

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 030784

Please Read Application And Notes, if Any, Attached

This is to certify that Mesden Llc /Granite Construction
has permission to Build 5 unit condominium
AT 20 Brackett St 058 F013001

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 loaded or otherwise used-in. HOUR NOT REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. AKM
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Ad. [Signature] 9/12/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0784	Issue Date: SEP 15 2003	CBL: EIA 058 F013001
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Location of Construction: 20 Brackett St	Owner Name: Mesden Llc	Owner Address: 28 Chestnut St CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: Granite Construction	Contractor Address: Portland	Phone: 2076321124
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: R6
Past Use: 3 unit dwelling, demolished	Proposed Use: 5-unit condominium	Permit Fee: \$5,400.00	Cost of Work: \$556,000.00
		CEO District: 3	
Proposed Project Description: Build 5 unit condominium		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2/S2 Type: 2B <i>See memo 9/12/03</i>
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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: kwd	Date Applied For: 07/03/2003	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel B Zone C</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2002-0256</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>dw with computer</i> Date: <i>8/13/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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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: 03-0784	Date Applied For: 07/03/2003	CBL: 058 F013001
-----------------------	---------------------------------	---------------------

Location of Construction: 20 Brackett St	Owner Name: Mesden Llc	Owner Address: 28 Chestnut St	Phone:
Business Name:	Contractor Name: Granite Construction	Contractor Address: Portland	Phone: (207) 632-1124
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: 5-unit condominium	Proposed Project Description: Build 5 unit condominium
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 07/31/2003

Note: 0728/2003 I spoke with Alan Holt concerning the approved stamped site plan. I want to be sure that matches the construction plans. The construction plans show decks closer than 15 ft to the side property line. Alan told me to wait until he gets me the plans - all other items look ok
7/30/03 At site plan, Alan gave me an advance copy of the approved site plan. The office should receive the stamped, approved site plan soon

- 1) Please note that the structure is shown to be exactly forty-five (45) feet in height. When the top of steel is placed, it shall be necessary to confirm the height of this building for the code enforcement officer.
- 2) Please note that NO DECKS shall be closer than the required 15 foot side setback line.
- 3) Please note that all setbacks are right on the required setback lines. All property lines shall be strung to allow the code enforcement officer to check the required setbacks PRIOR to placing of concrete
- 4) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 5) This property shall remain a five (5) family condominium dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building Status: Approved with Conditions Reviewer: Mike Nugent Approval Date: 09/12/2003

Note: Ok to Issue:

1) An evaluation of the cost submitted (\$556,000) translates into roughly \$40/per sq. Foot. The RS Means 2003 Sq. Ft. Cost is \$115.00, Please submit construction budget info.

2) Decks that encroach on setbacks cannot be constructed, new plans showing this must be submitted.

An additional Special Inspection for sprayed on fire rated materials must occur pursuant to Section 1705.12

3) See memo of additions details required

Dept: Fire Status: Approved with Conditions Reviewer: Lt. MacDougal Approval Date: 07/31/2003

Note: Ok to Issue:

- 1) the sprinkler system and fire alarm system shall be tested in accordance with the appropriate standard and the results submitted to the Portland Fire Department
- 2) the fire alarm system shall be installed in accordance with NFPA 72 standards
- 3) the sprinkler system shall be installed in accordance with NFPA 13 standards

Comments:

07/09/2003-kwd: Paid \$5035.00 on 7/3/2003; Balance due of \$365.00 paid 7/9/2003 kwd.

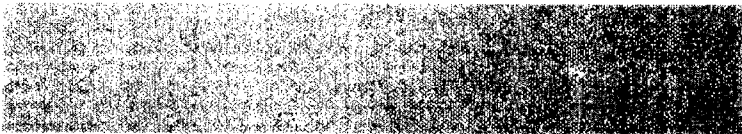
08/04/2003-mjn: need statement of special inspections, certifications and soils report, faxed the designer

Memorandum

To: Glenn Harmon
From: Mike Nugent/Manager of Inspection Services
Date: 09/15/2003
Re: 20 Brackett St. (058 F013)

I have released the construction permit for the above project. As a condition of approval, the following information is required to be submitted and approved prior to the installation/construction of the items specified on this list:

- 1) A door Schedule must be submitted.
- 2) Stamped Mechanical plans must be provided and a separate permit applied for an approved.
- 3) Interior finish details with smoke development and flame spread classifications (See chapter 8, 1999 BOCA)
- 4) What type of Fire Suppression system supervision is proposed?
- 5) Skylight Specs establishing compliance with Section 2404. of the Code.



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2002-0256
Application I. D. Number
10/27/2002
Application Date
5-Unit Condominium
Project Name/Description

Oak Point Associates
Applicant
231 Main Street, Biddeford, ME 04005
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

20 - 24 Brackett St, Portland, Maine
Address of Proposed Site
058 F013001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

11,160 s.f. Proposed Building square Feet or # of Units **Acreeage of Site** _____ **R6** Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla **\$400.00** Subdivision _____ Engineer Review **\$267.00** Date **9/10/2003**

Planning Approval Status:

Reviewer **Alan Holt**

- Approved Approved w/Conditions See Attached Denied

Approval Date **4/22/2003** Approval Expiration **4/22/2004** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Alan Holt** **4/22/2003** **9/12/2003**
signature date date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	9/12/2003 date	\$34,350.00 amount	8/22/2005 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	9/8/2003 date	\$687.00 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2002-0256

Application I. D. Number

10/27/2002

Application Date

5-Unit Condominium

Project Name/Description

Oak Point Associates

Applicant

231 Main Street, Biddeford, ME 04005

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

20 - 24 Brackett St, Portland, Maine

Address of Proposed Site

058 F013001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 1. Applicant must submit a revised Grading / Utility Plan to address the Development Review Coordinator's memorandum of April 16, 2003;
2. Applicant must submit a capacit letter from the Portland Sewer District
3. The building materials at the base of the building, shown as thin brick veneer in the application, shall be changed to a full brick veneer at the base;
4. Applicant shall submit a revised Landscape Plan to be reviewed and approved by the City's Arborist.

Approval Conditions of Fire

- 1 developer shall show a hydrant within 800' path of travel

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Fire Copy**

2002-0256

Application I. D. Number

10/27/2002

Application Date

5-Unit Condominium

Project Name/Description

Oak Point Associates

Applicant

231 Main Street, Biddeford, ME 04005

Applicant's Mailing Address

20 - 24 Brackett St, Portland, Maine

Address of Proposed Site

058 F013001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph: Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

11,160 s.f.

Proposed Building square Feet or # of Units

Acreeage of Site

R6

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review \$267.00 Date 9/10/2003

Fire Approval Status:

Reviewer Lt. McDougall

- Approved Approved w/Conditions See Attached Denied

Approval Date 1/7/2003 Approval Expiration 1/7/2004 Extension to _____ Additional Sheets Attached

Condition Compliance Lt. McDougall 1/7/2003
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>9/12/2003</u> date	<u>\$34,350.00</u> amount	<u>8/22/2005</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>9/8/2003</u> date	<u>\$687.00</u> amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2002-0256

Application I. D. Number

10/27/2002

Application Date

5-Unit Condominium

Project Name/Description

Oak Point Associates

Applicant

231 Main Street, Biddeford, ME 04005

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

20 - 24 Brackett St, Portland, Maine

Address of Proposed Site

058 F013001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 1. Applicant must submit a revised Grading / Utility Plan to address the Development Review Coordinator's memorandum of April 16, 2003;
2. Applicant must submit a capacity letter from the Portland Sewer District
3. The building materials at the base of the building, shown as thin brick veneer in the application, shall be changed to a full brick veneer at the base;
4. Applicant shall submit a revised Landscape Plan to be reviewed and approved by the City's Arborist.

Approval Conditions of Fire

- 1 developer shall show a hydrant within 800' path of travel



**OAK POINT
Associates**

12 September 2003

**Mike Nugent, CEO
City of Portland, Maine
Via fax: 874-8716**

RE 24 Brackett Street

Dear Mike

Garage ventilation clarification:

- 1. BOCA 408.5 indicates ventilation to comply with listed code in Chapter 35.**
- 2. NFPA 88A Parking Structures chapter 3.3.2.2 requires 1.4 SF open wall per each linear foot. By calculation, 185 LF (1.4) = 259 SF open required, and the current plan shows 344 SF provided.**

Should you require anything further, please don't hesitate to contact me

Regards

**Glenn Harmon
Architect**

ARCHITECTS - ENGINEERS

231 Main Street, Post Office Box 1268, Biddeford, Maine 04006 TEL: 207-283-0183 FAX: 207-283-4263



03-0784 Residential 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: <u>24 Brackett Street</u>		
Total Square Footage of Proposed Structure <u>10,840</u>	Square Footage of Lot <u>5,421</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>58</u> Block# <u>F</u> Lot# <u>13 & 14</u>	Owner: <u>MESDEN LLC</u>	Telephone: <u>653-0722</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MESDEN LLC</u> <u>28 Chestnut St</u> <u>Old Orchard Beach</u>	Cost Of Work: \$ <u>\$556,000</u> Fee: \$ <u>\$5,035</u> <u>Bldg 5025.00</u> <u>375.00</u> <u>\$ 5400.00</u> <u>Need \$365.00</u> <u>+ 11' x 17'</u>
Current Specific use: <u>residential</u>		
Proposed Specific use: <u>residential</u>		
Project description: <u>5 unit condominium</u>		
Contractor's name, address & telephone: <u>Granite Construction - Jim Messer</u>		
Who should we contact when the permit is ready: <u>Jim Messer 632-1124</u>		
Mailing address:		
Phone: <u>Pl. 5035.00</u>		

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

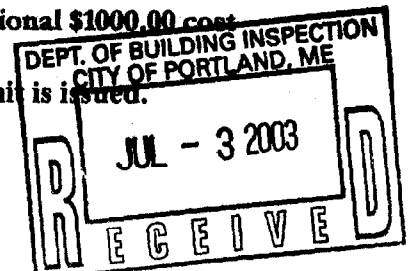
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

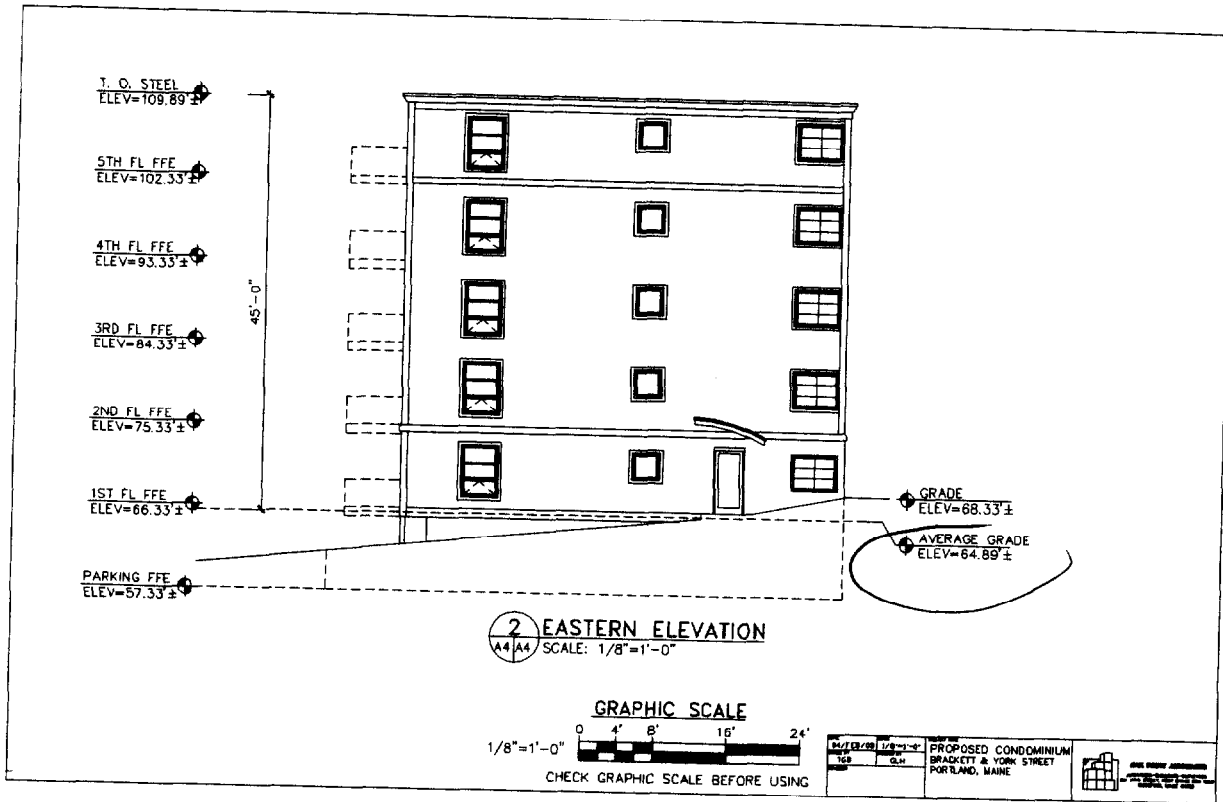
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

Signature of applicant:	Date: <u>7/3/03</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$7.00 per additional \$1000.00 cost

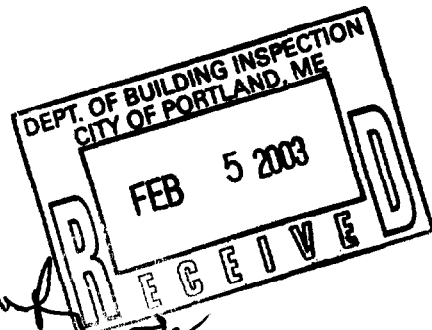
This is not a Permit; you may not commence any work until the Permit is issued.





109.89 Top of Steel
 64.89 - Average Grade

 45.00' —



Revised height as shown
 See plans submitted with permit
 Revise these figures

Top of steel
 108.65
 63.65

 45.00 high
 OK

From: "Glenn Harmon" <gharmon@oakpoint.com>
To: "Jonathan Spence" <JSpence@ci.portland.me.us>
Date: 2/4/03 11:03AM
Subject: 24 Brackett Street

Hi Jonathan

Attached are 2 revised PDF files showing updated average grade calculations and building height elevations per Marge's request. I have shown the decks at 15' setback from the side yard as well. I shall drop off hard copies tomorrow morning. Please let me know if you require anything further. We will ~~continue to develop this scheme in anticipation of next week's meeting.~~
Thanks.

Regards,

Glenn L. Harmon, Jr
Architect
OAK POINT ASSOCIATES
231 Main Street
Biddeford, Maine 04005 USA
207-283-0193

CC: Portland.CityHall(MES)

received 2/5/03

Memorandum

To: Glenn Harmon
From: Mike Nugent/Manager of Inspection Services
Date: 08/19/2003
Re: 20-24 Brackett St. (058 F013)

Thank you for your responses to the initial memo. I'd like to clarify a couple of points:

- 1) We will be receiving new construction documents upgrading the type of construction to 2A for review. In those plans, please provide documents that reflect the documentation required in items 3, 4, 5 & 6.
- 2) I have attached a Sample of an acceptable Special Inspections format. Please review and re submit.
- 3) Please include the design load of the balconies in the new submissions. Also provide a statement in the stamped roof assembly structurals that will insure design in accordance with section 7.3 of ASCE 7.
- 4) Is the sprinkler system and NFPA 13 or 13 R system?
- 5) We will need a separate set of stamped mechanical drawings, w/ permit prior to installation.
- 6) Please provide a cross section of the roof assembly floor-ceiling assemblies w/ UL certifications of fire resistance and sound transmission ratings.
- 7) Planning has not authorized permit issuance as of Monday 8/18/03.

.....

389 Congress St.Rm 315
Portland, ME 04101
Phone: (207)874-8700
Fax: (207)874-8716



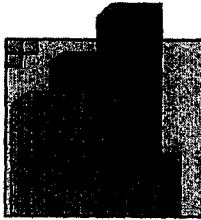
To: Glenn L. Harmon Jr. **From:** Mike Nugent
Fax: 283-4283 **Date:** August 5, 2003
Phone: 283-0193 **Pages:** 2
Re: 20-24 Brackett St. (058 F013)

Urgent For Review Please Comment Please Reply Please Recycle

.....
In order to commence the review of the above project please submit :
Attached Certifications completed
Statement of Special Inspection pursuant to section 1705
Report w/foundation recommendations
Spec Book



.....



