

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 030459

This is to certify that Morrill Street Associates/M. Brewer Electric & Plumbing
has permission to Construct a 140' x 60' Steel Building for Multi Tenants/Commercial
AT 57 Bell St Call 150 B001001

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 work on permit must be completed before this building or part thereof is leased or occupied. **48 HOUR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. *[Signature]*
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0459	Issue Date:	CBL: 150 B001001
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Location of Construction: 57 Bell St	Owner Name: Morrill Street Associates	Owner Address: 91 Bell St	Phone: 797-7534
Business Name:	Contractor Name: M.R. Brewer Fine Woodworking	Contractor Address: 91 Bell Street Portland	Phone: 2077977534
Lessee/Buyer's Name:	Phone:	Permit Type: Commercial	Zone: 1L

Past Use: Vacant Land	Proposed Use: Steel Building	Permit Fee: \$1,773.00	Cost of Work: \$250,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Construct a 140' x 60' Steel Building for Multi Tenants/Commercial	Signature: <i>[Signature]</i>	Signature:
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: gad	Date Applied For: 05/02/2003	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 17 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2001-0276 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with con notes</i> Date: <i>5/16/04</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	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: 03-0459	Date Applied For: 05/02/2003	CBL: 150 B001001
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Location of Construction: 57 Bell St	Owner Name: Morrill Street Associates	Owner Address: 91 Bell St	Phone: () 797-7534
Business Name:	Contractor Name: M.R. Brewer Fine Woodworking	Contractor Address: 91 Bell Street Portland	Phone: (207) 797-7534
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Steel Building	Proposed Project Description: Construct a 140' x 60' Steel Building for Multi Tenants/Commercial
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 05/15/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This office requires separate permit applications for the tenant fit-ups when spaces are first leased. It is necessary to verify compliance with the I-L industrial zone uses. 2) Separate permits shall be required for any new signage. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 08/26/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) As per the soils report Dated 7/21/03, all filled materials must be removed from the footing areas. A design professional shall be notified if footings need to be placed in areas of "disturbed" or filled soils. 2) This permit is for the Steel structure shell and foundation. Separate permits will be required to establish uses prior to interior work. This review assumes that the Use Group will be S1 and the type of Construction is 2C. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. McDougall	Approval Date: 05/19/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Means of egress shall have signs with back-up 2) fire extinguishers shall be installed in accordance with NFPA 10 standards 			

Comments:
05/19/2003-mjn: faxed memo for info to engineer, needs cert. Forms, statment of special inspections
08/26/2003-mjn: Received info on 8/19/03

03-0459

All Purpose Building Permit Application

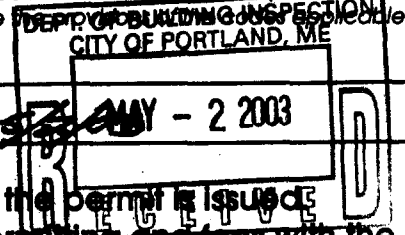
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

57-83 Bell St.

Location/Address of Construction: <u>57-83 Bell Street</u>		
Total Square Footage of Proposed Structure <u>8400 SF</u>	Square Footage of Lot <u>9.6 acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>150</u> Block# <u>B</u> Lot# <u>001</u>	Owner: <u>Merrill Street Associates</u>	Telephone: <u>794-7534</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>M.R. Brewer Engineering, Inc. 91 Bell St. Portland ME</u>	Cost Of Work: \$ <u>250,000</u> Fee: \$ <u>1773.00</u>
Current use: <u>Part of Property is Vacant</u>		(no Cof Os included)
If the location is currently vacant, what was prior use: <u>Revised Building Storage, Demol 2002</u>		
Approximately how long has it been vacant: <u>4 months</u>		
Proposed use: <u>Commercial Multi-Tenant Building</u>		
Project description: <u>To build a 190'x60' Steel Bldg.</u>		
Contractor's name, address & telephone: <u>M.R. Brewer Engineering, Inc. 91 Bell Street Portland, ME 04105 794-7534</u>		
Who should we contact when the permit is ready: <u>Matthew Brewer</u>		
Mailing address: <u>Same as above</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>794-7534</u>		

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and 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 Code applicable to this permit.



Signature of applicant: <u>[Signature]</u>	Date: <u>MAY - 2 2003</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

MN

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

To: Dennis Paul Watson From: Mike Nugent
Fax: 303-904-4866 Date: May 19, 2003
Phone: 303-904-4837 Pages: 1
Re: Morrill St. Associates 57 Bell St. 150b001

Urgent For Review Please Comment Please Reply Please Recycle

I have started the review of the above project and have questions:
Attached are required certifications and Section 1705. of the 1999 BOCA Code which
with Special Inspections. This note applies to both the building and foundation
There are hand written notes on the foundation plan, where these done by the engineer?
Your notes the "1996 BOCA Code" the City is under the
Because the roof is 1:12, the roof design must be done in accordance with Section 7.3 of
ASCE 7.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 19 2003
RECEIVED

**L & L STRUCTURAL
ENGINEERING SERVICES, INC.**

Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

August 15, 2003

Mike Nugent
City of Portland -Inspections Office
Portland, Maine 04101

Subject: M. R. Brewer Fine Woodworking-Site Development

Dear Mr. Nugent,

At your request we are writing to inform you of our intent to perform special inspections for the above referenced project in accordance with Bocs 1999, Chapter 17, Section 1705.0. In conversation with our client, M. R. Brewer Fine Woodworking Company, they have authorized our firm to proceed with these inspections. We will be responsible for the inspection of the following.

1. Verify that the concrete mix design meets the requirements of the design drawings.
2. Review the formwork and placement of reinforcement prior to placing concrete.
3. Review the installation of the Pre-Engineered Structural Steel framing and connections including primary structural steel purlins, girts, beams, columns and bracing.
4. Review the installation of the Steel Siding and connections.
5. Review the installation of the Steel Roof Deck Units and connections.

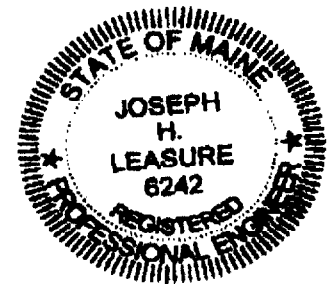
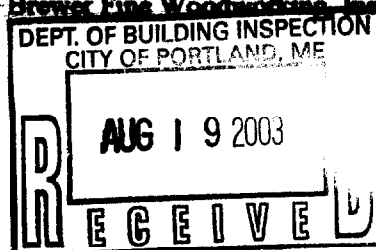
If you have any questions or require additional information, please do not hesitate to call

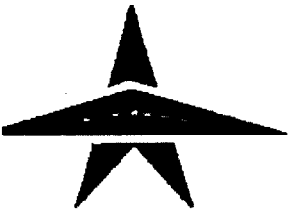
Sincerely,

L&L Structural Engineering Services, Inc.


Joseph H. Leasure, P.E.
Principal

cc: Matt Brewer, M. R. Brewer Fine Woodworking, Inc.





Star Building Systems

P.O. Box 94910
Oklahoma City, OK 73143
(405) 636-2010
1-800-879-7827
FAX (405) 636-2419

June 25, 2003

GENERAL STEEL CORPORATION
1075 S YUKON ST, STE 250
LAKEWOOD, CO 80226

Subject: MORRILL STREET ASSOCIATES
PORTLAND, MAINE
Star Job Number 10-40645

Gentlemen:

Per your request, Star has reviewed the engineering calculations performed on the material provided by Star for the subject structure to determine the modifications required to resist the original design loads when applied in accordance with the 1999 edition of the BOCA Building Code.

An additional 8.5"Z.088 wall girt is required at 7'4" elevation in bay #2 of sidewall "A". An additional 8.5"Z.088 wall girt is required at 7'4" elevation in bays #2 and 4 of sidewall "C". An additional 8.5"Z.088 wall girt is required at 13'4" elevation in bay #1 of sidewall "C". An additional 1 1/2" x 1 1/2" x 1/8" rafter flange brace angle is required at the 6th purlin from each eave on one side of the frame rafters along column lines #2-5.

This letter is intended to address only the issues above. Please feel free to contact Star Building Systems at your convenience with any further questions.

