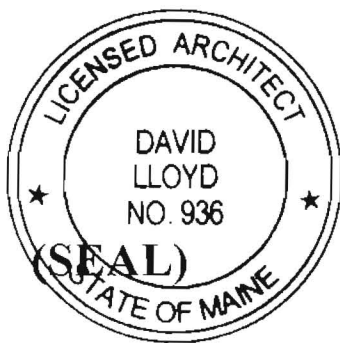
Date: July 26, 2010

From: Archetype, P.A.

These plans and / or specifications covering construction work on:

Peloton Building, 795 Congress Street

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



Signature:   
David Lloyd

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf  
Portland, ME

Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Accessibility Building Code Certificate

Designer: Archetype, PA

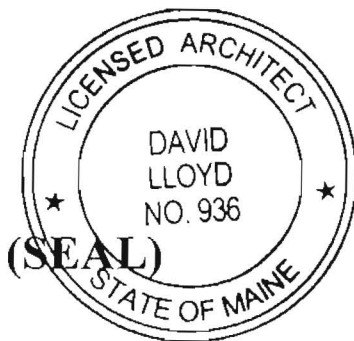
Address of Project: 795 Congress Street

Nature of Project: Business/Office Building

\_\_\_\_\_

\_\_\_\_\_

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: 

Title: Architect

Firm: Archetype, PA

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





# General Building Permit Application

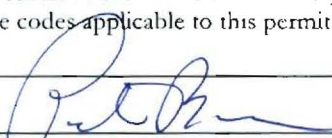
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 795 Congress Street		
Total Square Footage of Proposed Structure/Area 4,480		Square Footage of Lot 3,681
Tax Assessor's Chart, Block & Lot Chart# 47 Block# A Lot# 13	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Random Orbit Inc. Address 17 Chestnut Street City, State & Zip Portland, ME 04101	Telephone: (207) 772-6005
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 325,000 C of O Fee: \$ 75.00 Total Fee: \$ 3,270.00
Current legal use (i.e. single family)	Restaurant - Night Club	
If vacant, what was the previous use?	Restaurant - Night Club	
Proposed Specific use:	Business	
Is property part of a subdivision?	No If yes, please name	
Project description:	2-Story Office Building	
<b>RECEIVED</b> JUL 27 2010 Dept. of Building Inspections City of Portland Maine		
Contractor's name: TBD		
Address:		
City, State & Zip		
Telephone:		
Who should we contact when the permit is ready: PETER BASS		
Telephone: 772-6005		
Mailing address: 17 Chestnut St. Portland		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: 

Date: 7/27/10

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

Applicant: Random Orbit St

Date: 6/24/10

Address: 795 Congress

C-B-L: 47-A-13

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location -

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -

Noise - HVAC - 7:00 am - 9:00 pm 60 dBA  
9:00 pm - 7:00 am 55 dBA

Geometric Signs & Requirements

not in PAD District #10-0897  
B2b with historic overlay  
last floor Restaurant  
Bungee Wings

4640 sq ft total floor area  
com-work Bldg  
use permitted

Demo existing Bldg - rebuild 2 story office Bldg

City  
50' - 77.32' shown

max - 8-2b  
No more than 10'

Normally 10' - 20' about 5' res. zone of 1st floor res. use

None if doesn't about 1st floor res. use

Projections -

Width of Lot -

None  
27' 6 3/4" shown using average grade

2 stories - 45' max  
B-2b  
Nominal lot size req - 3708 sq ft given

90% impervious - states 68.2%  
I get at least 14% impervious

Area per Family -  
None being provided - 5 bike racks  
being provided  
B2b exemption

14-332 (x) 2 -> the bldg will be less than 10,000 sq ft  
Also in historic

10-79900011

N/A

Panel 13 - Zone C





*Strengthening a Remarkable City. Building a Community for Life.* [www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning & Urban Development Department  
Penny St. Louis Littell, Director

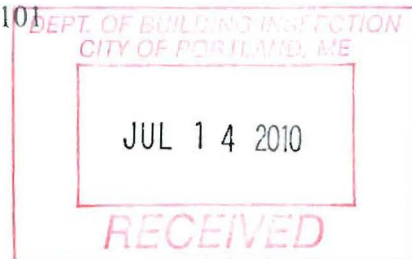
Planning Division  
Alexander Jaegerman, Director

**JULY 13, 2010**

Random Orbit Inc.  
17 Chestnut St.  
Portland, ME 04101

Barbara Vestal  
109 Congress St.  
Portland, ME 04101

**Project Name:** Cowork Office Building  
**Project ID:** 10-79900011  
**Project Address:** 795 CONGRESS ST.  
**Planner:** Erick Giles, AICP, LEED AP



Dear Mr. Bass:

On **July 13, 2010**, the Portland Planning Authority approved a minor site plan to demolish an existing building and replace with an office building at 795 Congress St. as shown on the approved plan prepared by **Stephen W. Tibbets** and dated **June 16, 2010** with the following conditions:

1. Prior to a Certificate of Occupancy and unit installation the applicant shall submit for review and approval by the Planning Authority, all HVAC or other noise producing units. All units shall meet the current maximum noise requirements. Specification sheets showing the manufacture's sound manifestations shall be provided prior to any unit installation. Separate permits are required for such units from Inspection Services.
2. Separate building permits and signage permits are required.
3. No Building Permit may be issued without a Certificate of Appropriateness from the Historic Preservation Commission.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

**STANDARD CONDITIONS OF APPROVAL**

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a

parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Authority pursuant to the terms of Article 14 of the Portland Land Use Code.

2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.



If you have any questions, please contact **Erick Giles** at 874-8723 or **egiles@portlandmaine.gov**

Sincerely,



Alexander Jaegerman  
Planning Division Director

**Attachments:**

1. Performance Guarantee Packet

**Electronic Distribution:**

Penny St. Louis Littell, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Eric Giles, Aicp Planner/Senior Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Tammy Munson, Inspections Division Director  
Gayle Guertin, Inspections Division  
Lannie Dobson, Inspections Division  
Michael Bobinsky, Public Services Director  
Kathi Earley, Public Services  
Bill Clark, Public Services  
David Margolis-Pineo, Deputy City Engineer  
Greg Vining, Public Services  
John Low, Public Services  
Jane Ward, Public Services  
Keith Gautreau, Fire  
Jeff Tarling, City Arborist  
Tom Errico, TY Lin  
Dan Goyette, Woodard & Curran  
Assessor's Office  
Approval Letter File  
**Hard Copy:** Project File

Comments  
Submitted

City of Portland  
Development Review Application  
Planning Division Transmittal form

Application Number: 10-79900011

Application Date:  
6-17-10

6/23/10

Project Name: DEMO AND REPLACE BLD

Address: 795 Congress St CBL: 047 - A-013-001

Project Description: Congress Street - 795; Demo And Replace Bld.; Random Orbit

Zoning:

B2B

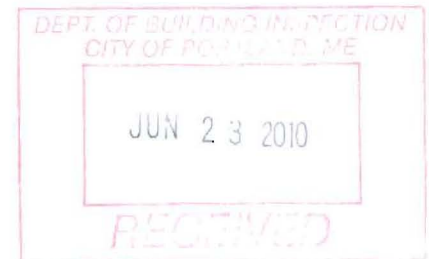
with Historic Overlay

Other Reviews Required:

Review Type: MINOR SITE PLAN

Applicant:

Random Orbit  
17 Chestnut Street  
Portland Me 04101



Distribution List:

erick?

<input type="checkbox"/> Planner	<del>Barbara Barhydt</del>	<input type="checkbox"/> Parking	John Peverada
<input type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Stormwater	Dan Goyette	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Keith Gautreau	<input type="checkbox"/> Inspections	Tammy Munson
<input type="checkbox"/> City Arborist	Jeff Tarling	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> Outside Agency	
		<input type="checkbox"/> DRC Coordinator	Phil DiPierro

Preliminary Comments needed by:

Final Comments needed by:

**Zoning Administrator Marge Schmuckal**

JUNE 24, 2010

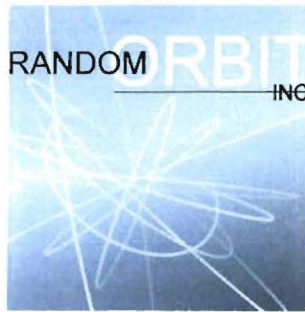
This property is located in a B-2b Zone with a Historic Overlay Zone but **not** within a PAD district. The current building use was a restaurant (Binga Wingas) which was destroyed by fire several years ago.

The proposal is to demo the existing building structure, but to keep the existing foundation. On the existing foundation a 2 story “co-work” office building will be constructed.

The project meets all the B-2b requirements including setbacks and impervious surface. Section 14-332(x)2 of the parking section of the ordinance exempts projects from parking if located in the B-2b zone and the new building or change of use is less than 10,000 square feet in size. This proposal meets both of those criteria and therefore by zoning does not have to meet any parking requirements. There is also an Historic exemption for parking listed in the parking section of the ordinance. No car parking is proposed on site. The applicant is showing 5 bike racks in the rear of the building.

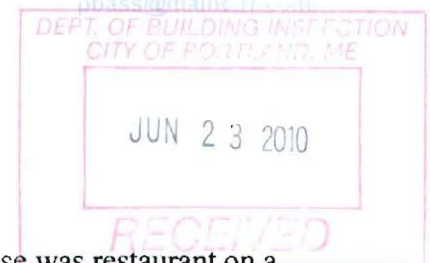
The B-2b Zone does have maximum noise requirements. All HVAC or other noise producing units shall meet the current maximum noise requirements. Specification sheets showing the manufacture’s sound manifestations shall be provided PROR to any unit installation. Separate permits are required for such units from Inspection Services.

Separate building permits and signage permits are required.



**PETER BASS**

17 CHESTNUT STREET  
PORTLAND, ME 04101  
207-772-6005



Written Statements for Proposed Redevelopment of 795 Congress St.

1. Proposed use is 4610 square feet of general office. Previous use was restaurant on a single floor of 2305 square feet.  
Total site area = 3708 sq ft  
Total floor area = 4610sq ft  
Total building coverage area = 2305sq ft
3. There is a 4 foot maintenance easement granted to the adjacent Deering Ave. property as shown on the site plan and survey.
4. The property will generate typical office waste most of which will be recycled. There will be trash and recycle bins on the north side of the building which is fences from the street. We will contract to have these bins emptied regularly as required.
5. All utility connections will be reused from the old building. Wastewater capacity letter has been submitted. Water capacity letter will submitted if required. The new use will be lower than the old restaurant/bar for both water and sewer.
6. Currently roof water is drained direct from the roof. There will be no change in the total roof area draining. All water drains to the rear of the property although there is very little surface drainage other than the building. There will be no change in the roof drainage conditions or in the topography. There will be no net change in the amount of water draining from the property.
7. This is a simple on building project to be built in a single phase. We hope to begin mid August and should be complete in 3-4 months.
8. N/A
9. See attached letter from Gorham Savings bank.
10. See attached deed.
11. N/A
- 12.
13. All typical office paper recycling will be temporarily collected in bins inside. As needed it will be transferred to storage bins outside alongside solid waste bin. This will be contracted to be removed along with solid waste as needed. The frequency of removal will be determined as needed.



### **Zoning Summary-795 Congress St.**

1. Zone: B-2b community Business Zone
2. Parcel size: 3708 sq ft=.085 acres

<b>Regulations:</b>	<b>Required:</b>	<b>Provided:</b>
Minimum lot size:	none	3708sf
Min. street frontage:	50ft	77.32ft
Min. Front yard:	0	0
Min. rear yard:	20 ft from 1 <sup>st</sup> floor Residential use.	21 ft +/-from deck to Line
Min. side yard:	None	
Max building height:	45ft	25ft
3. Parking	none	none
4. Maximum imperv. surface ratio:	90%	68.2%



June 16, 2010

Penny St. Louis Littell, Director  
Planning & Urban Development Department  
City of Portland  
Room 308  
389 Congress Street  
Portland, ME 04101

Re: 795 Congress Portland, Maine

Dear Ms. Littell,

I am writing on behalf of Peter Bass and Random Orbit, Inc. and the proposed project at 795 Congress Street. Gorham Savings Bank has an ongoing deposit and borrowing relationship with Peter Bass. While this letter is not to be construed as a loan commitment, we have reviewed the concept as outlined by the Developer and are comfortable with their management and financial ability to see the project through to a successful completion.