OAK POINT
Associates

15 August 2003

Mike Nugent, CEO
City of Portland, Maine
Via fax: 874-8716

RE Partial Review Comments

Dear Mike

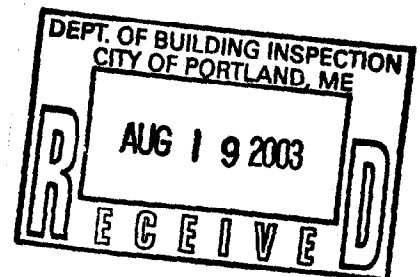
In reply to item, 1 through 16, we offer the following:

1. Base height limit is 4 stories per Table 503. Type 2B construction per 504.7 allows 9 stories and 100' height based on separation (50% open).
2. Soils report submitted.
3. Statement of special inspections submitted.
4. Latest set of documents shall be forwarded ASAP
5. Exterior sheathing per wall type 1 on sheet A2 indicates non-combustible sheathing (Densglas)
6. Unit separation is 1 hour, including penetrations. STC minimum is 45.
7. Glazing within 36" of tubs is safety glass.
8. Roof was designed in accordance with 7.3.
9. Thermal factor is 1.1.
10. Guard detail shall be revised to indicate 42" height, 4" on centre for balusters and at the base. Balconies are shown back of 15' setback.
11. See 10
12. Detection, alarm and notification provided per NFPA 30.3.4, suppression per NFPA 30.9.7
13. Heating is design-build. Radiant floor gas-fired hydronic is anticipated.
14. Use group R2 is separated from garage Group 2 shall be 1-1/2 hour minimum
15. Riser height is 6.75"
16. Roof structure rating is 1 hour per BOCA Table 602

Should you require anything further, please don't hesitate to contact me

Regards

Glenn Harmon
Architect



ARCHITECTS · ENGINEERS

Memorandum

To: Glenn L. Morin Jr.
From: Mike Nugent/Manager of Inspection Services
Date: 08/14/2003
Re: 20-24 Brackett St.

PARTIAL REVIEW COMMENTS>>>>>>>>>>>>>>>>>>>>>>>>>

I have the following questions/comments:

- 1) Please provide a code justification for the type 2b Construction at 5 Stories, It appears that it must be type 2A. The differences are shown in tables 503 & 602
- 2) Still need Soils report *— JUST GOT IT @ 2 PM!*
- 3) Still need Statement of Special Inspections
- 4) I need a cross section with associated fire rating for the interior load bearing partitions and posts.
- 5) Please clarify the proposed exterior wall configuration, will there be combustible sheathing ?.
- 6) Please clarify the fire rating and STC of the floor ceiling assemblies between the units and protection of penetrations (i.e light fixtures, pipes etc)
- 7) Is the Glazing adjacent to the tubs safety glazing?
- 8) Roof load; please advise if the flat areas were designed in accordance with Section 7.3 of ASCE 7.
- 9) Roof load, Thermal Factor (1608.3.2)
- 10) Guards on Figure 1 of page A6 not 42 inches. All guards show a spacing of 4 inches must be "Less than 4 inches" also the guard bottoms are do not comply with the "6 inch rule"
- 11) Need new balcony plans that include guard details and loading, floor loading and setback compliance.
- 12) What type of fire suppression?
- 13) What type of heating system.
- 14) Please clarify the use group (R?) And the parking are use group and define the fire separation between them.
- 15) What is the riser dimension of the stairs?
- 16) What is the fire rating of the roof /ceiling assembly in the top unit, stairways and elevator shafts?

N.A. - Not applicable

ADMINISTRATION (Chapter 1)

Complete construction documents
(107.5, 107.6, 107.7)

Signed/sealed construction documents
(107.7, 114.1)

BUILDING PLANNING (Chapters 3, 4, 5; 6)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

R2/S2 Single Use Group _____ Specific occupancy areas (302.1.1)
Mixed Use Groups _____ Accessory areas (302.1.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area (Table 503) 100%
% Reduction for height (Table 506.4) -30%
% Increase for open perimeter (506.2) +82%
% Increase for automatic sprinklers (506.3) +100%
Total percentage factor =312%
Conversion factor 3.12
(Total percentage factor/100%)

Open perimeter (506.2)	<u>54</u> North	<u>48</u> East	30 South	_____ West
Open perim.	<u>102</u> ft.		Perimeter <u>156</u> ft.	
% Open perimeter =	<u>66.2%</u> (Open perim./perim.) x 100%			
% Tab. area increase = (506.2)	<u>82%</u> 2x(% Open perim. -25%)			

CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area 2018 ft.² Actual building height 54 feet 5 stories

Adjusted floor area* 46,890 ft.² Allowable building height 87 feet 5 stories

*Adjusted floor area = actual floor area/conversion factor
Per Section 504.2 w/ FULL NFPA 13 SYSTEM (NOT 13R)

Permitted types of construction 3A + 1+4 Type of construction assumed for review (602.3) 2B

ATRIUMS

- NA Automatic sprinkler system (404.2)
- NA Occupancy (404.3)
- NA Smoke control (404.4)
- NA Enclosure (404.5)
- NA Fire alarm system (404.6)
- NA Travel distance (404.7)

OTHER SPECIAL USE AND OCCUPANCY

- NA Underground structures (405.0)
- NA Open parking structures (406.0)

- NA Private garages (407.0)
- GROUP 2 Public garages (408.0)
- NA Use Group I-2 (409.0)
- NA Use Group I-3 (410.0)
- NA Stages and platforms (412.0)
- NA Special amusement buildings (413.0)
- NA HPM facilities (416.0)
- NA Hazardous materials (307.8, 417.0)
- NA Use Groups H-1, H-2, H-3 and H-4 (418.0)
- NA Swimming pools (421.0)

FIRE PROTECTION (Chapters 6, 7, 8, 9)

FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)

Note: Entry in indicates required rating in hours. NC indicates noncombustible construction required.

COMBUSTIBILITY (603.0, 604.0, 605.0, 606.0)

- 0 Exterior walls
- NA Interior elements
- 1HR Roof - SEE MEMO

CONSTRUCTION DOCUMENTS (703.0)

- NA Fire tests (704.0)

EXTERIOR WALLS (507.2, 705.0, 716.5)

	North	East	South	West
Fire separation distance	35'	23'	17'	9'

York, connect.

- Loadbearing
- Nonloadbearing

- 75% WALL OPENINGS ALLOWED Exterior opening protectives (705.3, 706.0) *NFPA 13 SYSTEM*

- N/A Parapet walls (705.6)

FIRE SEPARATION ASSEMBLIES

- 2HR Exit enclosures (709.0, 710.0, 1014.11)
- 2HR Other shafts (709.0, 710.0) *ELEVATOR & MECHANICAL*
- 1.5HR Mixed use and fire area separations (713.1.2) *SCHEM - (1 HR ALLOWED) W/SPRINKLER*
- NA Other separation assemblies (702.1.1, Table 602)

FIRE PARTITIONS

- NONE Exit access corridors (711.0, 1011.4)
- NA Tenant separations (711.0)
- 1HR Dwelling unit separations (711.0)
- N/A Guestroom separations (711.0)

OTHER FIRERESISTANT CONSTRUCTION

- NONE Fire and party walls (707.0 and Table 707.1)
- N/A Smoke barriers (712.0)
- N/A Nonloadbearing partitions (Table 602)
- 1HR Interior loadbearing walls, columns, girders, trusses (716.0)
- 1HR Supporting construction (716.0)
- 1HR Floor construction (713.0, 1006.3.1)
- 1HR Roof construction (713.0, 715.0)

AS PER MEMO 15/8/03 Penetrations (714.0)

- Opening protectives (717.0, 719.0, 720.0)

- Fire dampers (718.0) *NEED MECHANICALS*

- Fireblocking/draftstopping (721.0)

- Thermal and sound-insulating materials (723.0)

WHAT IS THE FLAME SPREAD

NEED DOOR SCHEDULE

STANDPIPE SYSTEMS

- Building height (915.2.1)
- Building area (915.2.2)
- Malls (915.2.3)
- Stages (915.2.4)
- Approved system (915.3, 915.3.1)
- Piping design (915.4)
- Water supply (915.5)
- Control valves (915.6)
- Hose connection (915.7)

AUTOMATIC FIRE DETECTION SYSTEMS

- Approval (919.3)
- Institutional (I) (919.4.1, 919.4.2, 919.4.3)
- Residential (R-1) (919.4.4)
- Sprinklered buildings exception (919.5)
- Zones (919.6)

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

- Residential (R-1) (920.3.1)
- Residential (R-2, R-3) (920.3.2)
- Institutional (I-1) (920.3.3)
- Interconnection (920.4)
- Battery backup (920.5)

FIRE DEPARTMENT CONNECTIONS

- Required (916.1) *YES*
- Connections (916.2)

YARD HYDRANTS

- Fire hydrants (917.1)

FIRE ALARM SYSTEMS

- Approval (918.3)
- Assembly (A-4), Educational (E) (918.4.1)
- Business (B) (918.4.2)
- High-hazard (H) (918.4.3)
- Institutional (I) (918.4.4)
- Residential (R-1) (918.4.5)
- Residential (R-2) (918.4.6)
- Location/details (918.5)
- Power supply/wiring (918.6, 918.7)
- Alarm-notification appliances (918.8)
- Voice/alarm signaling system (918.9)

FIRE EXTINGUISHERS

- Approval (921.1)
- Required (921.2)

SMOKE CONTROL SYSTEMS

- Passive system (922.2.1)
- Mechanical system (922.2.2)
- Smoke removal (922.3)
- Activation (922.4)
- Standby power (922.5)

SMOKE AND HEAT VENTS

- Size and spacing (923.2)

SUPERVISION

- Fire suppression systems (924.1)
- Fire alarm systems (924.2)

FIRE SQA SUPERVISOR

NLED HVAC PLANS -

MEANS OF EGRESS (continued)

<input checked="" type="checkbox"/>	General limitations (1005.0)	<u>N/A</u>	Ramps (1016.0)
<input checked="" type="checkbox"/>	Air movement in egress elements (1005.7)	<u>2 - 36" EACH</u>	Means of egress doorways (1017.0)
<input checked="" type="checkbox"/>	Types and location of egress (1006.0)	<u>2</u>	Number of doorways (1017.2)
<input checked="" type="checkbox"/>	Exit access travel distance (1006.5 and Table 1006.5)	<u>36"</u>	Size of doors (1017.3)
<input checked="" type="checkbox"/>	Accessible means of egress (1007.0)	<u>N/A</u>	Door hardware (1017.4)
<input checked="" type="checkbox"/>	Emergency escape (1010.4)	<u>SPRINKLED</u>	Revolving doors (1018.0)
<input checked="" type="checkbox"/>	Exit access passageways and corridors (1011.0)	<u>N/A</u>	Horizontal exits (1019.0)
<input checked="" type="checkbox"/>	Aisles and accessways (1012.0)	<u>N/A</u>	Level of exit discharge passageway (1020.0)
<input checked="" type="checkbox"/>	Grandstands (1013.0)	<u>N/A</u>	Guards (1021.0)
<input checked="" type="checkbox"/>	Interior stairways (1014.1 - 1014.11)	<u>N/A</u>	Handrails (1022.0)
<input checked="" type="checkbox"/>	Exterior stairways (1014.1 - 1014.10, 1014.12)	<u>N/A</u>	Exit signs and lights (1023.0)
<input checked="" type="checkbox"/>	Smokeproof enclosures (1015.0)	<u>ROOF HATCH 5TH FLOOR</u>	Means of egress lighting (1024.0)
			Access to roof (1027.0)

LOOKING FOR SCHEDULE

} NEED

ACCESSIBILITY (Chapter 11)

<input checked="" type="checkbox"/>	Required (1103.0)	<u>N/A</u>	Accessible entrances (1106.0)
<input checked="" type="checkbox"/>	Accessible route (1104.0)	<u>N/A</u>	Special use groups (1107.0)
<input checked="" type="checkbox"/>	Parking facilities (1105.0)	<u>N/A</u>	Features and facilities (1108.0)

INTERIOR ENVIRONMENT (Chapter 12)

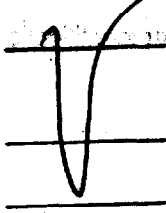
<input checked="" type="checkbox"/>	Room dimensions (1204.0)	<u>4/5</u>	Air-borne noise (STC) (1214.2)
<input checked="" type="checkbox"/>	Roof spaces (1210.1, 1211.2)	<u>4/5</u>	Structure-borne sound (IIC) (1214.3)
<input checked="" type="checkbox"/>	Crawl spaces (1210.2, 1211.1)	<u>N/A</u>	Ratproofing (1215.0)

BUILDING ENVELOPE (Chapters 14, 15)

EXTERIOR WALL COVERINGS (Chapter 14)

<input checked="" type="checkbox"/>	Performance requirements (1403.0)	<u>N/A</u>	Combustible material restrictions (1406.0)
<input checked="" type="checkbox"/>	Wall sidings and veneers (1404.0, 1405.0)	<u>N/A</u>	

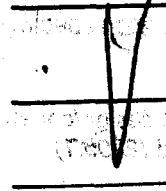
STRUCTURAL DESIGN CALCULATIONS (continued)



Unbalanced snow loads considered (1608.6)

Drift snow loads considered (1608.7)

Sliding snow loads considered (1608.8)



Internal pressure effects considered (1609.7, 1609.8)

Components and cladding effects considered (1609.8)

Load combinations considered (1613.1)

MATERIAL PERFORMANCE (Chapter 17)

- Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No. _____
- Owner's special inspection program specified (1705.0)
- Prefabricated items (1705.2)
- Steel construction (1705.3)
- Concrete construction (1705.4)

- Masonry construction (1705.5)
- Wood construction (1705.6)
- Prepared fill and foundations (1705.7, 1705.8, 1705.9)
- Fireresistive materials (1705.12) (7.)
- EIFS, wall panels and veneers (1705.10, 1705.13)

FOUNDATIONS AND RETAINING WALLS (Chapter 18)

- Soil type (1611.0, 1802.1, 1804.1)
- Bearing value (1611.0, 1802.1, 1804.1)
- Soil report (1802.1, 1804.1)
- Prepared fill (1804.1.1)
- Footings (1806.0 - 1811.0)

- Foundations (1814.0 - 1824.0)
- Foundation walls (1611.0, 1812.0)
- Waterproofing/dampproofing (1813.0)
- Retaining walls (1611.0, 1825.0)

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

- Plain, reinforced and prestressed concrete design/construction standard specified (1901.1, 1903.1.1)
- Minimum slab requirements (1905.1)

Minimum concrete strength (Table 1907.1.2(1))

Cold-weather and hot-weather curing specified (1908.9, 1908.10)

MASONRY (Chapter 21)

- Engineered masonry design/construction standard specified (2101.1.1)
- Empirical masonry design (2101.1.2)
- Construction materials (2104.0)
- Mortar type (2104.7)

Cold-weather and hot-weather construction specified (2111.3, 2111.4)

Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)

Glass block (2118.0)

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)

Unprotected openings (2606.0)

NA Diffusion systems (2604.5)

Roof panels (2607.0)

NA Wall panels (2605.0)

✓ Skylight glazing (2608.0) add

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

NA Waste- and linen-handling systems (2807.0)

NA Refuse vaults (2808.0)

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

Per State Construction standard specified (3001.2)

NA Venting (3007.3 - 3007.6)

Per State Elevator emergency operation (3006.2)

NA Opening protectives (3008.2)

Per State Hoistway enclosure (3007.1)

NA Conveyors and escalators (3010.0, 3011.0)

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

NA Membrane structures (3103.0)

PEDESTRIAN WALKWAYS (3106.0)

NA Flood-resistant construction (3107.0)

NA Construction and use (3106.1 - 3106.3)

NA Towers (3108.0)

NA Separation (3106.4)

NA Local approval (3106.5)

NA Egress and size (3106.6 - 3106.8)

EXISTING STRUCTURES (Chapter 34)

ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

NA General requirements (3402.0)

NA Additions/alterations (3403.0, 3404.0)

NA Structural loads (1614.0, 3402.5)

NA Change of occupancy (1110.3, 3405.0)

NA Accessibility (1110.0, 3402.7)

NA Compliance alternative evaluation (3408.0)

BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group	_____	Proposed use group	_____
Year building was constructed	_____	Number of stories	_____ Height in feet _____
Type of construction	_____	Area per floor	_____
Percentage of open perimeter	_____ %	Percentage of height reduction	_____ %
Completely suppressed:	Yes _____ No _____	Corridor wall rating	_____
Compartmentation:	Yes _____ No _____	Required door closers:	Yes _____ No _____
Fire-resistance rating of vertical opening enclosures	_____		
Type of HVAC system	_____	serving number of floors	_____