Cordially,

STAR BUILDING SYSTEMS

Materials for Metal Buildings
a Robertson Company

Dennis P. Watson, P.E.
Director of Engineering



Corporate Offices

38 Preble St. • P.O. Box 1621
Portland, Maine 04104
207-774-6355 • Fax 207-761-6694

FACSIMILE COVER SHEET

NAME: M. R. Brewer FAX# 797-0973

ATTENTION: Matt

FROM: Mark West

DATE: 25 July 2003 TIME: _____ AM
PM

TOTAL PAGES: (INCLUDING COVER) 3

MESSAGE: _____

Requested Fibernest information

This document is intended only for the use of the person to whom it is addressed. It may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, any dissemination, distribution, copying or use of this document is strictly prohibited. If you have received this communication in error, please notify us by telephone to arrange for the destruction or return of the original document to us.



Certification

Fiber Reinforcement Performance

Material Requirements:

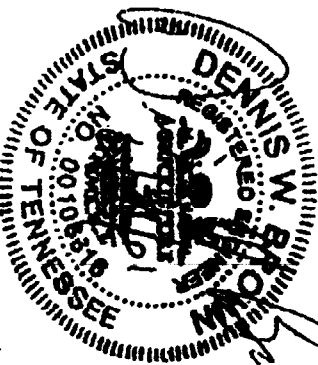
SI Concrete Systems hereby certifies that our Fibermesh® InForce™ fibers are made from 100% homopolymer virgin polypropylene fibrillated fibers containing no reprocessed olefin materials and are specifically engineered and manufactured to an optimum gradation for uses as fibrous reinforcement for concrete. Fibermesh InForce fibers meet the material specifications described in ASTM C-1116, Type III, Section 4.13, "Synthetic Fiber-Reinforced Concrete or Shotcrete."

Performance Requirements:

We further certify that concrete test specimens produced both in the field and in the laboratory containing a minimum of 0.1% by volume (1.5 lbs. per cubic yard) of Fibermesh InForce fibrillated polypropylene fibers, have been evaluated in independent test laboratories and have met or exceeded the specified value (≥ 3.0) for Performance Level I of ASTM C-1116-95, 1s Toughness Index. Fibermesh InForce fibers are an alternate system to welded wire fabric when used for non-structural secondary reinforcement in hardened concrete.



Dennis Brown, P.E.
Design Engineer



USA
4018 Inaugury Drive
Chattanooga, TN 37416
Tel: 423-882-9999
Fax: 423-882-0157

Europe
Hertford House, Devereux Street
Chesham
Chesham, United Kingdom S41 7BT
Tel: (+44) 1296 584200
Fax: (+44) 1296 584201



FIBERMESH® Fibers

State-of-the-art secondary reinforcement system for concrete

DESCRIPTION:

FIBERMESH polypropylene fibers are engineered exclusively for concrete. The fibers are uniformly distributed throughout the concrete in all directions, providing effective secondary reinforcement for shrinkage crack control.

RECOMMENDED FOR:

- The reduction of concrete cracking as a result of intrinsic stresses.
- Use as a superior method and cost-effective alternate to welded wire fabric for secondary and/or temperature reinforcement.
- Greater impact, abrasion, shatter and fatigue resistance in concrete.
- Placements where all materials must be non-metallic.
- Areas requiring materials which are both alkali-proof and chemical resistant.

FEATURES/BENEFITS:

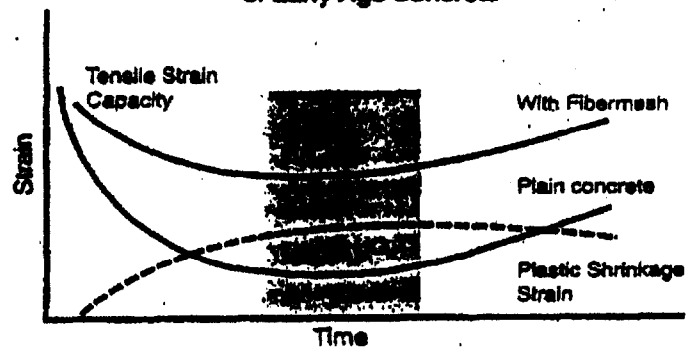
- Reinforces against plastic shrinkage and settlement crack formation, impact forces, shattering and abrasion.
- Holds cracks together with residual strength.
- Rustproof and corrosion resistant.
- Non-magnetic
- Always positioned in compliance with codes.

PACKAGING/ESTIMATING:

FIBERMESH fibers are available in a variety of package sizes to meet the needs of virtually every application. Contact your local Master Builders or FIBERMESH representative for specific sizes.

PERFORMANCE DATA:

Principle of Tensile Strain and Tensile Strain Capacity of Early Age Concrete



RELATED BULLETINS:

- Brochure FM-115 FIBERMESH
- Brochure FX-118 FIBERMESH Stealth Fibers
- Brochure FM-121 FIBERMESH MD Product Bulletin
- Data Sheet
- Material Safety Data Sheet

*FIBERMESH is a registered trademark of Synthetic Industries.

May 28 03 11:55a

City of Portland

(207) 874-0710

P-4



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**
389 Congress St., Rm 315
Portland, ME 04101

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

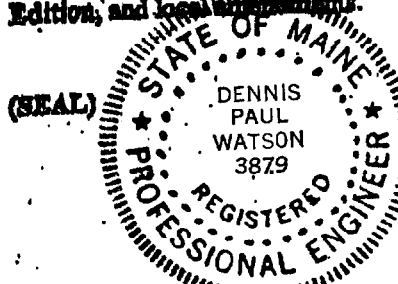
FROM: DENNIS P. WATSON, P.E.

RE: Certificates of Design

DATE: 7/29/03

~~These plans and/or specifications covering construction work are~~
DRAWINGS PROVIDED FOR METAL BUILDING MATERIAL
FOR STAR JOB 10-B-40645

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code 1999 Fourteenth Edition, and local amendments.



Signature Dennis Watson
Title DIRECTOR OF ENGINEERING
Firm STAR BUILDINGS
Address OKLAHOMA CITY OK

As per Maine State Law:

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

PSH 6/2002t



City of Portland, Maine

389 Congress St., Rm 315
Portland, ME 04101

ACCESSIBILITY CERTIFICATE

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

FROM: ARCHITECTURAL ASSOCIATES INC.

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: AUGUST 18, 2003

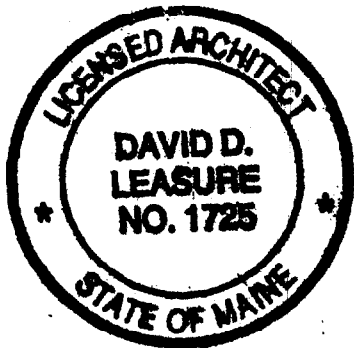
These plans and/or specifications covering construction work on:

BELL STREET DEVELOPMENT FOR

M. R. BREWER FINE WOODWORKING

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



Signature [Signature]

Title PRESIDENT

Firm ARCHITECTURAL ASSOC. INC.

Address 1344 WASHINGTON AVE
PORTLAND, ME. 04103

PLAN REVIEW FOR ACCESSIBILITY COMPLIANCE

PROJECT TITLE: M.R. BREWER FINE WOODWORKING - SITE DEVELOPMENT

Bell Street Project dated March 13, 2003

**Prepared By: Environmental Engineering and Remediation, Inc.
222 St. John Street, Suite 314
Portland, Maine 04102**

ACCESSIBILITY REVIEW PREPARED BY:

David D. Leasure - Architectural Assoc. Inc.

1344 Washington Avenue Portland, Maine 04103

Ph. (207) 797-8661

Fax (207) 797-8533

Email ddlarchitect@securespeed.net

ACCESSIBILITY COMPLIANCE REPORT:

PREFACE:

The following facility observations and comments are intended solely as informational guidance, and are neither a determination of your legal rights or responsibilities under the ADA and The Maine Human Rights Act, nor binding on any agency with enforcement responsibility under the ADA.

The process of determining compliance to the ADA and the Maine Human Rights Act is not a one time consideration and can only be accomplished by maintaining an ongoing surveillance and compliance policy to reevaluate facility accessibility barriers, facility services provided and public accommodation practices on a regular basis.

