

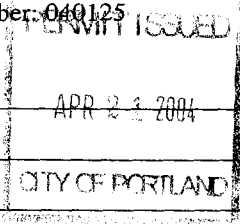
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK **CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 040125



This is to certify that Evergreen Credit Union /HB Financial Services

has permission to Build New 14,360 sq. Ft. Steel frame building.

AT 225 Riverside St

268 B015001

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 altered or closed-in. FOUR 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.

Health Dept.

Appeal Board

Other

Department Name

Signature 4/7/04
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: 04-0125		Issue Date: APR 1 2004		CBL: 268 B015001			
Location of Construction: 225 Riverside St		Owner Name: Evergreen Credit Union		Owner Address: 35 Cumberland St			
Business Name: n/a		Contractor Name: HBE Financial Facilities		Phone: 207-854-5822			
Lessee/Buyer's Name: n/a		Phone: n/a		Contractor Address: 11330 Olive Blvd., St. Louis			
Past Use: Commercial / Business		Proposed Use: Credit Union / New 14,360 sq. Ft. 2 story steel frame building.		Permit Type: Commercial			
Proposed Project Description: Build New 14,360 sq. Ft. Steel frame building.		Permit Fee: \$20,166.00		Cost of Work: \$2,229,700.00			
		CEC District: 5		Zone: B4			
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 50 4/8/04 Signature: [Signature]			
		Signature: [Signature]		Signature: [Signature]			
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)					
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied					
		Signature: _____ Date: _____					
Permit Taken By: gg		Date Applied For: 02/12/2004		Zoning Approval			
<ol style="list-style-type: none">This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.Building permits do not include plumbing, septic or electrical work.Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		Special Zone or Reviews		Zoning Appeal			
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2002-0251 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 2/24/04		<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: [Signature]		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: [Signature]					

CERTIFICATION

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

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

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

2002-0251

Application I. D. Number

12/16/2002

Application Date

Evergreen Credit Union

Project Name/Description

Evergreen Credit Union

Applicant

35 Cumberland Avenue, Portland, ME 04092

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 854-5822 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

225 - 225 Riverside St, Portland, Maine

Address of Proposed Site

268 B015001

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) _____

14000 sf

Proposed Building square Feet or # of Units

Acreage of Site

B4

Zoning

Check Review Required:

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

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review **\$5,271.98** Date **3/15/2004**

Planning Approval Status:

Reviewer **Kandi Talbot**

- ☐ Approved ☒ **Approved w/Conditions**
See Attached ☐ Denied

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

☒ OK to Issue Building Permit **Kandi Talbot** **4/21/2004**
signature date

Performance Guarantee ☒ **Required*** ☐ **Not Required**

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	4/15/2004 date	\$282,972.50 amount	4/16/2005 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	3/8/2004 date	\$5,659.46 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

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

2002-0251

Application I. D. Number

12/16/2002

Application Date

Evergreen Credit Union

Project Name/Description

Evergreen Credit Union

Applicant

35 Cumberland Avenue, Portland, ME 04092

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 854-5822 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

225 - 225 Riverside St, Portland, Maine

Address of Proposed Site

268 B015001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 1. That the applicant submit a pedestrian access easement for the sidewalk, which is not located within the City right-of-way for review and approval by Corporation Counsel.
- 2 2. That the applicant submit to staff the approved Home Depot Site Location and Natural Resources Protection permit modifications from DEP prior to commencement of construction.
- 3 3. That the applicant submit to staff an executed easement from Home Depot for purposes of access in forms acceptable to Corporation Counsel prior to commencement of construction.
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Approval Conditions of DRC

- 1 see Planning conditions

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

2002-0251

Application I. D. Number

12/16/2002

Application Date

Evergreen Credit Union

Project Name/Description

Evergreen Credit Union

Applicant

35 Cumberland Avenue, Portland, ME 04092

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 854-5822 Agent Fax:

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225 - 225 Riverside St, Portland, Maine

Address of Proposed Site

268 B015001

Assessor's Reference: Chart-Block-Lot

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☐ Manufacturing ☐ Warehouse/Distribution ☒ Parking Lot ☐ Other (specify) _____

14000 sf

Proposed Building square Feet or # of Units

Acreage of Site

B4

Zoning

Check Review Required:

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

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review **\$5,271.98** Date **3/15/2004**

Engineering Approval Status:

Reviewer **Tony**

- ☒ **Approved** ☐ **Approved w/Conditions**
See Attached ☐ **Denied**

Approval Date **2/12/2003** Approval Expiration **2/12/2004** Extension to _____ ☐ Additional Sheets
Attached

☐ Condition Compliance

signature

date

Performance Guarantee

☒ **Required***

☐ **Not Required**

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<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

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

2002-0251

Application I. D. Number

12/16/2002

Application Date

Evergreen Credit Union

Project Name/Description

Evergreen Credit Union

Applicant

35 Cumberland Avenue, Portland, ME 04092

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 854-5822 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

225 - 225 Riverside St, Portland, Maine

Address of Proposed Site

268 B015001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☒ Change Of Use ☐ Residential ☒ Office ☒ Retail
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14000 sf

Proposed Building square Feet or # of Units

Acreage of Site

B4

Zoning

Check Review Required:

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

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review \$5,271.98 Date 3/15/2004

DRC Approval Status:

Reviewer **Sebago Technic**

☐ Approved ☒ Approved w/Conditions See Attached ☐ Denied

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

☒ Condition Compliance **Kandi Talbot** 4/21/2004
signature date

Performance Guarantee ☒ Required* ☐ Not Required

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<input checked="" type="checkbox"/> Inspection Fee Paid	3/8/2004 date	\$5,659.46 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
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<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

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

2002-0251

Application I. D. Number

12/16/2002

Application Date

Evergreen Credit Union

Project Name/Description

Evergreen Credit Union

Applicant

35 Cumberland Avenue, Portland, ME 04092

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 854-5822 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

225 - 225 Riverside St, Portland, Maine

Address of Proposed Site

268 B015001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

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Approval Conditions of DRC

- 1 see Planning conditions

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

2002-0251

Application I. D. Number

12/16/2002

Application Date

Evergreen Credit Union

Project Name/Description

Evergreen Credit Union

Applicant

35 Cumberland Avenue, Portland, ME 04092

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 854-5822 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

225 - 225 Riverside St, Portland, Maine

Address of Proposed Site

268 B015001

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) _____

14000 sf

Proposed Building square Feet or # of Units

Acresage of Site

B4

Zoning

Check Review Required:

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

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review **\$5,271.98** Date **3/15/2004**

Fire Approval Status:

Reviewer **Lt. McDougall**

- ☒ **Approved** ☐ **Approved w/Conditions**
See Attached ☐ **Denied**

Approval Date **12/23/2002** Approval Expiration **12/23/2003** Extension to _____ ☐ Additional Sheets
Attached

☒ Condition Compliance **Lt. McDougall** **12/23/2002**
signature date

Performance Guarantee ☒ **Required*** ☐ **Not Required**

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	4/15/2004 date	\$282,972.50 amount	4/16/2005 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	3/8/2004 date	\$5,659.46 amount	
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<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0125	Date Applied For: 02/12/2004	CBL: 268 B015001
-----------------------	---------------------------------	---------------------

Location of Construction: 225 Riverside St	Owner Name: Evergreen Credit Union	Owner Address: 35 Cumberland St	Phone: 207-854-5822
Business Name: n/a	Contractor Name: HBE Financial Facilities	Contractor Address: 11330 Olive Blvd., St. Louis	Phone: (314) 567-9000
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Commercial	

Proposed Use:

Credit Union / New 14,360 sq. Ft. 2 story steel frame building.