**OAK POINT
Associates**

19 August 2003

**Mike Nugent, CEO
City of Portland, Maine
Via fax: 874-8716**

RE Partial Review Comments -19 August

Dear Mike

In reply to item 1 through 7 we offer the following:

- 1. Construction type 2B as discussed on telephone per BOCA 504.2. Revised plans submitted, revised details to follow.**
- 2. Special Inspections form shall be forwarded ASAP.**
- 3. Design load of balconies will be included. Roof steel shop drawings shall be provided by the subcontractor and shall certify that the design is in accordance with ASCE 7.3.**
- 4. Sprinkler system required to meet NFPA 13 (see 1).**
- 5. Mechanical system is design/build. Subcontractor shall**
- 6. UL J801 is the assembly required as indicated on sheet T1. Detail 3 on sheet A11 indicates ceiling treatment between units.**
- 7. n/a**

Should you require anything further, please don't hesitate to contact me

Regards

**Glenn Harmon
Architect**

ARCHITECTS · ENGINEERS

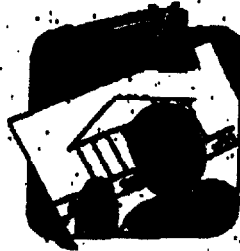
231 Main Street, Post Office Box 1258, Biddeford, Maine 04005 TEL: 207-283-0189 FAX: 207-283-4283

R. W. Gillespie & Associates, Inc.

APPENDIX B

LABORATORY TEST RESULTS

**Geotechnical Investigation
Brackett Street Condominiums
Portland, Maine**



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

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

FROM DESIGNER: Oak Point Associates
231 Main St Biddeford 04005

DATE: 6 Aug 03

Job Name: New 5 Unit Condominium

Address of Construction: 20-24 Brackett Street

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year: BOCA 1999 **Use Group Classification(s):** R2/garage group 2

Type of Construction: 2B **Bldg. Height:** 51'-4" **Bldg. Sq. Footage:** 10,265

Seismic Zone: Cat C **Group Class:** II

Roof Snow Load Per Sq. Ft.: 40 **Dead Load Per Sq. Ft.:** 20 roof/95 floor

Basic Wind Speed (mph): 85 **Effective Velocity Pressure Per Sq. Ft.:** 30

Floor Live Load Per Sq. Ft.: 40 living/100 stairs

Structure has full sprinkler system? Yes No **Alarm System?** Yes No

Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

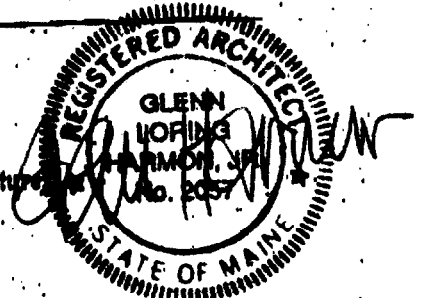
Is structure being considered unlimited area building: Yes No

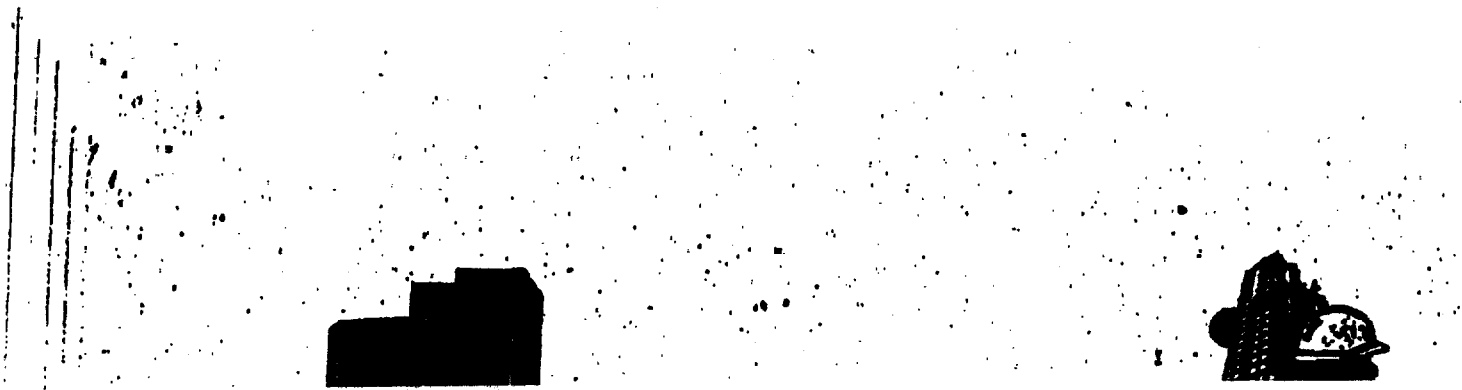
If mixed use, what subsection of 313 is being considered: n/a

List Occupant loading for each room or space, designed into this Project.

Residential 200sf/person

(Designers Stamp & Signature)







**CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE**

Designer: Oak Point Associates

Address of Project: 20-24 Brackett Street

Nature of Project: New 5 unit condominium

Date: 6 Aug 03

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

(SEAL)



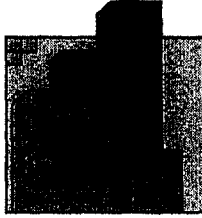
Signature: *Glenn Harmon*

Title: Architect

Firm: Oak Point Associates

Address: 231 Main Street, Biddford

Telephone: 283-0193



OAK POINT
Associates

6 August 2003
Mike Nugent, CEO
City of Portland
fax 874-8716

RE 20-24 Brackett Street

Dear Mike

Attached please find completed Certificates of Design, and Subsurface Investigation report findings from RW Gillespie.

Please note that Special Inspections as required by BOCA 114.2.1 shall be performed by David Martin, PE, and consist of structural steel submittal review, concrete foundation review and on-site erection inspection. Concrete testing shall be performed by RW Gillespie.

Also note that the specifications are on the drawings, not in a separate binder.

Should you require anything else, please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Glenn L. Harmon, Jr.", with a stylized flourish at the end.

Glenn L. Harmon, Jr
Architect

CC File, Mesden LLC

ARCHITECTS · ENGINEERS

231 Main Street, Post Office Box 1259, Biddeford, Maine 04005 TEL: 207-283-0193 FAX: 207-283-4283

BORING LOG B-4

Project: Brackett Street Condominiums
 Location: Portland, Maine

Approximate Surface Elevation:
 Ground Water Depth: 15'±

Client: Oak Point Associates

Date: 27 May 2003

Project No. 767-21

DEPTH, FT.	SYMBOL SAMPLES	SAMPLE #	DESCRIPTION OF MATERIAL	SAMPLE RECOVERY, IN.	BLOWS PER 6"	SPT-N BLOWS PER FT.	MOISTURE CONTENT	Lab Tests
0		S-1	TOPSOIL AND ORGANIC MATERIAL (6 inches).	14	3 6 7 7	13		
5		S-2	SILTY SAND WITH GRAVEL (SM); mostly coarse to fine grained sand, some silt, little coarse to fine gravel, very dense, moist.	21	35 53 41 47	94	11.0	GS
10		S-3		19	5 25 31 35	58	9.2	
15		S-4	Little silt.	15	22 48 50 51	96	5.3	
20		S-5		14	3 12 24 20	38	10.3	
22			Bottom of Exploration at 22': not refusal.					
25								
30								
35								

R.W. Gillespie & Associates
 Saco, Maine

BORING LOG B-3

Project: Brackett Street Condominiums
 Location: Portland, Maine

Approximate Surface Elevation:
 Ground Water Depth: NFGWE

Client: Oak Point Associates

Date: 27 May 2003

Project No. 767-21

DEPTH, FT.	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL	SAMPLE RECOVERY, IN.	BLOWS PER 6"	SPT-N BLOWS PER FT.	MOISTURE CONTENT	Lab Tests
0		S-1	TOPSOIL AND ORGANIC MATERIAL (6 inches). SILTY SAND WITH GRAVEL (SM); mostly coarse to fine grained sand, some silt, little coarse to fine gravel, very dense, moist.	0	3 2 3 6	5		
8		S-2		16	18 32 49 40	81		
10		S-3	Little silt.	17	15 36 38 43	74	9.8	
18		S-4		15	9 14 16 22	30	9.5	
20		S-5		15	8 19 25 25	44		
22			Bottom of Exploration at 22': not refusal.					
25								
30								
32								

R.W. Gillespie & Associates
 Saco, Maine

BORING LOG B-2

Project: Brackett Street Condominiums
 Location: Portland, Maine

Approximate Surface Elevation:
 Ground Water Depth: NFGWE

Client: Oak Point Associates

Date: 27 May 2003

Project No. 767-21

DEPTH, FT.	SYMBOL	SAMPLES	SAMPLE #	DESCRIPTION OF MATERIAL	SAMPLE RECOVERY, IN.	BLOWS PER 6"	SPT-N BLOWS PER FT.	MOISTURE CONTENT	Lab Tests
0			S-1	TOPSOIL AND ORGANIC MATERIAL (6 inches). SILTY SAND WITH GRAVEL (SM); mostly coarse to fine grained, some silt, little coarse to fine gravel, very dense, moist.	0	2 2 2 3	4		
8			S-2		16	7 13 50 50/ 3"	63	12.5	GS
10			S-3		14	8 19 38 50/ 1"	57	11.6	
15			S-4	Little silt.	16	17 21 25 30	48		
20			S-5		18	16 24 32 29	56		
28			S-6		17	20 26 30 38	56		
27				Bottom of Exploration at 27: not refusal.					
30									
35									

R.W. Gillespie & Associates
 Saco, Maine

BORING LOG B-1

Project: Brackett Street Condominiums
 Location: Portland, Maine

Approximate Surface Elevation:
 Ground Water Depth: 26'±

Client: Oak Point Associates

Date: 27 May 2003

Project No. 767-21

DEPTH, FT.	SYMBOL	SAMPLES	SAMPLE #	DESCRIPTION OF MATERIAL	SAMPLE RECOVERY, IN.	BLOWS PER 5"	SPT-NI BLOWS PER FT.	MOISTURE CONTENT	Lab Tests
				Bottom of Exploration at 37': not refusal.					
40									
45									
50									
55									
60									
65									
70									

R.W. Gillespie & Associates
 Saco, Maine

BORING LOG B-1

Project: Brackett Street Condominiums
 Location: Portland, Maine

Approximate Surface Elevation:
 Ground Water Depth: 26'±

Client: Oak Point Associates

Date: 27 May 2003

Project No. 767-21

DEPTH, FT.	SYMBOL	SAMPLES	SAMPLE #	DESCRIPTION OF MATERIAL	SAMPLE RECOVERY, IN.	BLOWS PER 6"	SPT-N BLOWS PER FT.	MOISTURE CONTENT	Lab Tests
0			S-1	FILL: Silty Sand with Gravel, brick, coal, organics, loose, moist.	17	5 4 4 3	8		
5			S-2	SAND (SW-SM); mostly coarse to fine grained, little silt, little medium to fine gravel, very dense, slightly moist.	18	16 27 28 34	55	5.1	GS
10			S-3		18	9 18 23 25	41	5.5	
15			S-4	Becomes very moist.	20	15 17 19 24	38	7.9	
20			S-5	Becomes silty, mottled, red, gray, light brown.	20	10 17 40 45	57	11.5	
25			S-6	Becomes wet.	21	26 18 9 8	27	13.6	
30			S-7		19	14 38 51 70	90		
35									

R.W. Gillespie & Associates
 Saco, Maine

R. W. Gillespie & Associates, Inc.

APPENDIX A
TEST BORING LOGS

**Geotechnical Investigation
Brackett Street Condominiums
Portland, Maine**

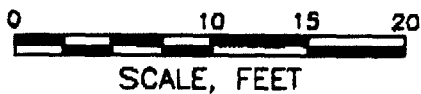
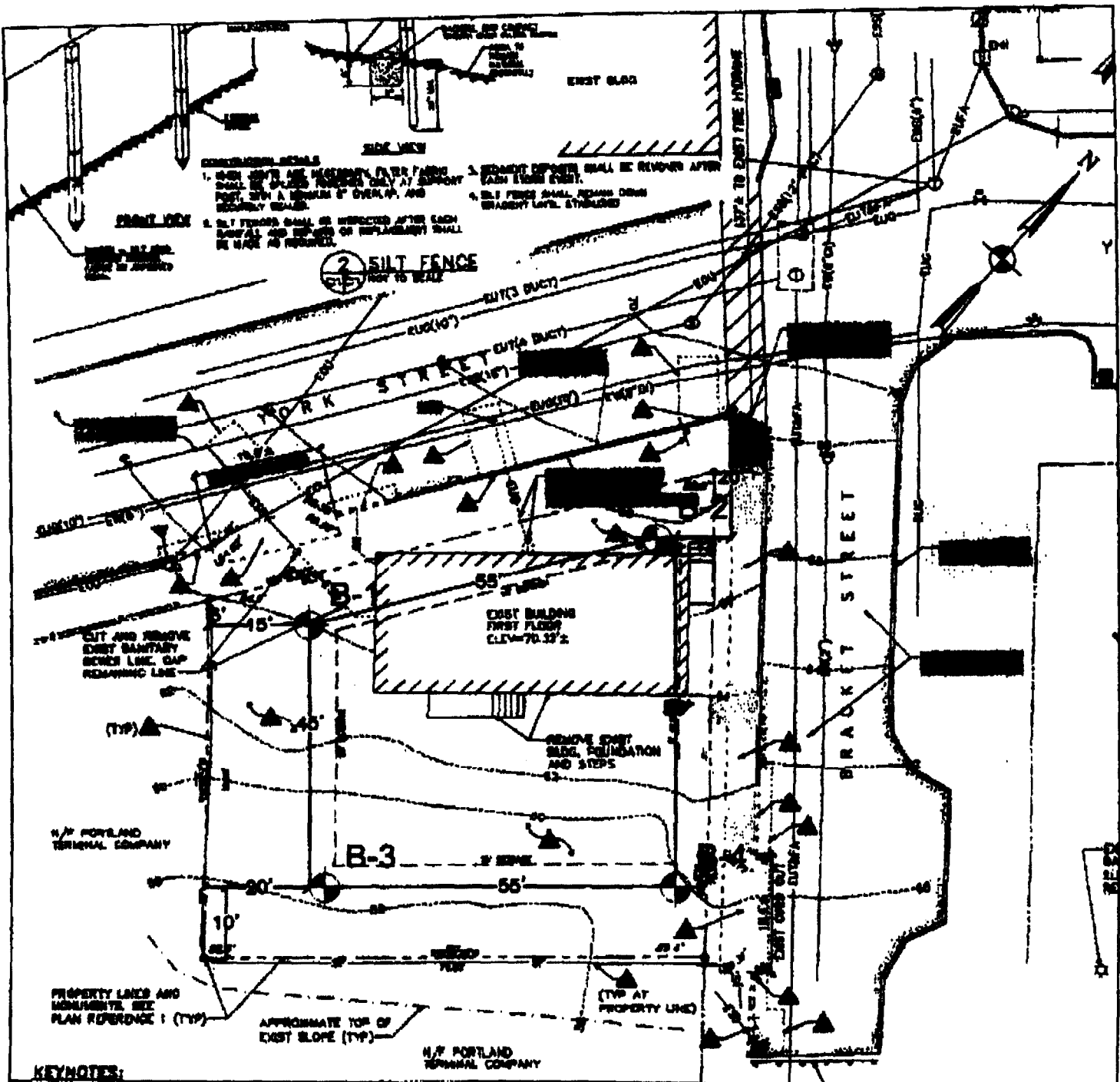


FIGURE 2
EXPLORATION LOCATION PLAN
BRACKETT STREET CONDOMINIUMS
PORTLAND, MAINE

LEGEND:
B-4 BORING LOCATION

SOURCE:
DRAWING C1 "EXISTING CONDITIONS SITE PLAN"
BY OAK POINT ASSOCIATES, DATED 03/25/03.