The Architect's certification requirement by the State of Maine, as of January 01, 1996, requires that the Design Professional certify that the "plans meet the national accessibility standards for specific construction types defined in the Maine Human Rights Act - 1991." In this particular case, David D. Leasure - Architectural Assoc. Inc. (DDL-AAI) is not the record Architect/Engineer or designer of the facility and not privy to any facility planning, construction procedures, regulatory approvals, or the like that may or may not have been implemented prior to and/or during the construction process. (DDL-AAI) does not in any way assume professional responsibility for the design of the facility, the site or associated elements not directly designed, supervised, enforced nor under the direct control of the Architect. A limited set of drawings have been made available to the DDL-AAI for compliance review including but not limited to the following drawings prepared by Environmental Engineering and Remediation, Inc and dated 03/19/03:

G-100, C-101.

The following building drawings prepared by General Steel Inc. and dated 06/30/03 have been made available to DDL-AAI:

E1, E2, E3, E4, E5, E6, E7L.

The State of Maine and the Federal Government have their own respective regulations regarding building accessibility and public accommodation. To ensure full compliance with all ADA and the Maine Human Rights Act legislation, the facility Owner or operator should consider seeking the assistance of a qualified legal advisor. Certifiable compliance with the ADA and the Maine

Human Rights Act(s) by a design professional when he is not directly involved in the design, construction, nor briefed on the financial capabilities or services and operations of the facility is not possible. Similarly, whether a facility fully complies or not with the accessibility legislation is not an architectural issue but a legal one, since these Acts are legislative in nature, not bona-fide building codes. Ultimately, full compliance with the Acts can only be verified in a court of law where the many legally binding aspects of the law and financial conformance triggers are finally tested.

Additionally, the building must be designed and constructed in full compliance with the many other municipal, state and federal governing codes and regulations including but not limited to: *BOCA - National Building Code, NFPA Life Safety Code - NFPA - 101, Federal asbestos NESHAP requirements, OSHA - Occupational and Safety & Health Act, Municipal ordinances and any other governing codes, ordinances, jurisdictions or approvals.* DDL-AAI is not responsible for design nor inspecting the facility for compliance to these building codes and ordinances which are normally the responsibility of the record design professional and incorporated into the facility during the early stages of architectural building design programming and ultimately implemented during construction.

Accordingly, David D. Leasure - Architectural Associates Inc. (DDL-AAI) shall be held harmless by all parties for determination of facility conformance to or enforcement of the *ADA - Title III, the Maine Human Rights Act, or any other governing code or regulation.*

The Architect, in this case, has reviewed a limited set of site and building shell drawings only and has attempted to reasonably observe any physical barriers that are portrayed on the drawings or that do not appear to be in compliance with the general intent of the *Americans Disability Act - Title III, July 1991 and the Maine Human Rights Act - 1991.*

This building is in the category of new construction is therefore required to comply with the scoping provisions of the *ADA and the Maine Human Rights Acts to the "greatest extent possible".*

A review of the drawings listed was conducted by DDL-AAI on August 15, 2003. Following is a list of code compliance issues and recommendations for current and ongoing compliance to the accessibility legislation.

FINDINGS AND RECOMMENDATIONS:

Compliance categories are designated with numbers, 1,2,3...etc. and recommended actions to be taken are designated with (□).

1. The ADA Guidelines ADAAG are very specific with regard to project component clearances and assemblies and any change in facility plan, furniture layout, goods or services offered, or the specific building's use must be done in strict compliance with the *ADA and The Maine Human Rights Act* scoping provisions.

2. If a "Disabled" individual as defined in the *ADA-Title III* applies for employment at the facility, discrimination on the basis of the disability must not occur and reasonable corrections to the facility must be accomplished in order for the disabled individual to be employed at the facility. Suggestions for compliance may be made by the disabled person, a design professional or the code enforcement officer to provide "accommodation" to the disabled person(s) for the specific disability encountered.

□ Provide full accommodation for access and employment to the Facility for all wheelchair ridden, visually or hearing impaired, obese, those who have a difficult time walking, or any other disabled individual as defined in the scoping provisions of the *Americans with Disability Act.*

3. Wheelchair seating must be fully accessible by means of a minimum 36 inch wide accessible route from the parking lot, through the facility and out of the building's egress systems. Wheelchair accessible spaces must be distributed throughout the facility.

□ Install interior walls, partitions, system furniture and equipment with this in mind

4. Any object either installed or freestanding inside or outside of the facility that protrudes more than 4" into any circulation path or walking surface is not permitted unless its bottom most leading edge extends to within 27" minimum of the floor or walking surface so it can be readily detectable by a visually impaired individual with a cane.

Place all furniture, signage, water coolers, plants, check desks, and equipment with this in mind

5. All entrance and egress routes and ramps shall be maintained in a "non-slip" and clear condition at all times. Each tenant space must have access to at least two on-grade accessible ingress and egress routes. The disabled wheelchair ridden individual must be able to enter and exit each tenant space in two directions without the assistance of others.

6. Exterior level landings at all entrance and exit doors, 5'-0" wide and 5'-0" deep minimum must be provided to provide access for disabled individuals on the exterior side of all exterior doors. In addition, a 24" minimum paved lateral clearance area must be provided and maintained that extends laterally from the latch side of the exterior door to any obstruction.

8. Inaccessible entrances on the rear side of the facility must be equipped with the a sign with grade 2 braille with written directions to indicate the route to the nearest accessible entrance. These signs must meet the legibility requirements of the ADA that include Raised and Brailled character and pictorial symbol requirements of the ADA - Title III standards.

Install "ACCESSIBLE" sign with raised text and Grade II Braille on the wall at the all accessible doors to the facility. Mount sign on the latch side of the door 5'-0" above grade.

Install "INACCESSIBLE" sign with raised text and Grade II Braille on the wall at the inaccessible rear entrance doors. Mount sign on the latch side of the door at 5'-0" above grade.

If an entrance to the facility is a dedicated employee entrance, install "ACCESSIBLE" sign with raised text and Grade II Braille at the door. Mount sign on the latch side of the door at 5'-0" above grade.

10. Accessible means of egress (exits without any changes in elevation (no steps) and meeting the ramp requirements of the ADA - Title III) must be provided in the same number as that required for building emergency exits by local and state building code and life safety regulations. Exits must be separated at least 1/4 of the building diagonal measurement and 1/4 of the building's diagonal measurement if the building is equipped with a supervised automatic sprinkler system in accordance with BOCA, Section 906.2.1 or 906.2.2.

11. The maximum door opening force of all doors at the facility must not exceed 5 ft. lbs.

12. Accessible parking spaces must be provided and is required to be minimum 8 feet wide and 18 feet long. Each parking space must be designated as reserved for individual with disabilities. The sign must be permanently installed and portray an international symbol of accessibility. At least one space shall be a Van Accessible space and must read "VAN ACCESSIBLE". The van accessible space must be equipped with an minimum 8 ft. wide by 18 ft. wide striped unloading area directly adjacent to the van accessible space. The sign must be visible to a person driving by in a vehicle even if the accessible space itself is occupied. Also, an enforcement procedure or policy must be implemented to ensure that accessible parking is used only by those who are disabled as defined in the ADA - Title III.

Total Parking Spaces Provided

1 to 25

26 to 50

51 to 75

76 to 100

Total Accessible Parking Spaces Required

1 space with 1 Van Accessible space

2 spaces with 1 Van Accessible space

3 spaces with 1 Van Accessible space

4 spaces with 1 Van Accessible space

Install permanent "VAN ACCESSIBLE" signage at one accessible parking spaces. Provide 8 ft. wide by 18 ft. long striped unloading area directly adjacent to the accessible parking space.

Implemented an enforcement procedure to ensure that accessible parking is used only by those who are disabled as defined in the ADA - Title III.

13. All exterior and interior doors must provide 32" minimum wide clear width measured when the door is in the open position (90°) from the face of the opened door to the face of the frame stop at the latch side of the respective door.