Proposed Project Description:

Build New 14,360 sq. Ft. Steel frame building.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/24/2004**Note:****Ok to Issue:** ☒

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 04/07/2004**Note:****Ok to Issue:** ☒**Dept:** Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 02/23/2004**Note:****Ok to Issue:** ☒

- 1) fire extinguishers shall be installed in accordance with NFPA 10 standard
- 2) the sprinkler system and fire alarm system shall be tested in accordance with the appropriate standard and the results submitted to the Portland Fire Department
- 3) the fire alarm system shall be approved by the Portland Fire Department

Comments:

4/7/2004-mjn: Hold for planning approval, must pay for C/O prior to issuance

2/13/2004-gg: OWES FOR C OF O. Mike Nugent is suppose to have the PDF file already????

Have .pdf still owes for C/O

3/2/2004-mjn: Need Geotechnical report, Statement of special Inspections, certification forms
State fire marshall/barrier free design permit faxed info to architect



**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: FREDERICK S. SCOTT
11330 OLIVE BLVD, ST. LOUIS, MO. 63141
DATE: 3.25-04
Job Name: EVERGREEN CREDIT UNION
Address of Construction: 213-235 RIVERSIDE 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) 'B' (BUSINESS)
Type of Construction 5B

Structural Systems

Roof Snow Load

50 psf Ground Snow Load (P_g)
35 psf If $P_g > 10$ psf, Flat Roof snow load, P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, roof thermal factor
1.0 If $P_g > 10$ psf, snow load importance factor, I
Sloped Roof Snowload P_s

Earthquake Loads

0.1 Peak velocity-related acceleration, A_v
0.1 Peak acceleration, A_z
I Seismic hazard exposure group
C Seismic performance category
S4(20) Soil profile type
CONCENTRIC
BRACED FRAME Basic structural system / seismic-resisting system
R=5.0 ; C_d=4.5 Response modification factor, R , and deflection amplification factor, C_d .

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

Wind Loads

90 mph Basic Wind Speed
C Wind Exposure Category 37 psf Wind Design Pressure
0.25 Internal Pressure Coefficient
1.10 Wind Importance Factor

Mr. Mike Nugent
Re: Evergreen Credit Union
Portland, Maine
March 19, 2004
Page 2 of 2

- 5) Deflection limits were considered. Not exceeded.
- 6) Unbalanced and drift/snow loads were addressed. See above response 4.
- 7) Internal pressure effects were addressed. See above response 4.
- 8) External components and cladding were addressed. See above response 4.
- 9) Combination loadings were addressed. Allowable stresses not increased.
- 10) The Owner has informed us they intend on using Shelley Engineering Inc. to perform all of the required special inspections:

Shelley Engineering Inc
90 Bridge St.
Westbrook, Maine 04092
207-854-5465

Enclosed is a completed copy of the Statement of Special Inspections and List of Agents for your records.

- 11) Completed Drawings were forwarded onto Summit Geoenvironmental Services for their review of the final proposed building and site design. Attached please find a copy of their Project Memorandum confirming that the completed Drawings and specification satisfactorily incorporate their recommendations.

I trust the above responses and attached letter from the Geotechnical Engineer will allow your office to complete your review of the submitted Drawings and specification for issuance of a building permit. Should you need any additional information/clarification, please do not hesitate to call me. I can be reached at 314-567-9000, ext. 446, fax: 314-567-0602

Sincerely,



John Brauer
Architect's Project Manager

Enc.

cc: H. Tucker Cole, President - Evergreen Credit Union
Frederick S. Scott, Architect - Scott/Hollander Architects

Frederick S. Scott
Architect

Ronald L. Hollander
Architect

11330 Olive Boulevard
St. Louis, MO 63141
(314) 567-9000

March 19, 2004

Mr. Mike Nugent
Manager of Inspection Services
Portland City Hall
Room 315
389 Congress Street
Portland, Maine 04101

RE: Evergreen Credit Union
213-235 Riverside Street - Portland, ME

Dear Mr. Nugent:

Noted below, by corresponding numbers, are responses to your Drawing Review Comments noted in your 3/11/04 memorandum.

- 1) ~~Table 602, exterior nonloadbearing walls, refers to table 705.2. Per table 705.2 exterior wall fire resistance rating where fire separation is in excess of ten (10') feet requires no rating. The fire separation of all the exterior walls far exceeds the ten foot requirement; therefore no fire rating was indicated on the exterior walls.~~

RECLASS TO 5B7

DROP
ROOF
HEIGHT
TO 30'

- 2) Rated partitions are indicated on the floor plan by a broken line with the required hourly rating indicated within line. Refer to the Partition and Door Symbol legend in the bottom right hand corner of Drawing A1.1. Full height interior partitions are also shown shaded, indicating that these partitions extend from the floor to the underside of the floor or roof deck above. Additionally, a boxed number keys the particular partition type into the floor plan. Partition types are shown on Drawing A3.1. The specific UL test reference numbers are indicated above the partition numbers. This project utilizes UL design numbers U420 & U465.

One hour rated partitions have been provided at corridor walls, at fire stairs and around the elevator shaft. The one hour ratings are in compliance with Section 710.3 and 1014.11, which allow a wall rating reduction to one hour in buildings less than four stories in height.

- 3) The information listed on Structural Drawing S1.1 contains the correct information. Elevated floors are designed for 80 psf. The slab on grade exceeds the 100 psf floor live load required for the Lobby. Attached please find a corrected certification from Frederick S. Scott Architect, adjusting the wind speed and floor live loads to agree with Drawing S1.1.
- 4) Enclosed is a reduced, revised (shown clouded) Division 1 - General Requirements Criteria we have incorporated into Drawing S1.1, which includes the additional requested information pursuant to Sections 1603.4, 5 & 6.

Three (3) hard copies of revised Drawing S1.1R1 for insertion into the record set of Permit Drawings to follow via mail.

Memorandum

To: John Brauer
From: Mike Nugent/Manager of Inspection Services
Date: 03/11/2004
Re: 225 Riverside St.

I have Commenced reviewing the plans for the above project and need the following information:

- 1) Exterior walls for type 3B construction must have a 2 hour fire resistance rating. This does not seem to be reflected in the construction documents (See table 602)
- 2) I did not find a detail w/ UL listing and fire resistance rating for the elevator shaft and stairways.
- 3) Page S.1.1 has different Floor loads and Wind speeds than the certification for done by Fred Scott, What is the correct info?
- 4) Complete information pursuant to Section 1603.4, 5 & 6 was not provided and must be.
- 5) Include consideration of deflection limits as required in section 1604.5
- 6) Unbalanced and drift /snow loads not addressed (1608.4.1 & 5).
- 7) Internal pressure effects not addressed (1609.7 & 8)
- 8) External components and cladding not addressed (Section 1609.8)
- 9) Combination loading not addressed (Section 1613.0)
- 10) The statement of special inspections does not comply with 1705.1.1
- 11) Pursuant to Section 6.0 of the Summit Geotechnical report, Summit must review the final proposed building and site design and report, and provide a final report.

Division of HBE Corporation
P.O. Box 419039 · 11330 Olive Street Road
St. Louis, Missouri 63141

LETTER OF TRANSMITTAL

DATE 2-9-04

ATTENTION MR. MIKE NUGENT

RE: EVERGREEN CREDIT UNION
213-235 RIVERSIDE ST.
PORTLAND, ME.