JUNE 2003 PROJECT NO. 787-21
R.W. Gillespie & Associates, Inc.
CONSULTING GEOTECHNICAL & ENVIRONMENTAL SPECIALISTS

65 Industrial Park Rd., Suite 1, Saco, Maine 04072 (207) 288-8008
Fax (207) 288-2882 E-mail: rug@reg-a.com

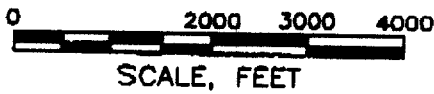


FIGURE 1
 SITE LOCUS MAP
 BRACKETT STREET CONDOMINIUMS
 PORTLAND, MAINE

JUNE 2003

PROJECT NO. 767-21



R.W. Gillespie & Associates, Inc.
 CONSULTING GEOTECHNICAL & ENVIRONMENTAL SPECIALISTS

80 Inverness Park Dr., Suite 1, Bangor, Maine 04072 (207) 286-6000
 Fax: (207) 286-2882 E-mail: rug@rwg-a.com

SOURCE:
 DELORME STREET ATLAS USA 2003 MAPPING SOFTWARE.

R. W. Gillespie & Associates, Inc.

Page 6 of 6

Component	Thickness (inches)
Asphaltic Concrete (MDOT 703.09 Grading C)	2
Base Course (MDOT 703.06 Type A Aggregate)	6
Subbase Course (MDOT 703.06 Type D Aggregate)	8
Total	16

6.7 Geotechnical Observation

17. Since the above geotechnical recommendations are based on limited numbers of observations and tests, the Owner should be particularly sensitive to the potential need for adjustments in the field. It would be in the best interest of the Owner and project to retain RWG&A to observe geotechnical construction aspects of the project, observe general compliance with the design concepts, specifications, and recommendations, and to assist in development of design changes should subsurface conditions differ from those anticipated. Such observation increases the likelihood of the design intent being considered adequately during construction and will allow RWG&A to confirm its design recommendations.

7.0 CLOSURE

This report has been prepared for specific application to the proposed Brackett Street Condominiums in Portland, Maine, and for the exclusive use of Oak Point Associates, Inc. This work has been completed in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made. In the event any changes are made in the nature or location of the project, the conclusions and recommendations of this report should be reviewed by RWG&A.

The recommendations presented are based on the results of the referenced soil explorations. The nature of variation between the explorations may not become evident until construction has begun. If significant variations are encountered, it will be necessary for RWG&A to re-evaluate the recommendations presented in this report. RWG&A requests an opportunity for a general review of the final design and specifications in order to determine that foundation recommendations have been interpreted in the manner in which they were intended.

R. W. Gillespie & Associates, Inc.

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10. The building foundation should be designed to withstand lateral, uplift, and overturning forces due to earthquakes. In accordance with 2000 *International Building Code*[®] the site is classified as Site Class C.
11. Lateral foundation loads from wind and earthquake may be resisted by friction between the bottom of the spread footing and bearing subgrade. A friction coefficient of 0.4 is recommended for use in design.

6.3 Below Grade Walls

12. Below grade walls should be backfilled with structural fill compacted to at least 92% of the maximum dry density. Lift thickness should not exceed 6 inches in the uncompacted state.
13. Walls should be designed to resist an equivalent fluid pressure of 50 pcf and a uniform horizontal pressure of 120 psf to account for surcharge loads adjacent to the walls.

6.4 Ground Floor Slabs

14. Subsurface conditions are suitable for the use of slab-on-grade floors. A minimum of 12 inches of structural fill should be placed beneath ground floor slabs and compacted in accordance with the above recommended criteria. A modulus of subgrade reaction of 150 pounds per cubic inch may be used in the design of slab-on-grade floors.

6.5 Utilization of On-Site Soils

15. Grain-size tests and visual classifications of the subsoils indicate that the on-site soils from sitework excavation may be suitable for use as common fill but not as structural fill, due to its high silt content and associated moisture and frost susceptibilities. Excavated, on-site soils should be segregated and stockpiled during construction. Laboratory testing will be needed to verify the suitability of on-site soils for re-use and compaction characteristics.

6.6 Pavement Sections

16. Parking areas and driveways should be provided with the following pavement section. Materials and placement methods should meet current Maine Department of Transportation requirements. We strongly recommend that placement of the pavement section be scheduled for the end of construction.

R. W. Gillespie & Associates, Inc.

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Note: Maximum particle size limited to 3 inches within two feet of walls and ground floor slabs.

5. In open areas, structural fill should be placed in level, uniform lifts not exceeding 9 inches in uncompacted thickness and compacted with self-propelled compaction equipment. In confined areas, structural fill should be placed in lifts not exceeding 6 inches in uncompacted thickness (note: maximum particle size 3 inches) and compacted with hand-operated compaction equipment. Structural fill should be compacted to at least 95 percent of the maximum dry density as determined by *ASTM D1557, Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft³ (2,700 kN-m/m³))*, unless otherwise noted herein.
6. Only structural fill should be used as fill to raise grade and support slab-on-grade floors for the proposed condominiums.

6.2 Foundations

7. The proposed building may be supported on spread and/or continuous footings bearing on undisturbed, naturally deposited silty sand with gravel. Footings should be designed for a maximum contact pressure of 6,000 pounds per square foot. For footings with bearing areas having a least lateral dimension smaller than three feet, the allowable bearing pressure shall be 1/3 of the above maximum contact pressure times a footing's least lateral dimension in feet. Minimum footing width should be in accordance with concrete design and building code requirements, and not less than two feet.
8. Exposed subgrades should be protected from disturbance, moisture, and freezing until the footings and ground floor slabs are built.
9. It is recommended that design bottom of footing level for exterior footings bearing on undisturbed, naturally deposited soil be a minimum of 4 feet below the lowest adjacent ground surface exposed to freezing.

At heated interior locations, footings may be designed to bear a minimum of 18 inches below top of the ground floor slab. If exposure to freezing is anticipated, either during or following construction, then interior footings should be lowered in accordance with the above recommendations for exterior footings.

R. W. Gillespie & Associates, Inc.

Page 3 of 6

6.0 RECOMMENDATIONS

Recommendations pertaining to foundations and site development are presented in the following sections. Foundation requirements and site development considerations are significantly affected by the subsurface conditions present at the proposed site. RWG&A recommends that foundation design and construction be in accordance with all applicable codes. It is understood design of the condominiums will be subject to the requirements of 2000 *International Building Code*®.

6.1 Excavation and Filling

1. All topsoil, organic material, debris, pavements, utilities, fill and other unsuitable foundation bearing materials should be removed from the areas receiving new constructed facilities.
2. Site grading should provide positive drainage away from constructed facilities both during and after construction.
3. Dewatering requirements will vary across the site based on groundwater levels encountered during construction and soil type. In general, it should be practical to accomplish construction dewatering from within excavations by open pumping methods to depths of one to two feet below groundwater. Dewatering to greater depths below groundwater will likely require the use of wells and/or well points. Surface runoff and infiltration of groundwater should be controlled so that excavation, filling, and foundation construction can be completed in-the-dry.
4. Structural fill for support of footings and floor slabs, and for use as backfill, should be a clean, well-graded sand and gravel mixture meeting the following gradation.

Structural Fill Gradation

Screen or Sieve Size	Percent Passing
6 inches	100
3 inches	70 - 100
No. 4	35 - 70
No. 40	5 - 35
No. 200	0 - 5

R. W. Gillespie & Associates, Inc.

Page 2 of 6

3.0 LABORATORY TESTING

All samples were visually examined and, when necessary, reclassified using the procedures outlined in *ASTM D2488, Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)*. Moisture contents and grain-size analyses were performed on selected samples to aid in soil descriptions and estimate certain engineering properties. The laboratory testing was performed in general accordance with the following standards; *ASTM D2216, Standard Test Method for Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass*, *ASTM C117, Standard Test Method for Materials Finer than 75- μ m (No. 200) Sieve in Mineral Aggregates by Washing*, and *ASTM C136, Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates*. Test results are presented in Appendix B.

4.0 SUBSURFACE CONDITIONS

4.1 Subsoils

The subsoils at the site consist of silty sands with gravel (glacial till). The till was overlain by a 5-foot thick layer of fill in boring B-1. The amount of silt present varied throughout the borings. The gravel was generally fine to medium sized with occasional larger sizes and cobbles. Standard penetration resistance test values (N-values) were generally greater than 30 blows per foot and were as high as about 95 blows per foot, indicating relative densities of dense to very dense.

4.2 Groundwater

Free water was observed in borings B-1 and B-4 at depths of 26 and 15 feet, respectively. These observations were probably influenced by drilling activities and are not considered representative of stabilized groundwater conditions when the borings were drilled. In general, groundwater levels across the site will fluctuate due to season, temperature, precipitation, and construction activity in the area. Therefore, water levels during and following construction will vary from those observed in the subsurface explorations.

5.0 EVALUATION OF GEOTECHNICAL DATA

The site is considered appropriate for construction of the proposed condominiums from a geotechnical standpoint. Subsurface conditions are suitable for the use of shallow foundations consisting of spread footings and/or continuous footings bearing on the naturally deposited soil. Post-construction settlements are anticipated to be less than 1/2 inch.

R. W. Gillespie & Associates, Inc.

1.0 INTRODUCTION

This report presents the results of the geotechnical investigation for the proposed Brackett Street Condominiums in Portland, Maine. The purpose of this investigation was to obtain information regarding subsurface conditions and soil properties on which to base recommendations for design and construction of foundations, ground floor slabs, below grade walls, and pavement sections.

The proposed condominiums will be approximately rectangular in shape with a plan area of about 2,200 square feet. Construction will be steel frame with light gauge studs and cement clapboard siding. The lowest level will be a daylight basement for parking.

The site is located at 20 - 24 Brackett Street. A wood frame structure that previously occupied the site has been demolished. Topography dips from the north to the south, ranging from about El. 69 to El. 58. The site location is shown on Figure 1, *Site Locus Map*.

2.0 SUBSURFACE EXPLORATION

The subsurface exploration program for this investigation consisted of four soil borings drilled to depths of 22 to 37 feet below local ground surface at the locations shown on Figure 2, *Exploration Location Plan*. Drilling was performed by Great Works Pump & Test Boring, Inc., of Rollinsford, New Hampshire. Explorations were made with a track-mounted, rotary drill rig and hollow-stem augers.

Standard penetration resistance tests were taken at ground surface and at 5-foot intervals thereafter. Recovered samples and auger cuttings were used to describe the soils and prepare the boring logs presented in Appendix A. Stratification lines shown on the boring logs represent the approximate boundaries between soil types encountered; the actual transitions will be more gradual and vary over short distance. The standard penetration resistance tests were performed in general accordance with *ASTM D1586, Standard Test Method for Penetration Test and Split-Barrel Sampling of Soils*.

R. W. Gillespie & Associates, Inc.

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FIGURES

- Figure 1. Site Locus Map
- Figure 2. Exploration Location Plan

APPENDICES

- Appendix A. Test Boring Logs
- Appendix B. Laboratory Test Results

**Report
of
GEOTECHNICAL INVESTIGATION
for
BRACKETT STREET CONDOMINIUMS
PORTLAND, MAINE**

**Prepared
for
OAK POINT ASSOCIATES, INC.
BIDDEFORD, MAINE**

**Prepared
by
R. W. GILLESPIE & ASSOCIATES, INC.
SACO, MAINE**

RWG&A Project No. 767-21

June 2003



R. W. Gillespie & Associates, Inc.

Geotechnical Engineering • Geohydrology • Materials Testing Services

09 June 2003

Mr. Jacques L. Gagnon, P. E.
Oak Point Associates, Inc.
P. O. Box 1259
Biddeford, ME 04005

Subject: Geotechnical Investigation
Brackett Street Condominiums
Portland, Maine
RWG&A Project No. 767-21

Dear Mr. Gagnon:

In accordance with our Proposal No. P-5048.GI dated 09 May 2003, R. W. Gillespie & Associates, Inc., (RWG&A) has conducted a geotechnical investigation for the proposed Brackett Street Condominiums in Portland, Maine. The purpose of this investigation was to obtain information regarding subsurface soil and groundwater conditions on which to base recommendations for design and construction of foundations, ground floor slabs, below grade walls, and pavement sections.

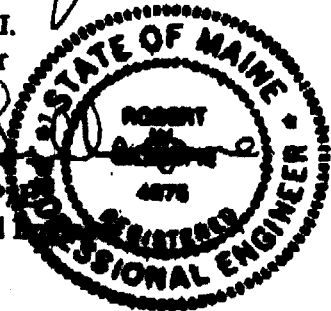
Naturally deposited soils at the site consist of dense to very dense silty sands with gravel. Isolated column and continuous wall spread footings are recommended for support of the addition. Soil supported slab-on-grade construction is considered appropriate for the parking garage floor.

We appreciate the opportunity to be of service on this project. Please do not hesitate to contact us if you have any questions.

Very truly yours,
R. W. GILLESPIE & ASSOCIATES, INC.

Matthew P. Lilley, E. I.
Geotechnical Engineer

Robert W. Gillespie, P.E.
Principal Geotechnical Engineer



MPL/RWG:ci
In quadruplicate

G:\Projects\0700\...0767-021\Reports\09June03GI.wpd



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. - 207-874-8704
Fax - 207-874-8716

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

FROM DESIGNER: Oak Point Associates
231 Main St Biddeford 04005

DATE: 6 Aug 03
Job Name: New 5 Unit Condominium
Address of Construction: 20-24 Brackett Street

THE BOCA NATIONAL BUILDING CODE/1999 Fourteen (4) EDITION

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

Building Code and Year: BOCA 1999 **Use Group Classification:** R2/garage group 2
Type of Construction: 2B **Blkg. Height:** 51'-4" **Blkg. Sq. Footage:** 10,265
Detached Bldg.: Cat C **Group Class.:** II
Roof Snow Load Per Sq. Ft.: 40 **Floor Load Per Sq. Ft.:** 20 roof/95 floor
Basic Wind Speed (mph): 85 **Effective Velocity Pressure Per Sq. Ft.:** 30
Floor Live Load Per Sq. Ft.: 40 living/100 stairs

Structure has full sprinkler system? Yes No Alarm System Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered for other use building? Yes No

If mixed use, what subsection of 313 is being considered? n/a

List Occupant loading for each room or space, designed for this Project.
Residential 200sf/person

(Designer Stamp & Signature)



THE CHECK



R. W. Gillespie & Associates, Inc.

Geotechnical Engineering • Geohydrology • Materials Testing Services

09 June 2003

Mr. Jacques L. Gagnon, P. E.
Oak Point Associates, Inc.
P. O. Box 1259
Biddeford, ME 04005

Subject: Geotechnical Investigation
Brackett Street Condominiums
Portland, Maine
RWG&A Project No. 767-21

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Naturally deposited soils at the site consist of dense to very dense silty sands with gravel. Isolated column and continuous wall spread footings are recommended for support of the addition. Soil supported slab-on-grade construction is considered appropriate for the parking garage floor.

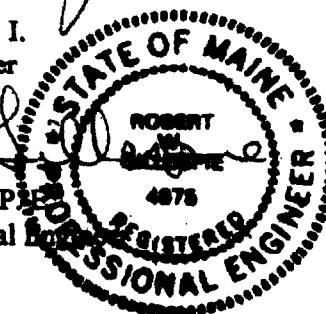
We appreciate the opportunity to be of service on this project. Please do not hesitate to contact us if you have any questions.

Very truly yours,
R. W. GILLESPIE & ASSOCIATES, INC.