14. Any door that leads to a building area that may be dangerous to a blind, deaf, obese or disabled person as defined by the ADA, i.e. doors to loading platforms, boiler rooms, mechanical rooms, stages, and the like, shall be made identifiable to the touch by a textured surface on the door handle, knob, pull, or other operating hardware. This textured surface may be made by knurling or roughening or by a permanently and durable affixed material applied to the contact surface. Such textured surfaces must not be provided at any emergency building egress doors.

Install textured surface door hardware on door to shipping/receiving, boiler rooms, mechanical rooms, stairs, etc.

Install textured floor surface in front of all loading dock doors. The floor in front of the loading dock overhead doors must have a textured concrete or other material to provide adequate warning to a disabled individual, i.e. blind or deaf person that the door leads to a hazardous condition.

15. Any signs which provide direction to, or information about, functional spaces of the building shall meet the following requirements:

a) Letters and numbers shall have a width-to-height ratio between 3:5 and 1:1 and a stroke-width-to height ratio between 1:5 and 1:10.

b) Characters shall be sized according to the viewing distance from which they are to be read.

c) The characters and background of these signs shall be eggshell matte, or other non-glare finish. Characters and symbols shall contrast with their background.

16. Permanent room or space signage including room numbers or names where goods and services are offered, if installed in the facility, must have letters and numerals with contrasting colors and raised 1/32 inch and be at least 5/8 inches high but no higher than 2 inches and be accompanied with Grade II Braille. Where permanent identification is provided for rooms and spaces, signs shall be installed at on the wall adjacent to latch side of the door at 5'-0" above the floor.

17. At least one unisex accessible restroom must be provided within the facility to meet the Americans with Disability and the Maine Human Rights act. If separate men's and women's restrooms are provided and so identified, then both restrooms must be fully accessible. See attached sketch.

Other Accessible Restroom Requirements:

Accessible restrooms must provide a minimum 5'-0" turning radius inside the room; the turning radius may extend under the lavatory 9" maximum provided there is 27" min. vertical clearance. In addition, the restroom entrance door must not swing over the required 5'-0" turning radius at any point in the room.

Maintain the following clearances at the bathroom lavatory must be:

a) 30" wide x 48" long unnumbered floor area. Locate trash can accordingly.

Mount paper towel dispensers, soap dispensers or hand dryers at no more than 48" above the finished floor for a forward reach or 54" above the floor for a side reach.

- Mount Pictogram with raised text and Braille tactile signage indicating "ACCESSIBLE RESTROOM" near any accessible restroom. Mount signs on the latch side of the door, (not on the door itself) at 60" above finished floor to the centerline of the sign.
- Provide rear wall accessible toilet grab bar at the water closet set no more than 6 inches from the side wall measured to the center of the grab bar return. See attached sketch.
- Mount toilet paper tissue dispenser at 19 inches minimum high above the finished floor and no more than 36 inches from the rear wall of the water closet.
- The water closet must be mounted with its centerline a minimum of 16 inches from the side wall.
- Mount mirror on the wall above a lavatory with the bottom reflecting surface no higher than 40" above the finished floor.
- Install audio/visual alarm-strobes in each restroom if a fire alarm system is required or provided in the facility. Compliance review by Architectural Associates Inc. does not include Life Safety Code review.

18. All stairs must be equipped with non-slip treads and have continuous handrails with 1-1/2" diameter max. mounted on both sides of the stair between 34 - 36 inches above the leading edge of the stair tread. Handrails must return to the wall at their ends and extend a minimum of 12 inches at the top landing and 23 inches at the bottom landing.

18. Handrails must be provided on both sides of the accessible route from the parking area if the pitch exceeds 1 inch in 20 feet or if it rises more than 6 inches with a pitch exceeding 1 in 20. Handrails must be 1 1/4 inches round minimum mounted at 34 inches above the ramp surface and spaced a minimum of 1-1/4 inches from the wall that the handrail is mounted on. All handrails on ramps and stairs must be continuous and ends must be either fully rounded or returned smoothly to floor, wall or post.

20. Thresholds, if installed, at doorways must be beveled with a slope no greater than 1 to 2 and the threshold height must not exceed 1/2". If the height does exceed 1/2" in height, then it is considered a ramp and must meet ramp requirements. In addition, the 5'-0" square level area must be provided on each side of the door with 24" minimum lateral clearance on the pull side and 12" minimum lateral clearance on the push side.

21. All light switches, phones, receptacles, door hardware or any operable device or equipment must be located between 15" and 48" above finished floor. All devices shall be measured to the highest or lowest operable component of the device.

27. If a drinking fountain is provided at any point, it must be made fully accessible with a 30" wide x 48" deep access area at the drinking fountain and be cone detectable. Spout must be no higher than 36 inches above the floor OR if the spout is higher, provide a paper cup dispenser at the proper accessible height.

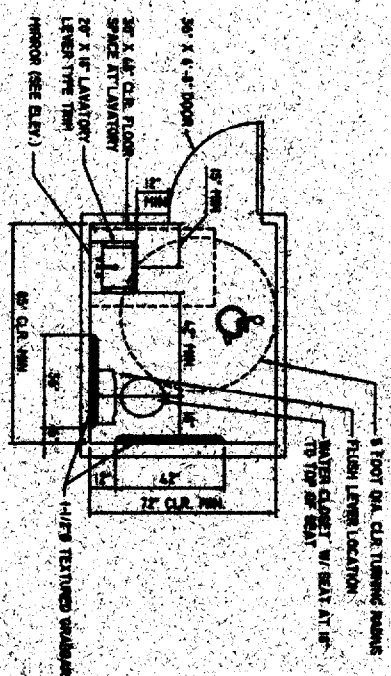
28. Any carpet or mat runners must have a maximum level loop or cut pile thickness of 1/2 inch. Carpet or mats must be securely attached along the edges.

Prepared By: **DAVID D. LEAGUE - ARCHITECTURAL ASSOC. INC.**
1344 WASHINGTON AVENUE PORTLAND, MAINE (207)-797-8861

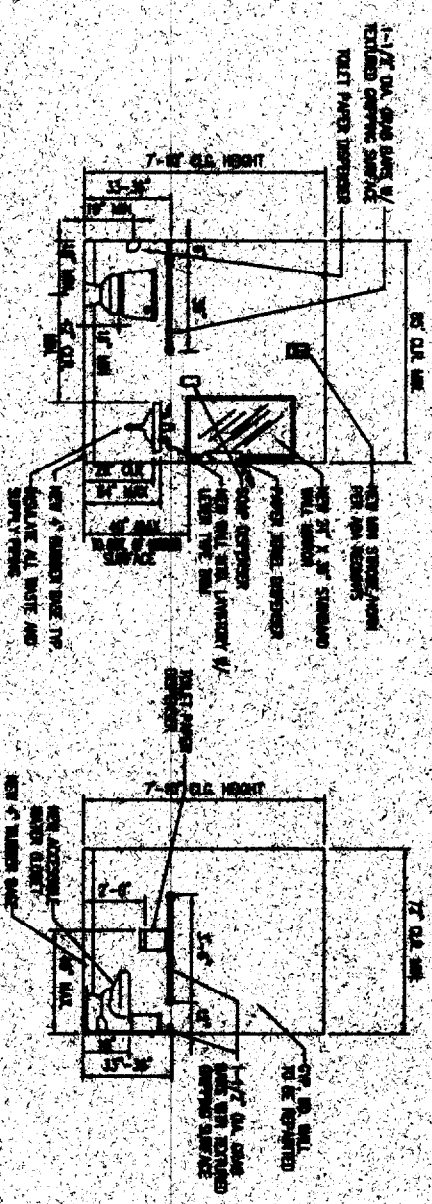
By: 

Date: 01/18/03

Its: PRESIDENT



GENERAL FLOOR PLAN



ACCESSIBLE TOILET ELEVATIONS

1

NOT TO SCALE

2

- 1. INSTALL ALL TOILET ACCESSORIES AT 48\"/>

DRAWN: ALBERT H. SHI

BELL STREET DEVELOPMENT, INC.
 1125 BENTLEY AVENUE
 BELL STREET
 PHILADELPHIA, PA 19104

SK-001



MEMORANDUM

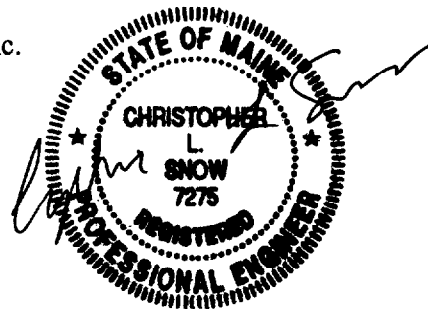
TO: Matthew R. Brewer
M.R. Brewer Fine Woodworking, Inc.