If you should need further information or clarification, please contact me at 222-1492.

Regards,

A handwritten signature in black ink, appearing to read "Karl Suchecki", written over a horizontal line.

Karl Suchecki  
Sr. Vice President

# CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,  
55 Portland Street,  
Portland, Maine 04101-2991



Mr. Frank J. Brancely,  
Senior Engineering Technician,  
Phone #: (207) 874-8832,  
Fax #: (207) 874-8852,  
E-mail: fjb@portlandmaine.gov

Date: June 16, 2010

## 1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 795 Congress Street

(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)

Chart Block Lot Number \_\_\_\_\_

Proposed Use: Cowork Office

Previous Use: Restaurant

Existing Sanitary Flows: \_\_\_\_\_ GPD

Existing Process Flows: \_\_\_\_\_ GPD

Description and location of City sewer, at proposed building sewer lateral connection:

Existing 4" Cast Iron pipe (See Notes)

Site Category

Commercial	<u>X</u>
Industrial (complete part 4 below)	_____
Governmental	_____
Residential	_____
Other (specify)	_____

Clearly, indicate the proposed connection, on the submitted plans.

## 2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated \_\_\_\_\_ 450 GPD

Peaking Factor/ Peak Times Peaking Factor 2 Peak Time 12 :00 pm

Specify the source of design guidelines (i.e. X "Handbook of Subsurface Wastewater Disposal in Maine," \_\_\_\_\_ "Plumbers and Pipe Fitters Calculation Manual," \_\_\_\_\_ Portland Water District Records, \_\_\_\_\_ Other (specify) \_\_\_\_\_)

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

## 3. Please, Submit Contact Information.

Owner/Developer Name: Random Orbit, Inc

Owner/Developer Address: 17 Chesnut Street, Portland, Maine

Phone: 772-6005

Fax: \_\_\_\_\_ E-mail: pbass@maine.rr.com

Engineering Consultant Name: Stephen W. Tibbetts, P.E.

Engineering Consultant Address: 15 Oak Ridge Road, Brunswick, Maine

Phone: 725-6168

Fax: \_\_\_\_\_ E-mail: stibbettspe@suscom-maine.net

City Planner's Name: \_\_\_\_\_

Phone \_\_\_\_\_

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

## 4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated \_\_\_\_\_ GPD

Do you currently hold Federal or State discharge permits? Yes \_\_\_\_\_ No \_\_\_\_\_

Is the process wastewater termed categorical under CFR 40? Yes \_\_\_\_\_ No \_\_\_\_\_

OSHA Standard Industrial Code (SIC): \_\_\_\_\_

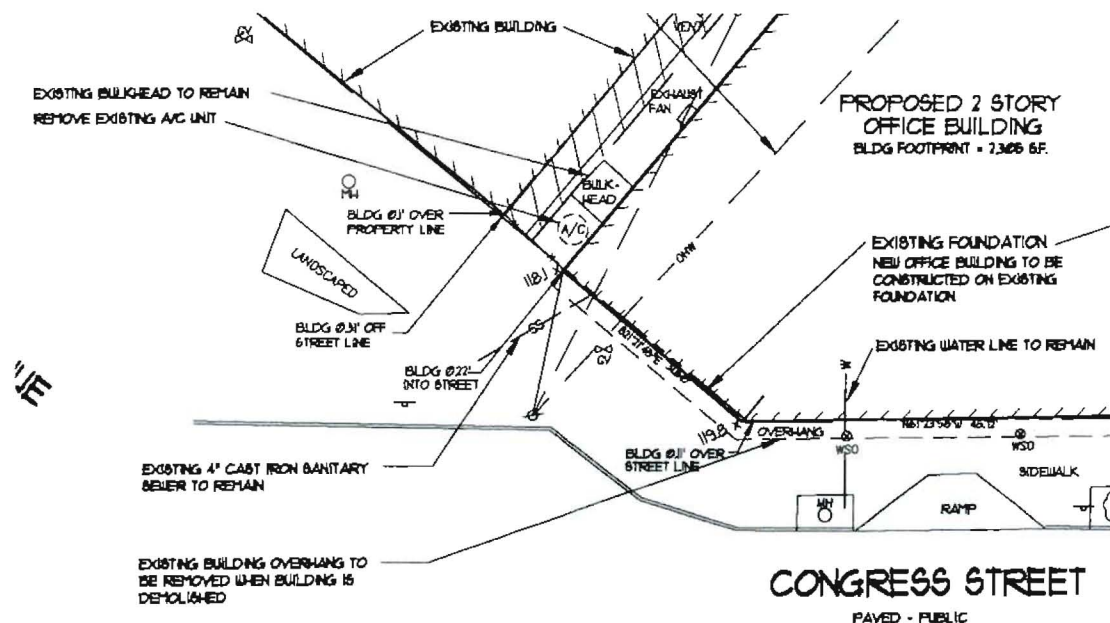
(<http://www.osha.gov/oshstats/sicser.html>)

Peaking Factor/Peak Process Times: \_\_\_\_\_

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:

### Existing Sanitary Sewer Location Map:



### Wastewater Flow Calculations\*:

•General Office Use - No Showers•

$$\frac{30 \text{ Employees} \times 15 \text{ gpd/employee}}{\text{DESIGN FLOW}} = \frac{450 \text{ gpd}}{450 \text{ gpd}}$$

\*Source: "MAINE SUBSURFACE WASTE WATER DISPOSAL RULES  
10-144 CMR 241"

\*\*Maximum assumed over 24 hour period.

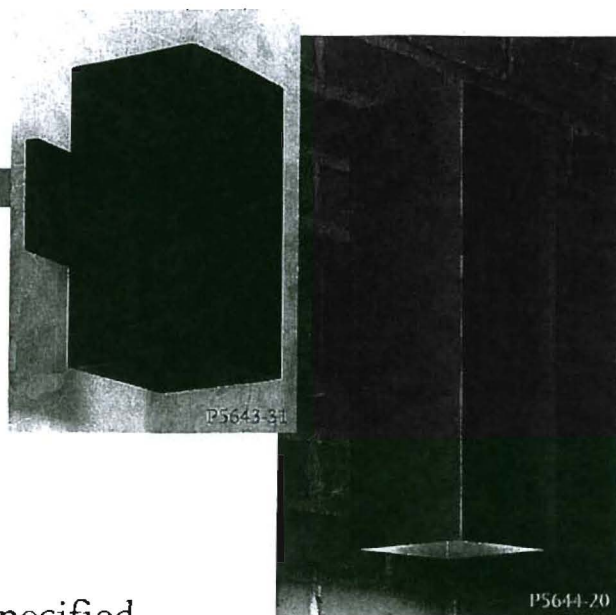


## Squares for Exteriors and Interiors

### 6" Squares

Product No.	Finish	Description	Size	Lamp(s)
P5643-20	Bronze	One-light 6" square	6" W., 12" ht.	1 250w Q PAR-38 or 150w BR-40
P5643-30	White		Extends 8-7/8"	
P5643-31	Black		H/CTR 4-1/2"	
P5644-20	Bronze	Two-light 6" up/down square*	6" W., 18" ht.	2 250w Q PAR-38 or 150w BR-40
P5644-30	White		Extends 8-7/8"	
P5644-31	Black		H/CTR 8"	

\*For use in wet locations, specify P8797-31 top cover.

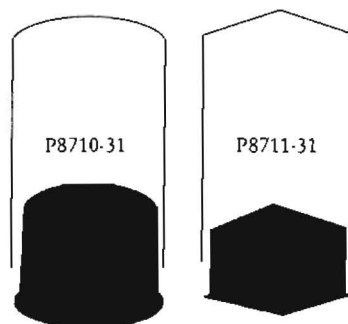


### Accessories for Squares and Cylinders as specified.

#### Accessories-Deep Groove Step Baffles

Black anodized aluminum to minimize glare.

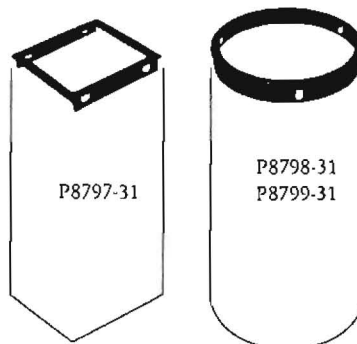
Product No.	Finish	Description	Size
P8710-31	Black	Deep groove step baffle for P5641, P5642 and P5741 6" cylinders	6" dia., 4" ht.
P8711-31	Black	Deep groove step baffle for P5643 and P5644 6" squares.	6" sq., 4" ht.



#### Top Cover Lens

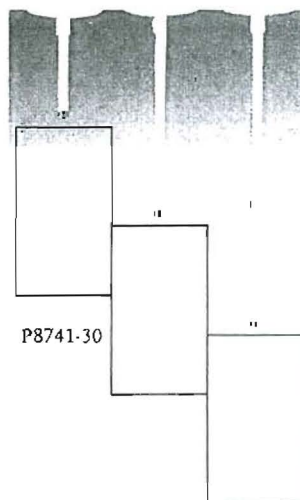
Adapts up/down fixtures for wet location  
use. Heat and shatter-resistant clear  
tempered lens and black trim.

Product No.	Finish	Description	Size
P8797-31	Black	Top cover lens for P5644 6" squares	6" sq.
P8798-31	Black	Top cover lens for P5642 6" cylinders	6" dia.
P8799-31	Black	Top cover lenses for P5675 5" cylinders	5" dia.

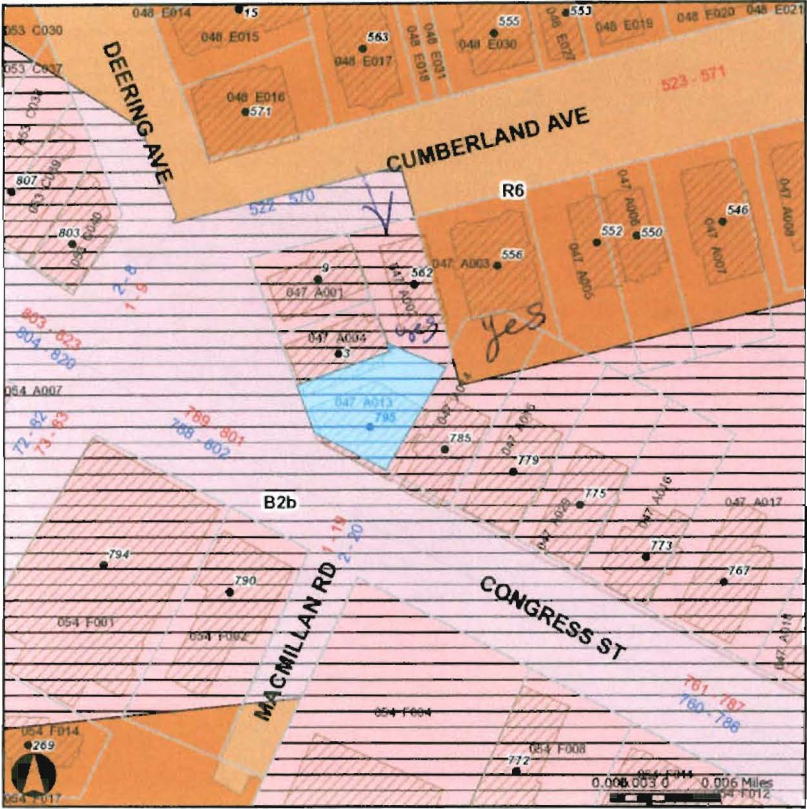


#### Pendant Kit

Product No.	Finish	Description
P8741-20	Bronze	Pendant kit adapts P5741 ceiling fixture to 6", 12" or 18" stem mounting. Includes canopy, hang-straight swivel, 6" and 12" sections with coupling.
P8741-30	White	
P8741-31	Black	