Matthew P. Lilley

Matthew P. Lilley, E. I.
Geotechnical Engineer

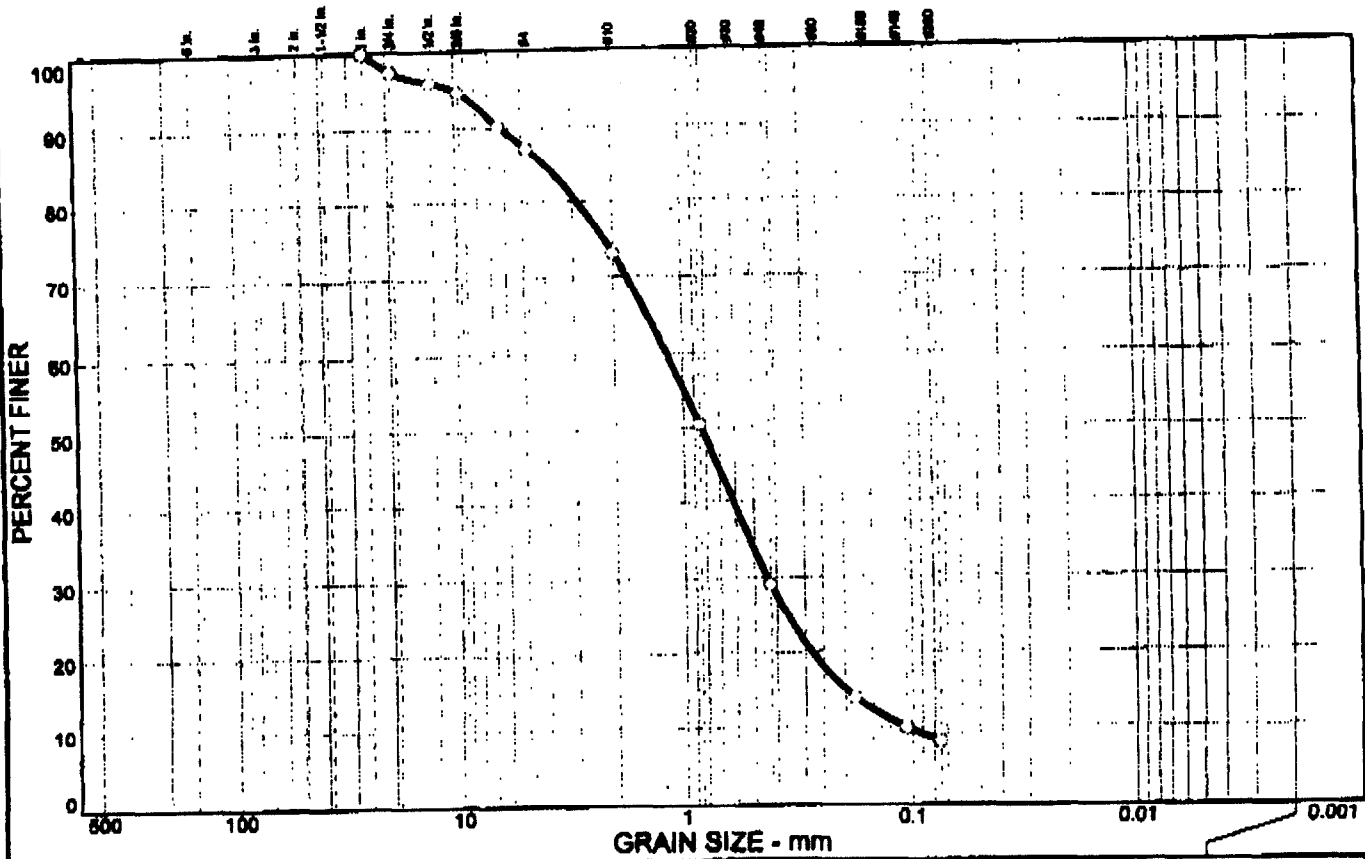
Robert W. Gillespie
Robert W. Gillespie, P.E.
Principal Geotechnical Engineer



MPL/RWG:ci
In quadruplicate
G:\Projects\0700...0767-021\Reports\09June03GL.wpd

Corporate Office - 86 Industrial Park Rd., Ste 4 • Saco, ME 04072 • 207-286-8008 • Fax 207-286-2882
Branch Office - 200 International Dr., Ste 170 • Portsmouth, NH 03801 • 603-427-0244 • Fax 603-430-2041

Particle Size Distribution Report



% COBBLES	% GRAVEL		% SAND			% FINES	
	GRS.	FINE	GRS.	MEDIUM	FINE	SILT	CLAY
0.0	2.4	10.4	14.2	43.9	21.0	8.1	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1 in.	100.0		
3/4 in.	97.6		
1/2 in.	96.1		
3/8 in.	94.7		
1/4 in.	90.2		
#4	87.2		
#10	73.0		
#20	50.5		
#40	29.1		
#80	13.9		
#140	9.9		
#200	8.1		

Soil Description

Atterberg Limits
 PL= LL= PI=

Coefficients
 D₈₅= 3.96 D₆₀= 1.18 D₅₀= 0.836
 D₃₀= 0.439 D₁₅= 0.199 D₁₀= 0.108
 C_u= 10.90 C_c= 1.52

Classification
 USCS= SW-SM AASHTO=

Remarks
 Moisture Content 5.1%
 Tested by AMA

(no specification provided)

Sample No.: 2
 Location: Portland, ME

Source of Sample: B-1

Date: 5/27/2003
 Elev./Depth: 5-7'

R.W. Gillespie & Associates, Inc.

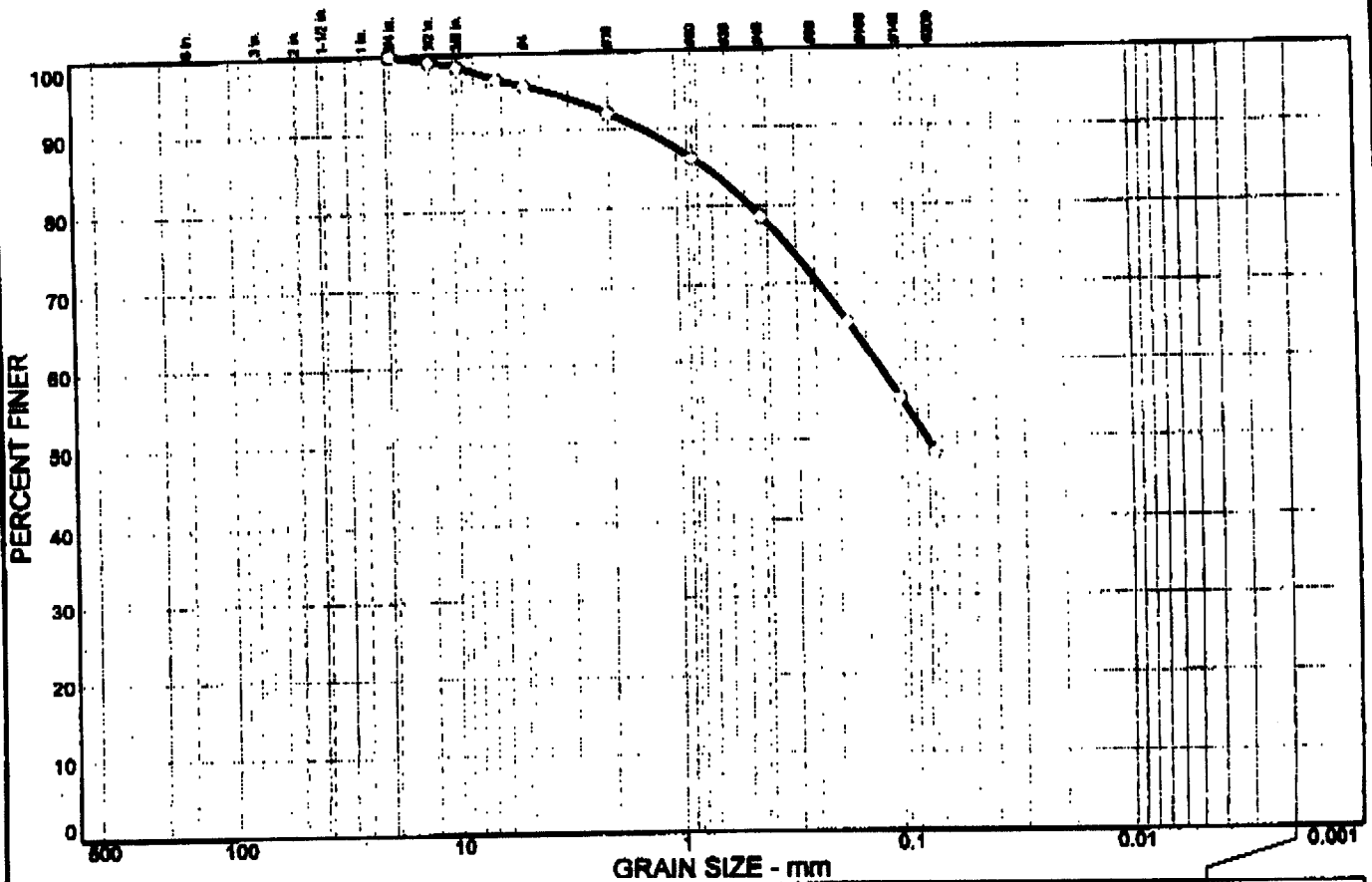
Client: Oak Point Associates
 Project: Brackett Street Condominiums

Project No: 767-21

Sample No. 6612A

GS

Particle Size Distribution Report



% COBBLES	% GRAVEL		% SAND			% FINES	
	CRS.	FINE	CRS.	MEDIUM	FINE	SILT	CLAY
0.0	0.0	4.1	3.9	13.4	30.4	48.2	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3/4 in.	100.0		
1/2 in.	99.2		
3/8 in.	98.5		
1/4 in.	96.8		
#4	95.9		
#10	92.0		
#20	86.1		
#40	78.6		
#80	65.0		
#140	55.1		
#200	48.2		

Soil Description

Atterberg Limits
 PL= LL= PI=

Coefficients
 D₈₅= 0.753 D₆₀= 0.137 D₅₀= 0.0820
 D₃₀= D₁₅= D₁₀=
 C_u= C_c=

Classification
 USCS= SM AASHTO=

Remarks
 Moisture Content 12.5%
 Tested by AMA

(no specification provided)

Sample No.: 2
 Location: Portland, ME

Source of Sample: B-2

Date: 5/27/2003
 Elev./Depth: 5-7

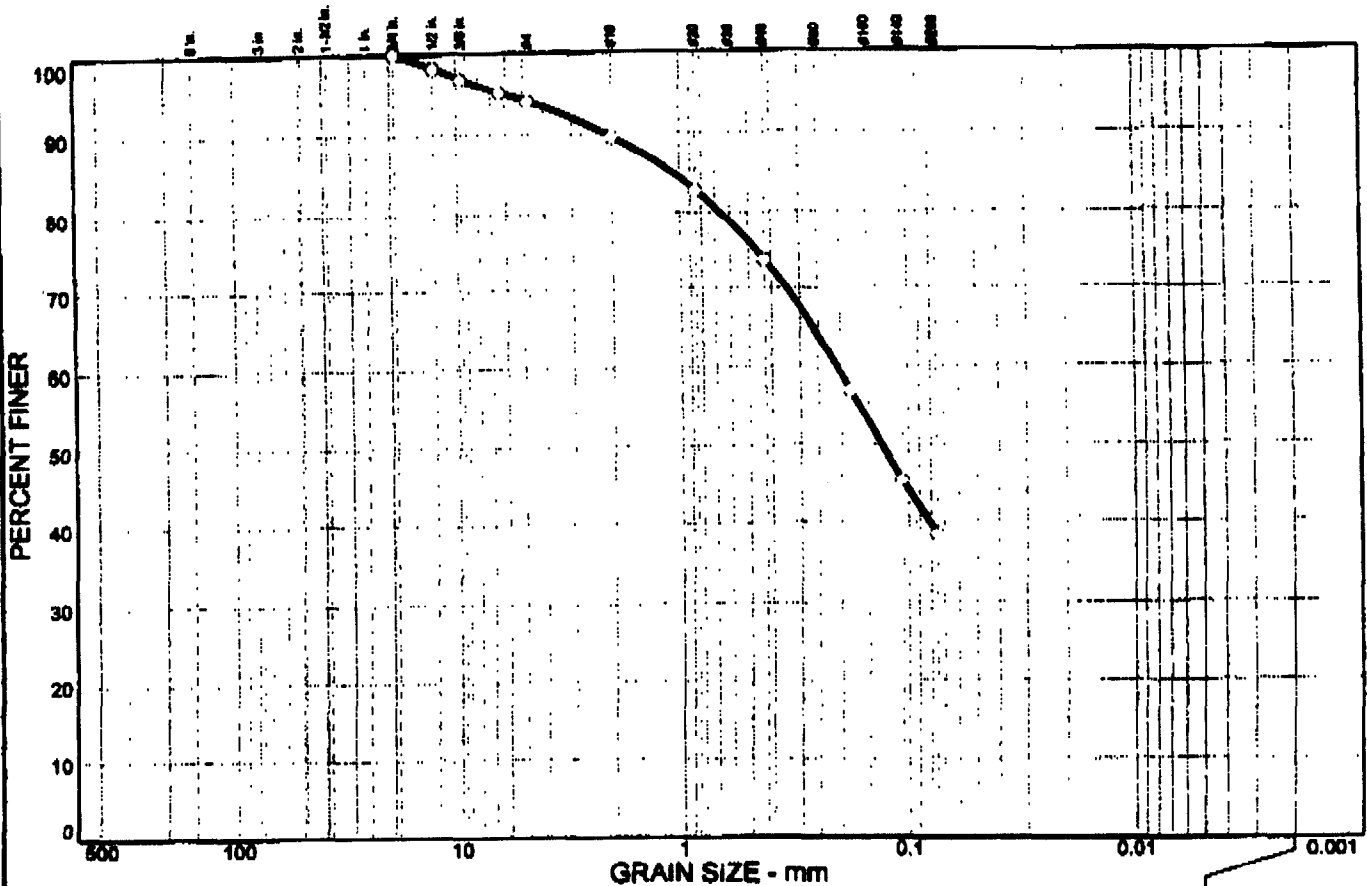
R.W. Gillespie & Associates, Inc.

Client: Oak Point Associates
 Project: Brackett Street Condominiums
 Project No: 767-21

Sample No. 6612B

GSM

Particle Size Distribution Report



% COBBLES	% GRAVEL		% SAND			% FINES	
	CRS.	FINE	CRS.	MEDIUM	FINE	SILT	CLAY
0.0	0.0	6.0	4.5	15.8	35.3	38.4	

SIEVE SIZE	PERCENT FINER	SPEC. ^a PERCENT	PASS? (X=NO)
3/4 in.	100.0		
1/2 in.	98.3		
3/8 in.	96.9		
1/4 in.	95.1		
#4	94.0		
#10	89.5		
#20	82.7		
#40	73.7		
#80	56.9		
#140	45.3		
#200	38.4		

Soil Description

Atterberg Limits
 PL= LL= PI=

Coefficients
 D₈₅= 1.08 D₆₀= 0.208 D₅₀= 0.132
 D₃₀= D₁₅= D₁₀=
 C_u= C_c=

Classification
 USCS= SM AASHTO=

Remarks
 Moisture Content 11.0%
 Tested by AMA

^a (no specification provided)

Sample No.: 2 Source of Sample: B-4 Date: 5/27/2003
 Location: Portland, ME Elev./Depth: 5-7

R.W. Gillespie & Associates, Inc.