FROM: Christopher L. Snow, P.E.
Thomas A. Lawless, C.G.

DATE: July 21, 2003

FILE NO.: 25443.00

SUBJECT: Foundation Evaluation
Proposed Light Industrial Building
91 Bell Street
Portland, Maine



Four Free Street
Portland
Maine 04101
207-879-9190
FAX 207-879-0099
<http://www.gza.net>

This memorandum presents the results of GZA's foundation evaluation for the proposed light industrial building to be constructed at 91 Bell Street, in Portland, Maine. Our services were provided in accordance with GZA's July 16, 2003 proposal number 09.P000029.04 and the attached limitations.

PROJECT UNDERSTANDING

Our understanding of the project is based on observations made during a July 17, 2003 GZA site visit and the drawings prepared for M. R. Brewer Fine Woodworking, Inc. by EER of Portland, Maine (sheets C100 and C101 dated 3/19/03); and by General Steel Corporation of Lakewood Colorado (sheets E1 through E6/L dated 9/4/02, F1/L dated 8/13/02, and F1 through F4 dated 1/13/03).

The site is located on the north side of Bell Street in an open area that formerly housed the Fox Lumber Company yard. One of the lumber yard structures was reportedly demolished within the limits the proposed building, and a fill pad was constructed by the earthwork contractor, V&M Construction Services. At the time of our site visit, the fill pad was approximately 2 to 4.5 feet high, above the adjacent moderately sloping ground surface. The fill material consisted of a processed coarse to medium sand, little gravel, trace silt, with approximately 30 to 50 percent crushed rock in the 2- to 6-inch size range.

The top of the fill pad level was estimated to be approximately El. 110, based on the known top elevation of the transformer pad at the northeast corner of the proposed building (El. 110.5 as per EER Drawing C-100, dated 3-19-03). The proposed finished floor level will reportedly be about 0.5 feet above exterior grade on three sides of the building. On the fourth (north) side of the building, the floor level will be on the order of 5 feet above exterior grade to accommodate several loading docks. The proposed exterior grading will require placement of about 1.5 to 3.5 feet of fill on the east, south and west sides of the building. The ground surface on the north side of the building is presently close to the proposed grade there.



The proposed structure will consist of an 8,400 square foot, high-bay, steel-frame, steel-clad building with overall dimensions of 60 feet by 140 feet. The building will be supported on spread footings to be constructed at 20- to 30-foot spacing along the perimeter. No interior columns are planned.

The plans state that a maximum allowable bearing pressure of 2,000 pounds per square foot (psf) was assumed by the foundation design engineer.

SUBSURFACE EXPLORATIONS

Four test pits (TP1 through TP4) were excavated on July 17, 2003 by V & M Construction Services using a CAT 311B track-mounted hydraulic excavator. The test pits were excavated outside each of the building corners to depths of approximately 6 to 8 feet below ground surface, and were terminated in naturally-deposited glacial outwash soils. GZA personnel observed the test pit excavations and prepared logs of each exploration. The locations of the test pits were determined in the field by GZA by pacing from building corner stakes provided by V&M Construction, and are shown on the attached test pit location plan.

SUBSURFACE CONDITIONS

The explorations encountered two soil units, fill and glacial outwash. The encountered thickness and generalized descriptions of the soil units are summarized in the table that follows. Additional detailed information is provided in the attached test pit logs

Generalized Subsurface Conditions - 91 Bell Street Light Industrial Building		
Soil Unit Designation	Approximate Encountered Thickness (ft)	Description
Fill	1.5 to 2.7	Variable, ranging from: tan, fine to coarse SAND, little gravel, trace silt, few cobbles; to: dark brown to black, silty fine to coarse SAND, trace gravel, with concrete debris in TP2 only.
Glacial Outwash	1 to 1.7	Orange-brown, fine to medium SAND.
	3 to 5+	Grades to tan, fine to medium SAND, trace coarse sand.

GROUNDWATER

Water was not encountered in any of the test pits. Groundwater levels at the site vary seasonally, and in response to temperature, precipitation and construction activity in the area.

CONCLUSIONS/RECOMMENDATIONS

1. A maximum allowable footing contact pressure of 2,000 pounds per square foot is recommended for the design of spread footing foundations bearing on undisturbed, naturally deposited glacial outwash deposits at this site.



2. Since a building was demolished within the limits of the new building pad, fill and debris could be present below proposed foundation and slab bearing level at some locations. We recommend that all fill, organic or otherwise unsuitable material be removed beneath the bearing zone of the proposed foundations and the first floor slab, and replaced with $\frac{3}{4}$ -inch crushed stone, placed in 8-inch thick lifts and densified with a plate compactor. The footing bearing zone is considered to extend downward and outward on a 1 horizontal to 1 vertical (1H:1V) slope from a point 1 foot outside the limits of the footing.
3. Final excavation of soil subgrades should be made using a smooth excavator bucket. Any material softened or disturbed by water, construction traffic, construction of forms, placement of reinforcement, or other operations should be removed prior to placement of concrete.
4. A GZA representative should be on site to observe and document removal and replacement of any unsuitable materials encountered beneath the proposed footings and slab.

CLOSURE

We trust this information meets current project needs. Please feel free to call Chris Snow at (207) 879-9190, should you have any questions or require additional information.

Attachments: Limitations
 Logs of GZA Test Pits TP1 through TP4

LIMITATIONS

Explorations

1. The analyses and recommendations submitted in this correspondence are based in part upon the data obtained from subsurface explorations. The nature and extent of variations between these explorations may not become evident until construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations of this report.
2. Any generalized soil profile described in the text is intended to convey trends in subsurface conditions. The boundaries between strata are approximate and idealized and have been developed by interpretations of widely spaced explorations and samples; actual soil transitions are probably more erratic. For specific information, refer to the boring logs.
3. Where reported, the water level readings have been made in the drill holes at times and under conditions stated on the boring logs. It must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tide and other factors occurring since the time measurements were made.

Review


4. In the event that any changes in the nature, design or location of the proposed structure are planned, the conclusions and recommendations contained in this correspondence shall not be considered valid unless the changes are reviewed and conclusions modified or verified in writing by GZA GeoEnvironmental, Inc. It is recommended that this firm be provided the opportunity for a general review of final design and specifications in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications.


Use of Report

5. This correspondence has been prepared for this project by GZA GeoEnvironmental, Inc. This report is for design purposes only and is not sufficient to prepare an accurate bid. Contractors wishing a copy of the report may secure it with the understanding that its scope is limited to design considerations only.
6. This correspondence has been prepared for this project by GZA GeoEnvironmental, Inc. for the exclusive use of M.R. Brewer fine Woodworking, Inc. for specific application to the proposed light industrial building foundations at 91 Bell Street in Portland, Maine in accordance with generally accepted soil and foundation engineering practices. No Warranty, express or implied, is made.






Test Pit No. TP-1
Ground Elevation: +/- 4.5' below finished floor
Groundwater: Not observed
Refusal: Not encountered
 7' 


Test Pit Plan: 3' 

Excavator: CAT 311B Excavator

Depth	Test Pit Description	Excav. Effort
0'	Tan fine to coarse SAND, little Gravel, trace Silt, dry. - FILL -	M
1'	Dark brown silty fine to coarse SAND, few Cobbles, trace Gravel, trace wood, dry. - FILL -	
2'	Orange-brown fine to medium sand, trace Gravel, dry. - Glacial Outwash -	
3'	Grades to tan, moist, at 3.5 feet. - Glacial Outwash -	
4'		
5'		
6'		
7'		
8'		

Bottom of test pit at 6 feet.


