

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040254

Please Read Application And Notes, If Any, Attached

This is to certify that Pine Tree Council Inc Boy/C pro Cor

has permission to Two Story building with retail offices, assembly/meeting space for fraternal organization

AT 232 A005001

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 when permission is procured before this building or part thereof is laid or closed-in. **HEAVY 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. Raym J

Health Dept _____

Appeal Board _____

Other _____

Department Name

[Signature]
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: 04-0254	Issue Date:	CBL: 232 A005001
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Location of Construction: 131 Johnson Rd	Owner Name: Pine Tree Council Inc Bov	Owner Address: 125 Auburn St	Phone:
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Business Name:	Contractor Name: Cianbro Corp.	Contractor Address: 328 W. Commercial Street Portland	Phone: 2077735852
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Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-4
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Current Use: Vacant land	Proposed Use: Two Story building with retail, offices, assembly/meeting space for fraternal organization	Permit Fee: \$30.00	Cost of Work \$0.00	CEO District: 3
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Proposed Project Description: Two Story building with retail, offices, assembly/meeting space for fraternal organization	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B/A/M Type: 5B 8/8/04 <i>[Signature]</i>
---	---	--

Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: kwd	Date Applied For: 03/15/2004	Zoning Approval
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Special Zone or Reviews <input type="checkbox"/> Shoreland <i>HA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 12 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2001-0082</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>4/29/04</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 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: _____
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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

•
•
•
•
•
•
•

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

facsimile transmittal

To: Janet Hansen/SMRT From: Mike Nugent

Fax: 772-1070 Date: May 4, 2004

Phone Pages: 1

Re: 131 Johnson Rd. (232 A005)

Urgent For Review Please Comment Please Reply Please Recycle

o o • o o o o • o o o o

I have commenced a partial review the submissions for the above permit and have the following questions:

- 1) The Test Boring reports from Haley and Aldrich does not satisfy the requirements of Section 1804 of the 1999BOCA Code. I noticed on page SB101 of the plans, the foundation design was based on a Geotechnical report from James Weaver dated June 26th, 2002, Please forward a copy of this.
- 2) The was no statement of Special Inspection provided as required by Section 1705.
- 3) ~~Please fill out the new Certification for, you provided and old one, be careful on the use group info, as there are three uses in this building.~~
- 4) ~~Are we reviewing this building as separated or non separated use groups?? See Section 313.1.1 and 313.1.2.~~
- 5) The Atrium is not separated from the adjacent spaces as required by section 404.5 Please review this section and provide a code justification.
- 6) The exterior walls for type "3B" construction must be 2hr. See the commentary>

• • • • •



ARCHITECTURE
ENGINEERING
PLANNING

Fax Transmission

To: Mike Nugent
 To: Ed Jones
 To:
 To:
 To:
 To:
 To:
 To:
 From: Janet Hansen
 CA Review

Fax #: 874-8716
 Fax #: ejones@ciambro.com
 Fax #:
 Fax #:
 Fax #:
 Fax #:
 Fax #:
 Date: May 13, 2004
 Job #: 03152

Job Name: Boy Scout Service Center

3 pages, including cover.

REMARKS:

Mike: In response to your attached fax, we have the following answers:

Northeast
Mid-Atlantic
Southeast

- In reconsidering the Construction Type, the Building can easily be classified as a 5B. The use type, Business with non-separated accessory uses of Assembly and Mercantile, is permitted to be built in Type 5B. In addition, per Table 503, the footprint size of 7,200 s.f. is exactly what our footprint is. We do however need to take advantage of the height increase offered for sprinklers. Type 5B construction eliminates the need for rated bearing walls and fireproofing of steel. We will be creating an SI to change this information on the drawings. The carpet that was specified is a commercial grade carpet. It passes the Radiant Panel (Class J) test and the Pill Test. It has smoke density of less than 450 - flaming. Please refer to attached SK. It will be incorporated into the C002 sheet details. The project has only 1 hour fire-rated assemblies. Fire and smoke dampers are not required for any duct penetrations. Firestopping is specified in Section 07841. The roofing has a Class A fire resistance as tested by UL 790. The product resembles slate shingles however it is made out of 100% recycled rubber. One of the products specified is distributed by Carlisle Roofing who also manufactures standard EPDM roofing.

144 Fore Street
PO Box 618
Portland, Maine 04104
207 772-3846
207 772-1070

349 Congress St. Rm 315
Portland, ME 04101
Phone: (207) 674-9700
Fax: (207) 674-8716

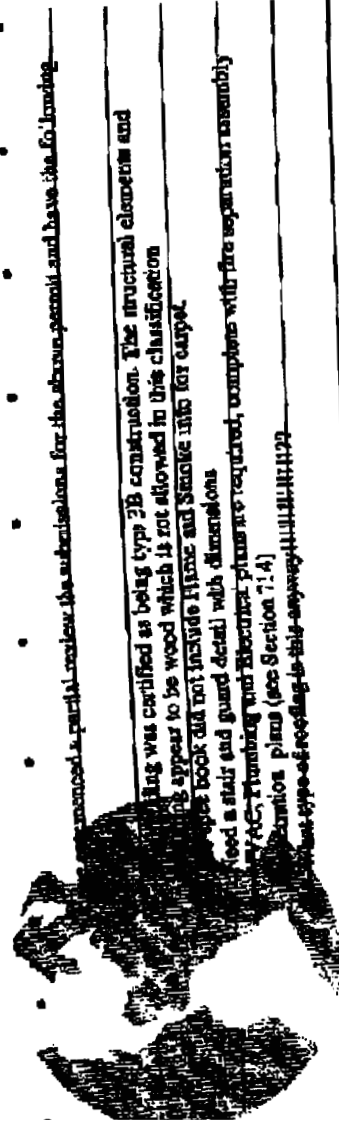


To: Janet Hansen From: Miles Nugent
Fax: 772-1070 Date: May 12, 2004
Phone: 772-3846 Pages: 1

RE: RD (122-A-006)

Please Comment Please Reply Please Recycle

4



...revised a partial review the submissions for the above permit and have the following
...ing was certified as being type 2B construction. The structural elements and
... appear to be wood which is not allowed in this classification
... book did not include fire and smoke info for carpet.
... (see a stair and guard detail with dimensions
... by 40' framing and structure plans are required, complete with fire separation assembly
... tion plans (see Section 7.4)
... at type of ceiling is this anyway?!!!!!!

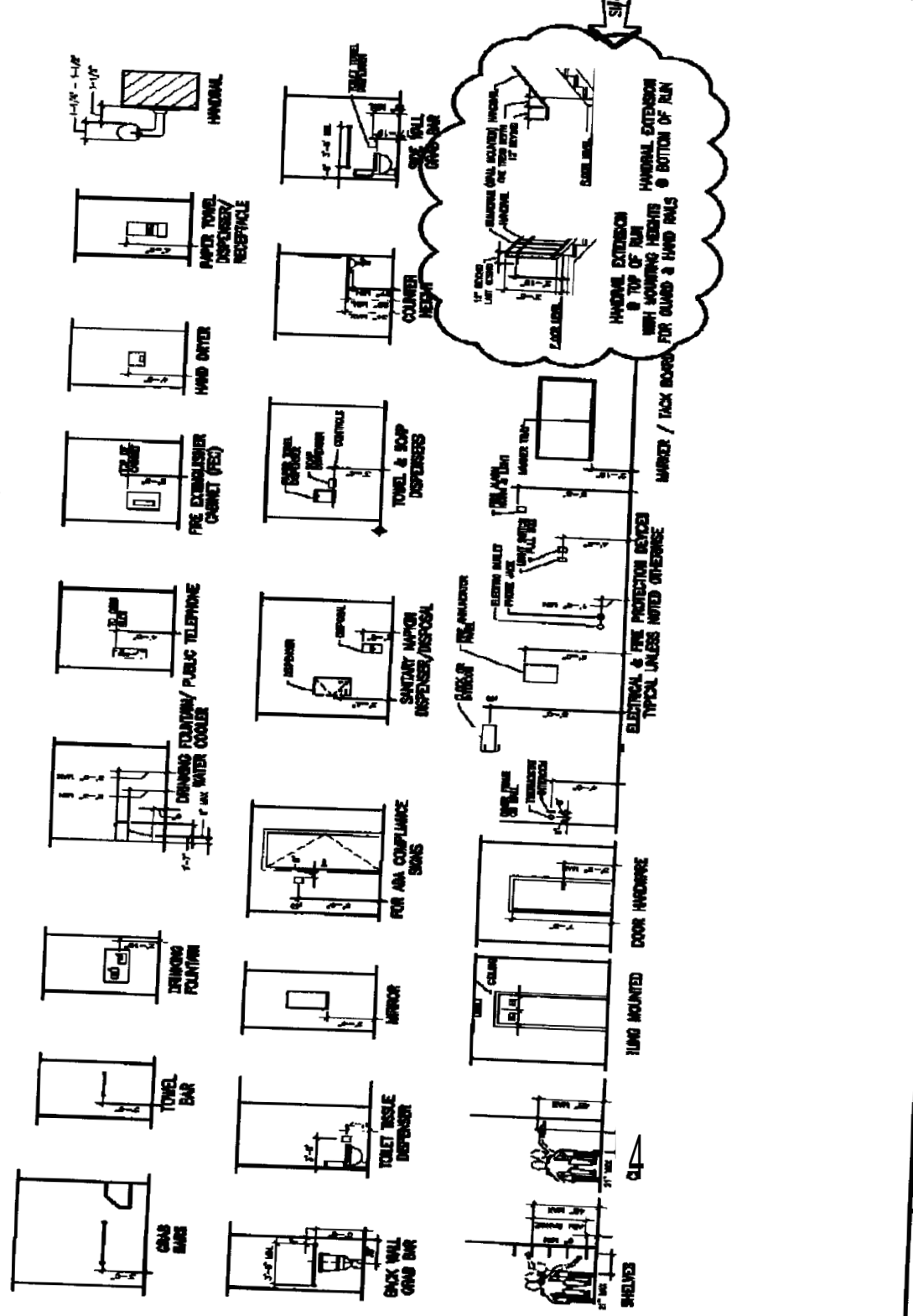




ARCHITECTURE ENGINEERING PLANNING
 SMART
 144 FORT STREET / P.O. BOX 518 PORTLAND, MAINE 04101
 TEL: (207) 772-3848 / FAX: (207) 772-1070

PROJECTS: THE ALTON E. CHUCK CANCHETTE SCOUT SERVICE CENTER, BOY SCOUTS OF AMERICA
 SUBJECT: ADDED RAILING / GUARDRAIL INFORMATION

SCALE: NTS
PROJECT MANAGER: JLH
REF. SHEET: G1002
A/E OF RECORD: G1002
CAD FILE: G1002-03152
PROJECT NO.: 03152
DATE: 5-13-04



G1 TYPICAL MOUNTING HEIGHTS
 NTS

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

facsimile transmittal

To: Janet Hansen **From:** Mike Nueent

Fax: 772-1070 **Date:** May 12, 2004

Phone: 772-3846 **Pages:** 1

Re: 131 Johnson Rd. (232 A005)

Urgent For Review Please Comment Please Reply Please Recycle

I have commenced a partial review the submissions for the above permit and have the following questions:

- 1) The building was certified as being type 3B construction. The structural elements and sheathing appear to be wood which is not allowed in this classification
- 2) The spec book did not include Flame and Smoke info for carpet.
- 3) Need a stair and guard detail with dimensions
- 4) HVAC, Plumbing and Electrical plans are required, complete with fire separation assembly penetration plans (see Section 714)
- 5) What type of roofing is this anyway!!!!!!!!!!!!!!!!!!??