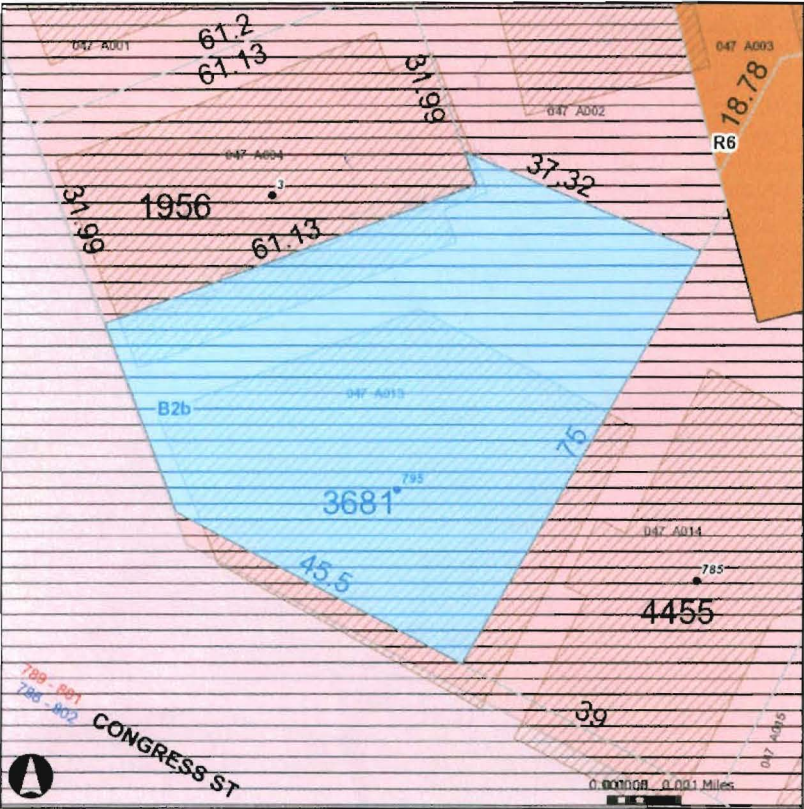


Map



Parcels	Shoreland Overlay Zone	Zoning (continued)	Zoning (continued)
Parcels	Stream Overlay Zone	OP Office Park	C23
Interstate	Stream_protection	R1 Residential	C24
Streets	Island Zoning	R2 Residential	C25
Buildings	C43	R3 Residential	C26
Building	I-B	R4 Residential	C27
Out Building	I-TS	R5 Residential	C28
Parcels	I-R1	R6 Residential	C29
Traveled Ways	I-R2	ROS Recreation Open Space	C30
Stream	I-R3	RP Residential Professional	C31
Wetland	ROS	RPZ Resource Protection	none
swamp	RPZ	WCZ* Waterfront	B2c
Lake/Pond	Zoning	WPDZ Waterfront	C32
under_road	AB Airport Business	WSUZ Waterfront	C33
waterbody	EWpz		C34
Jetport	C44		C35
Coastal Bluff	C45		C36
H - Highly Unstable	B7		C37
U - Unstable	B1 Neighborhood Business		C38
Overlay Zones	B1b Neighborhood Business		C39
DEOZ	B2 Business Community		C40
FIH	B2b Business Community		C41
Helistop Overla	B3* Downtown Business		C42
R-7	B3c Downtown Business		County Streets
USM	B4 Commercial Business		A15
	B5 Urban Commercial		A21
	B5b Urban Commercial		A31
	IH Industrial - High Impact		ME Towns
	IL Industrial - Low		Land
			Water Body
			Ocean

Map



<b>Parcels</b>	<b>Shoreland Overlay Zone</b>	<b>Zoning (continued)</b>	<b>Zoning (continued)</b>
Parcels	Stream Overlay Zone	OP Office Park	C23
Interstate	Stream_protection	R1 Residential	C24
Streets	<b>Island Zoning</b>	R2 Residential	C25
Buildings	C43	R3 Residential	C26
Building	I-B	R4 Residential	C27
Out Building	I-TS	R5 Residential	C28
Parcels	I-R1	R6 Residential	C29
Traveled Ways	I-R2	ROS Recreation Open Space	C30
Stream	I-R3	RP Residential Professional	C31
Wetland	ROS	RPZ Resource Protection	none
Lake/Pond	RPZ	WCZ* Waterfront	B2c
Jetport	<b>Zoning</b>	WPDZ Waterfront	C32
Coastal Bluff	AB Airport Business	WSUZ Waterfront	C33
H - Highly Unstable	EWPZ	C1	C34
U - Unstable	C44	C2	C35
<b>Overlay Zones</b>	C45	C3	C36
DEOZ	B7	C5	B6
EFH	B1 Neighborhood Business	C7	C37
Helistop Overla	B1b Neighborhood Business	C8	C38
R-7	B2 Business Community	C9	C39
USM	B2b Business Community	C10	C40
	B3* Downtown Business	C11	C41
	B3c Downtown Business	C13	C42
	B4 Commercial Business	C14	
	B5 Urban Commercial	C15	
	B5b Urban Commercial	C16	
	IH Industrial - High Impact	C17	
	IL Industrial - Low	C18	
		C19	
		C20	
			<b>County Streets</b>
			A15
			A21
			A31
			<b>ME Towns</b>
			Land
			Water Body
			<b>Ocean</b>



Peter BASS  
12/29/09

"Cultural Creative Brand"

Assessor's Office 189 Congress Street Portland, Maine 04101 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information:

#### Services

#### Applications

#### Doing Business

#### Maps

#### Tax Relief

#### Tax Roll

#### Q & A

browse City services a-z

browse facts and links a-z



Best viewed at 800x600, with Internet Explorer

**CBL** 047 A013001  
**Land Use Type** RETAIL & PERSONAL SERVICE  
**Property Location** 795 CONGRESS ST  
**Owner Information** GREG'S PROPERTIES CONGST LLC  
26 VILLAGE BROOK RD  
YARMOUTH ME 04096  
**Book and Page** 24236/054  
**Legal Description** 47-A-13  
CONGRESS ST 787-789  
DEERING AVE 1  
3681 SF  
**Acres** 0.085

### Current Assessed Valuation:

**TAX ACCT NO.** 7378 **OWNER OF RECORD AS OF APRIL 2009**  
GREG'S PROPERTIES CONGST LLC  
**LAND VALUE** \$100,200.00  
**BUILDING VALUE** \$23,000.00  
**NET TAXABLE - REAL ESTATE** \$123,200.00  
**TAX AMOUNT** \$2,185.58

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

### Building Information:

Card 1 of 1

**Year Built** 1900  
**Style/Structure Type** RETAIL - SINGLE OCCUPANCY  
**# Units** 1  
**Building Num/Name** 1 - BINGA'S WINGA'S  
**Square Feet** 2954

[View Sketch](#)

[View Map](#)

[View Picture](#)



### Exterior/Interior Information:

Card 1

**Levels** B1/B1  
**Size** 695  
**Use** SUPPORT AREA  
**Height** 7  
**Heating** NONE  
**A/C** NONE

Card 1

**Levels** 01/01  
**Size** 736  
**Use** RESTAURANT  
**Height** 12  
**Walls** FRAME  
**Heating** HOT AIR  
**A/C** NONE

Card 1

**Levels** 01/01  
**Size** 828  
**Use** RESTAURANT  
**Height** 12  
**Walls** FRAME  
**Heating** HOT AIR  
**A/C** NONE

Card 1

**Levels** 01/01  
**Size** 695  
**Use** RETAIL STORE  
**Height** 12  
**Walls** FRAME

Restaurant - New

B-2b

Historic

787-789 Congress  
old shop windows

is conforming

B-2b

Minimum lot size

Frontage - None exist - with

REAR: 10' - doesn't abut the R-6 in REAR  
SIDE: 0' if NOT abutting 1st floor RES.

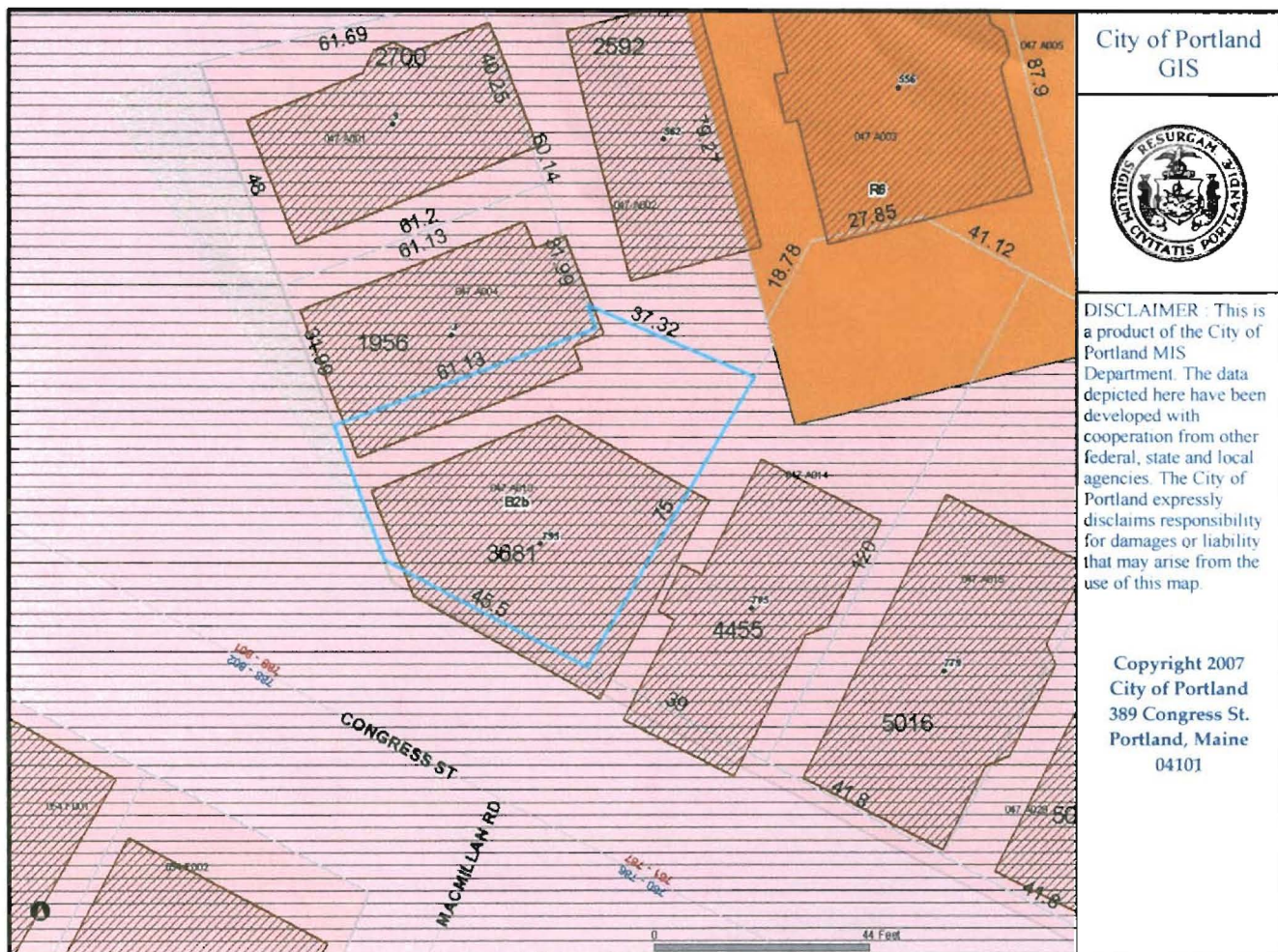
Height: 45' MAX

Any requirements?

Impervious Surface: 90%

production requirements?  
Artist Studio works

yes  
Def: - Studios





**From:** Marge Schmuckal  
**To:** Alec Altman  
**Date:** 1/5/2009 9:55:36 AM  
**Subject:** Re: 795 Congress st

Actually today at 11:00 would work for me - come by today at 11:00  
 Marge

>>> "Alec Altman" <alec.altman@gmail.com> 1/5/2009 9:54:05 AM >>>  
 I meant 11 today, sorry, I can come by tomorrow around 10 but would love to  
 have tomorrow to work with caleb and talk today.  
 thanx

On Mon, Jan 5, 2009 at 9:51 AM, Alec Altman <alec.altman@gmail.com> wrote:

> Can I stop by at 11, I have some preliminary sketches?  
 >  
 >

> On Mon, Jan 5, 2009 at 9:37 AM, Marge Schmuckal <MES@portlandmaine.gov> wrote:  
 >

>> Alec,

>> I am in all this week are you available any time tomorrow? Name a time

>> between 9:00 and noon and I can meet with you.