Test Pit No. TP-2
Ground Elevation: +/- 5.5' below finished floor
Groundwater: Not observed
Refusal: Not encountered
 8' 


Test Pit Plan: 3' 

Excavator: CAT 311B Excavator

Depth	Test Pit Description	Excav. Effort
0'	Dark brown to black, silty fine to medium SAND, trace Gravel, with concrete debris, dry. - FILL -	M
1'	Orange-brown, fine to medium sand, dry. - Glacial Outwash -	
2'	Grades to tan, fine to medium SAND, trace coarse Sand, moist, at 2.5 feet. - Glacial Outwash -	
3'		
4'		
5'		
6'		
7'		
8'		

Bottom of test pit at 6 feet.

Test Pit No. TP-3
Ground Elevation: +/- 4.5' below finished floor
Groundwater: Not observed
Refusal: Not encountered
 12' 

Test Pit Plan: 3' 

Excavator: CAT 311B Excavator

Depth	Test Pit Description	Excav. Effort
0'	- TOPSOIL -	M
1'	Dark brown, silty fine to medium SAND, few Cobbles, dry. - FILL -	
2'	Orange-brown, fine to medium sand, trace coarse Sand, dry - Glacial Outwash -	
3'		
4'	Grades to tan medium SAND, trace coarse Sand, moist, at 3.0 feet - Glacial Outwash -	
5'		
6'		
7'		
8'		



Bottom of test pit at 8 feet.

General Notes: 1. Test pits excavated by V&M Construction Services on July 17, 2003. 2. All test pits observed and logged by GZA personnel. 3. Ground surface elevation at each test pit estimated from top of building pad fill level that was one foot below finished floor level on July 17, 2003.	1. Fraction Abbrev's Used f fine m medium c coarse f-m fine to medium f-c fine to coarse	2. Proportions Used Trace 0-10% Little 10-20% Some 20-35% And 35-50%	3. Excavation Effort E Easy M Moderate D Difficult	4. Boulder Count Size Range Letter Classification Designation 6-18" A 18-36" B 36" and larger C
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GZA
 GeoEnvironmental, Inc.
 Engineers and Scientists

M.R. Brewer Fine Woodworking - Light Industrial Building
91 Bell Street, Portland, Maine

Test Pit No. TP-4
Ground Elevation: +/- 2.7' below finished floor
Groundwater: Not observed
Refusal: Not encountered
 7'
Test Pit Plan: 3'  
Excavator: CAT 311B Excavator

Depth	Test Pit Description	Excav. Effort
0'	Dark Brown fine to medium SAND, little Silt, trace Gravel, few Cobbles, dry. - FILL -	M
1'		
2'	Orange-brown fine to medium sand, dry. - Glacial Outwash -	
3'		
4'	Grades to tan, medium to fine SAND, trace coarse Sand, moist, at 3.0 feet. - Glacial Outwash -	
5'		
6'	Bottom of test pit at 6 feet.	
7'		
8'		

General Notes:
 1. Test pits excavated by V&M Construction Services on July 17, 2003.
 2. All test pits observed and logged by GZA personnel.
 3. Ground surface elevation at each test pit estimated from top of building pad fill level that was one foot below finished floor level on July 17, 2003.

1. Fraction Abbrev's Used

f	fine
m	medium
c	coarse
f-m	fine to medium
f-c	fine to coarse

2. Proportions Used

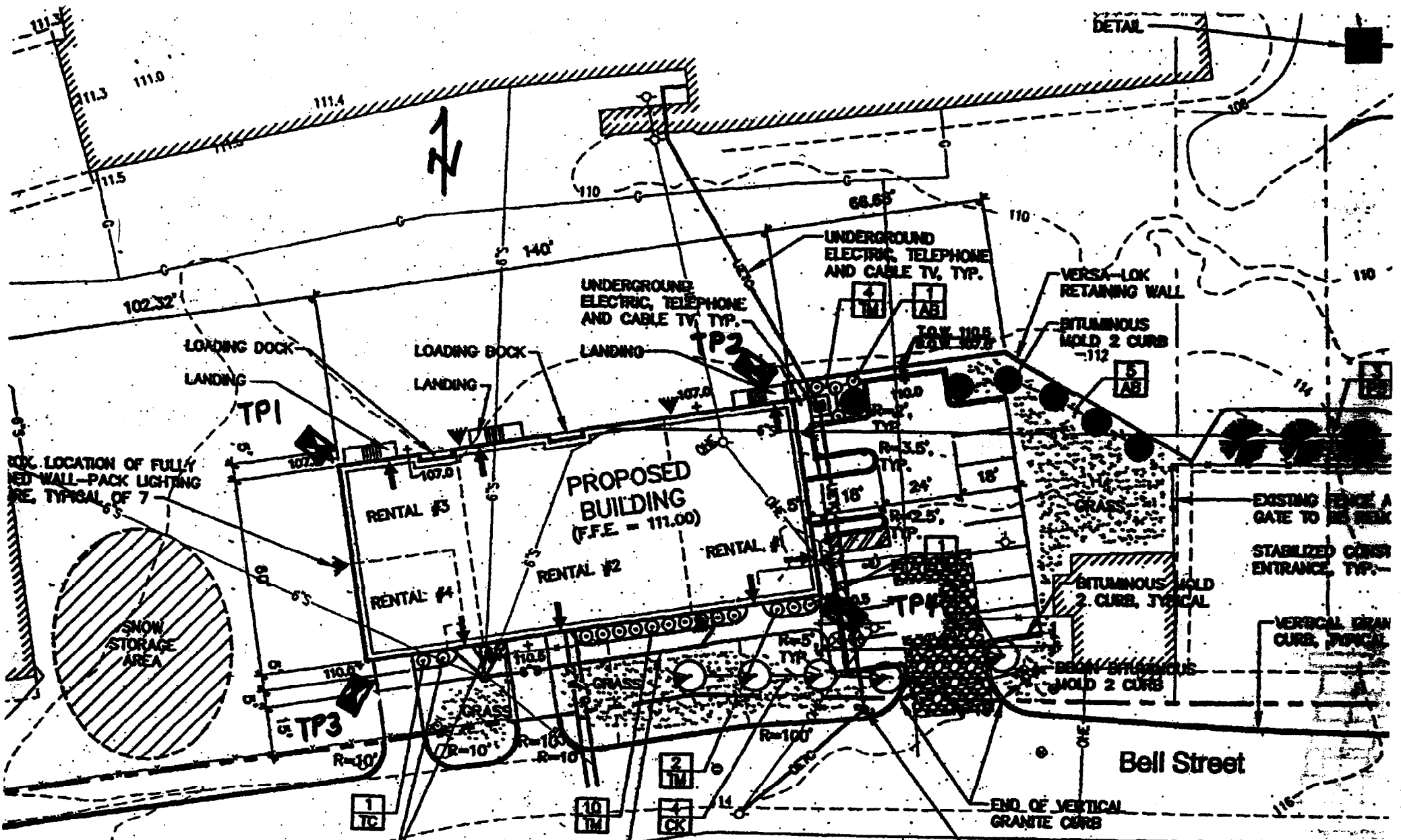
Trace	0-10%
Little	10-20%
Some	20-35%
And	35-50%

3. Excavation Effort

E	Easy
M	Moderate
D	Difficult

4. Boulder Count

Size Range	Letter
Classification	Designation
6-18"	A
18-36"	B
36" and larger	C



NOTES: 1. TEST PITS EXCAVATED ON 7-17-03 FOR
 GEA FOUNDATION EVALUATION.
 2. SEE LOGS FOR SUBSURFACE
 INFORMATION.

**TEST PIT LOCATION PLAN
 PROP. INDUSTRIAL BUILDING
 91 BELL ST.
 PORTLAND, ME 7-21-03**

NEW SEWER SERVICES SHALL
 BE INSTALLED IN ACCORDANCE
 WITH THE MAINE STATE PLUMBING
 CODE

NEW UTILITY POLE
 BY C.M.P.