TO

MR. MIKE NUGENT
MANAGER OF INSPECTION SERVICES
PORTLAND CITY HALL, ROOM 315
389 CONGRESS ST.
PORTLAND, ME. 04101

☒ Attached ☐ Under separate cover via _____ the following items:

Specifications

1

[illegible]☐ Resubmit _____ copies for approval☐ Submit _____ copies for distribution

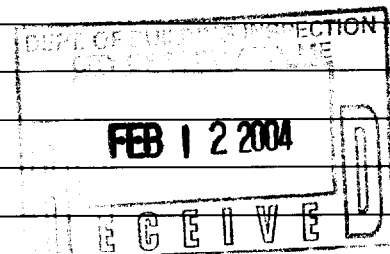
☐ Return _____ corrected prints



☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

MR. NUGENT:

ON FEB. 6, 2004, I SENT YOU A PACKAGE CONTAINING A SET OF DRAWINGS, A CD OF THE CONSTRUCTION DRAWINGS, COMMERCIAL BUILDING PERMIT APPLICATION, AND A \$20,091.00 CHECK. THIS SPECIFICATION WAS SUPPOSED TO BE INCLUDED. I APOLOGIZE FOR ANY INCONVENIENCE.



SIGNED

RONALD R. DIEBOLD

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

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

April 6, 2004

Frank St. Pierre
Gawron-Turgeon Architects
29 Black Point Road
Scarborough, Maine 04074

Subject: **Gorham Savings Bank, Marginal Way - Portland, Maine**

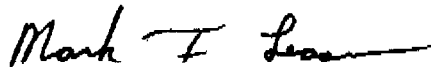
Dear Frank,

Attached is Sks-1 which addresses the Memorandum from Mike Nugent dated 3/15/04 regarding eight design items. We have faxed this information to all parties listed below.

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

Sincerely,

L&L Structural Engineering Services, Inc.



Mark F. Leasure, P.E.
President

Cc: Mike Nugent (City of Portland, 874-8716)
Dave Douglas (Gawron Turgeon Architects, 883-0361)
John Brockington (Allied/ Cooke Construction, 885-5135)

DESIGN LOADS:

1. Building code: BOCA Basic Building Code (1999)
2. Design Loads: (Ground snow load = 60 PSF/ $C_e=0.7$ / $I=1.0$)
Roof (LL/Pf)..... 42 PSF + Drift
Roof (DL)..... 18 PSF
First floor 100 PSF
- 2a. Additional Snow load criteria:
Drift adjacent to clearestory - $P_m = 88.5$ PSF
(width of drift = 8'-6")
Unbalanced load on curved roof of clearestory:
i) At Crown = 21 psf
ii) At Eave = 84 psf
3. Design wind loads have been based on the following criteria.
 - a. Basic Wind Speed = 90 mph (Figure 1609.3)
 - b. Wind load Importance factor = 1.1 (Table 1609.5)
 - c. Wind Exposure Category: "C" (Section 1609.4)
 - d. Internal Pressure Coefficient: ± 0.25 (Table 1609.7(6))
 - e. Design Pressure (P) = $P_{ww} = 16$ psf
 $P_{lw} = 12$ psf
 $P = 28$ psf
 - e. Internal & External Pressure:
i) Wind Components and Cladding Loading = 27.6 psf (zone 4)
Within 8' of building corners = 33.3 psf (zone 5)
4. Seismic design utilizes the following criteria:
 - a. Building framing system: Braced frame and Space frame.
 - b. Analysis procedure: Equivalent Lateral Force Procedure.
 - c. Seismic hazard exposure group: "I"
 - d. Seismic performance category: "C"
 - e. Soil profile type: $S=1.5$
 - f. Peak velocity-related acceleration (A_v): "0.10"
 - g. Peak acceleration (A_a): "0.10"
 - h. Response modification factor (R): "5"
 - i. Deflection amplification factor (C_d): "4 1/2"
5. Maximum Deflection limits shall be as follows:
 - a. Open Web Steel Joists: L/360 (LL)
L/240 (TL)
 - b. Structural Steel Beams & Girders: L/360 (TL)
6. The load combinations as defined in ASCE 7 Chapter 2 section 2.4.1 (combinations 1 thru 5) have been considered in design. The combinations which produced the most unfavorable affects are as follows:
 - a. Dead + Live + Wind
 - b. Dead + Live + Snow
 - c. Dead + Live + Seismic

23250

designed by:	MFL
drawn by:	MFL
checked by:	JHL
scale:	NONE
date:	APRIL 6, 2004

GORHAM SAVINGS BANK-MARGINAL WAY
PORTLAND, MAINE

REVISED GENERAL NOTES

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX O STREET
SOUTH PORTLAND, MAINE 04106

PHONE: (207) 767-4830
FAX: (207) 799-5432
EMAIL: lleasure@l-l-eng.com

SKS-1



PROJECT MEMORANDUM

Date: March 18, 2004
To: H. Tucker Cole, President, Evergreen Credit Union
Cc: John Brauer, Architect's Project Manager, Scott/Hollander Architects
From: Scott Dixon, P.E., C.G., Summit Geoengineering Services
RE: Review of forwarded Drawings and Specifications, New Evergreen Credit Union, Portland, Maine

Summit Geoengineering Services (Summit) has completed review of Drawings and Specifications forwarded to our Augusta, Maine office by HBE Corporation and received on March 16, 2004. At the request of HBE Corporation, the following items were reviewed by Summit:

- ❖ Site Drawings C1.1, C1.2, C2.1, and C2.2
- ❖ Structural Drawings S2.0, S2.1, S3.1, and S3.2
- ❖ Specification Sections 2.1 "Excavating, Grading & Site Preparation", and 2.5 "Foundation Piling"

Based on Summit's review of the above items, it is our opinion that these items satisfactorily incorporate the recommendations provided in our geotechnical report (Project No. 7728) dated December 9, 2003.

Please call at (207) 621-8334 if you have any questions.

640 MAIN STREET ▲ LEWISTON, MAINE 04240 ▲ TEL: (207) 795-6009 ▲ FAX: (207) 795-6128
8 HARLOW STREET, SUITE 4A ▲ BANGOR, MAINE 04401 ▲ TEL: (207) 262-9040 ▲ FAX: (207) 262-9080
PO BOX 4698 ▲ AUGUSTA, MAINE 04330 ▲ TEL: (207) 621-8334 ▲ FAX: (207) 626-9094

S E A M**Structural Engineering Association of Maine****LIST OF AGENTS**PROJECT: EVERGREEN CREDIT UNIONSTRUCTURAL ENGINEER OF RECORD: Ed Estlinger

Name

Firm

11330 Olive Blvd. St. Louis, Mo. 63141

Address

ARCHITECT OF RECORD:

Fredrick S. Scott Fredrick S. Scott / Ron Hollander

Name

Firm

11330 Olive Blvd St. Louis Mo. 63141

Address

Following is the List of Agents selected for performance of special inspections for this project.

