

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

DEPARTMENT OF BUILDING INSPECTION

## PERMIT

Permit Number: 049086

Please Read Application And Notes, If Any, Attached

This is to certify that 424 Warren Avenue Llc /Bis Construction Inc  
has permission to New Multi 60' x 300' sq. Ft. Engineered metal building BUILDING STEEL ONLY  
AT 429 Warren Ave ( Building #1 ) 304 B032001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State of Oregon 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 procured before this building or part thereof is placed or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

**OTHER REQUIRED APPROVALS**

Fire Dept. ARM-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: 04-0086	Issue Date: PERMIT ISSUED MAR 29 2004	CBL: 304 B032001
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Location of Construction: 429 Warren Ave ( Building #1 )	Owner Name: 424 Warren Avenue Llc	Owner Address: 401 Warren Ave	Phone: 207-878-2121
Business Name: n/a	Contractor Name: Biskup Construction, Inc.	Contractor Address: 16 Danielle Drive Windham	Phone: 2078929800
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Commercial	Zone: B4

Past Use: Vacant	Proposed Use: New Multi 60' x 300' sq. Ft. Pre-engineered metal building.	Permit Fee: \$4,191.00	Cost of Work: \$455,000.00	CEO District: 5
Proposed Project Description: New Multi 60' x 300' sq. Ft. Pre-engineered metal building.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B/S/SP Type: BUILDING SHELL ONLY 3/29/04	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: gg	Date Applied For: 01/28/2004	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>NA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>panels zone</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>MAJOR 2003-0105</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with computer</i></p> <p>Date: <i>3/27/04</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

arj **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ~~ANY~~ backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]  
Signature of Applicant/Designee

3/28/04  
Date

[Signature]  
Signature of Inspections Official

3/29/04  
Date

CBL: 304 B023

Building Permit #:

04 0086  
0085

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

Fire Copy

2003-0105

Application I. D. Number

6/3/2003

Application Date

Office/Warehouse Facility

Project Name/Description

424 Warren Avenue Lic

Applicant

401 Warren Ave , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 878-2121 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

425 - 449 Warren Ave, Portland, Maine

Address of Proposed Site

304 B032001

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) \_\_\_\_\_

36,000 s.f.

Proposed Building square Feet or # of Units

Acreeage 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 **\$1,885.00** Date **2/13/2004**

**Fire Approval Status:**

Reviewer Lt. MacDougal

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 6/11/2003 Approval Expiration 6/11/2004 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Lt. MacDougal 6/11/2003  
signature date

**Performance Guarantee**  Required\*  Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>2/12/2004</u> date	<u>\$108,390.00</u> amount	<u>4/16/2006</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>2/12/2004</u> date	<u>\$2,168.00</u> amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

**2003-0105**  
Application I. D. Number  
**6/3/2003**  
Application Date  
**Office/Warehouse Facility**  
Project Name/Description

**424 Warren Avenue Lic**  
Applicant

**401 Warren Ave , Portland , ME 04103**  
Applicant's Mailing Address

Consultant/Agent

**Applicant Ph: (207) 878-2121      Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**425 - 449 Warren Ave, Portland, Maine**  
Address of Proposed Site

**304 B032001**  
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) \_\_\_\_\_

**36,000 s.f.** Proposed Building square Feet or # of Units      **B4** Zoning  
Acreage of Site

**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 **\$1,885.00**      Date **2/13/2004**

**Planning Approval Status:**

Reviewer **Kandi Talbot**

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

Approval Date **11/25/2003**      Approval Expiration **11/25/2004**      Extension to \_\_\_\_\_       Additional Sheets Attached

OK to Issue Building Permit      **Kandi Talbot**      **2/13/2004**  
signature      date

**Performance Guarantee**       Required\*       Not Required

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

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<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
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<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
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**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

**2003-0105**

Application I. D. Number

**6/3/2003**

Application Date

**Office/Warehouse Facility**

Project Name/Description

**424 Warren Avenue Lic**

Applicant

**401 Warren Ave , Portland , ME 04103**

Applicant's Mailing Address

Consultant/Agent

**Applicant Ph: (207) 878-2121      Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**425 - 449 Warren Ave, Portland, Maine**

Address of Proposed Site

**304 B032001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Planning**

- 1 1. That at such time as mr. Waxler develops roadway on his reserved easement, the applicant be required to close his driveway onto Warren Avenue and construct an access onto this roadway, subject to Planning staff review and approval with respect to dimensions and location of new driveway.
- 2 2. That the City Arborist review and approve the landscape plan.