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)

Single Use Group SI

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) - %

% Increase for open perimeter (506.2) + %

% Increase for automatic sprinklers (506.3) + %

Total percentage factor = %

Conversion factor (Total percentage factor/100%)

Open perimeter (506.2)	<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
Open perim.	ft.	Perimeter	ft.	
% Open perimeter = <u>(Open perim./perim.) x 100%</u>				
% Tab. area increase = <u>2x(% Open perim. -25%)</u>				

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 8400 SQFT ft.²

Actual building height 18 feet 1 stories

Adjusted floor area* 8400 SQFT ft.²

Allowable building height 30 feet 2 stories

*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction _____

Type of construction assumed for review (602.3) 2

ATRIUMS

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

OTHER SPECIAL USE AND OCCUPANCY

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

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

- Exterior walls
- Interior elements
- Roof

CONSTRUCTION DOCUMENTS (703.0)

- Fire tests (704.0)

EXTERIOR WALLS (507.2, 705.0, 716.5)

North East South West

Fire separation distance > 30 > 30 > 30 > 30

Loadbearing

Nonloadbearing

NA Exterior opening protectives (705.3, 706.0)

N/A Parapet walls (705.6)

FIRE SEPARATION ASSEMBLIES

- Exit enclosures (709.0, 710.0, 1014.11)
- Other shafts (709.0, 710.0)
- Mixed use and fire area separations (313.1.2)
- Other separation assemblies (302.1.1, Table 602)

FIRE PARTITIONS

- Exit access corridors (711.0, 1011.4)
- Sheets Tenant separations (711.0)
- Dwelling unit separations (711.0)
- One Guestroom separations (711.0)

OTHER FIRERESISTANT CONSTRUCTION

- Fire and party walls (707.0 and Table 707.1)
- Smoke barriers (712.0)
- Nonloadbearing partitions (Table 602)
- Interior loadbearing walls, columns, girders, trusses (716.0)
- Supporting construction (716.0)
- Floor construction (713.0, 1006.3.1)
- Roof construction (713.0, 715.0)
- Penetrations (714.0)
- Opening protectives (717.0, 719.0, 720.0)
- Fire dampers (718.0)
- Fireblocking/draftstopping (721.0)
- Thermal and sound-insulating materials (723.0)

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)

FIRE DEPARTMENT CONNECTIONS

- _____ Required (916.1)
- _____ 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 signalling system (918.9)

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 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)

MEANS OF EGRESS (continued)

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

ACCESSIBILITY (Chapter 11)

_____	Required (1103.0)	_____	Accessible entrances (1106.0)
_____	Accessible route (1104.0)	_____	Special use groups (1107.0)
_____	Parking facilities (1105.0)	_____	Features and facilities (1108.0)

INTERIOR ENVIRONMENT (Chapter 12)

_____	Room dimensions (1204.0)	_____	Air-borne noise (STC) (1214.2)
_____	Roof spaces (1210.1, 1211.2)	_____	Structure-borne sound (IIC) (1214.3)
_____	Crawl spaces (1210.2, 1211.1)	_____	Ratproofing (1215.0)

BUILDING ENVELOPE (Chapters 14, 15)

EXTERIOR WALL COVERINGS (Chapter 14)

_____	Performance requirements (1403.0)	_____	Combustible material restrictions (1406.0)
_____	Wall sidings and veneers (1404.0, 1405.0)		

SHAW DW LG

STRUCTURAL DESIGN CALCULATIONS (continued)

_____	Unbalanced snow loads considered (1608.6)	_____	Internal pressure effects considered (1609.7, 1609.8)
_____	Drift snow loads considered (1608.7)	_____	Components and cladding effects considered (1609.8)
_____	Sliding snow loads considered (1608.8)	_____	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. _____	_____	Masonry construction (1705.5)
_____	Owner's special inspection program specified (1705.0)	_____	Wood construction (1705.6)
_____	Prefabricated items (1705.2)	_____	Prepared fill and foundations (1705.7, 1705.8, 1705.9)
_____	Steel construction (1705.3)	_____	Fireresistive materials (1705.12)
_____	Concrete construction (1705.4)	_____	EIFS, wall panels and veneers (1705.10, 1705.13)

FOUNDATIONS AND RETAINING WALLS (Chapter 18)

_____	Soil type (1611.0, 1802.1, 1804.1)	_____	Foundations (1814.0 - 1824.0)
_____	Bearing value (1611.0, 1802.1, 1804.1)	_____	Foundation walls (1611.0, 1812.0)
_____	Soil report (1802.1, 1804.1)	_____	Waterproofing/dampproofing (1813.0)
_____	Prepared fill (1804.1.1)	_____	Retaining walls (1611.0, 1825.0)
_____	Footings (1806.0 - 1811.0)		

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 concrete strength (Table 1907.1.2[1])
_____	Minimum slab requirements (1905.1)	_____	Cold-weather and hot-weather curing speci- fied (1908.9, 1908.10)

MASONRY (Chapter 21)

_____	Engineered masonry design/construction standard specified (2101.1.1)	_____	Cold-weather and hot-weather construction specified (2111.3, 2111.4)
_____	Empirical masonry design (2101.1.2)	_____	Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)
_____	Construction materials (2104.0)	_____	Glass block (2118.0)
_____	Mortar type (2104.7)	_____	

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)

Unprotected openings (2606.0)

Diffusing systems (2604.5)

Roof panels (2607.0)

Wall panels (2605.0)

Skylight glazing (2608.0)

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

Waste- and linen-handling systems (2807.0)

Refuse vaults (2808.0)

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

Construction standard specified (3001.2)

Venting (3007.3 - 3007.6)

Elevator emergency operation (3006.2)

Opening protectives (3008.2)

Holstway enclosure (3007.1)

Conveyors and escalators (3010.0, 3011.0)

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

Membrane structures (3103.0)

PEDESTRIAN WALKWAYS (3106.0)

Flood-resistant construction (3107.0)

Construction and use (3106.1 - 3106.3)

Towers (3108.0)

Separation (3106.4)

Local approval (3106.5)

Egress and size (3106.6 - 3106.8)

EXISTING STRUCTURES (Chapter 34)

ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

General requirements (3402.0)

Additions/alterations (3403.0, 3404.0)

Structural loads (1614.0, 3402.5)

Change of occupancy (1110.3, 3405.0)

Accessibility (1110.0, 3402.7)

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 _____
Fireresistance rating of vertical opening enclosures _____	
Type of HVAC system _____	_____ serving number of floors _____



P. O. Box 94910
Oklahoma City, OK 73143-4910
405-636-2010
FAX 405-636-2419

June 16, 2003

GENERAL STEEL CORPORATION
ATTENTION: JORDAN BLUM
1075 S. YUKON STREET, STE 250
LAKEWOOD, CO 80226

Subject: MORRILL STREET ASSOCIATES
PORTLAND, ME
(A) SRLO 60'-0" x 140'-0" x 16'-0"
25'-0", 30'-0" Bay Spacings
Star Job Number 10-B-40645 (REVISED)

Gentlemen:

This is to certify that materials for the subject structure have been designed in accordance with the order documents, specifically as shown per the attached Engineering Design Criteria Sheet.

Aspects of code compliance as related to use or occupancy, such as sprinkler requirements, are not addressed by these documents.

The materials for this building have been designed in general accordance with the 9th edition, AISC Steel Construction Manual and 1996 AISI Cold Formed Steel Design Manual with 1999 addendum.

Star Building Systems is certified by AISC in Category MB. These structural components have been designed at the Oklahoma City, OK, facility and will be fabricated at one or more of the following AISC certified locations: Monticello, IA; Lockeford, CA; Elizabethton, TN; Columbus, MS; or Rocky Mount, NC.

These materials, when properly erected on an adequate foundation in accordance with the erection drawings as supplied and using the components as furnished, will meet the attached loading requirements without exceeding the allowable working stress.

This certification does not cover field modifications or the design of materials not furnished by Star Building Systems.

The attached calculations are to remain with and form part of this Letter of Certification. This letter voids and supersedes the previous Letter of Certification, dated August 0,3002.

The undersigned is not the engineer of record for the overall project.