Name

Firm

1. Special Inspector Tina Shelley SHELLEY ENGINEERING, INC.
2. Testing Laboratory _____
3. Testing Laboratory _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

3/15/94

Page 2 of 2

Frederick S. Scott
Architect

Ronald L. Hollander
Architect

11330 Olive Boulevard
St. Louis, MO 63141
(314) 567-9000

March 5, 2004

Mr. Mike Nugent, Manager of Inspection Services
Portland City Hall, Room 315
389 Congress Street
Portland, Maine 04101

RE: Evergreen Credit Union
213-235 Riverside Street - Portland, ME

Dear Mr. Nugent:

Enclosed please find the following regarding the above referenced project:

- One copy of the Geotechnical Report dated December 2003, as prepared by Summit Geoengineering Services.
- One original signed and sealed copy of Certification forms for:
Accessibility
Building Codes
BOCA National Building Code

Also enclosed, please find a additional completed Building Permit Application.

Based upon our telephone conversation, the enclosed report and certification forms will allow your office to complete the project review for issuance of a building permit. A copy of the letter regarding special inspections will follow under separate cover.

Please do not hesitate to call me should you have any questions. I can be reached at 314-567-9000, ext. 446

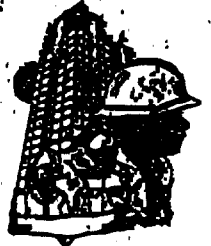
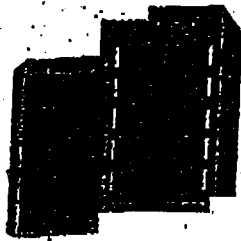
Sincerely,


John Brauer
Architect's Project Manager

Enc.

cc: H. Tucker Cole, President – Evergreen Credit Union
Frederick S. Scott, Architect – Scott/Hollander Architects

FAX 314-567-
0602



**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: Frederick S. Scott

RE: Certificate of Design

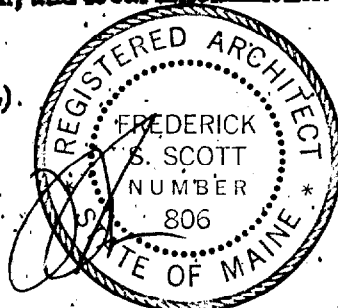
DATE: 3/4/04

These plans and/or specifications covering construction work on:

Evergreen Credit Union

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.

(SEAL)



Signature [Signature]

Title Architect

Firm Frederick S. Scott, Architect

Address 11330 Olive Blvd.
St. Louis, MO 63141

As per Maine State Law:

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

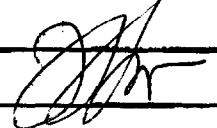
All Purpose Building Permit Application

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.

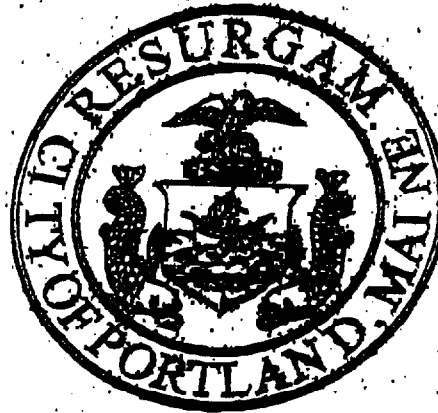
Location/Address of Construction: <u>213-235 Riverside Street, Portland, ME.</u>		
Total Square Footage of Proposed Structure <u>14,360</u>	Square Footage of Lot <u>64,973</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>H. Tucker Cole</u> <u>Evergreen Credit Union</u>	Telephone: <u>(207) 854-5822</u>
Lessee/Buyer's Name (if Applicable) <u>NA</u>	Applicant name, address & telephone: <u>Frederick S. Scott, Architect</u> <u>11330 Olive Blvd.</u>	Cost Of Work: \$ <u>2,229,700</u> Fee: \$ <u>718.00</u>
Current use: <u>Empty Lot</u>		
If the location is currently vacant, what was prior use: <u>NA</u>		
Approximately how long has it been vacant: <u>NA</u>		
Proposed use: <u>Credit Union (Business Occupancy)</u>		
Project description: <u>New, 2 story steel frame building w/ drive-up lanes (covered) and entry canopy. Primary mts. used are brick, alum. glazing and arch shingles. Sitework includes drives and parking.</u>		
Contractor's name, address & telephone: <u>HBE Financial Facilities</u> (314) 567-9000 <u>11330 Olive Blvd. St. Louis, Mo. 63141</u>		
Who should we contact when the permit is ready: <u>John Brumer</u>		
Mailing address: <u>11330 Olive Blvd.</u> <u>St. Louis, Mo. 63141</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>(314) 567-9000 x 446</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: 	Date: <u>3.5.04</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



CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: Frederick S. Scott

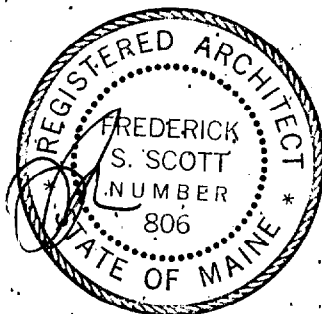
Address of Project 215-235 Riverside Street Portland, Me.

Nature of Project Credit Union

Date 3/4/04

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 [Signature]

Title Architect

Firm Frederick S. Scott, Architect

Address 11330 Olive Blvd.

St. Louis, Mo. 63141

Telephone (314) 567-9000 ext. 447

03/19/2004 08:43 12078544771

EVERGREEN CU

PAGE 04

03/18/2004 16:19 2078548785

SHELLEY ENGINEERING
J.F. NEVILLE, P.E.

PAGE 03/03

PAGE 10

S E A M**Structural Engineering Association of Maine****LIST OF AGENTS**PROJECT: EVERGREEN CREDIT UNIONSTRUCTURAL ENGINEER OF RECORD: Ed EstingerName Ed Estinger Firm
11330 Olive Blvd. St. Louis, Mo. 63141
Address

ARCHITECT OF RECORD:

Name Frederick S. Scott Firm Frederick S. Scott / Ron Hollander
11330 Olive Blvd. St. Louis Mo. 63141 Architects
Address

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

	Name	Firm
1. Special Inspector	<u>Timothy Shelley</u>	<u>SHELLEY ENGINEERING, INC.</u>
2. Testing Laboratory		
3. Testing Laboratory		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

3/15/04

Page 2 of 2

03/19/2004 08:43 12878544771

EVERGREEN CU

PAGE 03

SHELLEY ENGINEERING

PAGE 02/03

03/16/2004 16:19 2878548706

J.P. NEVILLE, P.E.

PAGE 02

S E A M

Structural Engineering Association of Maine

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: EVERGREEN CREDIT UNION
 LOCATION: RIVERSIDE ST, PORTLAND, ME.
 PERMIT APPLICANT: FREDERICK S. SCOTT
 APPLICANT'S ADDRESS: 11330 Olive Blvd St. Louis, Mo. 63141

STRUCTURAL ENGINEER OF RECORD: Ed EstlingerARCHITECT OF RECORD: Fredrick S. Scott Fred S. Scott/Paul Hollander, Architects

This Statement of Special Inspections is submitted in accordance with Section 1706.0 of the 1993 BOCA National Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

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

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

Prepared By:

TIMOTHY G. SHELLEY
 NAME
Timothy G. Shelley 3.16.04
 SIGNATURE DATE



Applicant's Authorization:

[Signature] 3-19-04
 SIGNATURE DATE
 3/13/04 FREDERICK S. SCOTT, ARCHITECT

Building Code Official:

SIGNATURE DATE

Page 1 of 2

Frederick S. Scott

Architect

Ronald L. Hollander

Architect

11330 Olive Boulevard
St. Louis, MO 63141
(314) 567-9000

March 5, 2004

Mr. Mike Nugent
Manager of Inspection Services
Portland City Hall, Room 315
389 Congress Street
Portland, Maine 04101

Re: Evergreen Credit Union
Portland, ME
Special Inspections

Dear Mr. Nugent:

Per Section 1705.1.1 of the 1999 BOCA National Building Code, the following list of materials and work require special inspection.