.....

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0254	Date Applied For: 03/15/2004	CBL: 232 A005001
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Location of Construction: 131 Johnson Rd	Owner Name: Pine Tree Council Inc Boy	Owner Address: 125 Auburn St	Phone:
Business Name:	Contractor Name: Cianbro Corp.	Contractor Address: 328 W. Commercial Street Portland	Phone (207) 773-5852
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Two Story building with retail, offices, assembly/meeting space for fraternal organization	Proposed Project Description: Two Story building with retail, offices, assembly/meeting space for fraternal organization
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Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 05/05/2004

Note: **Ok to Issue:**

- 1) the fire alarm system and sprinkler system shall be tested to 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 (smoke detector missing at FACP)
- 3) stairs that continue more than one half story beyond the level of exit discharge shall be interrupted at the level of exit discharge by a gate or other effective means

Comments:
 03/16/2004-kwd: paid \$30.00 only, no cost of project determined yet. Given to MJN for preliminary review; plans are not complete.
 04/20/2004-gg: Received additional plans including pdf file. /gg
 05/12/2004-mjn: See memo to Designer this date, hold until issues are resolved.
 04/01/2004-kwd: 4/1/2004 put in hold file. Kwd
 04/14/2004-kwd: received actual plans with PDF; waiting for PDF for specs book, as well as cost of work and payment for permit. Also waiting for site plan and guarantees. Kwd

From: Marge Schmuckal
To: Sarah Hopkins
Date: Wed, May 12, 2004 9:48 AM
Subject: Logan Place

Sarah,
I have received a permit application for Logan Place on Frederick Street. I AM BLIND>>>>>> I have no contract to refer to and I have no stamped approved site/subdivision plan. Can I get copies of those so I know what I am supposed to be reviewing?

Thanks,
Marge

Received Both
5/17/04

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

2003-0243
Application I. D. Number

YC Portland, LP
Applicant
307 Cumberland Avenue, Portland, ME 04101
Applicant's Mailing Address

11/1012003
Application Date

Logan Place
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 553-7777 Applicant Fax: (207) 553-7778
Applicant or Agent Daytime Telephone, Fax

50 - 50 Frederic St, Portland, Maine
Address of Proposed Site
076 A001001
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)
18,390 s.f.

Proposed Building square Feet or # of Units	Acreage of Site	Contract
		Zoning

Check Review Required:

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input checked="" type="checkbox"/> Subdivision
of lots <u>30</u> | <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 \$500.00 Subdivision _____ Engineer Review _____ Date 11/18/2003

Zoning Approval Status:

Reviewer Marge Schmuck

- | | | |
|---|---|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Conditions
See Attached | <input type="checkbox"/> Denied |
| Approval Date _____ | Approval Expiration _____ | Extension to _____ |
| <input type="checkbox"/> Condition Compliance | signature _____ | date _____ |
| | | <input type="checkbox"/> Additional Sheets
Attached |

Performance Guarantee **Required*** **Not Required**

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | 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 | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | 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 | |

CWS

A r c h i t e c t s

434 Cumberland Avenue
Portland ME 04101-2325

Phone: 207.774.4441
Fax: 207.774.4016

Proposed Addendum 06 – POST BID

Date: **April 16,2004**

To: All Select Bidding General Contractors and Registered Plan Holders

From: Ben Walter, CWS Architects

Regarding: **Logan Place SRO Apartment – Bidding Documents**

Subject: **Proposed Addendum 06**

The following addendum items apply to the project known as the **Logan Place** located in Portland, Maine.

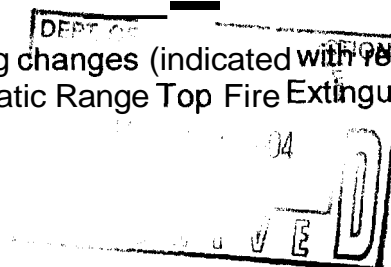
General Notes:

1. Items in Proposed Addendum 06 are the result of a negotiated process between the architect, owner and contractor of amending the contract documents **so** as to conform to the format requirements of the Maine State Housing Authority (**MSHA**).

Modify the Contract Documents including 1) the Project Manual and Specifications dated February 6,2004 and 2) the Drawings dated February 6, 2004 (with various drawings dated January 14, 2004 and February 6, 2004), Addendum 01 dated February 6,2004, Addendum 02 dated February 12, 2004, Addendum 03 dated February 25,2004, Addendum 04 dated March 4,2004, Addendum 05 dated March 05, and Proposed Addendum 06 dated April 16 as follows:

Items:

1. See revised drawing AO.I for the following changes (indicated with revision cloud): Wall Type 1- delete the ½” resilient channels. Wall Type **B** – Replace ½” Exterior Plywood Sheathing with 1 layer 5/8” Densglass Gold Gypsum Board on the exterior side; Replace ½” resilient channels with ½” plywood sheathing on the interior side, and delete 1 layer 5/8” gypsum board. Wall Type 5 – Delete 1 layer 5/8” gypsum board on the stair side; Replace 5/8” gypsum board with ½” resilient channels.
2. See revised drawing A I.1 for the following changes (indicated with revision cloud): Delete 30” wide Range, hood, and Automatic Range Top Fire Extinguishing System; Delete wall cabinet W3018. Add 1 Oven Cabinet OV30S, Add 30” Built-In Double Ovens, GE Model “JTP86WF” white color.
3. See revised drawing A I.5 for revised Wall Type on Stairs – indicated with revision cloud.
4. Change elevator shaft dimension from 8’-4”x5’-9” to 8’-8”x5’-9” - See drawing A1.7/7 for details.
5. See revised drawing A4.1 for the following changes (indicated with revision cloud): Delete 30” wide Range, Hood and Automatic Range Top Fire Extinguishing System;



Delete wall cabinet W3018. Add 1 Oven Cabinet- OV30S, Add 30" Built-In Double **Ovens**, GE Model "JTP86WF" white color. Add Cabinet Section at kitchen 108.

6, See revised drawing A5.1 for revised Stair Section C – indicated with revision cloud.

7. See revised drawing A7.1 for added new detail **14** – indicated with revision cloud.

End of Proposed Addendum 06 – Post **Bid**

Attachments: Drawing A0.1, A1.1, A1.5, A4.1, A5.1, and A7.1

City of Portland, Maine - Building or Use Permit
389 Congress Street, 04101 Tel: (207) 874-3703, Fax: (207) 874-8716

Permit No: 04-0254	Date Applied For: 03/15/2004	CBL: 232 A005001
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Location of Construction: 131 Johnson Rd	Owner Name: Pine Tree Council Inc Boy	Owner Address: 125 Auburn St	Phone:
Business Name:	Contractor Name: Cianbro Corp.	Contractor Address: 328 W. Commercial Street Portland	Phone (207) 773-5852
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Two Story building with retail, offices, assembly/meeting space for fraternal organization	Two Story building with retail, offices, assembly/meeting space for fraternal organization
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/29/2004
Note: 4/1/04 I spoke with Sarah - they have never paid their performance guarantees nor brought in the final sets of site plan that need to show all conditions before we can review this permit - I left a message with Brent Poulin of Ciambro to notify him. - can't review or issue permit until those planning issues are resolved and I get a stamped approved site plan.
 Gave permit back to Karen
 4/28/04 office received stamped approved site plan from planning

- 1) This approval is based upon the transfer of property to the City of Portland for road frontage purposes which the Planning Department was to document.
- 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:** Pending **Reviewer:** Mike Nugent **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** Pending **Reviewer:** **Approval Date:**
Note: **Ok to Issue:**

Comments:
 3/16/04-kwd: paid \$30.00 only, no cost of project determined yet. Given to MJN for preliminary review; plans are not complete.
 4/20/04-gg: Received additional plans including pdf file. /gg
 4/1/04-kwd: 4/1/2004 put in hold file. Kwd
 4/14/04-kwd: received actual plans with PDF; waiting for PDF for specs book, as well as cost of work and payment for permit. Also waiting for site plan and guarantees. Kwd



CURTIS WALTER STEWART

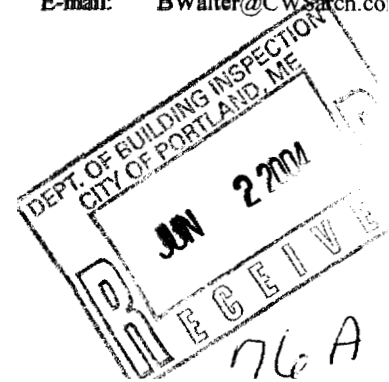
A r c h i t e c t s

434 Cumberland Avenue
Portland ME 04101-2325

Benedict B. Walter, Vice President
Phone: 207.774.4441
Fax: 207.774.4016
E-mail: BWalter@CWSarch.co

June 1, 2004

Mike Nugent
Inspection Services Manager
City of Portland
389 Congress Street, Room 315
Portland, ME 04101



Dear Mike,

Re: Logan Place SRO, 52 Frederic Street, Portland, Maine

In response to your MEMO of May 27, 2004, I offer the following responses:

- 1) Attached are the Certification Forms and the Statement of Special Inspections executed between L&L Structural Engineers and YC Portland L.P.
- 2) To **simplify** the documentation, I have revised the classification of the Type of Construction per BOCA 1999 to Type 5B (see attached certification form).
- 3) Wall Types 2 and 2A will be 1 Hour rated as indicated similar to UL Design No. U305. Add wall Type 1B at Exterior Stair Wall to be similar to UL Design No. U311 where indicated on drawings revised on 4/16/2004.
- 4) Mixed-use Components:
 - 3rd Floor Library [302]– 13'4 x 19'6 = 260 SF @ 7 SF/Occupant = 38 occupant, maximum and is therefore considered part of the main use group in accordance with 303.1.
 - 1st Floor Community Room [107] 24'x28' = 672 SF @ 7 SF/Occupant = 96 occupants, therefore, a 1 Hour Fire Rated wall assembly is required as per 313.1.2 between A-1 Assembly and R-2 Residential due to sprinkler system reduction. 1 Hour = 45 mins. Doors. Wire Glass in 45 min door = 1,296 s.i. / 54x54 max. CWS to modify Fire Rating of Door 107A and 107B from 20 mins. to 45 mins. CWS to reduce the glazing size in Door 107B to a maximum of 1,296 s.i. / 54x54 max. See item 3 above for wall ratings.
- 5) For firestopping specifications, refer to specification section 07270 – Firestopping and Divisions 15 and 16 plans/specifications for penetration rating details.