Client: Oak Point Associates
 Project: Brackett Street Condominiums
 Project No: 767-21

Sample No. 6612C *GSM*

STANDPIPE SYSTEMS

[Handwritten signature]

- _____ Building height (915.2.1)
- _____ Building area (915.2.2)
- _____ Malls (915.2.3)
- _____ Stages (915.2.4)
- _____ Approved system (915.3, 915.3.1)
- _____ Piping design (915.4)
- _____ Water supply (915.5)
- _____ Control valves (915.6)
- _____ Hose connection (915.7)

FIRE DEPARTMENT CONNECTIONS

[Handwritten signature]

- _____ Required (916.1) *YES*
- _____ Connections (916.2)

YARD HYDRANTS

[Handwritten signature]

- _____ Fire hydrants (917.1)

FIRE ALARM SYSTEMS

- _____ Approval (918.3)
- _____ Assembly (A-4), Educational (E) (918.4.1)
- _____ Business (B) (918.4.2)
- _____ High-hazard (H) (918.4.3)
- _____ Institutional (I) (918.4.4)
- _____ Residential (R-1) (918.4.5)
- _____ Residential (R-2) (918.4.6)
- _____ Location/details (918.5)
- _____ Power supply/wiring (918.6, 918.7)
- _____ Alarm-notification appliances (918.8)
- _____ Voice/alarm signaling system (918.9)

AUTOMATIC FIRE DETECTION SYSTEMS

[Handwritten signature]

- _____ Approval (919.3)
- _____ Institutional (I) (919.4.1, 919.4.2, 919.4.3)
- _____ Residential (R-1) (919.4.4)
- _____ Sprinklered buildings exception (919.5)
- _____ Zones (919.6)

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

[Handwritten signature]

- _____ Residential (R-1) (920.3.1)
- _____ Residential (R-2, R-3) (920.3.2)
- _____ Institutional (I-1) (920.3.3)
- _____ Interconnection (920.4)
- _____ Battery backup (920.5)

FIRE EXTINGUISHERS

[Handwritten signature]

- _____ Approval (921.1)
- _____ Required (921.2)

SMOKE CONTROL SYSTEMS

[Handwritten signature]

- _____ Passive system (922.2.1)
- _____ Mechanical system (922.2.2)
- _____ Smoke removal (922.3)
- _____ Activation (922.4)
- _____ Standby power (922.5)

SMOKE AND HEAT VENTS

[Handwritten signature]

- _____ Size and spacing (923.2)

SUPERVISION

- _____ Fire suppression systems (924.1)
- _____ Fire alarm systems (924.2)

[Handwritten signature]

NRED HVAC PLANS -

MEANS OF EGRESS (continued)

<input checked="" type="checkbox"/>	General limitations (1005.0)	<u>N/A</u>	Ramps (1016.0)
<input checked="" type="checkbox"/>	Air movement in egress elements (1005.7)	<u>2-36" each</u>	Means of egress doorways (1017.0)
<input checked="" type="checkbox"/>	Types and location of egress (1006.0)	<u>2</u>	Number of doorways (1017.2)
<input checked="" type="checkbox"/>	Exit access travel distance (1006.5 and Table 1006.5)	<u>36'</u>	Size of doors (1017.3)
<input checked="" type="checkbox"/>	Accessible means of egress (1007.0)	<u>N/A</u>	Door hardware (1017.4)
<input checked="" type="checkbox"/>	Emergency escape (1010.4)	<u>NONE</u>	Revolving doors (1018.0)
<input checked="" type="checkbox"/>	Exit access passageways and corridors (1011.0)	<u>N/A</u>	Horizontal exits (1019.0)
<input checked="" type="checkbox"/>	Aisles and accessways (1012.0)	<input checked="" type="checkbox"/>	Level of exit discharge passageway (1020.0)
<input checked="" type="checkbox"/>	Grandstands (1013.0)	<input checked="" type="checkbox"/>	Guards (1021.0)
<input checked="" type="checkbox"/>	Interior stairways (1014.1 - 1014.11)	<input checked="" type="checkbox"/>	Handrails (1022.0)
<input checked="" type="checkbox"/>	Exterior stairways (1014.1 - 1014.10, 1014.12)	<input checked="" type="checkbox"/>	Exit signs and lights (1023.0)
<input checked="" type="checkbox"/>	Smokeproof enclosures (1015.0)	<u>ROOF HATCH 5th FLOOR</u>	Means of egress lighting (1024.0)
			Access to roof (1027.0)

LOCKING FOR SHED

NEED

ACCESSIBILITY (Chapter 11)

<input checked="" type="checkbox"/>	Required (1103.0)	<input checked="" type="checkbox"/>	Accessible entrances (1106.0)
<input checked="" type="checkbox"/>	Accessible route (1104.0)	<input checked="" type="checkbox"/>	Special use groups (1107.0)
<input checked="" type="checkbox"/>	Parking facilities (1105.0)	<input checked="" type="checkbox"/>	Features and facilities (1108.0)

INTERIOR ENVIRONMENT (Chapter 12)

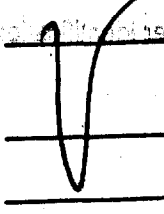
<input checked="" type="checkbox"/>	Room dimensions (1204.0)	<u>45</u>	Air-borne noise (STC) (1214.2)
<input checked="" type="checkbox"/>	Roof spaces (1210.1, 1211.2)	<u>45</u>	Structure-borne sound (IIC) (1214.3)
<input checked="" type="checkbox"/>	Crawl spaces (1210.2, 1211.1)	<input checked="" type="checkbox"/>	Rauproofing (1215.0)

BUILDING ENVELOPE (Chapters 14, 15)

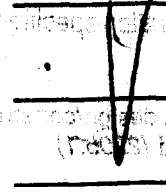
EXTERIOR WALL COVERINGS (Chapter 14)

<input checked="" type="checkbox"/>	Performance requirements (1403.0)	<input checked="" type="checkbox"/>	Combustible material restrictions (1406.0)
<input checked="" type="checkbox"/>	Wall sidings and veneers (1404.0, 1405.0)		

STRUCTURAL DESIGN CALCULATIONS (continued)



- Unbalanced snow loads considered (1608.6)
- Drift snow loads considered (1608.7)
- Sliding snow loads considered (1608.8)



- Internal pressure effects considered (1609.7, 1609.8)
- Components and cladding effects considered (1609.8)
- Load combinations considered (1613.1)

MATERIAL PERFORMANCE (Chapter 17)

- Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No. _____
- Owner's special inspection program specified (1705.0)
- Prefabricated items (1705.2)
- Steel construction (1705.3)
- Concrete construction (1705.4)

- Masonry construction (1705.5)
- Wood construction (1705.6)
- Prepared fill and foundations (1705.7, 1705.8, 1705.9)
- Fireresistive materials (1705.12) (7.)
- EIFS, wall panels and veneers (1705.10, 1705.13)

FOUNDATIONS AND RETAINING WALLS (Chapter 18)

- Soil type (1611.0, 1802.1, 1804.1)
- Bearing value (1611.0, 1802.1, 1804.1)
- Soil report (1802.1, 1804.1)
- Prepared fill (1804.1.1)
- Footings (1806.0 - 1811.0)

- Foundations (1814.0 - 1824.0)
- Foundation walls (1611.0, 1812.0)
- Waterproofing/dampproofing (1813.0)
- Retaining walls (1611.0, 1825.0)

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

- Plan, reinforced and prestressed concrete design/construction standard specified (1901.1, 1903.1.1)
- Minimum slab requirements (1905.1)

- Minimum concrete strength (Table 1907.1.2(1))
- Cold-weather and hot-weather curing specified (1908.9, 1908.10)

MASONRY (Chapter 21)

- Engineered masonry design/construction standard specified (2101.1.1)
- Empirical masonry design (2101.1.2)
- Construction materials (2104.0)
- Mortar type (2104.7)

- Cold-weather and hot-weather construction specified (2111.3, 2111.4)
- Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)
- Glass block (2118.0)

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)

NA Diffusing systems (2604.5)

NA Wall panels (2605.0)

Unprotected openings (2606.0)

Roof panels (2607.0)

Skylight glazing (2608.0) add

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

NA Waste- and linen-handling systems (2807.0)

NA Refuse vaults (2808.0)

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

Per State Construction standard specified (3001.2)

Per State Elevator emergency operation (3006.2)

Per State Hoistway enclosure (3007.1)

Per State Venting (3007.3-3007.6)

Per State Opening protectives (3008.2)

Per State Conveyors and escalators (3010.0, 3011.0)

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

Per State Membrane structures (3103.0)

Per State Flood-resistant construction (3107.0)

Per State Towers (3108.0)

PEDESTRIAN WALKWAYS (3106.0)

Per State Construction and use (3106.1-3106.3)

Per State Separation (3106.4)

Per State Local approval (3106.5)

Per State Egress and size (3106.6-3106.8)

EXISTING STRUCTURES (Chapter 34)

ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

Per State General requirements (3402.0)

Per State Structural loads (1114.0, 3402.5)

Per State Accessibility (1110.0, 3402.7)

Per State Additions/alterations (3403.0, 3404.0)

Per State Change of occupancy (1110.3, 3405.0)

Per State Compliance alternative evaluation (3408.0)

BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group _____	Proposed use group _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per floor _____
Percentage of open perimeter _____ %	Percentage of height reduction _____ %
Completely suppressed: Yes _____ No _____	Corridor wall rating _____
Compartmentation: Yes _____ No _____	Required door closers: Yes _____ No _____
Fire-resistance rating of vertical opening enclosures _____	
Type of HVAC system _____	_____ serving number of floors _____



**OAK POINT
Associates**

19 August 2003

**Mike Nugent, CEO
City of Portland, Maine
Via fax: 874-8716**

RE Partial Review Comments -19 August

Dear Mike

In reply to item 1 through 7 we offer the following:

- 1. Construction type 2B as discussed on telephone per BOCA 504.2. Revised plans submitted, revised details to follow.**
- 2. Special Inspections form shall be forwarded ASAP.**
- 3. Design load of balconies will be included. Roof steel shop drawings shall be provided by the subcontractor and shall certify that the design is in accordance with ASCE 7.3.**
- 4. Sprinkler system required to meet NFPA 13 (see 1).**
- 5. Mechanical system is design/build. Subcontractor shall**
- 6. UL J801 is the assembly required as indicated on sheet T1. Detail 3 on sheet A11 indicates ceiling treatment between units.**
- 7. n/a**

Should you require anything further, please don't hesitate to contact me

Regards

**Glenn Harmon
Architect**

ARCHITECTS • ENGINEERS

231 Main Street, Post Office Box 1250, Biddisford, Maine 04008 TEL: 207-263-0199 FAX: 207-263-4283



OAK POINT
Associates

6 August 2003
Mike Nugent, CEO
City of Portland
fax 874-8716

RE 20-24 Brackett Street

Dear Mike

Attached please find completed Certificates of Design, and Subsurface Investigation report findings from RW Gillespie.

Please note that Special Inspections as required by BOCA 114.2.1 shall be performed by David Martin, PE, and consist of structural steel submittal review, concrete foundation review and on-site erection inspection. Concrete testing shall be performed by RW Gillespie.

Also note that the specifications are on the drawings, not in a separate binder.

Should you require anything else, please do not hesitate to contact me.

Regards,

Glenn L Harmon, Jr
Architect

CC File, Meaden LLC

ARCHITECTS - ENGINEERS

231 Main Street, Post Office Box 1259, Biddisford, Maine 04005 TEL: 207-283-0193 FAX: 207-283-4283

AUG. 06 '09 (THU) 21:56

COMMUNICATION No.: 1

PAGE. 1



GENEST CONCRETE

WILSON ST.
SANFORD, ME.
1-207-324-3250

BERWICK ST.
BERWICK, ME.
1-207-698-1430

In ME. toll free 1-800-649-4773/in N.E. 1-800-332-4773
COMPLETE LINE OF MASON'S SUPPLIES AND ACCESSORIES

68.8

68.8

68.8

62.8

57.33

62.8

$$\frac{389.33}{6} = 64.89$$

Average

Grade



$$110.30 \text{ (top of steel)} \\ - 64.89 \\ \hline 45.41$$

45.41

See Revised Dated 2/5/03

2/5/03

shows Ags exactly -
Revised
submit
per
plans

From: Marge Schmuckal
To: Internet: tmadden@dunham-group.com; Internet:ghar...
Date: 2/5/03 9:21AM
Subject: 24 Brackett St - new 5 unit dwelling

Jonathan,

I have recently received, by e-mail, new sketches of this project showing revisions to building height and also showing the projection of the southerly decks on the plot plan. Scalable plans will be dropped off this morning.

Based on these revisions, I find that this project meets the zoning requirements of the R-6 zone. The average grade per the given elevations is 64.89 ft. The given elevation to the top of the structural steel is now 109.89 ft. This gives a building height of exactly 45 feet which is the maximum allowed in the R-6 zone. Please note that this office will require a verification of the height by a professional during construction as is the custom on other projects.

All setbacks are being met, including the projects of the balconies and porches on the southern side of the building. All the other dimensional requirements are also being met. All parking requirements are being met.

The lot size per dwelling unit is being met per a submitted signed and stamped survey.

All requirements of the R-6 zone are being met with the revised plans.

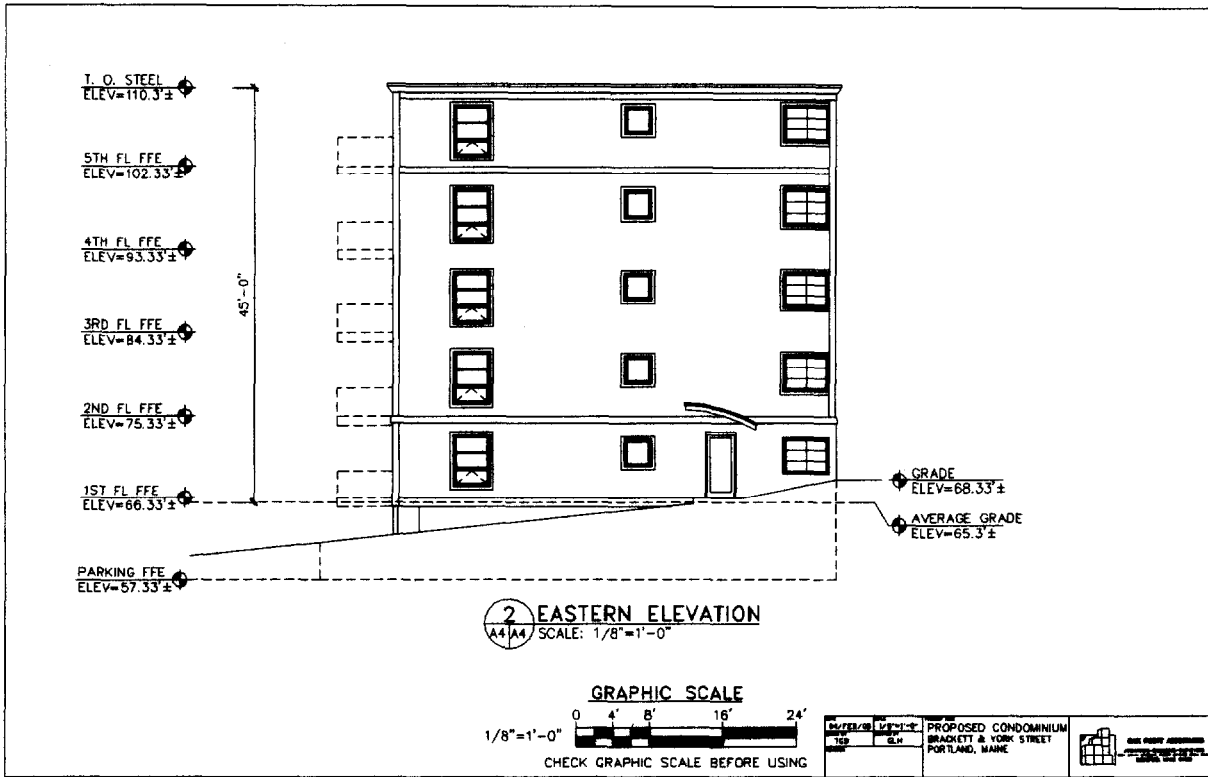
Marge Schmuckal
Zoning Administrator
02/05/03

CC: ALEX JAEGERMAN; Sarah Hopkins

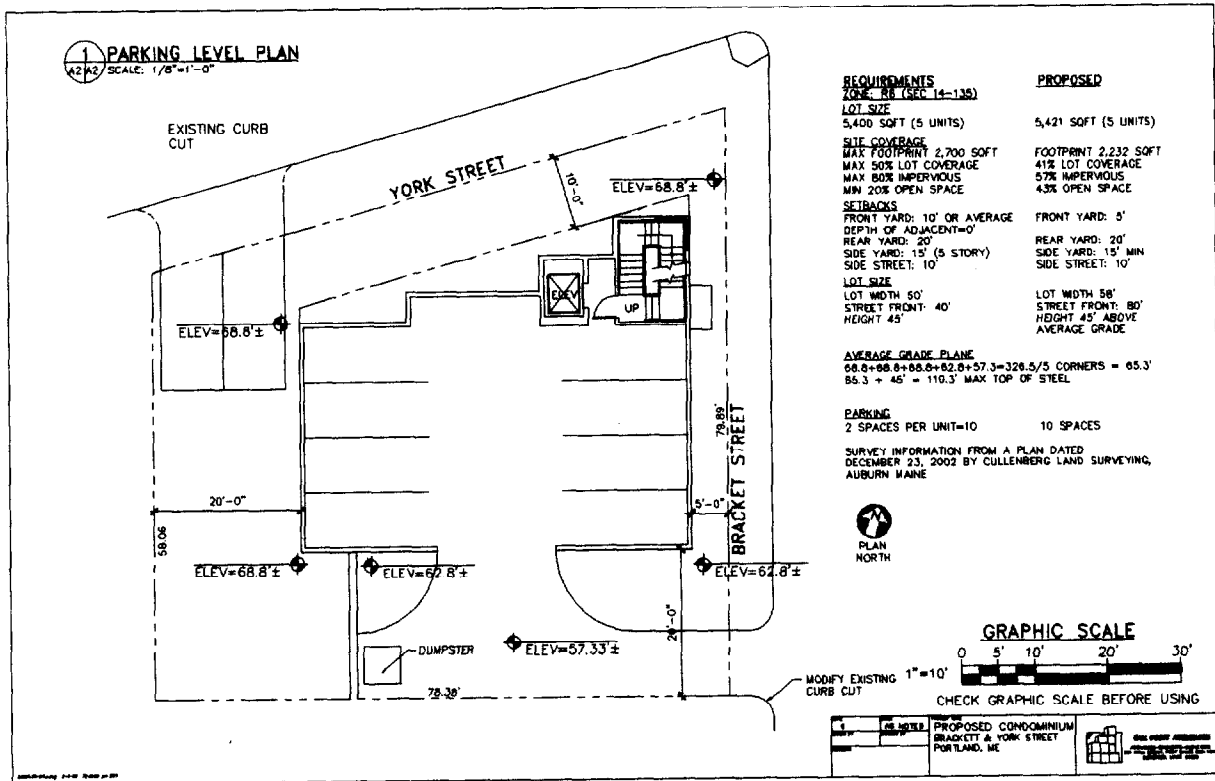
From: Marge Schmuckal
To: Jennifer Dorr; Jonathan Spence
Date: 1/13/03 3:23PM
Subject: 20-24 Brackett Street - 5 unit condo