Prepared Fill per Section 1705.7

Site Preparation

Testing of compaction and placement of fill

Evaluation of in-place density

Pile Foundations per Section 1705.8

Inspector shall be present during installation or testing.

Inspector shall make and submit records in accordance with section 1816.13.

Concrete Construction per Section 1705.4

Evaluation of concrete strength

Inspection of mix

Inspection during placement

Inspection of curing

Location and installation of reinforcing

Steel Construction per Section 1705.3

Inspection of steel fabricator

Material Receiving

Installation of high-strength bolts

Welding

Details

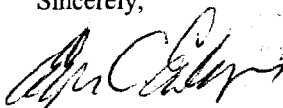
Wood Construction per Section 1705.6

Inspection of truss assemblies

Nailing, bolting and other fastening

The names of the individuals and firms to be retained for conducting the inspections will be submitted by the owner at a later date.

Sincerely,



Edgar C. Eslinger, P.E., A.I.A.
Structural Department Manager

cc: John Brauer, HDI

DIVISION 1 - GENERAL REQUIREMENTS

1.1 QUALITY REQUIREMENTS

- A. All omissions and conflicts within the Contract Documents shall be brought to the attention of Architect prior to proceeding with the Work.
- B. Verify existing dimensions and conditions at the job site. Any discrepancies between the conditions found and those indicated in the Contract Documents shall be brought to the attention of Architect prior to proceeding with the Work.
- C. See Documents by other disciplines for floor, wall, and roof openings, trenches, pits, pipe sleeves, equipment pads, metal pan stairs, miscellaneous iron, etc.
- D. No pipes, ducts, chases, etc. shall be placed in structural beam and column members nor shall any structural member be cut for pipes, ducts, etc., unless noted otherwise. Notify Architect when Documents by other disciplines show openings, pockets, etc. not indicated in the Structural Drawings, but are located in structural members. Contractor shall obtain prior approval from Architect for installation of such pipes, ducts, chases, etc.
- E. Details labeled "Typical" on the Structural Drawings apply to all situations occurring on Project that are the same or similar to those locations specifically indicated. Where a detail is not indicated, the detail shall be the same as for other similar conditions.

1.2 SPECIAL INSPECTIONS

- A. Special inspections shall be in accordance with the Building Code.
- B. Special inspection reports shall be furnished to Building Official, Owner, Architect, Structural Engineer, and Contractor. Discrepancies shall be brought to the attention of Contractor, and if not corrected, shall be reported to Building Official, Owner, Architect, and Structural Engineer.
- C. The Special Inspector shall submit a final report stating that the structural work was, to the best of the Special Inspector's knowledge, performed in accordance with the Contract Documents.
- D. The following types of work require Special Inspections: (Refer to the Building Code and Specifications for detailed inspection requirements.)
 1. Prepared Fill
 2. Pile Foundations
 3. Concrete Construction
 4. Steel Construction
 5. Wood Construction

1.3 DESIGN CRITERIA:

- A. The structure is designed in accordance with the BOCA National Building Code, 1999 Edition.
- B. No provisions have been made for future horizontal or vertical expansion.
- C. Gravity Loads:
 1. Uniform Roof Live Loads (Maximum of the following):
 - a. Live Load: 50 psf
 - b. Snow Load:
 - 1) Ground Snow Load, Pg: 50 psf
 - 2) Flat Roof Snow Load, Pf: 35 psf
 - 3) Snow Exposure Factor, Ce: 1.0
 - 4) Snow Importance Factor, I: 1.0
 - 5) Roof Thermal Factor, Ct: 1.0
 2. Uniform Floor Live Loads (reduced as allowed by the Building Code, unless otherwise noted):
 - a. Live Load: 80 psf
- D. Lateral Loads:
 1. Wind Loads
 - a. Basic Wind Speed: 90 MPH
 - b. Importance Factor: Iw = 1.10
 - c. Exposure: C
 - d. Internal Pressure Coefficient, GCp: 0.25
 - e. Wind Design Pressure, P: 37 psf
 2. Earthquake Load:
 - a. Peak Velocity-Related Acceleration, Av: 0.1
 - b. Peak Acceleration, Aa: 0.1
 - c. Seismic Hazard Exposure Group: 1
 - d. Seismic Performance Category: C
 - e. Soil profile Type, S4: 2.0
 - f. Building Frame System
 - g. Concentric Braced Frames
 - h. Response Modification Factor, R: 5
 - i. Deflection Amplification Factor, Cd: 4.5
 - j. Equivalent Lateral Force Procedure

DIVISION 2 - FOUNDATIONS

2.1 GENERAL

- A. Foundation design is based upon recommendations in the geotechnical reports prepared by Summit Geotechnical Services PN 7728 dated: December 8, 2003; December 29, 2003; January 9, 2004.
- B. Owner's Geotechnical Representative shall certify the bearing medium prior to concrete placement.
- C. Excavations shall be kept free of loose material and standing water.

2.2 DRIVEN PILES

- A. Driven and bearing piles shall have 80 tons vertical capacity and 850 psf horizontal capacity.

DIVISION 3 - CONCRETE

3.1 REINFORCING

A. GENERAL

1. Reinforcing steel shall be ASTM A615, Grade 60, unless noted otherwise. Welding of ASTM A615, is not allowed.
2. Reinforcing steel to be welded shall be ASTM A71 bars.
3. Welded wire fabric shall be ASTM A185 and shall spliced two full wire spaces.
4. All reinforcing bars shall be detailed, fabricated, and placed in accordance with ACI 315 "Details of Concrete Reinforcement" and CRSI's "Manual".
5. Reinforcing, including dowels, shall be securely tied with the lower member. Placing reinforcing after been placed is not permitted.
6. Field bending of reinforcing partially embedded in is not allowed unless specifically noted in the S Documents or approved by Structural Engineer.
7. Provide dowels from foundation the same grade, as vertical wall or column reinforcing, unless noted otherwise.
8. Provide corner bars to match horizontal reinforcing and intersections. Provide tension lap of corner horizontal reinforcing.
9. All abutting concrete shall be doweled together monolithically. Dowels shall be equal in size as to reinforcing in abutting members. Dowels shall lap on each side of the construction joint.
10. Adhesive for reinforcing dowels into existing concrete be Hilti HIT HY 150 or approved equal. Minimum shall be 12 bar diameters, unless noted otherwise.
11. Mechanical couplers shall be uni-axial type caps 125% of the specified yield strength of the bar

B. SLABS

1. Provide slab bolsters, high chairs, and #5 supports to maintain proper placement of all reinforcing, welded wire fabric.
2. Provide 1-#5 top x 6'-0" diagonals at corners re-entrant corners, unless noted otherwise.