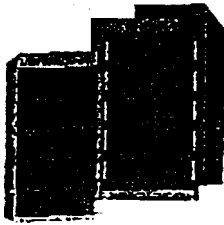
Please call if you have further questions.

Very truly yours,

CURTIS WALTER STEWART ARCHITECTS

Benedict B. Walter, Architect
Vice President

cc: Jay Waterman, AVESTA Housing
Bill Rowels, Wright-Ryan Construction



**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: BEN WALTER, CWS ARCHITECTS

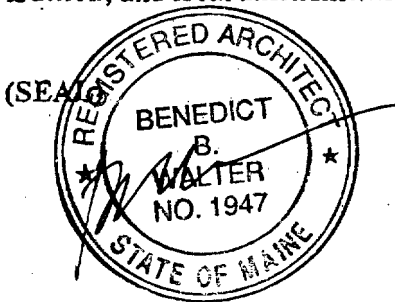
RE: Certificate of Design

DATE: JUNE 1, 2004

These plans and/or specifications covering construction work on:

LOGAN PLACE SRD APARTMENTS
52 FRETIC STREET PORTLAND, ME

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 BW

Title VICE PRESIDENT

Firm CWS ARCHITECTS

Address 434 CUMBERLAND AVE.
PORTLAND, ME 04101

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 6/20/2k



CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: CWS ARCHITECTS / BEN WALTER

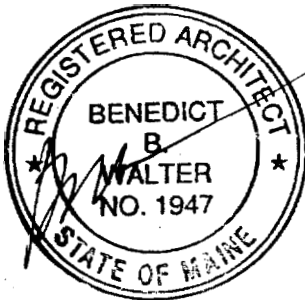
Address of Project 52 FREDERICK ST.

Nature of Project APARTMENT BUILDING

Date JUNE 1, 2004

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

(SEAL)



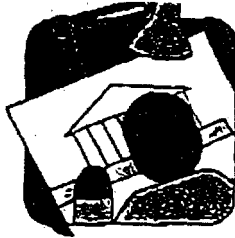
Signature Bmw

Title VICE PRESIDENT

Firm CWS ARCHITECTS

Address 421 CUMBERLAND AVE.
PORTLAND ME 04101

Telephone 774-4441



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. - 207-874-8701
Fax - 207-874-8716

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

FROM DESIGNER: CWS ARCHITECTS
L&L STRUCTURAL ENGINEERS

DATE: JUNE 1, 2004

Job Name: LOGAN PURE SRO APARTMENTS

Address of Construction: 52 FREDRIC STREET PORTLAND ME

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 - RESIDENTIAL

Type of Construction 5B Bldg. Height 35' 3 STORIES Bldg. Sq. Footage FOOTPRINT 6,021 SF

Seismic Zone II/A_r = 0.1 Group Class I

Roof Snow Load Per Sq. Ft. 42 PSF Dead Load Per Sq. Ft. 18.0 PSF

Basic Wind Speed (mph) 85 Effective Velocity Pressure Per Sq. Ft. 28

Floor Live Load Per Sq. Ft. LIVING = 40 PSF / CORRIDOR, OFFICE & ASSEMBLY = 100 PSF

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.

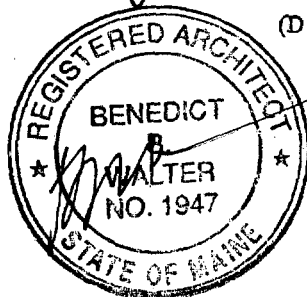
Is structure being considered unlimited area building: Yes No

If mixed use, what subsection of 313 is being considered 313.1.2 SEPARATED USE GROUPS

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

Community Room 96 OCCUPANTS (75#/PERSON)

PSH 6/07/2K



(Designers Stamp & Signature)

⋮

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

facsimile transmittal

To: Ben Walter From: Mike Nugent

Fax: 774-4016 Date: May 27,2004

Phone Pages: 1

Re: Logan Place (076 A001)

Urgent For Review Please Comment Please Reply Please Recycle

I have started the review of the above project need the following info to continue:

- 1) Still need the certifications forms and a statement of special inspections
- 2) If we are classifying the structure as "5A" The exterior bearing walls must be 1 hour rated regardless of building location on the lot.
- 3) What are the UL Listing, Fire and STC Ratings of all of the assemblies on A0.1 that separate the units from each other and the corridors and stairways?
- 4) How are we handling the mixed-use components of this building?
- 5) In looking at the mechanical an electrical plans, there are significant penetrations, we should look at this closely to insure that we will be complying with Chapter 7.

⋮

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0576	Issue Date:	CBL: 076 A001001
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Location of Construction: 52 Frederic St	Owner Name: Avesta Housing Development	Owner Address: 307 Cumberland Ave	Phone: 207-553-7777
---	---	--------------------------------------	------------------------

Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone: 2077733625
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Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: C31
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Past Use: warehouse	Proposed Use: 30 units Single Room Occupancy <i>phase I only</i>	Permit Fee: \$19,131.00	Cost of Work \$2,115,000.00	CEO District: 3	<i>R-6 & IL include</i>
------------------------	--	----------------------------	--------------------------------	--------------------	-----------------------------

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
--	---------------------------------

Proposed Project Description:
30 units Single Room Occupancy

Signature: *idmm* Signature:

PEDESTRIAN ACTIVITIES' DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: Date:

Permit Taken By: kwd	Date Applied For: 0511 112004
-------------------------	----------------------------------

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Pond 13 zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2003-0243</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>5/17/04</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<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:

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

10-4

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0576	Date Applied For: 05/11/2004	CBL: 076 A001001
-----------------------	---------------------------------	---------------------

Location of Construction: 52 Frederic St	Owner Name: Avesta Housing Development	Owner Address: 307 Cumberland Ave	Phone: 207-553-7777
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type:	

Proposed Use: 30 units Single Room Occupancy - PHASE I	Proposed Project Description: 30 units Single Room Occupancy- PHASE I
---	--

5) Separate permits shall be required for future decks, sheds, pools, and/or garages.

6) Separate permits shall be required for any new signage.

7) 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:** Pending **Reviewer:** Mike Nugent **Approval Date:**

Note: **Ok to Issue:**

Comments:
5/11/04-kwd: fee not paid; will be paid when loan closes. Issue copy of permit only until paid per MJN. Kwd
5/11/04-kwd: two sets of plans received; 2nd set to MJN for simultaneous review 0511 112004,
5/13/04-gg: received pdf file for mike Nugent. /gg

City of Portland INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>BEN WALTER</u>	FROM: <u>MIKE NUGENT</u>
FAX NUMBER: <u>2744016</u>	NUMBER OF PAGES, WITH COVER: <u>9</u>
TELEPHONE: _____	RE: <u>LAGAN PLACE</u>
DATE: <u>5/21/04</u>	

Comments:

PLEASE COMPLETE THESE AND
PROVIDE A STATEMENT OF
SPECIAL INSPECTION ~~AND STATEMENT~~
~~REVIEW OF RECORDS~~

THANKS



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

ACCESSIBILITY CERTIFICATE

Designer: _____

Address of Project: _____

Nature of Project: _____

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.

Signature: _____

Title: _____

Firm: _____

Address: _____

Phone: _____

(SEAL)



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

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

FROM: _____

RE: Certificate of Design

DATE: _____

These plans and / or specifications covering construction work on:



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

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

FROM DESIGNER: _____

DATE: _____

Job Name: _____

Address of Construction: _____

THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)

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

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

Type of Construction _____

Structural Systems

Roof Snow Load

_____ Ground Snow Load (Pg)
_____ If Pg > 10 psf, Flat Roof snow load, Pf
_____ If Pg > 10 psf, snow exposure factor, Ce
_____ If Pg > 10 psf, roof thermal factor
_____ If Pg > 10 psf, snow load importance factor, I
_____ Sloped Roof Snowload Ps

Earthquake Loads

_____ Peak velocity-related acceleration, Av
_____ Peak acceleration, Aa
_____ Seismic hazard exposure group
_____ Seismic performance category
_____ Soil profile type
_____ Basic structural system / seismic-resisting system
_____ Response modification factor, R, and deflection
amplification factor, Cd,

_____ The documents must account for Drift snow load, unbalanced snow load and Sliding snow loads as required.

Wind Loads

_____ Basic Wind Speed _____ Internal Pressure Coefficient
_____ Wind Exposure Category _____ Wind Design Pressure _____ Wind Importance Factor

1703.2.1 Research reports: Supporting data, where necessary to assist in the approval of all materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

1703.3 Evaluation and follow-up inspection services: Prior to the approval of a closed prefabricated assembly, the permit applicant shall submit an evaluation report of each prefabricated assembly. The report shall indicate the complete details of the assembly, including a description of the assembly and the assembly's components, the basis upon which the assembly is being evaluated, test results and similar information, and other data as necessary for the code official to determine conformance to this code.

1703.3.1 Evaluation service: The code official shall review evaluation reports from approved sources for adequacy and conformance to the code.

1703.3.2 Follow-up inspection: The owner shall provide for special inspections of fabricated item in accordance with Section 1705.2.