>> Marge

>>

>>> "Alec Altman" <alec.altman@gmail.com> 1/2/2009 12:26:36 PM >>>

>> Marge,

>> I am in the process of trying to plan our rebuild at 795 Congress

>> Street.

>> The insurance company thinks it will be a total loss. I have some

>> preliminary concept sketches and a few questions about the process

>> under

>> these circumstances. If you have any time next week I would like to

>> make an

>> appointment to get about twenty minutes of your time.

>>

>> Thank You

>> -

>> Alec Altman

>> Owner

>> Binga's Wingas

>> (914) 261-4440\_mobile

>>

>

>

>

> -

> Alec Altman

> Owner

> Binga's Wingas

> (914) 261-4440\_mobile

>

-

47-A-13

#07-1514 (open)  
 permit - seating  
 for 48

1/5/09

≈ 15 min

Alec Altman  
 No PLANS

32033 on Main level  
 X 20 seats Down stair  
 full basements

Pubin Basement - Divide up  
 Better

preserve The footprint -

Overflow for The lounge

New mezzanine level  
 Deck on roof - seasonal -

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

Card Number	1 of 1
Parcel ID	047 A013001
Location	795 CONGRESS ST
Land Use	RETAIL & PERSONAL SERVICE

Owner Address	GREG'S PROPERTIES CONGST LLC 26 VILLAGE BROOK RD YARMOUTH ME 04096
---------------	--

Book/Page	24236/054
Legal	47-A-13 CONGRESS ST 787-789 DEERING AVE 1 3681 SF

B-2b

### Current Assessed Valuation

Land	Building	Total
\$100,200	\$115,000	\$215,200

### Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	1	2954	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.085	2954		RETAIL - SINGLE OCCUPANCY	BINGA'S WINGA'S

### Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	695	SUPPORT AREA
1	01/01	736	RESTAURANT
1	01/01	828	RESTAURANT
1	01/01	695	RETAIL STORE

Height	Walls	Heating	A/C
7		NONE	NONE
12	FRAME	HOT AIR	NONE
12	FRAME	HOT AIR	NONE
12	FRAME	HOT AIR	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

### Building Other Features

Line	Structure Type	Identical Units
2	COOLER CHILLER	1

### Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------



## **Jeanie Bourke - 795 Congress Street - CoWork Office Building**

---

**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 8/26/2010 4:36 PM  
**Subject:** 795 Congress Street - CoWork Office Building  
**CC:** Giles, Eric

Hi all, this project, site plan #10-79900011, Co-Work Office Building at 795 Congress Street, meets minimum DRC site plan requirements for the issuance of the building permit.

Erick, please sign off in HTE so I can sign off. Thanks.

Phil



FIRESTOPPING & SMOKE SEALS

SECTION 07860

RECEIVED  
SEP - 9 2010  
Dept. of Building Inspections  
City of Portland Maine

1 General

1.1 SECTION INCLUDES

- .1 Comply with Division 1, General Requirements and Documents referred to therein.
- .2 It is the intent of this section of the specifications to establish a single, competent source to be responsible for providing all labour, materials, products, equipment and services, to supply and install the firestopping and smoke seal work for the entire project, at the following locations:

Openings in fire rated walls, floors and roofs both empty and those containing penetrations such as cables, conduits, cable pipes, ducts and similar penetrating items.

Gaps between fire-rated walls and exterior walls.

Openings at each floor level in fire rated shafts or stairwells.

Gaps between the tops of fire rated walls and underside of fire rated floor or roof assemblies.

Penetrations through smoke barriers and construction enclosing compartmentalized areas involving both empty openings and openings containing penetrating items.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- .1 Openings through Floors and Walls:

Fire Rated: Metal sleeves for fire rated openings through floors and walls shall be provided under applicable mechanical and electrical specification sections.

Non-Rated: Non-rated openings through floors and walls shall be sealed under applicable mechanical and electrical specification sections.

- .2 Firestopping and smoke seals within mechanical (i.e. inside ducts, dampers) and electrical assemblies (i.e. inside bus ducts) shall be sealed under applicable mechanical and electrical specifications sections. Firestopping and smoke seals around outside of such mechanical and electrical assemblies, where they penetrate fire rated separations, are the responsibility of this section.



## **Peloton Building - 795 Congress Street - Portland, ME**

### **1.3 RELATED SECTIONS**

- .1 Division 15 - Mechanical: Mechanical work requiring firestopping.
- .2 Division 16 - Electrical: Electrical work requiring firestopping.

### **1.4 REFERENCE STANDARDS**

- .1 ANSI/UL 1479 - Fire Tests Of Through-Penetration Firestops

### **1.5 SYSTEM DESCRIPTION**

- .1 Firestopping Materials: Provide firestopping system(s) of sufficient thickness, width and density to provide and maintain a fire resistance rating, as indicated on drawings and in accordance with UL or FM design numbers.
- .2 Provide a seal completely filling all annular spaces to prevent the passage of flame, smoke and gases through the opening in the fire separation in which it is installed.
- .3 Material Compatibility: Provide materials which are compatible with all materials used in the system including materials used in or on penetrants as well as all construction materials used in conjunction or contiguous with the system.
- .4 Accessories: Provide components for each firestopping system that are needed to install fill materials. Use only components specified by the firestopping manufacturer and approved by the qualified testing and inspecting agency for the designated fire resistance rated systems. Accessories include but are not limited to the following items:

Permanent forming/damming/backing materials.

Temporary forming materials.

Substrate primers.

Collars.

Steel sleeves.

### **1.6 SUBMITTALS**

- .1 Manufacturer's Data: Submit manufacturer's specifications, installation instructions and product data for each material required, in accordance with Section 01300. Include manufacturer's certification, if requested and UL, WH, ULC, cUL or FM test reports to show compliance with the Contract Documents.
- .2 Shop Drawings: Submit shop drawings showing typical installation details including reinforcement, anchorage, fastenings and method of installation for each type of firestopping condition.

## **Peloton Building - 795 Congress Street - Portland, ME**

- .3 Samples: If requested, submit samples of each type of firestopping systems, smoke seals and accessories. Indicate location where material/system shall be utilized.
- 1.7 QUALITY ASSURANCE
  - .1 Manufacturer: Company specializing in manufacturing products of this Section with minimum three (3) years documented experience.
  - .2 Applicator: Company having a minimum of three (3) years experience in the installation of materials specified herein on projects comparable to this Project. The firm shall have the written approval of the firestopping material manufacturer(s).
- 1.8 REGULATORY REQUIREMENTS
  - .1 Conform to applicable local Building Codes for fire resistance ratings.
  - .2 Provide materials, accessories and application procedures which have been listed by UL, FM or tested by a nationally recognized independent testing agency according the ANSI/UL 1479 or ASTM E814 to achieve the required fire protection rating.
- 1.9 ENVIRONMENTAL REQUIREMENTS
  - .1 Do not proceed with the installation of firestopping materials when temperatures or weather conditions exceed the manufacturer's recommended limitations for installation.
  - .2 Ventilate solvent based firestopping per firestopping manufacturer's instructions by natural means or, where this is inadequate, forced air circulation.
- 1.10 DELIVERY, STORAGE AND HANDLING
  - .1 Deliver materials to Site in manufacturer's sealed and labelled containers intact. Handle and store materials in accordance with manufacturer's instructions.
- 1.11 PROJECT/SITE CONDITIONS
  - .1 Comply with manufacturer's recommended requirements for temperature, relative humidity and substrate moisture content during application and curing of materials.
- 1.12 SEQUENCING AND SCHEDULING
  - .1 Do not install firestopping system(s) until Work within opening has been completed. Coordinate with other applicable Sections. Schedule work of other trades so that firestopping applications can be inspected prior to being covered by subsequent construction.

## **Peloton Building - 795 Congress Street - Portland, ME**

### **2 Products**

#### **2.1 ACCEPTABLE MANUFACTURERS**

- .1 Provide firestopping silicone sealants, water-based sealants, mortars, or firestop devices from the following manufacturer:

A/D Fire Protection Systems Inc.

#### **2.2 MATERIALS**

- .1 Provide a complete system of asbestos-free firestopping and through-penetrations firestopping. Firestop systems capable of maintaining an effective barrier against flame, smoke and gases in compliance with requirements of ANSI/UL 1479 or ASTM E814 and listed by UL or FM and in addition are approved by jurisdictional authorities and the Consultant.
- .2 A/D FIREBARRIER Silicone Sealants: For use in openings 304.8 mm dia. or greater but not to exceed opening sizes for which they are intended, penetrations subject to movement, in control joints, in curtain wall joints, as a sealant for smoke barrier construction, fire and smoke dampers, head of wall details and fire doors in masonry or gypsum wall partitions.
- .3 A/D FIREBARRIER Mortar: For use in large openings, in static, non-moving, penetrations such as cable trays, electrical and communication bundles, conduit and non-combustible sleeves and rated insulated pipes.
- .4 Firestopping for Combustible Penetrating Items: For use in openings where either plastic pipe, non-rated insulated pipes or insulated cables are installed.
- .5 Firestop system ratings: Comply with Building Code (BOCA) requirements for locations and hourly ratings of F, FT, FH and FTH designations.

#### **2.3 ACCESSORIES**

- .1 Damming and backup materials, supports and anchoring devices: Non-combustible, to manufacturer's recommendations and in accordance with the tested system being installed as acceptable to jurisdictional authorities.
- .2 Retainers: Galvanized clips approved by manufacturer to hold A/D FIREBARRIER Mineral Wool insulation in place.
- .3 Primers: As required by firestopping manufacturer and compatible with selected system and contiguous materials.
- .4 Water: Potable.

## **Peloton Building - 795 Congress Street - Portland, ME**

- .5 Sealants for vertical joints: Non-sagging.
- .6 Sealants and fluid seals at floor openings: Self-levelling.
- .7 Sealants and putty for vertical and overhead joints: Non-sagging.
- .8 Tape: Pressure sensitive masking tape as recommended by the firestopping manufacturer.

### **3 Execution**

#### **3.1 EXAMINATION**

- .1 Examine substrates, openings, voids, adjoining construction and conditions under which the Work is to be installed. Confirm compatibility of surfaces scheduled to receive firestopping.
- .2 Verify that penetrating elements are securely fixed and properly located with the proper space allowance between penetrations and surfaces of openings.
- .3 Do not proceed with Work until unsatisfactory conditions have been corrected.

#### **3.2 PREPARATION**

- .1 Surfaces to receive firestopping shall be free of dirt, dust, grease, oil, rust, loose materials, form release agents, frost, moisture or any other matter which would impair the bond of firestopping material to the substrate of penetrating item(s).
- .2 Prime substrates in accordance with manufacturer's written instructions or recommendations. Confine primers to areas of bond; do not allow spillage or migration onto exposed surfaces.
- .3 Do not apply firestopping and smoke seals to surfaces previously painted or treated with sealers, curing compounds, water repellent or other coatings unless tests have been performed to ensure compatibility of materials. Remove coatings as required.
- .4 Ensure that anchoring devices, back-up materials, clips, sleeves, supports and other related materials used in the actual fire tests are provided.
- .5 Mask where necessary to prevent firestopping materials from contacting adjoining surfaces that will remain exposed upon completion of Work. Remove tape as soon as it is possible to do so without disturbing firestopping's seal with substrates.
- .6 Installation is not to proceed until submittals have been completed.