**Approval Conditions of DRC**

- 1 1. See planning conditions

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

**2003-0105**  
Application I. D. Number  
**6/3/2003**  
Application Date  
**Office/Warehouse Facility**  
Project Name/Description

**424 Warren Avenue Lic**  
Applicant  
**401 Warren Ave , Portland , ME 04103**  
Applicant's Mailing Address

**425 - 449 Warren Ave, Portland, Maine**  
Address of Proposed Site  
**304 B032001**  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
**Applicant Ph: (207) 878-2121 Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

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

**36,000 s.f.** Proposed Building square Feet or # of Units **\_\_\_\_\_** Acreage of Site **\_\_\_\_\_** **B4** Zoning

**Check Review Required:**

- |                                                             |                                                      |                                                |                                                  |
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| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Other _____           |                                                  |

Fees Paid: Site Pla \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review **\$1,885.00** Date **2/13/2004**

**DRC Approval Status:**

Reviewer **Sebago Technic**

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

Approval Date **11/25/2003** Approval Expiration **11/25/2004** Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Kandi Talbot** **2/13/2004**  
signature date

**Performance Guarantee**  Required\*  Not Required

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

**2003-0105**

Application I. D. Number

**6/3/2003**

Application Date

**Office/Warehouse Facility**

Project Name/Description

**424 Warren Avenue Lic**

Applicant

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Applicant's Mailing Address

Consultant/Agent

**Applicant Ph: (207) 878-2121      Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

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- 2 2. That the City Arborist review and approve the landscape plan.

**Approval Conditions of DRC**

- 1 1. See planning conditions



**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-0086	<b>Date Applied For:</b> 01/28/2004	<b>CBL:</b> 304 B032001
------------------------------	----------------------------------------	----------------------------

<b>Location of Construction:</b> 429 Warren Ave ( Building #1 )	<b>Owner Name:</b> 424 Warren Avenue Llc	<b>Owner Address:</b> 401 Warren Ave	<b>Phone:</b> 207-878-2121
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Biskup Construction, Inc.	<b>Contractor Address:</b> 16 Danielle Drive Windham	<b>Phone:</b> (207) 892-9800
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Commercial	

<b>Proposed Use:</b> New Multi 60' x 300' sq. Ft. Pre-engineered metal building.	<b>Proposed Project Description:</b> New Multi 60' x 300' sq. Ft. Pre-engineered metal building.
-------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/27/2004**Note:** 02/12/04 e-mailed Kandi asking for stamped approved site plan - was told the performance guarantee had not been pd yet.  **Ok to Issue:**

02/27/04 Kandi previously gave approved site plan for staff to file away instead of me to review with the permit application - will review permit

- 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 with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 03/29/2004**Note:**  **Ok to Issue:**

- 1) This permit is for the shell of the building only, future tenants require separate tenant fit up permits. Separate permits are required for heating, HVAC, plumbing and electrical.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 03/08/2004**Note:**  **Ok to Issue:**

- 1) a hydrant must be available within 500' path of travel for fire apparatus
- 2) the sprinkler system shall be installed in accordance with NFPA 13 standards

**Comments:**

03/11/2004-mjn: Plans not prepared by a design professional..no geotech report... Advised the owner, applicant and designer.