1703.3.3 Test and inspection records: Copies of all necessary test and inspection records shall be filed with the code official.

1703.4 Identification: All required product identification shall be legible and shall be applied to the product or product packaging, as applicable, in a manner that will allow product verification at the time of a field inspection conducted by the code official or special inspector, as applicable, prior to the issuance of a certificate of occupancy by the code official.

For products where the required identification is on the product packaging, the part of the packaging containing the product identification shall be kept at the building site where it can be verified at the time of field inspection. For products where the required identification is concealed from view after the product is installed, the code official shall be notified before the product identification is concealed and the product identification shall not be concealed before approval.

SECTION 1704.0 APPROVALS

1704.1 Written approval: Any material, appliance, equipment, system or method of construction meeting the requirements of this code shall be approved in writing within a reasonable time after satisfactory completion of all the required tests and submission of required test reports.

1704.2 Approved record: For any material, appliance, equipment, system or method of construction that has been approved, a record of such approval, including all of the conditions and limitations of the approval, shall be kept on file in the code official's office and shall be open to public inspection at all appropriate times.

1704.3 Labeling: Products and materials required to be labeled shall be labeled in accordance with the procedures set forth in Sections 1704.3.1 through 1704.3.3.

1704.3.1 Testing: An approved agency shall test a representative sample of the product or material being labeled to the relevant standard or standards. The approved agency shall maintain a record of all of the tests performed. The record

shall provide sufficient detail to verify compliance with the test standard.

1704.3.2 Inspection and identification: The approved agency shall periodically perform an inspection, which shall be in-plant if necessary, of the product or material that is to be labeled. The inspection shall verify that the labeled product or material is representative of the product or material tested.

1704.3.2.1 Independent: The agency to be approved shall be objective and competent. The agency shall also disclose all possible conflicts of interest so that objectivity can be confirmed.

1704.3.2.2 Equipment: An approved agency shall have adequate equipment to perform all required tests. The equipment shall be periodically calibrated.

1704.3.2.3 Personnel: An approved agency shall employ experienced personnel educated in conducting, supervising and evaluating tests.

1704.3.3 Label information: The label shall contain the manufacturer's or distributor's identification, model number, serial number, or definitive information describing the product or material's performance characteristics and approved agency's identification.

1704.4 Heretofore-approved materials: The use of any material already fabricated or of any construction already erected, which conformed to requirements or approvals heretofore in effect, shall be permitted to continue, if not detrimental to life, health or safety of the public.

SECTION 1705.0 SPECIAL INSPECTIONS

1705.1 General: The permit applicant shall provide special inspections where application is made for construction as described in this section. The special inspectors shall be provided by the permit applicant and shall be qualified and approved for the inspection of the work described herein.

Exceptions

1. Special inspections are not required for work of a minor nature or where warranted by conditions in the jurisdiction.
2. Special inspections are not required for building components unless the design involves the practice of professional engineering or architecture as defined by applicable state statutes and regulations governing the professional registration and certification of engineers or architects.
3. Special inspections are not required for occupancies in Use Group R-3 and occupancies in Use Group U that are accessory to a residential occupancy including, but not limited to, those listed in Table 312.1.

1705.1.1 Building permit requirement: The permit applicant shall submit a statement of special inspections prepared by the registered design professional in responsible charge in accordance with Section 114.2.1 as a condition for permit issuance. This statement shall include a complete list of materials and work requiring special inspection by this section, the inspections to be performed and a list of the

individuals, *approved agencies* and *firms* intended to be retained for conducting such inspections.

1705.1.2 Report requirement: Special inspectors shall keep records of all *inspections*. The special inspector shall furnish *inspection* reports to the code official, and to the *registered design professional* in responsible charge. 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* in responsible charge prior to the completion of that phase of the work. A final report of *inspections* documenting completion of all required *special inspections* and correction of any discrepancies noted in the *inspections* shall be submitted prior to the issuance of a certificate of occupancy. Interim reports shall be submitted periodically at a frequency agreed upon by the permit applicant and the code official prior to the start of work.

1705.2 Inspection of fabricators: Where fabrication of structural loadbearing members and assemblies is being performed on the premises of a fabricator's shop, *special inspection* of the *fabricated items* shall be required. The *fabricated items* shall be *inspected* as required by this section and as required elsewhere in this code.

1705.2.1 Fabrication procedures: The special inspector shall verify that the fabricator maintains detailed fabrication and quality control procedures which provide a basis for inspection control of the workmanship and the fabricator's ability to conform to approved drawings, project specifications and referenced standards. The special inspector shall review the procedures for completeness and adequacy relative to the code requirements for the fabricator's scope of work.

1705.2.2 Procedures implementation: The special inspector shall verify that the fabricator is properly implementing the fabrication and quality control procedures outlined in Section 1705.2.1.

Exception: *Special inspections* as required by Section 1705.2 shall not be required where the fabricator maintains an agreement with an *approved independent inspection or quality control agency* to conduct periodic in-plant *inspections* at the fabricator's plant, at a frequency that will assure the fabricator's conformance to the requirements of the *inspection agency's* approved quality control program.

1705.3 Steel construction: The *special inspections* for steel elements of buildings and structures shall be as required by Sections 1705.3.1 through 1705.3.3.

1705.3.1 Inspection of steel fabricators: The permit applicant shall provide *special inspection* of steel *fabricated items* in accordance with the provisions of Section 1705.2.

Exception: *Special inspection* of the steel fabrication process shall not be required where the fabricator does not perform any welding, thermal cutting or heating operation of any kind as part of the fabrication process. In such cases, the fabricator shall be required to submit a detailed procedure for material control which demonstrates the fabricator's ability to maintain suitable records and procedures such that, at any time during the fabrication process, the

material specification, grade and mill test reports for the **main** stress-carrying elements and bolts are capable of being determined.

1705.3.2 Material receiving: All main stress-carrying elements, welding material and bolting material shall be *inspected* for conformance to Table 1705.3.2.

1705.3.3 Erection: *Special inspections* are required for bolts, welding and details as specified in Sections 1705.3.3.1 through 1705.3.3.3.

1705.3.3.1 Installation of high-strength bolts: *Inspection* shall be as specified in Section 9 of the RCSC *Specification for Structural Joints Using A325 or A490 Bolts* listed in Chapter 35.

Table 1705.3.2
INSPECTION FOR STEEL MATERIALS

Material	Inspection required	Reference ^a for criteria
Bolts, nuts, washers	1. Material identification markings. 2. Conformance to ASTM standards specified by the design engineer. Manufacturer's designation (certificate of compliance) is required.	Applicable ASTM material specifications; AISC ASD, Section A3.4; AISC LRFD, Section A3.3
Structural steel	1. Material identification markings. 2. Conformance to ASTM standards specified in the approved plans and specifications.	ASTM A6 or ASTM A588 Provide certified test reports in accordance with ASTM A6 or ASTM A588
Weld filler materials	1. Conformance to AWS specification as specified in the approved plans and specifications. Manufacturer's designation (certificate of compliance) is required.	AISC ASD, Section A3.6; AISC LRFD, Section A3.5

Note a. The specific standards referenced are those listed in Chapter 35.

1705.3.3.2 Welding: Weld *inspection* shall be in compliance with Section 6 of AWS D1.1 listed in Chapter 35. Weld inspectors shall be certified in accordance with AWS D1.1 listed in Chapter 35.

1705.3.3.2.1 Welding of the structural seismic-resisting system: Welding of the structural seismic-resisting system of buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7, shall be inspected in accordance with Sections 1705.3.3.2.2 and 1705.3.3.2.3. Each complete penetration groove weld in joints and splices shall be tested for the full length of the weld either by ultrasonic testing or by other approved methods, for special moment frames and eccentrically braced frames.

Exception: The nondestructive testing rate for welds made by an individual welder is permitted to be reduced to 25 percent of the welds, with the approval of the *registered design professional* responsible for the structural design, provided the weld inspection reject rate is 5 percent or less.

1705.3.3.2.2 Column splice welds: Column splice welds, which are partial penetration groove welds, shall

389 CONGRESS STREET

be tested by ultrasonic testing or other approved methods at a percentage rate established by the *registered design professional* responsible for the structural design. All partial penetration column splice welds designed for axial or flexural tension from seismic forces shall be tested.

1705.3.3.2.3 Base metal testing: Base metal having a thickness more than 1 1/2 inches (38 mm) and subject to through-thickness weld shrinkage strains shall be ultrasonically tested for discontinuities behind and adjacent to the welds after joint welding. Any material discontinuities shall be evaluated based on the criteria established in the *construction documents* by the *registered design professional* responsible for the structural design.

1705.3.3.3 Details: The special inspector shall perform an inspection of the steel frame to verify compliance with the details shown on the approved *construction documents*, such as bracing, stiffening, member locations and proper application of joint details at each connection.

1705.4 Concrete construction: The *special inspections* for concrete elements of buildings and structures and concreting operations shall be as required by Sections 1705.4.1 through 1705.4.7.

Exception: *Special inspections* shall not be required for:

1. Concrete footings of buildings three stories or less in height which are fully supported on earth or rock.
2. Nonstructural concrete slabs supported directly on the ground, including prestressed slabs on grade, where the effective prestress in the concrete is less than 150 psi (0.11 kg/mm²).
3. Plain concrete foundation walls constructed in accordance with Table 1812.3.2.
4. Concrete patios, driveways and sidewalks, on grade.

1705.4.1 Materials: In the absence of sufficient data or documentation providing evidence of conformance to quality standards for materials in Chapter 3 of ACI 318 listed in Chapter 35, the code official shall require testing of materials in accordance with the appropriate standards and criteria for the material in Chapter 3 of ACI 318 listed in Chapter 35. Weldability of reinforcement, except that which conforms to ASTM A706 listed in Chapter 35, shall be determined in accordance with the requirements of Section 1906.5.2.

1705.4.2 Installation of reinforcing and prestressing steel: The location and installation details of reinforcing and prestressing steel shall be inspected for compliance with the approved *construction documents* and ACI 318 (such as Sections 7.4, 7.5, 7.6 and 7.7) listed in Chapter 35. Welding of reinforcing of the structural seismic-resisting system shall be inspected for buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7.

1705.4.3 Formwork: Forms for concrete, if used, shall be inspected for compliance with Section 6.1 of ACI 318 listed in Chapter 35, and with any additional design requirements indicated on the approved *construction documents*. Inspection of form removal and reshoring shall be conducted to

verify compliance with Section 6.2 of ACI 318 listed in Chapter 35.