#### **3.3 INSTALLATION**

## **Poloton Building - 795 Congress Street - Portland, ME**

- .1 Manufacturer's Instructions: Comply with UL or FM Listings and manufacturer's instructions for the type of material and condition of opening in each case. Consult with the manufacturer's technical representative to determine proper procedure for conditions not fully covered by printed instructions. Record in writing any oral instructions received, with copy to manufacturer.
- .2 Install firestopping with sufficient pressure to properly fill and seal openings to ensure an effective smoke seal. Tool or trowel exposed surfaces. Remove excess firestopping material promptly as the Work progresses and upon completion.
- .3 Damming: Provide leak-proof dams as required to seal openings and contain liquid sealants, putty or mortar until cured. Install damming in accordance with manufacturer's instructions.
- .4 Damming Boards: Install forming/damming materials and other accessories of type required to support fill materials during their application and in the position needed to produce the shapes and depths required to achieve fire ratings of through-penetration firestop systems.

Combustible Type: For temporary dams only. Remove after firestopping material has cured.

Non-Combustible Type: For temporary or permanent dams. Provide non-combustible type wherever damming material cannot be removed after applying firestopping materials.

- .5 Void Filler: Use materials recommended by the firestopping manufacturer to seal gaps created by non-combustible type damming boards and to seal around cables, conduits, pipes and where void filler material becomes part of the fire rated assembly.
- .6 Sealant: Install damming material or mineral wool as required. Apply sealant so air voids are not present and sealant is in full contact with penetrating items. Tool sealant to ensure substrate contact. Remove excess sealant in accordance with manufacturer's recommendations.
- .7 Mortar: Install damming material as required. Mix mortar in strict accordance with manufacturers instructions. Pump, trowel or hand pack mortar through openings to minimum thickness as recommended by manufacturer and as listed by UL or FM, to achieve required fire rating.
- .8 Firestopping Mineral Wool: Install firestopping by compressing material to the minimum required by UL or FM listing. Apply firestopping in sufficient thickness, depth and density so as to achieve the required fire resistance rating. Use impaling clips to support and secure firestopping where required by tested system.



## **Peloton Building - 795 Congress Street - Portland, ME**

### **3.4 FIELD QUALITY CONTROL**

- .1 Notify Consultant when completed installations are ready for inspection prior to concealing or enclosing an area containing firestopping materials.
- .2 Arrange for inspections by the Owners independent inspection and testing company, appointed and paid for by Owner.
- .3 Following field inspections, provide all repair as required to ensure compliance with the Contract Documents.

### **3.5 CLEANING AND PROTECTION**

- .1 Upon completion of this work, remove all materials, equipment and debris from the site.
- .2 Leave work area and adjacent surfaces in a condition acceptable to the Consultant.
- .3 Leave installed work with sufficient protection to enable it to remain untouched until project turnover.

**End of Section**



COMcheck Software Version 3.8.0

# Envelope Compliance Certificate

## 2003 IECC

### Section 1: Project Information

Project Type: New Construction

Project Title: Peloton

Construction Site:

~~795 Commercial Street~~ 795 Congress  
Portland, ME

Owner/Agent:

Random Orbit, LLC  
17 Chestnut Street  
Portland, ME 04101

Designer/Contractor:

Archetype PA  
48 Union Wharf  
Portland, ME 04101

RECEIVED  
SEP - 9 2010  
Dept. of Building Inspections  
City of Portland Maine

### Section 2: General Information

Building Location (for weather data): Portland, Maine

Climate Zone: 15

Heating Degree Days (base 65 degrees F): 7378

Cooling Degree Days (base 65 degrees F): 268

Vertical Glazing / Wall Area Pct.: 19%

Building Type

2-story office (Office)

Floor Area

4600

### Section 3: Requirements Checklist

Envelope PASSES: Design 26% better than code.

#### Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor <sup>(a)</sup>
Roof 1: All-Wood Joist/Rafter/Truss	2300	56.0	0.0	0.019	0.053
Exterior Wall 1: Wood Frame, Any Spacing	4992	21.0	0.0	0.062	0.075
Window 1: Metal Frame with Thermal Break: Double Pane with Low-E, Clear, SHGC 0.34	940	---	---	0.320	0.526
Door 1: Glass (> 50% glazing), Clear, SHGC 0.50	21	---	---	0.500	0.526
Door 2: Solid (<= 50% glazing)	63	---	---	0.400	0.122
Floor 1: Slab-On-Grade Unheated, Vertical 2 ft.	192	---	0.0	---	---

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

#### Air Leakage, Component Certification, and Vapor Retarder Requirements:

- ☒ 1 All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- ☒ 2 Windows, doors, and skylights certified as meeting leakage requirements.
- ☒ 3. Component R-values & U-factors labeled as certified.
- ☒ 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- ☒ 5. Stair, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers.
- ☒ 6 Cargo doors and loading dock doors are weather sealed.
- ☒ 7. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.
- ☐ 8 Building entrance doors have a vestibule equipped with closing devices.
- Exceptions:

☐ Building entrances with revolving doors.

☒ Doors that open directly from a space less than 3000 sq. ft. in area.

☒ 9. Vapor retarder installed.

## Section 4: Compliance Statement

*Compliance Statement:* The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2003 IECC requirements in COMcheck Version 3.8.0 and to comply with the mandatory requirements in the Requirements Checklist.

KEVIN M. GOUGH, ARCHT.

Name - Title

Signature

Date

8 SEP 2010



COMcheck Software Version 3.8.0

# Mechanical Compliance Certificate

RECEIVED  
SEP - 9 2010  
Dept. of Building Inspections  
City of Portland Maine

2003 IECC

## Section 1: Project Information

Project Type: New Construction

Project Title: Peloton

Construction Site:

795 Commercial Street  
Portland, ME

Owner/Agent:

Random Orbit, LLC  
17 Chestnut Street  
Portland, ME 04101

Designer/Contractor:

Archetype PA  
48 Union Wharf  
Portland, ME 04101

## Section 2: General Information

Building Location (for weather data):

Portland, Maine

Climate Zone:

15

Heating Degree Days (base 65 degrees F):

7378

Cooling Degree Days (base 65 degrees F):

268

## Section 3: Mechanical Systems List

Quantity System Type & Description

- 1 HVAC System 1: Heating: Duct Furnace, Gas, Capacity 125 kBtu/h, Efficiency: 80.00% Ec / Cooling: Rooftop Package Unit, Capacity 120 kBtu/h, Efficiency: 12.00 EER, Air-Cooled Condenser / Multiple-Zone

## Section 4: Requirements Checklist

TO BE COMPLETED BY HVAC TEAM

### Requirements Specific To: HVAC System 1 :

- ☐ 1. Equipment minimum efficiency: Duct Furnace (Gas): 80.0 % Ec
- ☐ 2. Equipment minimum efficiency: Rooftop Package Unit: 10.1 EER
- ☐ 3. Minimum one temperature control device per zone
- ☐ 4. Integrated air economizer required
- ☐ 5. Systems serving more than one zone must be VAV systems

### Generic Requirements: Must be met by all systems to which the requirement is applicable:

- ☐ 1. Load calculations per ASHRAE Fundamentals
- ☐ 2. Plant equipment and system capacity no greater than needed to meet loads
  - ☐ Exception: Standby equipment automatically off when primary system is operating
  - ☐ Exception: Multiple units controlled to sequence operation as a function of load
- ☐ 3. Minimum one temperature control device per system
- ☐ 4. Minimum one humidity control device per installed humidification/dehumidification system
- ☐ 5. Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup
  - ☐ Exception: Continuously operating zones
  - ☐ Exception: 2 kW demand or less, submit calculations
- ☐ 6. Automatic shut-off dampers on exhaust systems and supply systems with airflow >3,000 cfm
- ☐ 7. Outside-air source for ventilation; system capable of reducing OSA to required minimum
- ☐ 8. R-5 supply and return air duct insulation in unconditioned spaces
  - R-8 supply and return air duct insulation outside the building
  - R-8 insulation between ducts and the building exterior when ducts are part of a building assembly
  - ☐ Exception: Ducts located within equipment



- ☐ Exception: Ducts with interior and exterior temperature difference not exceeding 15°F.
- ☐ 9. Ducts sealed - longitudinal seams on rigid ducts; transverse seams on all ducts; UL 181A or 181B tapes and mastics
  - ☐ Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at static pressures less than 2 inches w.g. pressure classification
- ☐ 10. Mechanical fasteners and sealants used to connect ducts and air distribution equipment
- ☐ 11. Hot water pipe insulation: 1 in. for pipes ≤1.5 in. and 2 in. for pipes >1.5 in.  
 Chilled water/refrigerant/brine pipe insulation: 1 in. for pipes ≤1.5 in. and 1.5 in. for pipes >1.5 in.  
 Steam pipe insulation: 1.5 in. for pipes ≤1.5 in. and 3 in. for pipes >1.5 in.
  - ☐ Exception: Piping within HVAC equipment.
  - ☐ Exception: Fluid temperatures between 55 and 105°F.
  - ☐ Exception: Fluid not heated or cooled with renewable energy.
  - ☐ Exception: Runouts <4 ft in length.
- ☐ 12. Operation and maintenance manual provided to building owner
- ☐ 13. Balancing devices provided in accordance with IMC 603.15
- ☐ 14. Thermostatic controls have 5°F deadband
  - ☐ Exception: Thermostats requiring manual changeover between heating and cooling
  - ☐ Exception: Special occupancy or special applications where wide temperature ranges are not acceptable and are approved by the authority having jurisdiction.

## Section 5: Compliance Statement

**Compliance Statement:** The proposed mechanical design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2003 IECC requirements in COMcheck Version 3.8.0 and to comply with the mandatory requirements in the Requirements Checklist.

\_\_\_\_\_  
Name - Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



COMcheck Software Version 3.8.0

# Mechanical Requirements Description

## 2003 IECC

The following list provides more detailed descriptions of the requirements in Section 4 of the Mechanical Compliance Certificate.

### Requirements Specific To: HVAC System 1 :

1. The specified heating and/or cooling equipment is covered by the ASHRAE 90.1 Code and must meet the following minimum efficiency:  
Duct Furnace (Gas): 80.0 % Ec
2. The specified heating and/or cooling equipment is covered by the ASHRAE 90.1 Code and must meet the following minimum efficiency:  
Rooftop Package Unit: 10.1 EER    Rooftop Package Unit: 10.1 EER
3. Each zone of a multiple-zone system must have its own temperature control device.
4. An integrated air economizer is required for individual cooling systems over 65 kBtu/h in the selected project location. An integrated economizer allows simultaneous operation of outdoor-air and mechanical cooling.
5. Systems serving multiple thermostatic control zones must be variable-flow systems. Zone terminal controls must reduce the flow of primary supply air before reheating, recooling, or mixing air streams.

### Generic Requirements: Must be met by all systems to which the requirement is applicable:

1. Design heating and cooling loads for the building must be determined using procedures in the ASHRAE Handbook of Fundamentals or an approved equivalent calculation procedure.
2. All equipment and systems must be sized to be no greater than needed to meet calculated loads. A single piece of equipment providing both heating and cooling must satisfy this provision for one function with the capacity for the other function as small as possible, within available equipment options.
  - Exception: The equipment and/or system capacity may be greater than calculated loads for standby purposes. Standby equipment must be automatically controlled to be off when the primary equipment and/or system is operating.
  - Exception: Multiple units of the same equipment type whose combined capacities exceed the calculated load are allowed if they are provided with controls to sequence operation of the units as the load increases or decreases.
3. Each heating or cooling system serving a single zone must have its own temperature control device.
4. Each humidification system must have its own humidity control device.
5. The system or zone control must be a programmable thermostat or other automatic control meeting the following criteria:
  - a) capable of setting back temperature to 55°F during heating and setting up to 85°F during cooling,
  - b) capable of automatically setting back or shutting down systems during unoccupied hours using 7 different day schedules,
  - c) have an accessible 2-hour occupant override,
  - d) have a battery back-up capable of maintaining programmed settings for at least 10 hours without power.
  - Exception: A setback or shutoff control is not required on thermostats that control systems serving areas that operate continuously.
  - Exception: A setback or shutoff control is not required on systems with total energy demand of 2 kW (6,826 Btu/h) or less.
6. Outdoor-air supply systems with design airflow rates >3,000 cfm of outdoor air and all exhaust systems must have dampers that are automatically closed while the equipment is not operating.
7. The system must supply outside ventilation air as required by Chapter 4 of the International Mechanical Code. If the ventilation system is designed to supply outdoor-air quantities exceeding minimum required levels, the system must be capable of reducing outdoor-air flow to the minimum required levels.
8. Air ducts must be insulated to the following levels:
  - a) Supply and return air ducts for conditioned air located in unconditioned spaces (spaces neither heated nor cooled) must be insulated with a minimum of R-5. Unconditioned spaces include attics, crawl spaces, unheated basements, and unheated garages.
  - b) Supply and return air ducts and plenums must be insulated to a minimum of R-8 when located outside the building.
  - c) When ducts are located within exterior components (e.g., floors or roofs), minimum R-8 insulation is required only between the duct and the building exterior.
  - Exception: Duct insulation is not required on ducts located within equipment.
  - Exception: Duct insulation is not required when the design temperature difference between the interior and exterior of the duct or plenum does not exceed 15°F.
9. All joints, longitudinal and transverse seams, and connections in ductwork must be securely sealed using weldments; mechanical fasteners with seals, gaskets, or mastics; mesh and mastic sealing systems; or tapes. Tapes and mastics must be listed and labeled in accordance with UL 181A or UL 181B.
  - Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at static pressures less than 2 inches w.g. pressure classification.