Cordially,

STAR BUILDING SYSTEMS
Materials for Metal Buildings
a Robertson Corp. Company
WATSON
6879

Dennis P. Watson, P.E.
Director of Engineering



Star Building Systems
Engineering Services
Design Criteria

JOB NUMBER: 10-B- 40645
Engineer: MJD
Building Code BOCA 1999
Building End Use Farm
Classification of Building Standard

Impact Loads none

Dead Load (Star material) 2.4 psf
(Average weight of panels, purlins)

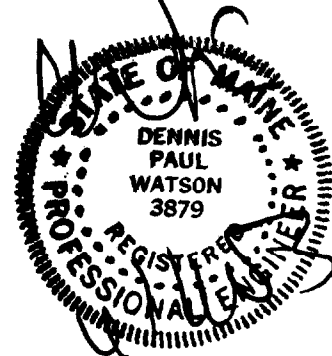
Collateral Loads 3.0 psf (total)
Sprinkler 0.0 psf
Ceiling 3.0 psf
Lights 0.0 psf
Other 0.0 psf

Fixed Service Equipment None
Designed Roof Live Load 20.0 psf (Purlins)
20.0 psf (Frames)

Ground Snow Load 60.0 psf
Snow Exposure Factor 0.7 Normal Exposure
Importance Factor 1
Roof Snow Load 42 psf

Wind Speed 80 mph
Wind Exposure Exp C
Building Designed Enclosed Building
Importance Factor 1.099
Distance from Coast (miles) 1

Seismic Values Av = 0.15
Aa = 0.15
Seismic Hazard Exposure Group I
Seismic Performance Category C
Soil Site S4: 2.00



"Bracing size" as noted on Engineering documents and Erection drawings denotes thread diameter for rod bracing and wire strand cable diameter for wire strand cable bracing.

All bolted joints with A325 Type 1 bolts are specified as snug-tightened joints in accordance with the "Specification for Structural Joints Using ASTM A325 or A490 Bolts, June 23, 2000". Pretensioning methods, including turn-of-nut and calibrated wrench are NOT required.

The manufacturer has not designed the structure for snow accumulation loads at the ground level which may impose snow loads on the wall framing by Star.

Per ESR on 6-13-03, the following changes are required to revise the building code from BOCA 96 to BOCA 99.

- (1) Add simple span 8.5Z88 girts at locations below:
 - Sidewall A, Bay 2, 7'-4" elevation
 - Sidewall C, Bay 2 & 4, 7'-4" elevation
 - Sidewall C, Bay 1, 13'-4" elevation
- (2) Add (1) S-type flange brace to frame rafters in frame lines 2-5 at the 6th purlin, including the eave strut, uphill from the low eave at both sidewall A & C.

The material supplied by Star has been designed with the following minimum deflection criteria. The actual deflection may be less depending on actual load and actual member length. The frame sidesway for wind loading is based on a 10 year mean occurrence wind interval.

Roof Purlins

Live_____L / 240
 Snow_____L / 240
 Wind_____L / 240
 Total Gravity_L / 240
 Total Uplift__L / 240

Roof Rafters

Live_____L / 240
 Snow_____L / 240
 Wind_____L / 240
 Total Gravity_L / 240
 Total Uplift__L / 240

Roof Panels

Live_____L / 150
 Snow_____L / 150
 Total Uplift__L / 120

Wall Panels

Total Wind_____L / 90

Wall Girts

Total Wind_____L / 120

Endwall Columns

Total Wind_____L / 120

Frame/Portal Frame Sidesway

Frame Live_____H / 90
 Frame Snow_____H / 90
 Frame Wind_____H / 50
 Frame Seismic_____H / 50
 Frame Crane_____H / 0
 Frame Total Wind_____H / 50
 Frame Total Seismic__H / 50
 Frame Total Gravity___H / 90
 Portal Total Wind_____H / 60
 Portal Total Seismic__H / 50

FROM :

FAX NO. : 3039790084

Jul. 07 2003 01:58PM P2

2

Mon 28 03 11:54a

City of Portland

(207)874-8716

P.3



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: ~~RENDERED~~ MERL BUILDING ENGINEER
DENNIS P. WATSON, P.E.

DATE: 7/29/03

Job Name: 10-B-40645 MORRILL STREET ASSOCIATES

Address of Construction: 91 BEL ST PORTLAND, ME

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION
Construction project was designed according to the building code authority listed below:

Building Code and Year: BOCA 1999 Use Group Classification: 2 (STD)
Type of Construction: MURR BR Height: 16.4' Net Sq. Footage: 8400
Roof Snow Load Per Sq. Ft.: A2 psf Group Class: 1
Basic Wind Speed (mph): 80 Dead Load Per Sq. Ft.: 3 psf
Effective Velocity Pressure Per Sq. Ft.: 16.4 psf
Floor Live Load Per Sq. Ft.: N/A

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

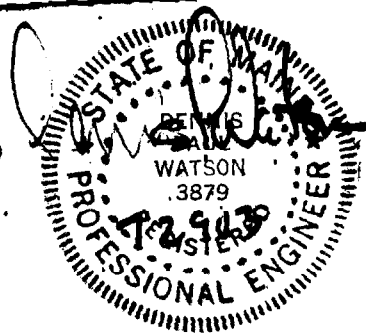
~~Structure being considered for inclusion in building code...~~

~~Identified and what extension of IBC is being considered...~~

~~Enter compliance code for each room or system designed to the building...~~

(Designer's Stamp & Signature)

PER 4077AK



Applicant: M.R. Brewer
Address: 57/83 Bell St

Date: 5/15/03
C-B-L: 150-B-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Developed lot

Zone Location - J-L

~~Interior or corner lot~~

Proposed Use/Work - 60' x 140' New steel bldg. for multi tenants to be determined in future

Sewage Disposal - City

Lot Street Frontage - 60' min over 600'

Front Yard - 25' min 25' shown

Rear Yard - 25' req - existing Bldg behind on same lot - 150'+ to line

Side Yard - 25' req - existing Bldg on same lot on both sides - over 100' to line

Projections - loading docks on rear; 3 rear decks with stairs

Width of Lot - N/A

Height - 45' MAX - $\approx 14.25'$ shown

Lot Area - None req 181,162 sq ft

Lot Coverage/ Impervious Surface - ~~65%~~ - has not increased impervious - bldg is going in
existing impervious OK see inform bldg

Area per Family - N/A

Off-street Parking - $8400 \div 1,000 = 8$ req - 13 shown

Loading Bays - 2 shown on rear

Site Plan - minor # 2001-0276

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 zone X

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

2001-0276
Application I. D. Number
09/26/2001
Application Date
83 Bell Street
Project Name/Description

Morrill Street Associates
Applicant
91 Bell St, Portland, ME 04103
Applicant's Mailing Address
M.R. Brewer Fine Woodworking
Consultant/Agent
Agent Ph: (207)797-7534 Agent Fax: (207) 797-0973
Applicant or Agent Daytime Telephone, Fax

83 - 83 Bell St, Portland, Maine
Address of Proposed Site
150 B001001
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) com. rental space 60' x 14'

8,400 sq. ft. 4.34 IL
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review \$805.50 Date 05/13/2003

Planning Approval Status:

Reviewer William B. Needelman

Approved Approved w/Conditions See Attached Denied

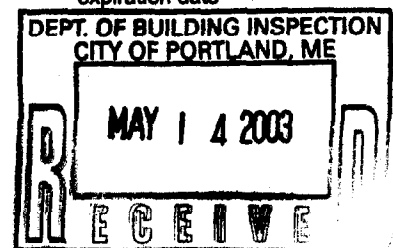
Approval Date 05/02/2003 Approval Expiration 05/02/2004 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit William B. Needelman 05/14/2003
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>05/14/2003</u> date	<u>\$80,765.00</u> amount	<u>05/12/2004</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ 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	
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	



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

2001-0276
Application I. D. Number
09/26/2001
Application Date
83 Bell Street
Project Name/Description

Morrill Street Associates
Applicant
91 Bell St, Portland, ME 04103
Applicant's Mailing Address
M.R. Brewer Fine Woodworking
Consultant/Agent
Agent Ph: (207) 797-7534 Agent Fax: 2077970973
Applicant or Agent Daytime Telephone, Fax

83 - 83 Bell St, Portland, Maine
Address of Proposed Site
150 B001001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

1. That runoff from the new parking lot be directed to the proposed grass area behind the existing brick building prior to flowing into the detention basin.
2. That the applicant enters into a drainage system maintenance agreement with the City of Portland to ensure the long-term maintenance and function of the proposed detention/treatment pond.

Approval Conditions of Fire

1. Application requires State Fire Marshal approval.