1705.4.4 Concreting operations: During placing and curing of concrete, the *special inspections* listed in Table 1705.4.4 shall be performed.

Table 1705.4.4
REQUIRED INSPECTIONS DURING CONCRETING

Required inspection	Reference ^a for criteria
1. Evaluation of concrete strength, except as exempted by Section 1908.3.1(3) of this code.	ACI 318 Section 5.6
2. Inspection or use of proper mix proportions and proper mix techniques.	ACI 318 Chapter 4, Sections 5.2, 5.3, 5.4 and 5.8
3. Inspection during concrete placement, for proper application techniques.	ACI 318 Sections 5.9 and 5.10
4. Inspection for maintenance of specified curing temperatures and techniques.	ACI 318 Sections 5.11, 5.12 and 5.13

Note a. ACI 318 listed in Chapter 35.

1705.4.5 Inspection during prestressing: Inspection during the application of prestressing forces shall be performed to determine compliance with Section 18.18 of ACI 318 listed in Chapter 35.

1705.4.5.1 Inspection during grouting: In buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7, inspection during the grouting of bonded prestressing tendons in the structural seismic-resisting system shall be performed.

1705.4.6 Manufacture of precast concrete: The manufacture of precast concrete, as required by Section 1705.2, shall be subject to a quality control program administered by an approved agency.

1705.4.7 Erection of precast concrete: Erection of precast concrete shall be inspected for compliance with the approved plans and erection drawings.

1705.5 Masonry construction: The *special inspections* listed in Table 1705.5 shall be required for masonry construction where masonry is designed in accordance with ACI 530/ASCE 5/TMS 402 listed in Chapter 35.

1705.6 Wood construction: *Special inspections* of the fabrication process of wood structural elements and assemblies shall be in accordance with Section 1705.2. *Special inspection* is required for nailing, bolting, structural gluing or other fastening of the structural seismic-resisting system of buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7.

1705.7 Prepared fill: The *special inspections* for prepared fill shall be as required by Sections 1705.7.1 through 1705.7.3. The approved report, required by Section 1804.1, shall be used to determine compliance.

1705.7.1 Site preparation: Prior to placement of the prepared fill, the special inspector shall determine that the site has been prepared in accordance with the approved report.

Table 1705.5
SPECIAL INSPECTIONS FOR MASONRY CONSTRUCTION

Inspection or test	ACI 530/ ASCE 5/ TMS 402	ACI 530.11 ASCE 6/ TMS 602
	1. Material	
2. Masonry strength		Sec. 1.4
b. Application of mortar and grout; installation of masonry units		Sec. 3.2 Sec. 3.5
d. Protection of masonry during cold weather (temperature below 40 degrees F) or hot weather (temperature above 100 degrees F.)		
4. Inspection of welding of reinforcement, grouting, consolidation and reconsolidation for buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7.	Note b	Note b

Note a. The specific standards referenced are those listed in Chapter 35.
Note b. Referenced criteria not applicable.

1705.7.2 During fill placement: During the placement and compaction of the fill material, the special inspector shall determine that the material being used and the maximum lift thicknesses comply with the approved report.

1705.7.3 Evaluation of in-place density: The special inspector shall determine, at the approved frequency, that the in-place dry density of the compacted fill complies with the approved report.

1705.8 Pile foundations: *Special inspections* of pile foundations are required as provided for in Section 1816.13 of this code.

1705.9 Pier foundations: *Special inspection* is required for pier foundations of buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7.

1705.10 Wall panels and veneers: *Special inspection* is required for exterior and interior architectural wall panels and the anchoring of veneers for buildings assigned to Seismic Performance Category E, in accordance with Section 1610.1.7.

1705.11 Mechanical and electrical components: Mechanical and electrical components that are located in buildings assigned to Seismic Performance Category E shall be inspected, tested and certified as required by this section, in accordance with Section 1610.1.7.

1705.11.1 Component inspection: *Special inspection* is required for the installation of the following components where the component has a performance criteria factor of 1.0 or 1.5 in accordance with Section 1610.6.4.

1. Equipment using combustible energy sources.
2. Electrical motors, transformers, switchgear unit substations and motor control centers.
3. Reciprocating and rotating-type machinery.
4. Piping distribution systems, 3 inches and larger.
5. Tanks, heat exchangers and pressure vessels.

1705.11.2 Component and attachment testing: The component manufacturer shall test or analyze the component and the component mounting system or anchorage for the design forces in Section 1610.6.4 for those components having a performance criteria factor of 1.0 or 1.5 in accordance with Section 1610.6.4. The manufacturer shall submit a certificate of compliance for review and acceptance by the *registered design professional* responsible for the design, and for approval by the code official. The basis of certification shall be by test on a shaking table, by three-dimensional shock tests, by an analytical method using dynamic characteristics and forces from Section 1610.6.4 or by more rigorous analysis. The special inspector shall inspect the component and verify that the label, anchorage or mounting conforms to the certificate of compliance.

1705.11.3 Component manufacturer certification: Each manufacturer of equipment to be placed in a building assigned to Seismic Performance Category E, in accordance with Section 1610.1.7, where the equipment has a performance criteria factor of 1.0 or 1.5 in accordance with Section 1610.6.4, shall maintain an approved quality control program. Evidence of the quality control program shall be permanently identified on each piece of equipment by a label.

1705.12 Sprayed cementitious and mineral fiber fire resistant materials: Special inspections for sprayed cementitious and mineral fiber fire resistant materials applied to structure elements shall be performed in accordance with Sections 1705.12.1 through 1705.12.5. Special inspections shall be based upon the fire resistance design as designated in the approved construction documents.

1705.12.1 Structure element surface conditions: The surfaces of all structure elements to be sprayed shall be inspected before the application of the sprayed fire resistant material to determine that such surfaces were prepared in accordance with the approved fire resistance design and the manufacturer's approved written instructions.

1705.12.2 Application: The sprayed fire resistant materials and the surfaces of the structure elements to be sprayed shall have a minimum ambient temperature before and after application until cured as specified in the manufacturer's approved written instructions. The area for spray application shall be ventilated during and after application as required by the manufacturer's approved written instructions to allow the sprayed fire resistant materials to cure.

1705.12.3 Thickness: The average thickness of the cured sprayed fire resistant material applied to structure elements shall not be less than the thicknesses required by the approved fire resistance design. Thickness shall be determined by an approved method using samples of the sprayed fire resistant materials selected in accordance with Sections 1705.12.3.1 and 1705.12.3.2.

04-0576

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.

Location/Address of Construction: <u>52 Frederick St. Portland, ME</u>		
Total Square Footage of Proposed Structure <u>18,407 sq. ft.</u>	Square Footage of Lot <u>28,791 ±</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>76</u> Block# <u>A</u> Lot# <u>1-8</u> 067K 019 19	Owner: <u>Avesta Housing Development Corp</u> <u>307 Cumberland Ave.</u> <u>Portland, ME 04101</u>	Telephone: <u>207.553.7777</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jay Waterman</u> <u>Avesta Housing Development Corp.</u> <u>207.553.7777</u>	Cost Of Work: \$ <u>2,115,000</u> \$ 19,050.00 Fee: \$ 18,750.00 <u>75.00</u>
Current use: <u>Vacant lot</u>	Disk in the works	
If the location is currently vacant, what was prior use: <u>parking lot</u>	\$ 19,005.00	
Approximately how long has it been vacant: <u>> 10 years</u>	<u>\$ 19,131.00</u>	
Proposed use: <u>Multiple unit - Single Room Occupancy</u>		
Project description: <u>30-unit low-income housing</u>		
Contractor's name, address & telephone: <u>Wright-Ryan Construction</u> <u>207.773.3625</u>		
Who should we contact when the permit is ready: <u>William Powles</u>		
Mailing address: <u>10 Danforth St.</u> <u>Portland, ME 04101</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>207.773.3625</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 codes applicable to this permit.

Signature of applicant: <u>Stephen Schmidt</u> <u>as agent for owner</u>	Date: <u>10 May 2004</u>
---	--------------------------

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

Bill Rowles

From: Jay Waterman [jwaterman@avestahousing.org]
Sent: Monday, May 10, 2004 8:32 AM
To: bwalter@cwsarch.com; browles@wright-ryan.com
Cc: tdonahue@mainehousing.org
Subject: Logan Place permit

Good Morning,

I spoke with Mark Adelson this morning and he told me the permitting and review department is ready to review our plans and specs **ASAP** in order to issue our building permit. Mike Nugent (?) does not need a check from us until we close on the loan. The City **will** issue us a COPY of the permit to get us to a construction loan closing. When they are paid, we get the original.

Please let me know when the package is delivered to the City.

Thanks.

Jay

Jay Waterman, Development Director
Avesta Housing
307 Cumberland Avenue
Portland, ME 04101
Ph (207) 553-7780 (Ext.211)
Fax (207) 553-7778
www.avestahousing.org

Applicant: Avesta Housing Dev

Date: 5/17/04

Address: 52 Frederick St

C-B-L: 076-A-001

LOGAN PLACE CHECK-LIST AGAINST ZONING ORDINANCE

permit # 040576

Date - redeveloping lot

Zone Location - Contract Zone # 3/ ^{P-6} IL only PHASE I only

Interior or corner lot - end of street → 30 units shown - 3 story Bldg

Proposed Use/Work - to construct 30 low-moore efficiency apt. with related social services - allows 4 offices

Sevage Disposal - City And a conference room within building one of 4 offices maybe used by the owner

Lot Street Frontage - 50 min. 50+ shown for owner's property management only

Front Yard - None req shall be on site laundry facilities

Rear Yard - 10' between structures & a common meeting room on each floor

Side Yard - Adjacent to Abcty Residence REAR: 33' shown to rear property line

Projections - side: 28' shown between bldg & residential property

Width of Lot - 50' min - 50+ shown

Height - 45' max - 37' 1/2 way to ridge as allowed

Lot Area - per contract, no min lot size - shows 56,651 sq ft

Lot Coverage/ Impervious Surface - 80% max - No/TA problem now

Area per Family - per contract 725 sq ft 56,651 ÷ 725 = 78 units on site permit 18 spaces shown