10. Mechanical fasteners and seals, mastics, or gaskets must be used when connecting ducts to fans and other air distribution equipment, including multiple-zone terminal units.
11. All pipes serving space-conditioning systems must be insulated as follows:
  - Hot water piping for heating systems:
    - 1 in. for pipes  $\leq 1\frac{1}{2}$ -in. nominal diameter,
    - 2 in. for pipes  $> 1\frac{1}{2}$ -in. nominal diameter.
  - Chilled water, refrigerant, and brine piping systems:
    - 1 in. insulation for pipes  $\leq 1\frac{1}{2}$ -in. nominal diameter,
    - 1  $\frac{1}{2}$  in. insulation for pipes  $> 1\frac{1}{2}$ -in. nominal diameter.
  - Steam piping:
    - 1  $\frac{1}{2}$  in. insulation for pipes  $\leq 1\frac{1}{2}$ -in. nominal diameter,
    - 3 in. insulation for pipes  $> 1\frac{1}{2}$ -in. nominal diameter.
  - Exception: Pipe insulation is not required for factory-installed piping within HVAC equipment.
  - Exception: Pipe insulation is not required for piping that conveys fluids having a design operating temperature range between 55°F and 105°F.
  - Exception: Pipe insulation is not required for piping that conveys fluids that have not been heated or cooled through the use of fossil fuels or electric power.
  - Exception: Pipe insulation is not required for runout piping not exceeding 4 ft in length and 1 in. in diameter between the control valve and HVAC coil.
12. Operation and maintenance documentation must be provided to the owner that includes at least the following information:
  - a) equipment capacity (input and output) and required maintenance actions
  - b) equipment operation and maintenance manuals
  - c) HVAC system control maintenance and calibration information, including wiring diagrams, schematics, and control sequence descriptions; desired or field-determined set points must be permanently recorded on control drawings, at control devices, or, for digital control systems, in programming comments
  - d) complete narrative of how each system is intended to operate.
13. Each supply air outlet or diffuser and each zone terminal device (such as VAV or mixing box) must have its own balancing device. Acceptable balancing devices include adjustable dampers located within the ductwork, terminal devices, and supply air diffusers.
14. Thermostats controlling both heating and cooling must be capable of maintaining a 5°F deadband (a range of temperature where no heating or cooling is provided).
  - Exception: Deadband capability is not required if the thermostat does not have automatic changeover capability between heating and cooling.
  - Exception: Special occupancy or special applications where wide temperature ranges are not acceptable and are approved by the authority having jurisdiction.



## Statement of Special Inspections



Project: *Peloton Building*  
 Location: *795 Congress Street, Portland, ME*  
 Owner: *Random Orbit, LLC 17 Chestnut Street Portland, ME 04101*  
 Design Professional in Responsible Charge: *David J. Tetreault, P.E.*

This *Statement of 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 Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

- ☒ Structural ☐ Mechanical/Electrical/Plumbing  
☐ Architectural ☐ Other. \_\_\_\_\_

The Special Inspection Coordinator shall keep records of all 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 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 Design Professional in Responsible Charge.

A *Final Report of Special Inspections* documenting completion of all required Special 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 Required*

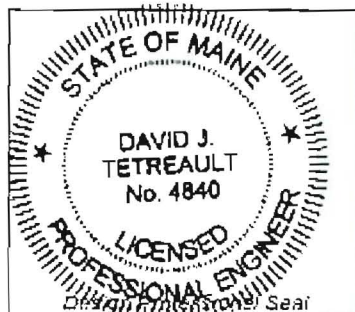
or ☐ per attached schedule.

Prepared by:

*David J. Tetreault, P.E.*  
 (Type or print name)

*David J. Tetreault*  
 Signature

*09/07/10*  
 Date



Owner's Authorization:

Building Official's Acceptance:

\_\_\_\_\_  
 Signature Date

\_\_\_\_\_  
 Signature Date



## Schedule of Inspection and Testing Agencies

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Soils and Foundations  | <input type="checkbox"/> Spray Fire Resistant Material         |
| <input checked="" type="checkbox"/> Cast-in-Place Concrete | <input checked="" type="checkbox"/> Wood Construction          |
| <input type="checkbox"/> Precast Concrete                  | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input type="checkbox"/> Masonry                           | <input type="checkbox"/> Mechanical & Electrical Systems       |
| <input checked="" type="checkbox"/> Structural Steel       | <input type="checkbox"/> Architectural Systems                 |
| <input type="checkbox"/> Cold-Formed Steel Framing         | <input type="checkbox"/> Special Cases                         |

Special Inspection Agencies	Firm	Address, Telephone
1. Special Inspection Coordinator	<i>Structural Design Consulting, Inc.</i>	<i>22 Oakmont Drive Old Orchard Beach, ME 04064-4121 207-934-8038</i>
2. Inspector	<i>Soil Metrics</i>	<i>19 Farms edge Road Cape Elizabeth, ME 04107 207-767-2192</i>
3 Testing Agency	<i>S.W Cole Engineering, Inc</i>	<i>286 Portland Road Gray, ME 04039 207 657-2866</i>
4 Testing Agency		
5. Testing Agency		
6. Other		

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	B
Quality Assurance Plan Required (Y/N)	N

Description of seismic force resisting system and designated seismic systems:

*Light-framed walls sheathed with wood structural panels rated for shear resistance and associated connections*

*1705.1.1 Q/A plan is not required for the seismic force resisting system because the building is Seismic Design Category B.*

*1705.1.2 refers to SDC D, E and F therefore Q/A plan for designated seismic systems not required.*

*1705.1.4 refers to SDC D therefore Q/A plan for additional systems is not required.*

*1705.1.5 refers to SDC E and F therefore Q/A plan not required*

## Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust)	100 mph
Wind Exposure Category	B
Quality Assurance Plan Required (Y/N)	N

*The building is in wind exposure Category B with a 3-sec gust basic wind speed less than 120 mph therefore a quality assurance plan for wind is not required (IBC/2003 Section 1706.1.1.1).*

## Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

# 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 licensed 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 1&2
ACI-STT	Strength Testing Technician

### American Welding Society (AWS) Certification

AWS-CWI	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 Technologies (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

Other

---

## Soils and Foundations

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Shallow Foundations	Y	2	<p><i>Inspect soils below building foundation, site walls and slab-on-grade for adequate bearing capacity and consistency with geotechnical report</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i></p>
2. Controlled Structural Fill	Y	3	<p><i>Perform sieve tests (ASTM D422 &amp; D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i></p> <p><i>Inspect placement, lift thickness and compaction of controlled fill.</i></p>
3. Deep Foundations	N		
4. Load Testing	N		
4. Other:	N		



## Cast-in-Place Concrete

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Mix Design	Y	3	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. Material Certification	Y	1	Review certified mill test reports for reinforcing steel
3. Reinforcement Installation	Y	3	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. Post-Tensioning Operations	N		
5. Welding of Reinforcing	N		
6. Anchor Rods	Y	3	Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.
7. Concrete Placement	Y	3	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
8. Sampling and Testing of Concrete	Y	3	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064)
9. Curing and Protection	Y	3	Inspect curing, cold weather protection and hot weather protection procedures.
10. Other:	N		

## Structural Steel

Page      of

Item	Req'd Y/N	Agency # (	Scope
1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt	Y	1	Review shop fabrication and quality control procedures
2. Material Certification	Y	1	Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes
3. Open Web Steel Joists	N		
4. Bolting	Y	3	Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence.
5. Welding	Y	3	Visually inspect all field welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds  Ultrasonic testing of all full-penetration welds
6. Shear Connectors	N		
7. Structural Details	Y	1	Inspect steel frame for compliance with structural drawings, including member configuration and connection details
8. Metal Deck	N		
9. Other:	N		

## Wood Construction

Item	Req'd Y/N	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures	N		
2. Material Grading	Y	I	<i>Verify material grading marks.</i>
3. Connections	Y	I	<i>Verify that connections and fastenings comply with Contract Documents</i>
4. Framing and Details	Y	I	<i>Verify conformance with Contract Documents</i>
5. Diaphragms and Shearwalls	Y	I	<i>Inspect size, configuration, and fastening of shearwalls and diaphragms. Verify panel grade and thickness</i>
6. Prefabricated Wood Trusses	N		



Geotechnical  
Engineering

12 Farms Edge Road  
Cape Elizabeth, Maine 04107  
Telephone: 207.767.2192  
Cell Phone: 207.415.5835  
Facsimile: 207.767.1115  
Email: srabasca@soilmetrics.com

August 12, 2010  
Project No. 036-01

Mr. Peter Bass  
Developers Collaborative  
17 Chestnut Street  
Portland, Maine 04101

Re: Geotechnical Report  
795 Congress Street  
Portland, Maine

Dear Peter:

This letter summarizes the results of test pits and geotechnical recommendations for your planned development at 795 Congress Street in Portland, Maine. This work was completed in accordance with the proposal for the project dated July 25, 2010.

**Background:** The new building will be designed by Archetype, P.A. of Portland, Maine with structural engineering provided by Structural Design Consultants. The structure will be 2 stories and will be contained within the footprint of a previous structure that was recently demolished. I understand that the interior basement will be filled with structural fill, and new interior column loads up to 70 kips will be supported on this fill. The exterior wall footings will be partially supported on the existing foundation walls (with the existing upper brick portion removed) and partially on the new structural fill. The new basement walls will remain in-place after the building is demolished to act as temporarily support during construction, until the foundation can be backfilled.

**Test Pit Investigation:** I visited the site on August 2, 2010 to observe 3 test pits excavated within the existing basement. The test pits were excavated by the demolition contractor, using a large track-mounted backhoe. The purpose of the test pits was to confirm the nature of soils directly under the existing basement slab and crawl space where the new backfill will be placed to bring the site to grade. Two test pits were made in the front portion of the structure, adjacent to Congress Street, and one test pit was made in the crawl space to the rear. A summary of the findings is included in the attached Table 1. Depths are referenced to the ground surface in the basement at the time the test pits were made.

The test pits encountered surficial fill soils overlying native glacial till soils. The fill consisted of gravel/rubble/wood from the demolition, bricks and rocks and varied from 0 to about 2.5 feet where the test pits were excavated. Thicker fill was noted at the perimeter of the structure, adjacent to the basement walls. The native glacial till consisted of a fine to coarse silty sand with trace gravel. It was generally medium dense. Groundwater was not encountered in any of the test pits. The test pits were backfilled after completion with the excavated soils.