3.2 CAST-IN-PLACE CONCRETE

- A. Reinforced concrete shall be normal weight and have compressive strength of 3000 psi.
- B. All concrete to have the following unit weights (+/-):
 1. Normal weight concrete: plastic = 145 pcf
- C. All concrete exposed to freezing and thawing and de-icing shall have 6% (+1.5%/-1.5%) air entrainment. Concrete deck shall have 4% to 7% air entrainment.
- D. Provide concrete cover for reinforcing as follows:
 1. Concrete cast against and permanently exposed
 2. Concrete exposed to earth or weather
 3. Concrete not exposed to weather or in contact with
 - a. Slabs and walls
 - b. Beams and columns, to stirrups/ties
- E. For concrete cast on metal deck, concrete thickness nominal. Contractor shall allow for the deflection of assembly due to the wet weight of the concrete when concrete quantity.
- F. Provide construction or control joints in slab-on-grade in the Structural Drawings. If joint pattern is not indicated, provide joints located to conform to bay spacing when (at column centerlines).
- G. Construction joints in walls shall be placed at location by Architect and Structural Engineer.
- H. Locate construction joints for joists, beams, girders, at approximately the 1/3 point of the span. Place joints do not compromise the strength of the structure. Of a girder at least twice the beam width from a beam.
- I. Interface of construction joints shall be roughened to 1/4". Surface of construction joints shall be clear of laitance. Immediately before new concrete is placed joints shall be wetted and standing water removed.
- J. Provide waterstops in below grade construction joints locations as indicated on structural and architectural drawings.
- K. Provide bond breaker material between slab-on-grade that are not doweled together.
- L. All column pockets shall be filled with concrete after erected.
- M. At floor drains, locally slope floor towards drain. See from other disciplines for drain locations.
- N. See Architectural Documents for molds, grooves, ornamental finishes and slab depressions.

Adding information
to drawing S1.1

FAX TRANSMISSION COVER SHEET



HBE Corporation
11330 Olive Boulevard
St. Louis, Missouri 63141
Telephone Number (314) 567-9000
Fax Number (314) 567-0602

Deliver to: Mr. Mike Nugent Fax Number: 207-874-8716
Company: City of Portland Date: 3/19/04

Comments: Attached please find responses to drawing review
comments for Evergreen Credit Union

Hard copy to follow

Number of Pages Transmitted (including cover sheet) 8

If you do not receive all pages, please contact the sender:

Name: John Brainer Extension Number: 446



PROJECT MEMORANDUM

Date: March 18, 2004
To: H. Tucker Cole, President, Evergreen Credit Union
Cc: John Brauer, Architect's Project Manager, Scott/Hollander Architects
From: Scott Dixon, P.E., C.G., Summit Geoengineering Services
RE: Review of forwarded Drawings and Specifications, New Evergreen Credit Union, Portland, Maine

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- ❖ Site Drawings C1.1, C1.2, C2.1, and C2.2
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Please call at (207) 621-8334 if you have any questions.

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- C. See Documents by other disciplines for floor, wall, and roof openings, trenches, pits, pipe sleeves, equipment pads, metal pan stairs, miscellaneous iron, etc.
- D. No pipes, ducts, chases, etc. shall be placed in structural beam and column members nor shall any structural member be cut for pipes, ducts, etc., unless noted otherwise. Notify Architect when Documents by other disciplines show openings, pockets, etc. not indicated in the Structural Drawings, but are located in structural members. Contractor shall obtain prior approval from Architect for installation of such pipes, ducts, chases, etc.
- E. Details labeled "Typical" on the Structural Drawings apply to all situations occurring on Project that are the same or similar to those locations specifically indicated. Where a detail is not indicated, the detail shall be the same as for other similar conditions.

1.2 SPECIAL INSPECTIONS

- A. Special inspections shall be in accordance with the Building Code.
- B. Special inspection reports shall be furnished to Building Official, Owner, Architect, Structural Engineer, and Contractor. Discrepancies shall be brought to the attention of Contractor, and if not corrected, shall be reported to Building Official, Owner, Architect, and Structural Engineer.
- C. The Special Inspector shall submit a final report stating that the structural work was, to the best of the Special Inspector's knowledge, performed in accordance with the Contract Documents.
- D. The following types of work require Special Inspections: (Refer to the Building Code and Specifications for detailed inspection requirements.)
 1. Prepared Fill
 2. Pile Foundations
 3. Concrete Construction
 4. Steel Construction
 5. Wood Construction

1.3 DESIGN CRITERIA:

- A. The structure is designed in accordance with the BOCA National Building Code, 1999 Edition.
- B. No provisions have been made for future horizontal or vertical expansion.
- C. Gravity Loads:
 1. Uniform Roof Live Loads (Maximum of the following):
 - a. Live Load: 50 psf
 - b. Snow Load:
 - 1) Ground Snow Load, Pg: 50 psf
 - 2) Flat Roof Snow Load, Pf: 35 psf
 - 3) Snow Exposure Factor, Ce: 1.0
 - 4) Snow Importance Factor, I: 1.0
 - 5) Roof Thermal Factor, Ct: 1.0
 2. Uniform Floor Live Loads (reduced as allowed by the Building Code, unless otherwise noted):
 - a. Live Load: 80 psf
- D. Lateral Loads:
 1. Wind Loads
 - a. Basic Wind Speed: 90 MPH
 - b. Importance Factor: $I_{wind} = 1.10$
 - c. Exposure: C
 - d. Internal Pressure Coefficient, GCpi: 0.25
 - e. Wind Design Pressure, P: 37 psf
 2. Earthquake Load:
 - a. Peak Velocity-Related Acceleration, Av: 0.1
 - b. Peak Acceleration, Aa: 0.1
 - c. Seismic Hazard Exposure Group: I
 - d. Seismic Performance Category: C
 - e. Soil profile Type, Ss: 2.0
 - f. Building Frame System
 - g. Concentric Braced Frames
 - h. Response Modification Factor, R: 5
 - i. Deflection Amplification Factor, Cd: 4.5
 - j. Equivalent Lateral Force Procedure

DIVISION 2 - FOUNDATIONS

2.1 GENERAL

- A. Foundation design is based upon recommendations in the geotechnical reports prepared by Summit Geopengineering Services PN 7728 dated: December 9, 2003. January 9, 2004.
 - B. Owner's Geotechnical Representative shall certify the bearing medium prior to concrete placement.
 - C. Excavations shall be kept free of loose material and standing water.
- ### 2.2 DRIVEN PILES
- A. Driven end bearing piles shall have 80 tons vertical capacity and 850 psf horizontal capacity.

DIVISION 3 - CONCRETE

3.1 REINFORCING

A. GENERAL

1. Reinforcing steel shall be ASTM A615, Grade 60, unless noted otherwise. Welding of ASTM A615, is not allowed.
2. Reinforcing steel to be welded shall be ASTM A7 bars.
3. Welded wire fabric shall be ASTM A185 and shall be spliced two full wire spaces.
4. All reinforcing bars shall be detailed, fabricated, and placed in accordance with ACI 315 "Details of Concrete Reinforcement" and CRSI's "Manual of Concrete Reinforcing Steel Institute".
5. Reinforcing, including dowels, shall be securely tied with the lower member. Placing reinforcing after being placed is not permitted.
6. Field bending of reinforcing partially embedded in concrete is not allowed unless specifically noted in the Documents or approved by Structural Engineer.
7. Provide dowels from foundation the same grade, as vertical wall or column reinforcing, unless noted otherwise.
8. Provide corner bars to match horizontal reinforcing and intersections. Provide tension lap of corner horizontal reinforcing.
9. All abutting concrete shall be doweled together monolithically. Dowels shall be equal in size and placed in reinforcing in abutting members. Dowels shall lap on each side of the construction joint.
10. Adhesive for reinforcing dowels into existing concrete shall be Hilti HIT HY 150 or approved equal. Minimum shall be 12 bar diameters, unless noted otherwise.
11. Mechanical couplers shall be uni-axial type capable of 125% of the specified yield strength of the bar.