Jonathan,
I can not find the packet that was submitted with this site plan/subdivision application. I only have what you gave me at the last Wednesday meeting. Did we get a copy of everything submitted? I don't have a survey or anything. Please get me a copy of the entire submittal.
Thanks,
Marge

CC: ALEX JAEGERMAN; Sarah Hopkins



off e-mail 2/4/03

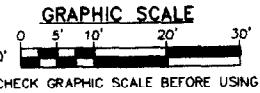


REQUIREMENTS	PROPOSED
ZONE: RB (SEC 14-13B)	
LOT SIZE 5,400 SQFT (5 UNITS)	5,421 SQFT (5 UNITS)
SITE COVERAGE MAX FOOTPRINT 2,700 SQFT MAX 50% LOT COVERAGE MAX 80% IMPERVIOUS MIN 20% OPEN SPACE	FOOTPRINT 2,232 SQFT 41% LOT COVERAGE 57% IMPERVIOUS 43% OPEN SPACE
SETBACKS FRONT YARD: 10' OR AVERAGE DEPTH OF ADJACENT=0' REAR YARD: 20' SIDE YARD: 15' (8 STORY) SIDE STREET: 10'	FRONT YARD: 5' REAR YARD: 20' SIDE YARD: 15' MIN SIDE STREET: 10'
LOT SIZE LOT WIDTH 50' STREET FRONT: 40' HEIGHT 45'	LOT WIDTH 58' STREET FRONT: 80' HEIGHT 45' ABOVE AVERAGE GRADE

AVERAGE GRADE PLANE
 $68.8 + 68.8 + 68.8 + 62.8 + 57.3 = 328.5 / 5 \text{ CORNERS} = 65.7$
 $65.3 + 45 = 110.3 \text{ MAX TOP OF STEEL}$

PARKING
 2 SPACES PER UNIT=10 10 SPACES

SURVEY INFORMATION FROM A PLAN DATED
 DECEMBER 23, 2002 BY CULLENBERG LAND SURVEYING,
 AUBURN MAINE



NO. 10118	PROPOSED CONDOMINIUM BRACKETT & YORK STREET PORTLAND, ME	DATE: 2/4/03
-----------	--	--------------

off e-mail
2/4/03



R. W. Gillespie & Associates, Inc.

Geotechnical Engineering • Geohydrology • Materials Testing Services

09 June 2003

Mr. Jacques L. Gagnon, P. E.
Oak Point Associates, Inc.
P. O. Box 1259
Biddeford, ME 04005

Subject: Geotechnical Investigation
Brackett Street Condominiums
Portland, Maine
-RWG&A Project No. 767-21

Dear Mr. Gagnon:

In accordance with our Proposal No. P-5048.GI dated 09 May 2003, R. W. Gillespie & Associates, Inc., (RWG&A) has conducted a geotechnical investigation for the proposed Brackett Street Condominiums in Portland, Maine. The purpose of this investigation was to obtain information regarding subsurface soil and groundwater conditions on which to base recommendations for design and construction of foundations, ground floor slabs, below grade walls, and pavement sections.

Naturally deposited soils at the site consist of dense to very dense silty sands with gravel. Isolated column and continuous wall spread footings are recommended for support of the addition. Soil supported slab-on-grade construction is considered appropriate for the parking garage floor.

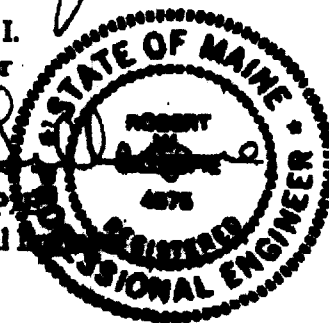
We appreciate the opportunity to be of service on this project. Please do not hesitate to contact us if you have any questions.

Very truly yours,
R. W. GILLESPIE & ASSOCIATES, INC.

Matthew P. Lilley

Matthew P. Lilley, E. I.
Geotechnical Engineer

[Signature]
Robert W. Gillespie, P.E.
Principal Geotechnical Engineer



MPL/RWG:ci
In quadruplicate
G:\Projects\0700\0767-021\Reports\09June03\1.wpd

Applicant: OAK Point Associates Date: 2/4/03 / 7/30/03

Address: 24 Brackett St CORN. of York C-B-L: 058 - F-13: 14

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Bldg to Be Demolished for New Structure

Zone Location - R-6 Zone

permit # 030704

Interior or corner lot - corner of York St

Proposed Use/Work - to construct New 5-unit Condo Bldg -

Sevage Disposal - City

Lot Street Frontage - 40 ft min - 79.89' shown

Front Yard - 10' min or Average on either side

show one side is on the line
5' req - 5' shown
5' shown
Notice on other side
50' entry OK per #425

Rear Yard - 20' min - 20' shown

Side Yard - 15' min req on Adjoining Side yd.

Projections - projecting overhanging decks on the

only 1st with 6' deck projecting
reversed
Southern side - no closer than 15' to side property line
Front entry of 5x10 = 50' - OK per #425

Width of Lot - 50' min 73' At least

Height - 5 stories

Lot Area - 4,500 sq ft min

Lot Coverage / Impervious Surface - 40% MAX

45.41' shown
5421 sq ft per survey OK
5367 sq ft shown on assessors
see plans dated 2/5/03
45.00' exactly
108.65' top of steel
63.65' - original
1816.25 / 5421 = .335 = 33.5%
45.00' high

Area per Family - 1,000 sq ft/unit for 1st 3 DU } 3,000
1,200 sq ft/unit for 2 units over 3 } 2400
5400

Off-street Parking - 2/unit - 10 SPACES req - 10 SPACES shown

Loading Bays - N/A

Site Plan - # 2002-0256

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 Zone C

Open Space Ratio - 20% min - 1816.25 / 5421 = 33.5%

7/30/03 - received "Advanced" copy of the approved site plan

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0784	Date Applied For: 07/03/2003	CBL: 058 F013001
------------------------------	--	----------------------------

Location of Construction: 20 Brackett St	Owner Name: Mesden Llc	Owner Address: 28 Chestnut St	Phone:
Business Name:	Contractor Name: Granite Construction	Contractor Address: Portland	Phone: (207) 632-1124
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: 5-unit condominium	Proposed Project Description: Build 5 unit condominium
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/31/2003

Note: 0728/2003 I spoke with Alan Holt concerning the approved stamped site plan. I want to be sure that matches the construction plans. The construction plans show decks closer than 15 ft to the side property line. Alan told me to wait until he gets me the plans - all other items look ok
7/30/03 At site plan, Alan gave me an advance copy of the approved site plan. The office should receive the stamped, approved site plan soon

1) Please note that the structure is shown to be exactly forty-five (45) feet in height. When the top of steel is placed, it shall be necessary to confirm the height of this building for the code enforcement officer.

2) Please note that NO DECKS shall be closer than the required 15 foot side setback line.

3) Please note that all setbacks are right on the required setback lines. All property lines shall be strung to allow the code enforcement officer to check the required setbacks PRIOR to placing of concrete

4) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

5) This property shall remain a five (5) family condominium dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 07/31/2003

Note: **Ok to Issue:**

1) the sprinkler system and fire alarm system shall be tested in accordance with the appropriate standard and the results submitted to the Portland Fire Department

2) the fire alarm system shall be installed in accordance with NFPA 72 standards

3) the sprinkler system shall be installed in accordance with NFPA 13 standards

Comments:
07/09/2003-kwd: Paid \$5035.00 on 7/3/2003; Balance due of \$365.00 paid 7/9/2003 kwd.

T. O. STEEL
ELEV=110.3'±

5TH FL FFE
ELEV=102.33'±

4TH FL FFE
ELEV=93.33'±

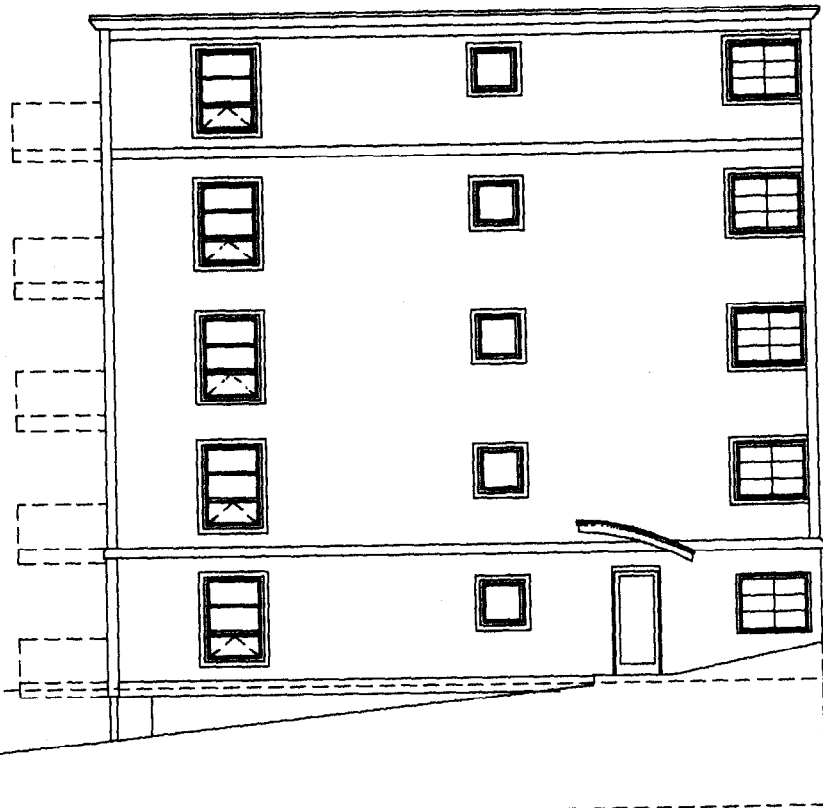
3RD FL FFE
ELEV=84.33'±

2ND FL FFE
ELEV=75.33'±

1ST FL FFE
ELEV=66.33'±

PARKING FFE
ELEV=57.33'±

45'-0"



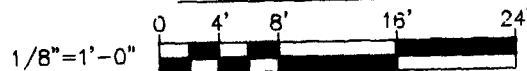
GRADE
ELEV=68.33'±

AVERAGE GRADE
ELEV=65.3'±

2 EASTERN ELEVATION
A4/A4 SCALE: 1/8"=1'-0"

2/4/03

GRAPHIC SCALE



CHECK GRAPHIC SCALE BEFORE USING

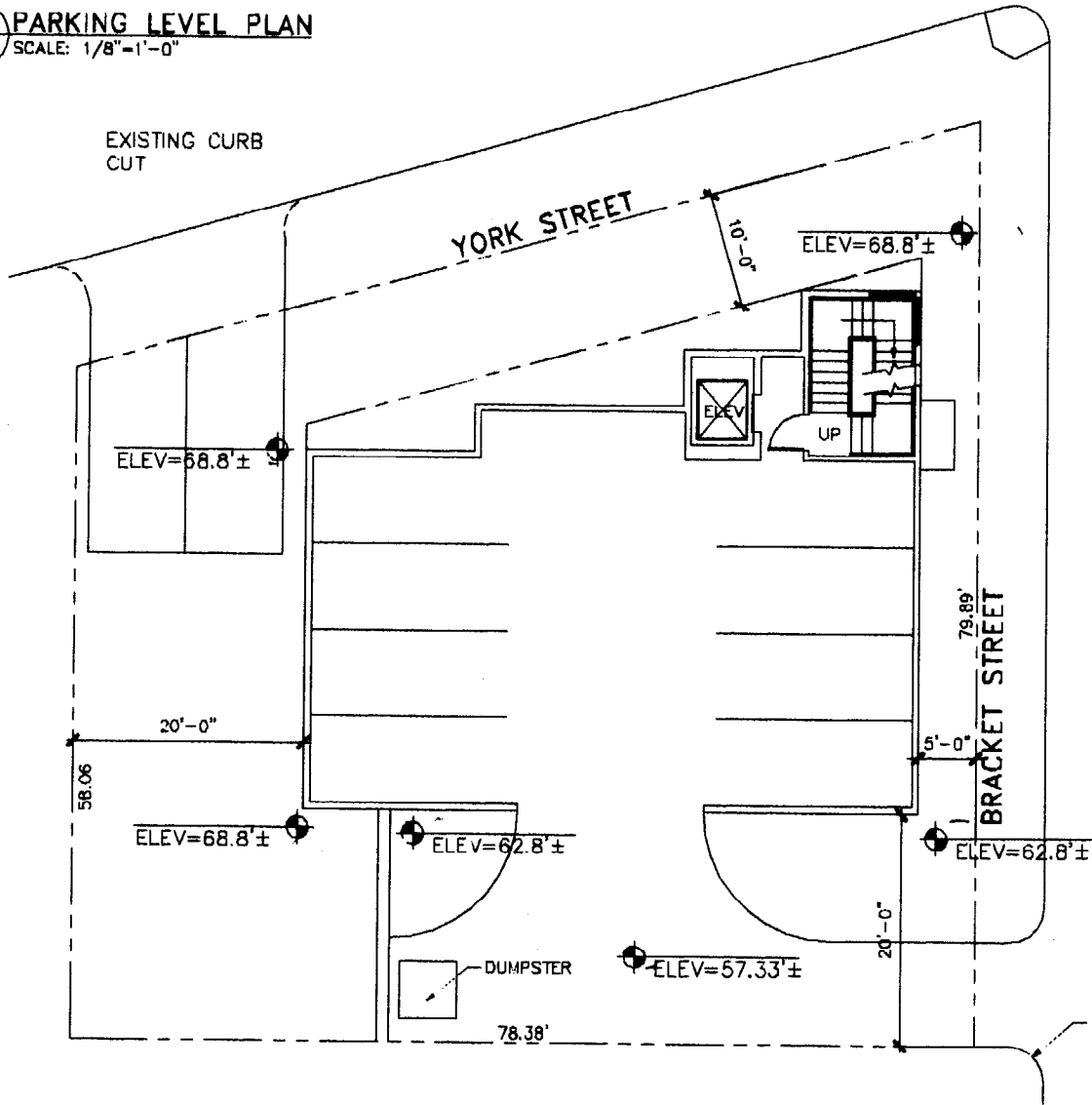
04/FEB/03	1/8"=1'-0"
TGB	GLH

PROPOSED CONDOMINIUM
BRACKETT & YORK STREET
PORTLAND, MAINE



ONE POINT ASSOCIATES
ARCHITECTS-PLANNERS-ENGINEERS
225 MAIN STREET, FIFTH FLOOR, PORTLAND, MAINE 04101
TEL: 603.761.4400

1 PARKING LEVEL PLAN
 A2/A2 SCALE: 1/8"=1'-0"



REQUIREMENTS

ZONE: R6 (SEC 14-135)

LOT SIZE

5,400 SQFT (5 UNITS)

SITE COVERAGE

MAX FOOTPRINT 2,700 SQFT
 MAX 50% LOT COVERAGE
 MAX 80% IMPERVIOUS
 MIN 20% OPEN SPACE

SETBACKS

FRONT YARD: 10' OR AVERAGE
 DEPTH OF ADJACENT=0'
 REAR YARD: 20'
 SIDE YARD: 15' (5 STORY)
 SIDE STREET: 10'

LOT SIZE

LOT WIDTH 50'
 STREET FRONT: 40'
 HEIGHT 45'

PROPOSED

5,421 SQFT (5 UNITS)

FOOTPRINT 2,232 SQFT
 41% LOT COVERAGE
 57% IMPERVIOUS
 43% OPEN SPACE

FRONT YARD: 5'
 REAR YARD: 20'
 SIDE YARD: 15' MIN
 SIDE STREET: 10'

LOT WIDTH 58'
 STREET FRONT: 80'
 HEIGHT 45' ABOVE
 AVERAGE GRADE

AVERAGE GRADE PLANE

$68.8+68.8+68.8+62.8+57.3=326.5/5 \text{ CORNERS} = 65.3'$
 $65.3 + 45' = 110.3' \text{ MAX TOP OF STEEL}$

PARKING

2 SPACES PER UNIT=10 10 SPACES

SURVEY INFORMATION FROM A PLAN DATED
 DECEMBER 23, 2002 BY CULLENBERG LAND SURVEYING,
 AUBURN MAINE

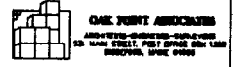


GRAPHIC SCALE

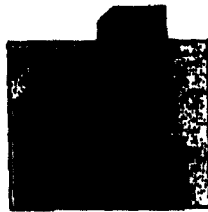


CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	BY	REVISION
0		AS NOTED	
PROPOSED CONDOMINIUM BRACKETT & YORK STREET PORTLAND, ME			



2/4/03



OAK POINT Associates

FACSIMILE TRANSMITTAL COVER SHEET

DATE: 12 AUG 03

DELIVER TO: MIKE DUGAN, LEAD

PHONE NUMBER:

FAX NUMBER: 874.8716

SENT BY: GLEN HARINAW

OPA PHONE NUMBER (207) 283-0193 OPA FAX NUMBER (207) 283-4283

SUBJECT: 20-24 BRACKET ST.