Off-street Parking - per contract → between 8 to 20 parking spaces

Loading Bays - N/A

Site Plan - # 2003-0243

Shoreland Zoning/ Stream Protection - openspaca ratio: - 20% max of AT this part

Flood Plains - Panel 13 - ZONE C, 3/2 # most of units → per contract

→ unit sizes to be no less than 250 sq ft - to be occupied by no more than one (1) person

note: phase II to be constructed in the future & reviewed separately

SCHEDULE OF SPECIAL INSPECTIONS

Project: The Alton E. "Chuck" Cianchette Scout Service Center
Pine Tree Council Boy Scouts of America

Project Number: 03152

Page 1 of 7

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT			
			EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED
SECTION 1 - STEEL CONSTRUCTION (BOCA 1705.3)						
STRUCTURAL STEEL - Fabrication	1.1a	Review Fabricator QA/QC procedures manual.	One shop inspection required.			
	1.1b	Review Fabricator QA/QC procedures implementation and conformance.	One shop inspection required. Visual inspection of shop conformance.			
	1.1c	Review material certificates of compliance (bolts, nuts, washers, structural steel and weld filler material).	Verify that certificates of compliance have been approved.			
	1.1d	Review welder certification.	Obtain certification numbers for all welders and all steel.			
	1.1e	Review shop drawings.	Verify approval.			
	1.1f	Review structural steel and fabrication for conformance to approved shop drawings.	Verify member sizes, piece marks and connection details match approved shop drawings. Visually inspect bolts and welds.			
	1.2a	Review welder certification.	Obtain certification numbers for all welders and all steel.			
	1.2b	Review materials certificates of compliance (bolts, nuts, washers, and weld filler material).	Verify that certificates of compliance have been approved.			
	1.2c	Review structural steel and erection for conformance to approved shop drawings.	Verify all member sizes, piece marks and connection details.			
	1.2d	Inspect field bolting installation in accordance with Section 9 of RCSC <i>Specification for Structural Joints Using ASTM A325 or A490 Bolts.</i>	Visually inspect all bolts.			
1.2e	Review Bracing connections.	Visually inspect all.				
STRUCTURAL STEEL - Erection						

All Structural Inspections have been completed in accordance with applicable BOCA requirements.

Special Inspector

SCHEDULE OF SPECIAL INSPECTIONS

Project: The Alton E. "Chuck" Cianchette Scout Service Center
Pine Tree Council Boy Scouts of America

Project Number: 03152

Page 2 of 7

		APPLICABLE TO THIS PROJECT					
MATERIAL/ACTIVITY	ITEM	SERVICE	EXTENT (All Sample Other None)	COMMENTS	AGENT	DATE COMPLETED	REV #
STEEL JOIST AND JOIST GIRDERS - Fabrication NOTE: Fabricator shop inspection will not be required if Fabricator is currently a member of the Steel Joist Institute.	1.3a	Review Fabricator QA/QC procedures manual.	One shop inspection required.				
	1.3b	Review Fabricator QA/QC procedures implementation and conformance.	One shop inspection required. Visual inspection of shop conformance.				
	1.3c	Review shop drawings.	Verify approval.				
	1.3d	Review material certificates of compliance (bolts, nuts, washers, structural steel and weld filler material).	Obtain copies of mill certificates for all structural steel, bolts and weld material.				
	1.3e	Review welder certification.	Obtain certification numbers for all welders and all steel.				
STEEL JOIST AND JOIST GIRDERS - Erection	1.3f	Review connections. Visually inspect bolts and welds.	Verify member sizes, piece marks and connection details match approved shop drawings.				
	1.4a	Review welder certification.	Obtain certification numbers for all welders and all steel.				
	1.4b	Review materials certificates of compliance (bolts, nuts, washers, and weld filler material).	Obtain copies of mill certificates for all structural steel, bolts and weld materials.				
	1.4c	Review steel joist and erection for conformance to approved shop drawings.	Verify all member sizes, piece marks and connection details.				
	1.4d	Review joist bearing connection, bearing length, and bridging.	Visually inspect all.				
	1.4e	Verify installation of joist reinforcement.	Where concentrated loads are installed over joist chords, verify installation of reinforcement.				

All Structural Inspections have been completed in accordance with applicable BOCA requirements.

Special Inspector

SCHEDULE OF SPECIAL INSPECTIONS

Project: The Alton E. "Chuck" Cianchette Scout Service Center
 Pine Tree Council Boy Scouts of America

Project Number: 03152

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MATERIAL/ACTIVITY		ITEM	SERVICE	EXTENT (All, Sample, Other, None)	APPLICABLE TO THIS PROJECT COMMENTS	AGENT	DATE COMPLETED	REV
SECONDARY / MISC STRUCTURAL STEEL		1.5a	Review steel stair shop drawings.	Verify approval.				
		1.5b	Review stair connections.	Visually inspect all.				
		1.5c	Review steel deck shop drawings.	Verify approval.				
		1.5d	Review welder certification.	Obtain certification numbers for all welders.				
		1.5e	Verify number, type and location of steel deck connection to framing and side lap fasteners.	Visually inspect all.				

All Structural Inspections have been completed in accordance with applicable BOCA requirements.

Special Inspector _____

Date _____

SCHEDULE OF SPECIAL INSPECTIONS

Project: The Alton E. "Chuck" Cianchette Scout Service Center
Pine Tree Council Boy Scouts of America

Project Number: 03152

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MATERIAL/ACTIVITY		ITEM	SERVICE	APPLICABLE TO THIS PROJECT		AGENT	DATE COMPLETED	REV
				EXTENT (All, Sample, Other, None)	COMMENTS			
CONCRETE MATERIALS		2.1a	Review mix design.		Verify approval of all mixes intended for use.			
		2.1b	Review reinforcement grade.		Inspect identifying marks on reinforcing steel.			
		2.1c	Review submittals.		Verify acceptance of proprietary products and reinforcing steel shop drawings. Review requirements of reinforcing steel on placement drawings.			
REINFORCING AND PRESTRESSING STEEL		2.2a	Inspect condition and placement of reinforcing steel.		All reinforcing steel at column piers and at shear keys at the top of spread footings. Check prior to each concrete placement.			
		2.3a	Verify acceptability of substrate.		Prior to each concrete placement.			
FORMWORK		2.3b	Verify dimensions and materials acceptability.		Prior to each concrete placement.			
		2.4a	Inspect installation of anchor bolts, masonry dowels and other embedded items.		Inspect for each concrete placement.			
CONCRETE OPERATIONS		2.5a	Field testing of concrete slumps, temperature, and air content.		All concrete placements.			
		2.5b	Take concrete cylinder samples and perform compressive strength test.		All concrete placements.			
		2.5c	Observe concrete placement.		Inspect placement procedures at basement walls and at 2 nd floor slab.			
		2.5d	Observe concrete curing technique and temperature.		Once daily when air temperature is above 32°F. Twice daily when temperature is below 32°F.			
		2.7f	Review mix design.		Verify approval.			
	2.7g	Review fabrication for conformance to approved shop drawings. Visually inspect all embedded items.		Verify member sizes, piece marks and connection details match approved shop drawings.				

All Structural Inspections have been completed in accordance with applicable BOCA requirements.

Special Inspector

Date

SCHEDULE OF SPECIAL INSPECTIONS

Project: The Alton E. "Chuck" Cianchette Scout Service Center
Pine Tree Council Boy Scouts of America

Project Number: 03152

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MATERIAL/ACTIVITY		SERVICE	APPLICABLE TO THIS PROJECT			
ITEM			EXTENT (All, Sample, Other, None)	AGENT	DATE COMPLETED	REV #
SECTION 3 - WOOD CONSTRUCTION (BOCA 1705.6)						
WOOD TRUSS FABRICATION	3.1a	Review Fabricator QA/QC procedures manual.	One shop inspection required.			
	3.1b	Review Fabricator QA/QC procedures implementation and conformance.	One shop inspection required. Visual inspection of shop conformance.			
	3.1c	Review material certificates of compliance (wood grade and species, metal connectors).	Obtain copies of mill certificates for all lumber and metal connectors used in truss fabrication.			
	3.1d	Inspect fabrication for conformance to approved shop drawings. Visually inspect grade stamps and metal plates.	Verify member sizes, piece marks and connection details match approved shop drawings.			
WOOD TRUSS ERECTION	3.2a	Inspect wood trusses and erection for conformance to approved shop drawings.	Verify all member sizes, piece marks and connection details.			
	3.2b	Inspect wood truss bearing connection, bearing length, bridging, and bracing. Inspect installation of trusses for conformance to TPI HDB-91.	Visually inspect all trusses.			
	3.2c	Inspect installation of metal connectors for compliance with contract documents and manufacturer's recommendation.	Visually inspect all connections.			
GENERAL WOOD CONSTRUCTION	3.3a	Inspect installation, spacing and connection of wood framing for conformance to contract documents.	Visually inspect all framing and connections.			
	3.3b	Inspect installation and fastening of structural wood panels to wood framing.	Visually inspect at shear walls location.			
	3.3c	Inspect nail size and spacing at all diaphragms and shearwalls.	Visually inspect all.			
	4.3d	Inspect installation of metal connectors for compliance with contract documents and manufacturer's recommendation.	Visually inspect all connections.			

All Structural Inspections have been completed in accordance with applicable BOCA requirements.

Inspector

SCHEDULE OF SPECIAL INSPECTIONS

Project : The Alton E. "Chuck" Cianchette Scout Service Center
 Pine Tree Council Boy Scouts of America

Project Number: 03152

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MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT			REV
			EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	
SECTION 4 - PREPARED FILL (BOCA 1705.7)						
PREPARED FILL SITE PREPARATION	4.1a	Inspect site preparation and soil conditions prior to placement of fill.	Area of Concern: Fill placements beneath and adjacent to foundations.			
	4.1b	Perform gradations and proctor tests.	Fill materials used at Area of Concern.			
	4.1c	Inspector shall be present for all fill and compaction operations.	All Area of Concern.			
	4.1d	Perform compaction tests.	All Area of Concern.			
	4.1e	Perform additional tests and retests.	Where compaction is found to be inadequate at Area of Concern.			
	4.1f	Perform further tests.	Where previously approved areas have been disturbed at Area of Concern.			