B. SLABS

1. Provide slab bolsters, high chairs, and #5 supports to maintain proper placement of all reinforcing, welded wire fabric.
2. Provide 1-#5 top x 6'-0" diagonals at corners re-entrant corners, unless noted otherwise.

3.2 CAST-IN-PLACE CONCRETE

- A. Reinforced concrete shall be normal weight and have compressive strength of 3000 psi.
- B. All concrete to have the following unit weights (+/-):
 1. Normal weight concrete: plastic = 145 pcf
- C. All concrete exposed to freezing and thawing and de-icing shall have 6% (+1%/-1.5%) air entrainment. Concrete deck shall have 4% to 7% air entrainment.
- D. Provide concrete cover for reinforcing as follows:
 1. Concrete cast against and permanently exposed
 2. Concrete exposed to earth or weather
 3. Concrete not exposed to weather or in contact with earth
 - a. Slabs and walls
 - b. Beams and columns, to stirrups/ties
- E. For concrete cast on metal deck, concrete thickness shall be nominal. Contractor shall allow for the deflection of the metal deck due to the wet weight of the concrete when concrete is placed.
- F. Provide construction or control joints in slab-on-grade in the Structural Drawings. If joint pattern is not indicated, provide joints located to conform to bay spacing when indicated (at column centerlines).
- G. Construction joints in walls shall be placed at locations indicated by Architect and Structural Engineer.
- H. Locate construction joints for joists, beams, girders, etc. at approximately the 1/3 point of the span. Place joints so as to do not compromise the strength of the structure. Offset a girder at least twice the beam width from a beam.
- I. Interface of construction joints shall be roughened to a depth of 1/4". Surface of construction joints shall be clear of laitance. Immediately before new concrete is placed, joints shall be wetted and standing water removed.
- J. Provide waterstops in below grade construction joints at locations as indicated on structural and architectural drawings.
- K. Provide bond breaker material between slab-on-grade and walls that are not doweled together.
- L. All column pockets shall be filled with concrete after erected.
- M. At floor drains, locally slope floor towards drain. See from other disciplines for drain locations.
- N. See Architectural Documents for molds, grooves, ornate etc. required to be encased in concrete and for local finishes and slab depressions.

Adding information to drawing S1.1

S E A M

Structural Engineering Association of Maine

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: EVERGREEN CREDIT UNION
LOCATION: RIVERSIDE ST, PORTLAND, ME.
PERMIT APPLICANT: FREDERICK S. SCOTT
APPLICANT'S ADDRESS: 11330 Olive Blvd St. Louis, Mo. 63141

STRUCTURAL ENGINEER OF RECORD: Ed Eslinger
ARCHITECT OF RECORD: Fredrick S. Scott Fred S. Scott / Ron Hollander, Architects

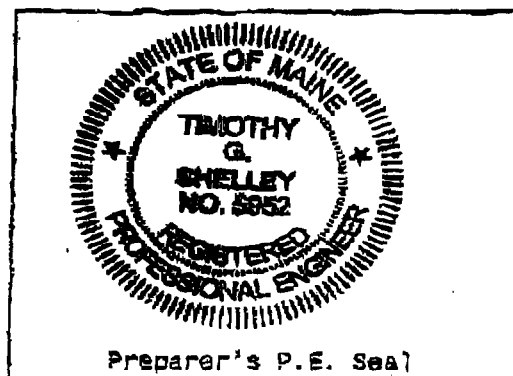
This Statement of Special Inspections is submitted in accordance with Section 1706.0 of the 1993 BOCA National Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other Agencies intended to be retained for conducting these inspections.

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

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

Prepared By:

TIMOTHY G. SHELLEY
NAME
Timothy G. Shelley 3.16.04
SIGNATURE DATE



Applicant's Authorization:

Fredrick S. Scott 3.19.04
SIGNATURE DATE
3/19/04 FREDERICK S. SCOTT, ARCHITECT

Building Code Official:

SIGNATURE DATE
Page 1 of 2

Frederick S. Scott
Architect

Ronald L. Hollander
Architect

11330 Olive Boulevard
St. Louis, MO 63141
(314) 567-9000

March 19, 2004

Mr. Mike Nugent
Manager of Inspection Services
Portland City Hall
Room 315
389 Congress Street
Portland, Maine 04101

RE: Evergreen Credit Union
213-235 Riverside Street - Portland, ME

Dear Mr. Nugent:

Noted below, by corresponding numbers, are responses to your Drawing Review Comments noted in your 3/11/04 memorandum.

- 1) Table 602, exterior nonloadbearing walls, refers to table 705.2. Per table 705.2 exterior wall fire resistance rating where fire separation is in excess of ten (10') feet requires no rating. The fire separation of all the exterior walls far exceeds the ten foot requirement; therefore no fire rating was indicated on the exterior walls.
- 2) Rated partitions are indicated on the floor plan by a broken line with the required hourly rating indicated within line. Refer to the Partition and Door Symbol legend in the bottom right hand corner of Drawing A1.1. Full height interior partitions are also shown shaded, indicating that these partitions extend from the floor to the underside of the floor or roof deck above. Additionally, a boxed number keys the particular partition type into the floor plan. Partition types are shown on Drawing A3.1. The specific UL test reference numbers are indicated above the partition numbers. This project utilizes UL design numbers U420 & U465.

One hour rated partitions have been provided at corridor walls, at fire stairs and around the elevator shaft. The one hour ratings are in compliance with Section 710.3 and 1014.11, which allow a wall rating reduction to one hour in buildings less than four stories in height.

- 3) The information listed on Structural Drawing S1.1 contains the correct information. Elevated floors are designed for 80 psf. The slab on grade exceeds the 100 psf floor live load required for the Lobby. Attached please find a corrected certification from Frederick S. Scott Architect, adjusting the wind speed and floor live loads to agree with Drawing S1.1.
- 4) Enclosed is a reduced, revised (shown clouded) Division 1 – General Requirements Criteria we have incorporated into Drawing S1.1, which includes the additional requested information pursuant to Sections 1603.4, 5 & 6.

Three (3) hard copies of revised Drawing S1.1R1 for insertion into the record set of Permit Drawings to follow via mail.

Mr. Mike Nugent
Re: Evergreen Credit Union
Portland, Maine
March 19, 2004
Page 2 of 2

- 5) Deflection limits were considered. Not exceeded.
- 6) Unbalanced and drift/snow loads were addressed. See above response 4.
- 7) Internal pressure effects were addressed. See above response 4.
- 8) External components and cladding were addressed. See above response 4.
- 9) Combination loadings were addressed. Allowable stresses not increased.
- 10) The Owner has informed us they intend on using Shelley Engineering Inc. to perform all of the required special inspections:

Shelley Engineering Inc
90 Bridge St.
Westbrook, Maine 04092
207-854-5465

Enclosed is a completed copy of the Statement of Special Inspections and List of Agents for your records.

- 11) Completed Drawings were forwarded onto Summit Geoengineering Services for their review of the final proposed building and site design. Attached please find a copy of their Project Memorandum confirming that the completed Drawings and specification satisfactorily incorporate their recommendations.