NUMBER OF PAGES INCLUDING COVER LETTER:

7

SPECIAL INSPECTIONS

ARCHITECTS - ENGINEERS - SURVEYORS

231 Main Street, Post Office Box 1299, Biddeford, Maine 04006 TEL: 207-283-0193 FAX: 207-283-4283



OAK POINT
Associates

14 August 2003

Mike Nugent, CEO
City of Portland, Maine
Via fax: 874-8716

RE Statement of Special Inspections

Dear Mike

Pursuant to BOCA Section 1705 Special Inspections, Dave Martin PE shall provide the following:

1. 1705.3.2 Material Receiving
2. 1705.3.3 Steel Erection
3. 1705.3.3.1 Installation of high-strength bolts
4. 1705.4.2 Installation of reinforcing and prestressing steel
5. 1705.4.3 Formwork
6. 1705.4.4 Concrete operations
7. 1705.4.7 Erection of precast concrete

RW Gillespie shall be providing the following:

8. Table 1705.4.4, Items 1-4 Concreting

Also attached please find a copy of the geotechnical report, as required, and revised Certificate of Design.

Should you require anything further, please don't hesitate to contact me

Regards


Glenn Harmon
Architect

CC File, Mesden

ARCHITECTS · ENGINEERS

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: 24 Brackett Street Condominiums
LOCATION: Portland, Maine
PERMIT APPLICANT:
APPLICANT'S ADDRESS:

STRUCTURAL ENGINEER OF RECORD: David N. Martin, P.E. Oak Point Associates
Name Firm

ARCHITECT OF RECORD: Glenn L. Harmon, R.A. Oak Point Associates
Name Firm

This Statement of Special Inspections is submitted in accordance with Section 1705.0 of the 1999 BOCA National Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector(s) and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Code Official and to the Registered Design Professional of Record. Interim reports shall be submitted to the Code Official and to the Registered Design Professional of Record monthly, unless more frequent submissions are requested by the Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared by:

David N. Martin, P.E.
Name

David N. Martin 8/22/03
Signature Date



Applicant's Authorization:

[Signature] 8/22/03
Signature Date

Building Code Official:
[Signature] 8/22/03
Signature Date

SPECIAL INSPECTION PERSONNEL

LIST OF AGENTS

PROJECT: 24 Brackett Street Condominiums

STRUCTURAL ENGINEER OF RECORD: David N. Martin, P.E., Oak Point Associates
Name Firm

231 Main Street, Biddeford, ME 04005
Address

ARCHITECT OF RECORD: Glenn L. Harmon, R.A., Oak Point Associates
Name Firm

231 Main Street, Biddeford, ME 04005
Address

Following is the List of Agents selected for performance of Special Inspections for this project:

		Name	Firm
1.	Special Inspector	David N. Martin, P.E.	Oak Point Associates
2.	Special Inspector	William F. Godin	Oak Point Associates
3.	Special Inspector	Jay E. Glover	Oak Point Associates
4.	Geotechnical Engineer	Matthew T. Grady, P.E.	R. W. Gillespie & Associates
5.	Testing Agency		

PROJECT: 24 BRACKETT STREET CONDOMINIUMS
 SCHEDULE OF SPECIAL INSPECTION SERVICES
 PAGE 1 OF 5
 APPLICABLE TO THIS PROJECT

Rev #	Date Completed	Agent #	Comments	Extent (All, sample, other, none)	Y/N
-------	----------------	---------	----------	-----------------------------------	-----

Material/Activity	Item	Service	Y/N	Extent (All, sample, other, none)	Comments	Agent #	Date Completed	Rev #	
Steel Fabrication	1.01	In-plant review Part A - Fabrication procedures	Y			1.2.3			
		Part B - Procedures implementation review	Y/N	SER to determine extent other completion of Part A		1.2.3			
	1.02	Review material certificates of compliance (structural steel & weld filler material)	N				1.2.3		
		Review materials certificates of compliance (bolts, nuts, washers & weld filler material)	Y				1.2.3		
	1.03	Review materials certificates of compliance (bolts, nuts, washers & weld filler material)	Y				1.2.3		
		Review primary steel connections	Y						
	Steel Erection	1.04	Moment connections -	N/A			1.2.3.5		
			Shear connections	Y			1.2.3.5		
		1.05	Bracing connections	Y				1.2.3.5	
			Review welded Col "C" seismic connections	Y				1.2.3.5	
1.06		Review welded column splices - N/A	N/A						
		Review base metal testing for T > 1/2"	N						
1.07		Review secondary steel connections	N						
		Cuts	N						
1.08		Steel Deck	Y				1.2.3.5		
		Links	N/A						
1.09	Review installation of shear studs	N/A							
	Review details/steel frame	Y				1.2.3.5			

All steel construction special inspections have been completed in accordance with BOCA Section 1705.3
 Special Inspector

PROJECT: 24 BRACKETT STREET CONDOMINIUMS		SCHEDULE OF SPECIAL INSPECTION SERVICES		APPLICABLE TO THIS PROJECT				
Manufacturability	Item	Service	Y/N	Extent (All, sample, other, none)	Comments	Agent #	Date Completed	Rev #
CONSTRUCTION 1706.3 STEEL (continued)	1.00							
		In-plant review			Unless accepted by 1706.2 review			
Light Gauge Steel Framing Fabrication		Part A - Fabrication	N		fabrication C/A procedures per 1706.2			
		Part B - Procedures	N		SER to determine extent after completion of Part a			
Light Gauge Steel Framing Installation	1.10	Review material certificates of compliance (structural steel weld filler material)	Y	ALL		1,2,3		
	1.11	Review curtain wall design calculations	Y	ALL		1		
	1.12	Review welder certification	Y	ALL		1,2,3		
	1.13	Review joist/ud bearing connection	Y	SAMPLE (INITIAL SAMPLE 25%) VISUAL		1,2,3		
	1.14	Review joist/ud bearing length	Y	SAMPLE (INITIAL SAMPLE 25%) VISUAL		1,2,3		
	1.15	Review joist/ud bridging	Y	SAMPLE (INITIAL SAMPLE 25%) VISUAL		1,2,3		
	1.16	Shear connections	Y	SAMPLE (INITIAL SAMPLE 25%) VISUAL		1,2,3		
	1.17	Bracing connections	N/A					
	1.18	Review Details / Steel Frame	Y	SAMPLE (INITIAL SAMPLE 25%) VISUAL		1,2,3		
	All steel construction special inspections have been completed in accordance with BOCA Section 1705.3 Special Inspector							

PROJECT: 24 BRACKET STREET CONDOMINIUMS

SCHEDULE OF SPECIAL INSPECTION SERVICES

PAGE 3 OF 5

APPLICABLE TO THIS PROJECT

Material/Activity	Item	Service	Y/N	Extent (All, sample, other, none)	Comments	Agent #	Date Completed	Rev #
CONCRETE CONSTRUCTION	200							
	201	Review materials (ACI Chapter 3)	Y	ALL		1,2,3		
Concrete Materials	202	Review mix design (ACI Chapter 4)	Y	ALL		1,2,3		
		Review reinforcing certification & weldability (ASTM A 706) if required	Y	SAMPLE		1,2,3		
Reinforcing	203	Review condition & placement of reinforcing and prestressing steel (ACI 318 7.4-7.7)	Y	SAMPLE		1,2,3		
		Review welding of reinforcing in Cast "C" seismic-resisting systems	N					
Formwork		Review formwork (ACI 318 8.1)	N					
		Review form removal & reshoring (ACI 318 8.2)	N					
Concrete Operations	204	Review concrete strength tests (ACI 318 5.6)	Y	ALL		1,2		
		Review mix proportions and technique (ACI 318 5.2, 5.3, 5.12 & 5.13)	Y	SAMPLE		1,2,3		
	205	Review concrete placement (ACI 318 5.9 & 5.10)	Y	SAMPLE		1,2,3,5		
	206	Review curing technique & temperature (ACI 318 5.11, 5.12 & 5.13)	Y	SAMPLE		1,2,3		
Prestressing Operation		Review application of prestressing force (ACI 318 16.18)	N/A					
		Review grouting of bonded prestressing tendons in Cast "C" seismic-resisting systems	N/A					
Precast Manufacturing		In-plant review	N					
		Part A - Fabrication procedures	N					
Erection of Precast Concrete		Part B - Procedure implementation. Review conformance to Part A	N					
	207	Review erection of precast units	Y			1,2,3		
	208	Review lay reinforcement	Y			1,2,3		
	209	Review lay grouting	Y			1,2,3		
	210	Review concrete tying	Y			1,2,3		
	211	Review connections	Y			1,2,3,5		

All steel construction special inspections have been completed in accordance with BOCA Section 1706.4

Special Inspector

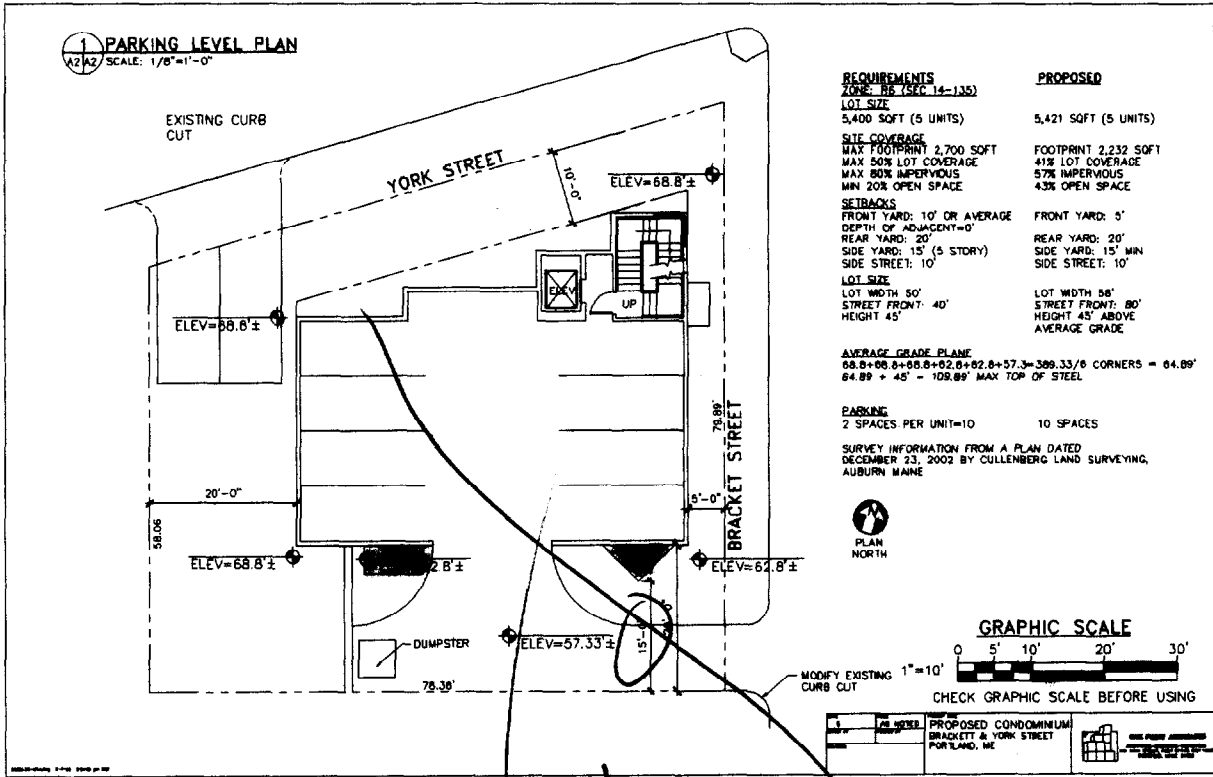
PROJECT: 24 BRACKETT STREET CONDOMINIUMS		SCHEDULE OF SPECIAL INSPECTION SERVICES				PAGE 4 OF 5		
Material/Activity 1705.5 MASONRY CONSTRUCTION	Item	Service	V/N	Extent (All, sample, other, none)	Comments	Agent #	Date Completed	Rev #
Masonry Materials	3.01	Review materials certification Masonry units	N/A					
	3.02	Review grout materials & mix design	N/A					
	3.03	Review mortar materials & mix design	N/A					
		Review strength determination Unit strength method.	N/A					
		Review unit strengths & grout preconstruction test results. Field tests during construction.	N/A					
	3.04	Grout testing	N/A					
	3.05	Determine compressive strength Review mortar mix proportions & mixing (ACI 530.1: 2.3.2.5)	N/A					
	3.06	Review grout mix proportions & mixing (ACI 530.1: 4.2.2)	N/A					
	3.07	Review general installation of mortar, grout, masonry units	N/A					
	3.08	Review installation of horiz, vert, & joint reinforcing (incl. location, size, spaces & positioning devices)	N/A					
	Review hot/cold weather procedures (ACI 530.1: 2.3.2.2, 2.3.2.3)	N/A						
	Review installation of anchorage devices (ACI 530: 4.2, 5.14)	N/A						
	Review installation of bolts	N/A						
	3.10							

All steel construction special inspections have been completed in accordance with BOCA Section 1705.5 Special Inspector _____

PROJECT: 24 BRACKETT STREET CONDOMINIUMS		SCHEDULE OF SPECIAL INSPECTION SERVICES				APPLICABLE TO THIS PROJECT		PAGE 5 OF 5	
Material/Activity	Item	Service	Y/N	Extent (All, sample, other, none)	Comments	Agent #	Date Completed	Row #	
1706.7 PREPARED FILL	3.00								
Soils Preparation	3.01	Review also preparation prior to prepared fill placement	Y	ALL		4			
During Fill Placement	3.02	Review compliance to soils Report LR thickness Material	Y	SAMPLE		1, 2, 3, 4			
Evaluation of In-Place Density	3.07	Review in-place dry density for compliance with soils report	Y	SAMPLE		1, 2, 3, 4			

All steel construction special inspections have been completed in accordance with BOCA Section 1706.7

Special Inspector

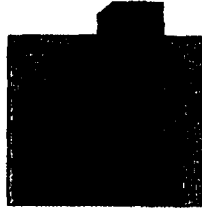


Amended

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

RECEIVED

FEB 5 2003



OAK POINT
Associates

6 August 2003
Mike Nugent, CEO
City of Portland
fax 874-8716

RE 20-24 Brackett Street

Dear Mike

Attached please find completed Certificates of Design, and Subsurface Investigation report findings from RW Gillespie.

Please note that Special Inspections as required by BOCA 114.2.1 shall be performed by David Martin, PE, and consist of structural steel submittal review, concrete foundation review and on-site erection inspection. Concrete testing shall be performed by RW Gillespie.

Also note that the specifications are on the drawings, not in a separate binder.

Should you require anything else, please do not hesitate to contact me.

Regards,

Glenn L Harmon, Jr
Architect

CC File, Mesden LLC

ARCHITECTS · ENGINEERS

231 Main Street, Post Office Box 1259, Biddeford, Maine 04005 TEL: 207-283-0193 FAX: 207-283-4283