**Geotechnical Recommendations:**

1. Interior columns should be designed so that the maximum contact pressure does not exceed 4.5 kips per square foot. The minimum footing dimension for any isolated interior footing should be limited

RECEIVED  
SEP - 7 2010  
Dept. of Building Inspections  
City of Portland Maine



- to 3 feet. Under these loadings, the settlement of the footings should be less than one inch. The bottom of the interior footings should be at a minimum depth of about 2 feet below the top of slab.
2. The structural seismic design should be performed using the seismic site Class C.
  3. The exterior footing is planned to be supported partially on the existing basement wall (where one exists) and partially on structural fill. Under this configuration, there may be some differential movement between the existing wall foundation and the structural fill, with the foundation acting as a "hard spot". The amount of movement is difficult to predict because it will depend largely on how well the contractor compacts the fill. In order to accommodate this possible differential movement it may be desirable to place additional reinforcing across this transition to limit floor cracking at this transition. Some cracking of the slab may be expected due to the nature of the construction.
  4. In areas where there is no existing basement wall, the exterior footing should be founded a minimum of 4.5 feet below the existing exterior grade. The exterior of the footing should be backfilled with structural fill as specified below. The minimum footing width should be 1.5 ft.
  5. All of the existing fill currently in the existing building footprint and crawl space should be removed and disposed of off-site, prior to placing the new structural within the building footprint. The Structural Fill should meet the requirements on MDOT 703-06, a, Type C. The Structural Fill should be placed in lifts not exceeding 1-foot and compacted to 95 percent of ASTM D-1557. Density tests should be performed on each lift during compaction to demonstrate that the required compaction is achieved. The contractor should pay particular attention to the fill adjacent to the existing walls, where compaction is sometimes difficult to achieve.
  6. Prior to placing the fill within the basement, the native soil subgrade should be inspected to ensure that the intended fill has been removed.
  7. I do not see the need for a foundation under drain, however, the runoff from the roof, and surface drainage should be directed away from the foundation by surface grading away from the structure. Roof drains should be diverted well away from the foundation.

Thank you for the opportunity to assist you with your 795 Congress Street project. If you have any questions regarding these recommendations, please do not hesitate to call me.

Very truly yours,

SOIL METRICS LLC



Stephen J. Rabasca, P.E.

Attachments:

Table 1 : Test Pit Summary

Table I  
Summary of Test Pit Explorations  
795 Congress Street

Test Pit No	Depth	Soil Description
TP-1	0-1.5 ft	Miscellaneous debris, organics, wood and granular soil. Loose, dry. (Fill)
	1.5 to 2.5	Brown fine to coarse SAND, little to some silt (15 to 25 percent) and fine gravel. Medium dense, dry. Oxidation layers and evidence of prior frost action. Native soil - Glacial Till
TP-2	0 - 0.2 ft	Concrete slab, no reinforcement noted.
	0.2 to 2.5 ft	Brown fine to coarse SAND, little to some silt (15 to 25 percent) and fine gravel. Medium dense, dry. Oxidation layers and evidence of prior frost action. Native soil - Glacial Till
TP-3	0 - 2.0 ft	Miscellaneous fill and debris, underlain by roots and organics.
	2.0 to 4.5	Brown fine to coarse SAND, little to some silt (15 to 25 percent) and fine gravel. Medium dense, dry. Oxidation layers and evidence of prior frost action. Native soil - Glacial Till



# Certificate of Design Application

From Designer: Archetype, PA  
 Date: 7/26/10  
 Job Name: Peloton Building  
 Address of Construction: 795 Congress Street

**RECEIVED**  
 SEP -7 2010  
 Dept. of Building Inspections  
 City of Portland Maine

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) B

Type of Construction 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) N/A

Supervisory alarm System? No Geotechnical/Soils report required? (Sec Section 1802.2) No

### Structural Design Calculations

                     Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
Offices	50 psf + 20 psf partitions
Stairs	100psf

### Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.6)

100 mph Basic wind speed (1809.3)

I Building category and wind importance factor,  $I_w$   
 table 1604.5, 1609.5)

B Wind exposure category (1609.4)

N/A Internal pressure coefficient (ASCE 7)

+18.0 psf - 24.1 psf Component and cladding pressures (1609.1.1, 1609.6.2.2)

+15.9 psf Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

IBC 1617.6 Design option utilized (1614.1)

I Seismic use group ("Category")

Sds = 0.30 Sd1 = 0.11 Spectral response coefficients,  $S_{ds}$  &  $S_{d1}$  (1615.1)

C Site class (1615.1.5)

ibc Live load reduction  
N/A Roof live loads (1603.1.2, 1607.11)  
42 psf Roof snow loads (1603.7.3, 1608)  
60 psf Ground snow load,  $P_g$  (1608.2)  
42 psf If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
1.0 Roof thermal factor,  $C_t$  (1608.4)  
N/A Sloped roof snowload,  $P_s$  (1608.4)  
b Seismic design category (1616.3)  
light-framed walls with shear panels Basic seismic force resisting system (1617.6.2)  
R = 6.0 Cd = 4.0 Response modification coefficient,  $R$ , and  
 deflection amplification factor,  $C_d$  (1617.6.2)  
1616.7 Analysis procedure (1616.6, 1617.5)  
8.4 kips Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

                     Flood hazard area (1612.3)

                     Elevation of structure

### Other loads

                     Concentrated loads (1607.4)

                     Partition loads (1607.5)

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



## Jeanie Bourke - RE: 795 Congress - Peloton Bldg

---

**From:** Jeanie Bourke  
**To:** Kevin Gough  
**Date:** 9/9/2010 8:49 AM  
**Subject:** RE: 795 Congress - Peloton Bldg

Thank you Kevin, for clarification on this, and the attached documents.  
I will issue the permit with conditions, please direct all future documents to me for review and approval when they become available.  
Will you inform the contractor? If so, the permit can be picked up today until 1pm or tomorrow.  
Thanks

Jeanie

>>> "Kevin Gough" <gough@archetypepa.com> 9/8/2010 5:05 PM >>>  
Jeanie,  
Thanks for getting back to me.

You are correct that the one-hour wall assembly will need to extend to the underside of the roof deck. I will be providing a sketch to that effect to you and to the contractor for inclusion in the construction set.

You have also raised a good point about the projections along those east and west walls. I originally only had the projection at the south elevation, but Historic required us to add a 24 inch return (that is the 18 deep eave would run along the wall for 24 inches in length) on the east wall, and an 11 foot return on the west. This only appears on the elevations and the structural roof framing plan. I will need some time to address this one. I have two options: one is to simply find a way of using one-hour rated construction, and the other is to convince Historic to let me eliminate them. I will obviously pursue the former, and figure out a clever way to get that rated. Path of least resistance, you know.

I have attached the specification section you requested for the Fire Penetrations. This will be issued to the contractor as an addendum.  
I am also attaching the ComCheck worksheet.

I still owe you a sketch for the rated wall assembly at the roof deck and the rating of the eave/overhangs, but otherwise, I think we should be set. If you could issue the conditional permit that would be really helpful.  
Thank you so much.

**Kevin Gough, Architect**  
Archetype, P A.  
48 Union Wharf  
Portland, ME 04101  
Phone: (207) 772-6022  
[gough@archetypepa.com](mailto:gough@archetypepa.com)  
<http://www.archetype-architects.com>

**From:** Jeanie Bourke [mailto:JMB@portlandmaine.gov]



**Sent:** Wednesday, September 08, 2010 3:22 PM  
**To:** Kevin Gough  
**Subject:** Re: 795 Congress - Peloton Bldg

Thank you Kevin,

I agree with the justification for not requiring a parapet per exception 4.4.2 in Sec. 704.11 as the bearing walls are required to be rated, therefore the structural supports within will be protected. Of particular note in the description of Sec. 4, is that the one-hour rated wall is required to terminate at the underside of the roof sheathing. Please show this in the section detail.

As I was reviewing this section I noticed 704.2 Projections, and 704.2.3 (combustible projections) where it addresses eaves, cornices, balconies. Looking at the plans it appears the 1'-6" eave overhang is only on the South wall extending to the Bramhall Sq., Southwest wall where it returns. It appears that both the west and east elevations eave projection is limited to a double 2x6 bump out that is rapped with steel fascia. Please verify this is correct.

As far as breaking out a separate foundation permit, I am comfortable issuing the full building permit with conditions that will be required to be met prior to the specific construction.

I will proceed with this upon response to this email on the points above.

Thanks  
Jeannie

>>> "Kevin Gough" <gough@archetypepa.com> 9/7/2010 4:37 PM >>>  
Jeanie,

I have responses to a number of the items we discussed based upon your permit review of our project.

1. See the attached revised Certificate of Design. This has modified the language of the Seismic classifications to conform with the drawings.
2. See the attached geotechnical report.
3. See the attached Statement of Special Inspections.
4. In response to your question about parapets in conformance with IBC 704.11, I submit that we meet the code with the current design based upon exception 4.2 of that section. Our roof assembly is rated as a one-hour assembly per UL L521 (see sheet A4.01). Therefore, we meet the exception 4, item 4.2 for non-parallel framing.
5. Our calculation of the percentage of opening in the West wall: per Table 704.8 allowable percentage is 10 percent, where we have 6 percent actual. Therefore we are in compliance with this requirement.

In addition, I have an engineer performing the ComCheck. I will be sending this along in coming days.

I will also send to you the specification section on fire rated penetrations.

I will also develop a wall section to meet the fire rating for the east and west walls.

Hopefully, given the nature of the three outstanding items, and the 5 which have been addressed, you might be able to issue the foundation permit (I was told to ask that by the contractor). Thanks. I will be in touch for these other items.

Thanks.

**Kevin Gough, Architect**  
Archetype, P.A.  
48 Union Wharf  
Portland, ME 04101  
Phone: (207) 772-6022

[gough@archetypepa.com](mailto:gough@archetypepa.com)

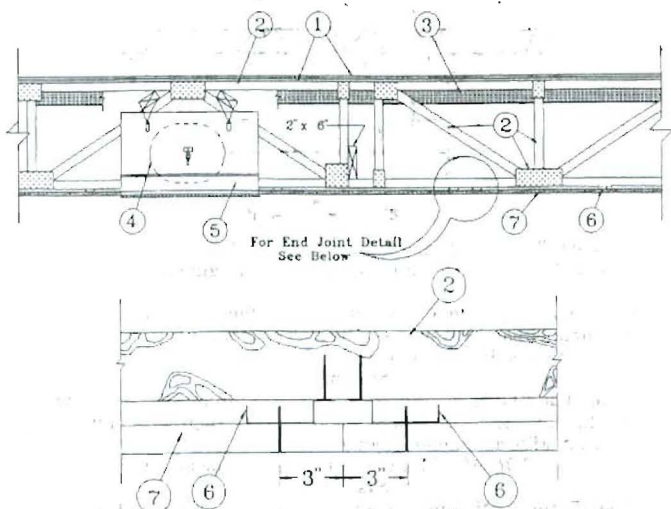
<http://www.archetype-architects.com>

compound with edges of compound feathered out. As an alternate, nominal 3/32 in. thick gypsum veneer plaster; may be applied to the entire surface of Classified veneer base board. Joints reinforced.

\*Bearing the UL Classification Mark

### Design No. L521

Unrestrained Assembly Rating — 1 Hr  
Finish Rating — 25 Min (See Items 3 and 3A)



1. **Flooring System** — The finish flooring may consist of any one of the following systems:

#### System No. 1

**Finish Flooring** — Nom 1 by 4 in. T&G; laid perpendicular to trusses; or 15/32 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Long dimensions of panel (strength axis) or face grain of plywood to be perpendicular to trusses with joints staggered.

**Vapor Barrier** — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

**Subflooring** — 23/32 in. thick wood structural panels. Installed perpendicular to trusses with end joints staggered 4 ft. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

#### System No. 2

**Finish Flooring — Floor Topping Mixture\*** — 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand. Compressive strength to be 1100 psi min. Thickness to be 3/4 in. min.

**HACKER INDUSTRIES INC** — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant.

**Subflooring** — 23/32 in. thick wood structural panels. Installed perpendicular to trusses with end joints staggered 4 ft. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

#### System No. 3

**Finish Floor** — Mineral and Fiber board\*, sizes ranging from 3 ft by 4 ft to 8 ft by 12 ft, by min 1/2 in. thick. All joints to be staggered a min of 12 in. OC with adjacent sub-floor joints.

**HOMASOTE CO** — Type 440-32 Mineral and Fiber Board

**Sub-flooring** — 1 in. by 6 in. T & G fastened diagonally to joists; or 15/32 in. thick plywood or 7/16 in. thick oriented strand board (OSB) wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

#### System No. 4

**Finish Flooring — Floor Topping Mixture\*** — 10 to 13 gal of water to 170 lbs of floor topping mixture to 595 lbs of sand, Compressive strength 900 psi min, thickness to be 3/4 in. min.