I trust the above responses and attached letter from the Geotechnical Engineer will allow your office to complete your review of the submitted Drawings and specification for issuance of a building permit. Should you need any additional information/clarification, please do not hesitate to call me. I can be reached at 314-567-9000, ext. 446, fax: 314-567-0602

Sincerely



John Brauer
Architect's Project Manager

Enc.

cc: H. Tucker Cole, President – Evergreen Credit Union
Frederick S. Scott, Architect – Scott/Hollander Architects

Applicant: Evergreen Credit Union

Date: 1/22/03

Address: 225 Riverside St

C-B-L: 268-B-015

315-B-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~New building~~ ^{presently} Developed site for Dringo Dry Wall

Zone Location - B-4

67 x 102.5 bldg

Interior or corner lot -

Proposed Use/Work - TO remove old structure & build new credit union

Sewage Disposal - City facilities

25 x 43' rear canopy
for Drive Thru

Lot Street Frontage - 60' min req $\frac{194.86}{62.55} = 277.41$ min req

Front Yard - 20' min req - 90' + shown

Rear Yard - 20' min req - 25' + shown

Side Yard - 10' min req - 75' + & 80' + shown
2 story shown

Projections - rear 4 lane drive thru with attached canopy

Width of Lot - 10' min req - 270' + shown

Height - 65' max - 34' shown to ridge

Lot Area - 10,000^{sq} min ~~63,256^{sq} per Assessor~~

Lot Coverage / Impervious Surface ~~64,972^{sq} per stamped submitted survey~~

Area per Family - N/A ~~80% max or 59,776^{sq} max~~ ^{shown 71,22^{sq}} per stamped survey

Off-street Parking - 38 spaces req - 72 spaces shown $\frac{3000}{200} = 15$ req

Loading Bays - N/A

Site Plan - ~~major site plan~~ # 2002-0251

Shoreland Zoning / Stream Protection - N/A

Flood Plains - panel B - Zone X ok

Floor Area Ratio = $\frac{.65 \text{ max } 14,000 \text{ sq ft}}{64,972} = .216$
(No Abutting Res. Zone)

can attach permits for sign

Frederick S. Scott

Architect

Ronald L. Hollander

Architect

11330 Olive Boulevard
St. Louis, MO 63141
(314) 567-9000

February 5, 2004

Mr. Mike Nugent, Manager of Inspection Services
Portland City Hall, Room 315
389 Congress Street
Portland, Maine 04101

RE: Evergreen Credit Union
213-235 Riverside Street - Portland, ME

Dear Mr. Nugent:

Enclosed please find the following regarding the above referenced project:

- One sealed set of drawings and specifications, dated 2/4/04.
- One electronic copy of drawings, dated 2/4/04.
- One completed and signed 'Commercial Building Permit Application'.
- A check in the amount of \$20,091.00 made payable to 'City of Portland' for permit fees.

I understand that this will meet your requirements to review the project, per my 2/3/04 fax to you and our follow-up conversation. If you have any questions, please contact either myself or Ron Diebold in our office at 314-567-9000. Thank you.

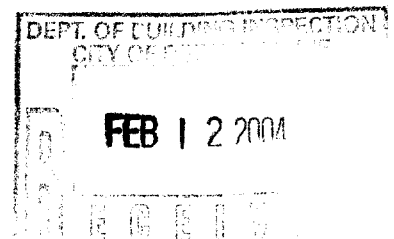
Sincerely,



Larry Eisenberg, AIA
Architect's Project Manager

LE/mls
enc.

cc: H. Tucker Cole, President – Evergreen Credit Union
Tom Mooney, Project Developer - HBE Financial Facilities
Frederick S. Scott, Architect – Scott/Hollander Architects
Ron Diebold, Project Architect – Scott/Hollander Architects





Commercial 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>213-235 RIVERSIDE STREET, PORTLAND, ME</u>		
Total Square Footage of Proposed Structure <u>14,360</u>		Square Footage of Lot <u>64,973</u>
Tax Assessor's Chart, Block & Lot Chart# <u>268</u> Block# <u>B</u> Lot# <u>015</u>	Owner: <u>H. TUCKER COLE</u> <u>EVERGREEN CREDIT UNION</u>	Telephone: <u>(207) 854-5822</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>FREDERICK SCOTT, ARCHITECT</u> <u>11330 OLIVE BLVD.</u> <u>ST. LOUIS, MO 63141</u> <u>(314) 567-9000 X-447</u>	Cost Of Work: \$ <u>2,229,700</u> Fee: \$ <u> </u>
Current Specific use: <u>COMMERCIAL (BUSINESS OCCUPANCY)</u>		
Proposed Specific use: <u>CREDIT UNION (BUSINESS OCCUPANCY)</u>		
Project description: <u>NEW, 2 STORY STEEL FRAME BUILDING W/ DRIVE-UP LANES (COVERED) AND ENTRY CANOPY. PRIMARY MATERIALS WILL BE BRICK, ALUMINUM GLAZING, AND ARCHITECTURAL ROOF SHINGLES. SITEWORK INCLUDES DRIVES AND PARKING.</u>		
Contractor's name, address & telephone: <u>HBE FINANCIAL FACILITIES (314) 567-9000</u> <u>11330 OLIVE BLVD., ST. LOUIS, MO, 63141</u>		
Who should we contact when the permit is ready: <u>FRED SCOTT, ARCHITECT</u>		
Mailing address: <u>11330 OLIVE BLVD., ST. LOUIS, MO 63141</u>		
Phone: <u>(314) 567-9000 X-447</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.

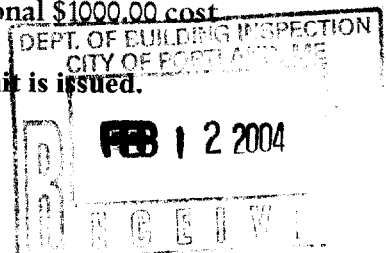
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>Fredrick Scott</u>	Date: <u>2.5.04</u>
---	---------------------

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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

Delivered
By Mail





Commercial Building Permit Application Checklist

All of the following information is required and must be submitted in order to help insure an expeditious permitting process.

A Complete Set of construction drawings must include:

Note: Construction documents for construction in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- ☒ Cross sections w/framing details
- ☒ Detail of any new walls or permanent partitions
- ☒ Floor Plans & Elevations
- ☒ Window and door schedules
- ☒ Foundation plans with required drainage and damp proofing (if applicable)
- ☒ Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the new or existing structure(s), a plot plan is required and must include:

- ☒ The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines drawn to scale. Structures include decks, porches; a bow windows cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown.
- ☒ Boundary survey to scale showing North arrow; zoning district and setbacks.
- ☒ First floor sill elevation (based on mean sea level datum)
- ☒ Location and dimensions of parking areas and driveways
- ☒ Location and size of both existing utilities in the street and the proposed utilities serving the building
- ☒ Location of areas on the site that will be used to dispose of surface water.
- ☒ Existing and proposed grade contours
- ☒ Silt fence locations

Surveyor's monuments must be in place and the lot staked for a setback inspection.

Please submit all of the information outlined in this Commercial 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.

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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

From: Marge Schmuckal
To: Kandi Talbot
Date: 1/22/03 9:45AM
Subject: 225 Riverside Street #2002-0251 Evergreen Credit union

Kandi

I have reviewed this proposed site plan located within the B-4 zone.

It is meeting all the requirements for setbacks, height, lot coverage, floor area ratio, parking, and all other zoning requirements.

Marge

CC: Sarah Hopkins