Q, P Structural Inspections have been completed in accordance with applicable BOCA requirements. Spec per

SCHEDULE OF SPECIAL INSPECTIONS

Project : The Alton E. "Chuck" Cianchette Scout Service Center
 Pine Tree Council Boy Scouts of America

Project Number: 03152

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MATERIAL/ACTIVITY		ITEM	SERVICE	EXTENT (All, Sample, Other, None)	APPLICABLE TO THIS PROJECT	AGENT	DATE COMPLETED	REV #
SECTION 5 - SPRAYED-ON FIREPROOFING								
MATERIALS		5.1	Review UL design for materials proposed and for required thicknesses.	Verify design for columns and beams, each size protected.				
INSTALLATION		5.2a	Measure thickness of spray-on on fireproofing	Provide measurements from a sample of 25 percent of structural members, taking 9 measurements at a single cross section for beams or girders, 7 measurements of a single cross section for joists or trusses, and 12 measurements for a single cross section for columns per ASTM E605.				
		5.2b	Measure density of material per ASTM E606 or alternative as specified.	Provide same frequency as indicated for thickness.				
		5.2c	Test bond strength of materials per ASTM E736.	Provide same frequency as indicated for thickness.				

All Structural Inspections have been completed in accordance with applicable BOCA requirements.

Special Inspector _____ Da _____

Applicant: Boy Scouts of America Date: 4/29/04
 Address: 131 Johnson Rd C-B-L: 232-A-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Const

Zone Location - B-4

Interior or corner lot - \rightarrow NE Turnpike Connector

Proposed Use/Work - construct New Bldg for BSA - 60' x 120'

Sewage Disposal - City

Lot Street Frontage - (Johnson Road has been realigned) \rightarrow 60' min - 160' scaled
 And portion of Land given to City

Front Yard - 20' min - 125' scaled

Rear Yard - 20' min - 23' scaled

Side Yard - 10' min - 21' & 29' scaled
 2 Streets including corner lot

Projections -

Width of Lot - 60' min - 170'

Height - 65' MAX - 39' to Ridge

Lot Area - 10,000 sq ft min - 85,160 sq ft

Lot Coverage/ Impervious Surface - 80% MAX \rightarrow 68,120 sq ft MAX shown
 less than 62,860 sq ft coverage

Area per Family - N/A

Off-street Parking - 14400 sq ft = 400 = 36 SPACES - 50 SPACES shown

Loading Bays - N/A
 30 x 40 = 1200 = less than 2,000 sq ft OK

Site Plan - #2001-0082

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 12 - Zone X

65 x 200 = 13,000
 50 x 130 = 6,500
 (70 x 80) x 2 = 2,800

Floor Area Ratio - MAX of .65 \rightarrow $\frac{14400}{22300} = .645$

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
04-0254	03/15/2004	232 A005001

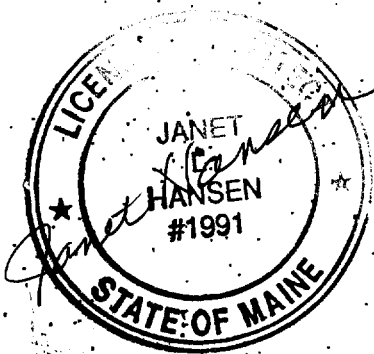
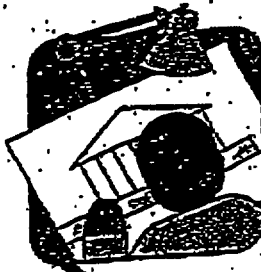
Location of Construction: 131 Johnson Rd	Owner Name: Pine Tree Council Inc Boy	Owner Address: 125 Auburn St	Phone:
Business Name:	Contractor Name: Cianbro Corp.	Contractor Address: 328 W. Commercial Street Portland	Phone (207) 773-5852
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Two Story building with retail, offices, assembly/meeting space for fraternal organization	Proposed Project Description: Two Story building with retail, offices, assembly/meeting space for fraternal organization
--	---

Poulin of Cianbro to notify him.
 4/28/04 → received stamped approved set plan

Comments:
 3/16/04-kwd: paid \$30.00 only, no cost of project determined yet. Given to MJN for preliminary review; plans are not complete.

FAX 772/070



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: Janet Hansen - SMRT

DATE: 3/2/04.

Job Name: Pine Tree Council Boy Scouts of America

Address of Construction: 131 Johnson Road

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

Building Code and Year 1999 Use Group Classification(s) B
Type of Construction 3B Bldg. Height 39' Bldg. Sq. Footage 21,100 s.f.
Seismic Zone Perf. Category C Group Class. Seismic Hazard Exposure Group I
Roof Snow Load Per Sq. Ft. 42 p.s.f. + drift Dead Load Per Sq. Ft. 20 p.s.f.
Basic Wind Speed (mph) 85 mph Effective Velocity Pressure Per Sq. Ft. 18.5 p.s.f.
Floor Live Load Per Sq. Ft. 1st Floor - 100 psf, 2nd Floor 80 psf, Stairs 100 psf

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

If mixed use, what subsection of 313 is being considered

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

(Designers Stamp & Signature)

03152



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

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

FROM DESIGNER: Janet Hansen
SMRT 144 Fore Street, Portland, Maine

DATE: 5/6/04

Job Name: Alton E. "Chuck" Cianchette Scout Service Center

Address of Construction: 131 Johnson Road

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) Business w/ non-separated areas of Assembly and Mercantile
Type of Construction ~~SB~~ SB (M) Structural Systems

Roof Snow Load

60 PSF Ground Snow Load (P_g)
N/A 42 PSF If $P_g > 10$ psf, Flat Roof snow load, P_f
0.9 If $P_g > 10$ psf, snow exposure factor, C_e
1.1 If $P_g > 10$ psf, roof thermal factor
1.0 If $P_g > 10$ psf, snow load importance factor, I
42 PSF Sloped Roof Snowload P_s

Earthquake Loads

0.11 Peak velocity-related acceleration, A_v
0.11 Peak acceleration, A_p
1 Seismic hazard exposure group
C Seismic performance category
S3 Soil profile type
5 Response modification factor, R , and deflection amplification factor, $C_d = 4.5$
6.5 amplification factor, $C_a = 4.5$

Bldg. Frame System
w/ concentrically braced frame,
high shear walls at 2nd Floor

The documents must account for Drift snow load, unbalanced snow load and Sliding snow loads as required.

Wind Loads

85 MPH Basic Wind Speed
C Wind Exposure Category 30 psf (walls) Wind Design Pressure 1.1 Wind Importance Factor
0.25 Internal Pressure Coefficient

389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936



Pine Tree Council - BSA

Cisbro Corporation- Agent
328 West Commercial St.
Portland, ME. 04102
207-553-2810

LETTER OF TRANSMITTAL

DATE: 4/20/04 JOB # 113027

ATTENTION: Michael Nugent

REMARKS: Address: 131 Johnson Rd.

(1) Complete set of Building Drawings, (1) CD with Specifications (1) Set Building drawings 11x17 for the Alton E. "Chuck" Cianchette Scout Service Center

WE ARE SENDING YOU: ATTACHED

SHOP DRAWINGS

PRINTS

PLANS

SAMPLES

SPECIFICATIONS

COPY OF LETTER

SPECIFICATION CD

COPIES	NO	DATE	DESCRIPTION
--------	----	------	-------------

2	C1	2/10/2004	TITLE PAGE, DRAWING LIST, ABBREVIATIONS
2	c2	3/8/2004	GENERAL NOTES/INDEX/LEGEND
2	c3	2/10/2004	EXISTING CONDITIONS AND DEMOLITION PLAN
2	C4	3/8/2004	SITE LAYOUT PLAN
2	C5	2/10/2004	GRADING, DRAINAGE, AND CONTROL PLAN
2	C6	3/8/2004	UTILITY PLAN
2	c7	2/10/2004	LANDSCAPE PLAN
2	C8	8/28/2001	LIGHTING PLAN WITH PHOTOMETRICS
2	C9	2/10/2004	
2	C10	2/10/2004	EXISTING CONDITIONS CONTROL DETAILS
2	C11	3/8/2004	
2	c12	3/8/2004	ALTERNATE RETAINING WALL DETAILS
1	G1001	3/31/04	TITLE SHEET
1	G1002	3/31/04	GENERAL INFORMATION AND NOTES
1	AE100	3/31/04	BASEMENT PLAN
1	AE101	3/31/04	FIRST FLOOR PLAN
1	AE102	3/37/04	SECOND FLOOR PLAN
1	AE103	3/31/04	ROOF PLAN
1	AE110	3/31/04	BASEMENT REFLECTED CEILING PLAN
1	AE111	3/31/04	FIRST FLOOR REFLECTED CEILING PLAN
1	AE112	3/31/04	SECOND FLOOR REFLECTED CEILING PLAN
1	AE201	3/31/04	EXTERIOR ELEVATIONS
1	AE211	3/31/04	INTERIOR ELEVATIONS
1	AE212	3/31/04	INTERIOR ELEVATIONS
1	AE301	3/31/04	BUILDING SECTIONS
1	AE311	3/31/04	WALL SECTIONS
1	AE502	3/31/04	SECTION DETAILS
1	AE503	3/31/04	SECTION DETAILS

RE 131 Johnson Rd
AB 7 A005
#040254

APR 20 2004

APR 20 2004

If Enclosures are Not as Noted, Kindly Notify Us At Once

1	AE504	3/31/04	SECTION DETAILS
1	AE511	3/31/04	CASEWORK SECTIONS AND DETAILS
1	AE601	3/31/04	ROOM FINISH SCHEDULES
1	AE602	3/31/04	DOOR SCHEDULES

CMUSTRUCTURAL

1	SG001	3/31/04	GENERAL NOTES/INDEX/LEGEND
1	SB101	3/31/04	FOUNDATION PLAN
1	SB102	3/31/04	SLAB PLAN
1	SB501	3/31/04	TYPICAL FOUNDATION SECTIONS AND DETAILS
1	SB502	3/31/04	FOUNDATION SECTIONS AND DETAILS
1	SB503	3/31/04	FOUNDATION SECTIONS AND DETAILS
1	SF101	3/31/04	FIRST FLOOR FRAMING PLAN
1	SF102	3/31/04	SECOND FLOOR FRAMING PLAN
1	SF103	3/31/04	ROOF FRAMING PLAN
1	SF104	3/31/04	STEEL FIREPROOFING LAYOUT PLAN
1	SF201	3/31/04	TRUSS AND BRACING ELEVATIONS
1	SF202	3/31/04	BRACING DETAILS
1	SF501	3/31/04	TYPICAL FRAMING SECTIONS AND DETAILS
1	SF502	3/31/04	FRAMING SECTIONS AND DETAILS
1	SF503	3/31/04	FRAMING SECTIONS AND DETAILS
1	SF504	3/31/04	FRAMING SECTIONS AND DETAILS
1	SF505	3/31/04	FRAMING SECTIONS AND DETAILS
1	SF506	3/31/04	FRAMING SECTIONS AND DETAILS
1	SF601	3/31/04	COLUMN LAYOUT PLAN AND BASEPLATE DETAILS