**ORTECRETE CORP** — Type II.

**Subflooring** — 23/32 in. thick wood structural panels, min grade "underlayment" or "single floor". Face grain of plywood or strength axis of panels installed perpendicular to trusses with end joints staggered 4 ft. Panels secured to trusses with construction adhesive and No. 6d ringed shank nails. Nails spaced 12 in. OC along each truss. Staples have equal or greater withdrawal and lateral resistance

strength may be substituted for the 6d nails.

#### System No. 5

**Finish Flooring — Floor Topping Mixture\*** — Compressive strength to be 1500 psi min. Thickness to be 3/4 in. min. Refer to manufacturer's instructions accompanying the material for specific mix design.

**UNITED STATES GYPSUM CO** — Levelrock 2500, Levelrock RH

**Vapor Barrier** — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

**Subflooring** — 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Long dimension of panels (strength axis) or face grain of plywood to be perpendicular to joists with joints staggered.

**Floor Mat Materials\*** — (Optional) — Floor mat material nom 0.4 in. thick loose laid over the subfloor. Floor topping thickness a min 1 in. over the floor mat.

**UNITED STATES GYPSUM CO** — Type USG Sound Mat

#### System No. 6

**Finish Flooring — Floor Topping Mixture\*** — Compressive strength to be 2100 psi min. Thickness to be 1/2 in. min. Refer to manufacturer's instructions accompanying the material for specific mix design.

**UNITED STATES GYPSUM CO** — Levelrock 3500, Levelrock Commercial RH

**Vapor Barrier** — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

**Floor Mat Materials\*** — (Optional) — Floor mat material nom 0.4 in. thick loose laid over the subfloor. Floor topping thickness a min 1 in. over the floor mat.

**UNITED STATES GYPSUM CO** — Type USG Sound Mat

**Subflooring** — 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Long dimension of panels (strength axis) or face grain of plywood to be perpendicular to joists with joints staggered.

#### System No. 7

**Finish Flooring — Floor Topping Mixture\*** — Compressive strength to be 3000 psi min. Thickness to be 1/2 in. min. Refer to manufacturer's instructions accompanying the material for specific mix design.

**UNITED STATES GYPSUM CO** — Levelrock 4500

**Vapor Barrier** — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

**Subflooring** — 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Long dimension of panels (strength axis) or face grain of plywood to be perpendicular to joists with joints staggered.

**Floor Mat Materials\*** — (Optional) — Floor mat material nom 0.4 in. thick loose laid over the subfloor. Floor topping thickness a min 1 in. over the floor mat.

**UNITED STATES GYPSUM CO** — Type USG Sound Mat

#### System No. 8

**Finish Flooring — Floor Topping Mixture\*** — Compressive strength to be 3000 psi min. Thickness to be 3/4 in. min. Refer to manufacturer's instructions accompanying the material for specific mix design.

**UNITED STATES GYPSUM CO** — Levelrock SLC

**Vapor Barrier** — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

**Subflooring** — 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Long dimension of panels (strength axis) or face grain of plywood to be perpendicular to joists with joints staggered.

**Floor Mat Materials\*** — (Optional) — Floor mat material nom 0.4 in. thick loose laid over the subfloor. Floor topping thickness a min 1 in. over the floor mat.

**UNITED STATES GYPSUM CO** — Type USG Sound Mat

2. **Trusses** — Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 18 in. Truss members secured together with min 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.

3. **Batts and Blankets\*** — (Optional) — Glass fiber insulation, max 3-1/2 in. thick, secured to the plywood subflooring with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channels and gypsum wallboard ceiling membrane when the resilient channels and gypsum wallboard attachment is modified as specified in Items 6 and 7. The finished rating has only been determined when the insulation is secured to the decking.





JUN 23 2010

RECEIVED





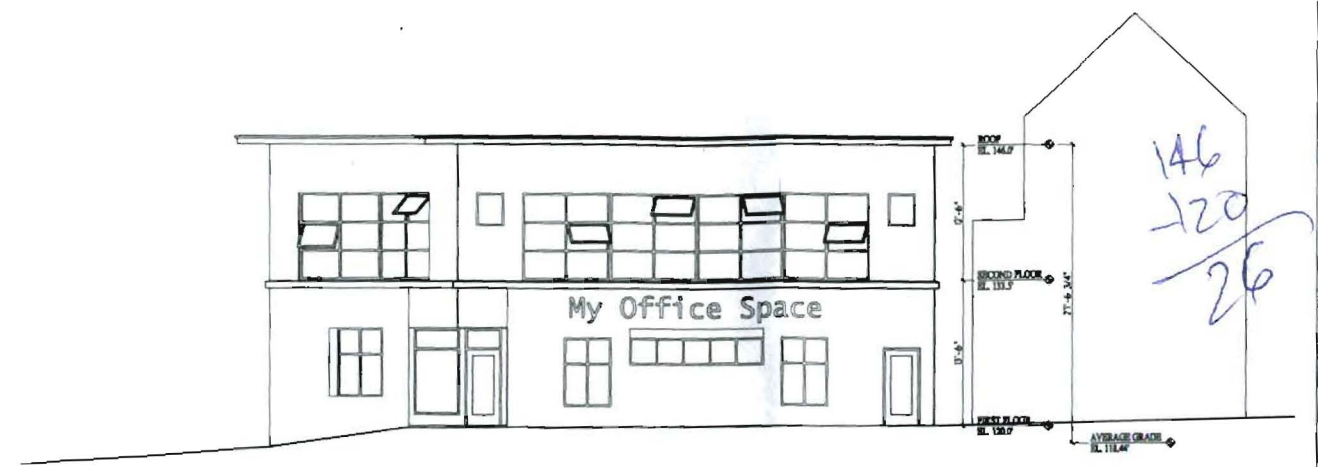




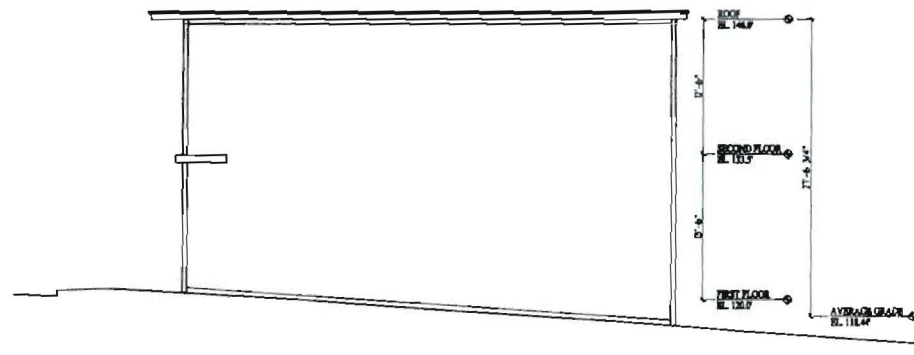




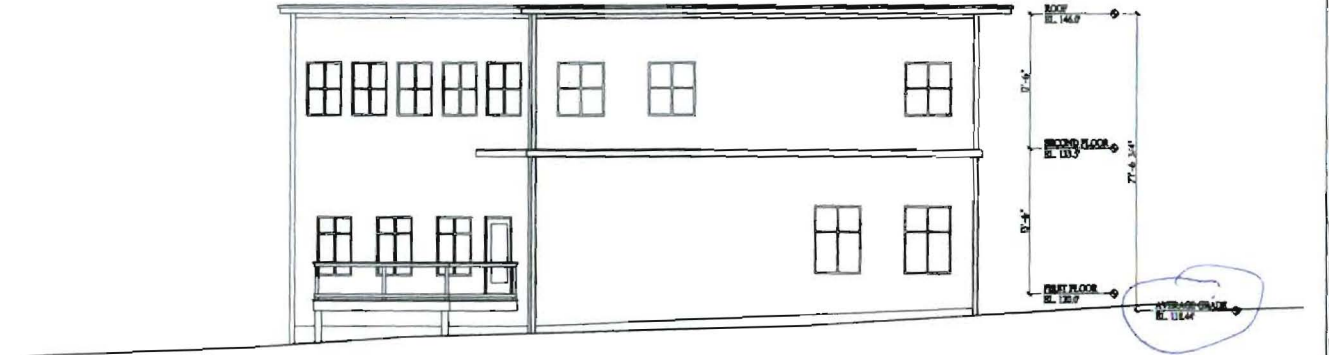
A | BRAMHALL SQUARE ELEVATION - SOUTHWEST  
SCALE: 1/8"=1'-0"



B | CONGRESS STREET ELEVATION - SOUTH  
SCALE: 1/8"=1'-0"

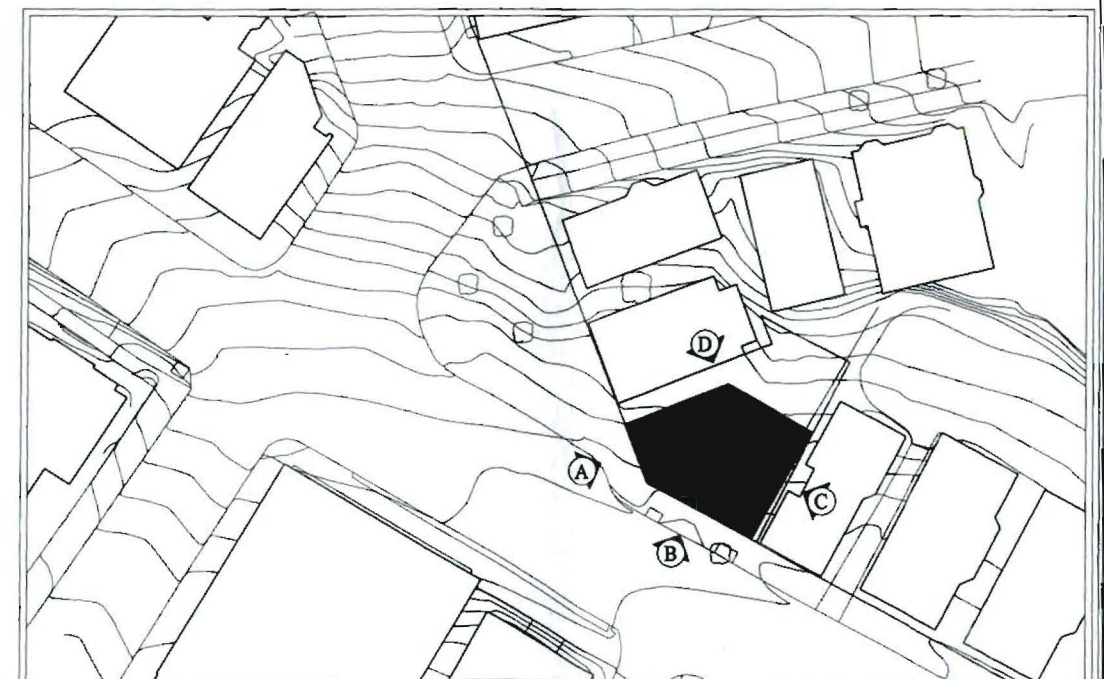


C | EAST SIDE ELEVATION  
SCALE: 1/8"=1'-0"



D | WEST SIDE ELEVATION  
SCALE: 1/8"=1'-0"

BUILDING HEIGHT BY DEFINITION: 5 CORNER AVERAGE GRADE-  
 $120.2' + 119.8' + 118.1' + 117.6' + 116.5' = 592.2'$   
 $592.2' / 5 = 118.44'$  AVERAGE  
 27'-6 3/4" BUILDING HEIGHT



1 | KEY PLAN - BRAMHALL SQUARE  
SCALE: 1/32"=1'-0"

Prepared For:		RANDOM ORBIT, LLC		17 Chestnut St Portland, ME	
Consulting Engineer:		<b>ARCHETYPE</b> architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056			
Project:		MY OFFICE SPACE BRAMHALL SQUARE PORTLAND, ME			
Date:	Scale:	Revisions: Site Plan Application - 17 June 2010			
16 June 2010	1/8" = 1'-0"	BUILDING ELEVATIONS			
A1.01					