MECHANICAL

1	M001	3/31/04	LEGEND AND ABBREVIATIONS
1	MH100	3/31/04	BASEMENT HVAC DUCTWORK PLAN
1	MH101	3/31/04	FIRST FLOOR HVAC DUCTWORK PLAN
1	MH102	3/31/04	SECOND FLOOR HVAC DUCTWORK PLAN
1	MP100	3/31/04	BASEMENT HVAC PIPING PLAN
1	MP101	3/31/04	FIRST FLOOR HVAC PIPING PLAN
1	MP102	3/31/04	SECOND FLOOR HVAC PIPING PLAN
1	M301	3/31/04	SECTIONS
1	M501	3/31/04	DETAILS
1	M502	3/31/04	DETAILS
1	M601	3/31/04	SCHEDULES
1	M602	3/31/04	SCHEDULES
1	M651	3/31/04	SCHEMATICS

PLUMBING

1	PL100	3/31/04	BASEMENT DWV PIPING PLAN
1	PL101	3/31/04	FIRST FLOOR DWV PIPING PLAN
1	PL102	3/31/04	SECOND FLOOR DWV PIPING PLAN
1	PL110	3/31/04	BASEMENT SUPPLY PIPING PLAN
1	PL111	3/31/04	FIRST FLOOR SUPPLY PIPING PLAN
1	PL112	3/31/04	SECOND FLOOR SUPPLY PIPING PLAN
1	PL501	3/31/04	DETAILS AND SCHEDULES
1	PL601	3/31/04	SCHEDULES

If Enclosures are Not as Noted, Kindly Notify Us At Once

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

2001-0082

Application I. D. Number

Pine Tree Council Inc Boy

Applicant

125 Auburn St, Portland, ME 04103

Applicant's Mailing Address

Dwight D. Anderson, P.E.

Consultant/Agent

Applicant Ph: (207) 797-5252 Agent Fax: (207) 286-3220

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) Boy Scouts of America

11,800

Proposed Buildings square Feet or # of Units

Acreeage of Site

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 Plan \$500.00 Subdivision _____ Engineer Review _____ Date 5/7/01

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ [] Additional Sheets Attached

[] Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------------------|--|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ | |
| <input type="checkbox"/> Building Permit Issued | _____ 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 _____ |



Commercial Building Permit Application

This is not a permit. It is only a notice that an owner of personal property, vehicle or asset charges a fee for an advisory service. The fee is not a permit. It cannot be used to begin permit of the law or work.

Location/Address of Construction: <u>131 JOHNSON RD</u>		
Total Square Footage of Proposed Structure <u>21,600 S.F.</u>	Square Footage of Lot <u>70,567 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>232</u> Block# <u>A</u> Lot# <u>005</u> Block# 2998 Part 157 Lot # 5	Owner: <u>PINE TREE COUNCIL, B.S.A</u> <u>125 AUBURN ST.</u> <u>PORTLAND, ME 04103</u>	Telephone: <u>797-5252</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>CIABRO CORP. AGENT</u> <u>ED JONES</u> <u>328 WEST COMMERCIAL ST</u> <u>PORTLAND, ME. 04102</u>	Cost Of Work: <u>\$ 1,534,360.⁶⁵</u> Fee: <u>\$ 13,800.⁴⁴</u>
Current Specific use: <u>NONE</u>		
Proposed Specific use: <u>OFFICE / RETAIL</u>		
Project description: <u>2 STORY BLDG. WITH FULL BASEMENT.</u> <u>1st FLOOR OFFICE/RETAIL</u> <u>2nd FLOOR OFFICES</u> <u>HEADQUARTERS FOR THE PINE TREE COUNCIL, BOY SCOUTS OF AMERICA.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>ED JONES</u>		
Mailing address: <u>328 WEST COMMERCIAL ST</u> <u>PORTLAND, ME. 04102</u>		
Phone: <u>553-2810</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:

4/26/04

Permit Fee: \$30.00 for the first \$100,000. Construction fees: \$1.00 per additional \$100,000.

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

04 0254

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.

Location/Address of Construction: <u>Johnson Road</u>		
Total Square Footage of Proposed Structure <u>21,405 SF</u>	Square Footage of Lot <u>70,567 SF</u>	<u>85,160</u>
Tax Assessor's Chart, Block & Lot Chart# <u>232</u> Block# <u>A</u> Lot# <u>5</u>	Owner: <u>Boy Scouts of America Pine Tree Council Inc (BSA)</u>	Telephone: <u>207-797-5252</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Boyscouts of America 125 Auburn Street Portland, ME 04103 207-797-5252</u>	Cost Of Work: \$ <u>TBD</u> Fee: \$ <u>30.00</u>
Current use: <u>None</u>		
If the location is currently vacant, what was prior use: <u>undeveloped</u>		
Approximately how long has it been vacant: <u>unknown</u>		
Who should we contact when the permit is ready: <u>Brent Poulin</u>		
Mailing address: <u>328 West Commercial Street Portland, ME 04102</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>207-553-2716</u>		

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 authorized to issue the permit 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.

MAR 15 2004

Signature of applicant: <u>Brent A. Poulin</u>	Date: <u>3/10/04</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

CIANBRO

GENERAL CONTRACTORS
 328 W. COMMERCIAL STREET
 PORTLAND, ME 04102

07 73-5852

Fax 207-773-7617

LETTER OF TRANSMITTAL

TO:
 CITY OF PORTLAND
 389 CONGRESS STREET
 PORTLAND, ME 04101

DATE	3/9/2004	JOB NO.	113027
ATTENTION	MICHAEL NUGENT		
REMARKS	BOY SCOUT DISTRICT SERVICE CENTER		
SPEC. SEC.			

GENTLEMEN/LADIES:
 WE ARE SENDING YOU

Attached Under Separate Cover Via The Following Items:
 Shop Drawings Prints XXX Plans Samples Specifications
 Copy of Letter Change Order

COPIES	DATE	NO.	DESCRIPTION
1			BUILDING PERMIT APPLICATION
1			CITY OF PORTLAND ACCESSIBILITY CERTIFICATE
1			CITY OF PORTLAND BUILDING CODE CERTIFICATE
1			SITE DRAWING C1 COVER SHEET
1			SITE DRAWING C2 GENERAL NOTES/INDEX/LEGEND
1			SITE DRAWING C3 EXISTING CONDITIONS & DEMOLITION PLAN
1			SITE DRAWING C4 SITE LAYOUT PLAN
1			SITE DRAWING C5 GRADING, DRAINAGE & EROSION CONTROL PLAN
1			SITE DRAWING C6 UTILITY PLAN
1			SITE DRAWING C7 LANDSCAPE PLAN
1			SITE DRAWING C8 LIGHTING PLAN WITH PHOTOMETRICS
1			SITE DRAWING C9 SITE DETAILS
1			SITE DRAWING C10 EROSION CONTROL DETAILS
1			SITE DRAWING C11 UTILITY DETAILS
1			FOUNDATION DRAWING SG001 GENERAL NOTES
1			FOUNDATION DRAWING SB001 FOUNDATION PLAN
1			FOUNDATION DRAWING SB501 TYPICAL FOUNDATION SECTIONS & DETAILS
1			FOUNDATION DRAWING SB502 FOUNDATION SECTIONS & DETAILS
1			FOUNDATION DRAWING SB503 FOUNDATION SECTIONS & DETAILS

THESE ARE TRANSMITTED AS CHECKED BELOW:

For Approval Approved as Submitted Resubmit Copies for Approval
 For Your Use Approved as Noted Submit Copies for Distribution
 As Requested Returned for Corrections Return Corrected Prints
 For Review and Comment
 For Bids Due Prints Returned After Loan to Us

REMARKS

Copy To: PROJECT FILE Signed *Brent A. Poulin*
 BRENT A. POULIN

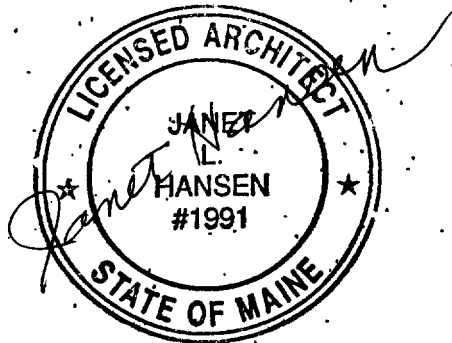


**CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE**

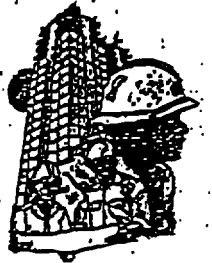
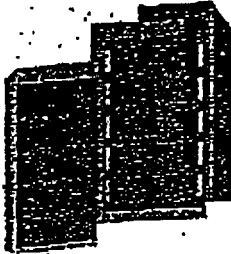
Designer: Janet L. Hansen - SMRT
Address of Project: 131 Johnson Road
Nature of Project: New office building for
Pine Tree Council Boy Scouts of America
Date: 3/2/04

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: Janet L. Hansen
Title: Principal/Architect
Firm: SMRT
Address: 144 Fore Street
Portland, Maine 04101
Telephone: (207) 772-3846



**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

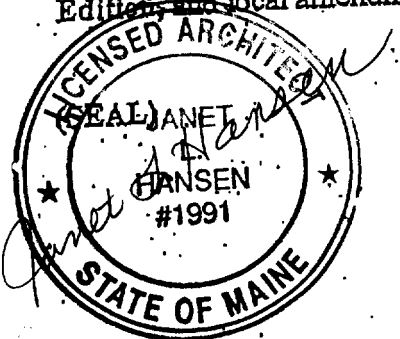
FROM: Janet L. Hansen - SMRT

RE: Certificate of Design

DATE: 3-2-04

These plans and/or specifications covering construction work on:
New office building for Pine Tree Council, Boy Scouts
of America

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 Janet L. Hansen

Title Principal Architect

Firm SMRT

Address 144 Forest, Portland, Maine
04101

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