Got techn. Submissions, geo tech report and special inspections plan

0 40086

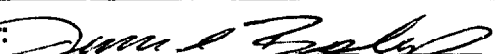
# All Purpose Building Permit Application

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: 424 Warren Avenue Bldg. #1		
Total Square Footage of Proposed Structure 18,000 S.F.	Square Footage of Lot 174,092 S.F.	
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart# 304      Block# B      Lot# 32	Owner: Peter Holmes	Telephone: 878-2121
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Biskup Const. Inc 16 Danielle Drive Windham, ME 04062 (207) 892-9800	Cost Of Work: \$455,000.00 Fee: \$4,116.00
Current use: <u>N/A</u>		2010 75.00
If the location is currently vacant, what was prior use: <u>N/A</u>		4,191.00
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Spec Building for multiple tenants</u>		
Project description: <u>60' x 300' pre-engineered metal building</u>		
Contractor's name, address & telephone: Biskup Construction, Inc. 16 Danielle Drive Windham, ME 04062 207-892-9800		DEPT. OF PLANNING CITY OF <b>RECEIVED</b> <b>JAN 28 2004</b>
Who should we contact when the permit is ready: <u>Jim Biskup</u>		
Mailing address: <u>16 Danielle Drive Windham, Maine 04062</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. <b>PHONE: 207-892-9800</b>		

**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: 1/16/04
-------------------------------------------------------------------------------------------------------------	---------------

**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 4<sup>th</sup> floor of City Hall**

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Peter Holmes Proposed Building #1

LOCATION: Portland, Maine

PERMIT APPLICATION: Biskup Construction, Inc.

APPLICANT'S ADDRESS: 16 Danielle Drive

Windham, ME 04062

STRUCTURAL ENGINEER OF RECORD: Dean Mantelli, Package Industries, Inc.

NAME FIRM

ARCHITECT OF RECORD: William Whited, William E. Whited, Inc.

NAME FIRM

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

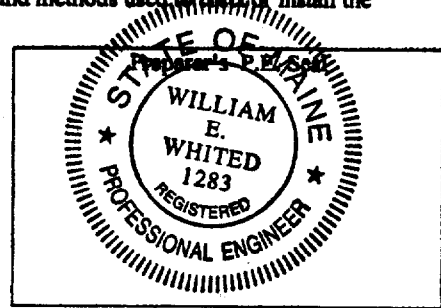
The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies 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:

William E. Whited

NAME William E. Whited  
SIGNATURE DATE 26-04



Applicants Authorization:

Jim Anderson 3/26/04  
SIGNATURE DATE  
PRINT TITLE

Building Code Official:

SIGNATURE DATE

**LIST OF AGENTS**

**PROJECT:** Peter Holmes Proposed Building #1

**STRUCTURAL ENGINEER OF RECORD:** Dean Mantelli, Package Industries, Inc.  
NAME FIRM  
15 Harback Rd., Sutton, MA 01590  
ADDRESS

**ARCHITECT OF RECORD:** William Whited, William E. Whited, Inc.  
NAME FIRM  
1321 Washington Ave., Portland, ME 04103  
ADDRESS

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

- |                       | <small>Name</small>                              | <small>Firm</small> |
|-----------------------|--------------------------------------------------|---------------------|
| 1. Special Inspector  | <u>S. W. Cole Engineering, Inc.</u>              |                     |
| 2. Testing Laboratory | <u>S. W. Cole Engineering for soils testing</u>  |                     |
| 3. Testing Laboratory | <u>S. W. Cole Engineering for steel erection</u> |                     |
| 4.                    | _____                                            |                     |
| 5.                    | _____                                            |                     |
| 6.                    | _____                                            |                     |
| 7.                    | _____                                            |                     |
| 8.                    | _____                                            |                     |
| 9.                    | _____                                            |                     |
| 10.                   | _____                                            |                     |

***William E. Whited, Inc.***

***Architecture/Engineering/Interiors***

***William E. Whited, President***

January 27, 2004

Michael J. Nugent, Inspection Service Mgr.  
Department of Planning & Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

RE: Peter Holmes Proposed Building #1  
424 Warren Ave., Portland, ME

Dear Mr. Nugent:

S.W. Cole Engineering will be performing the special inspections for soil compaction, concreting, and structural steel erection.

Package Industries, Inc., will be shop fabricating the structural steel off-site and is being required to provide the special inspections of this fabrication. The professional engineer who prepared the design shall verify that the fabrication is in accordance with the design

Sincerely,



William E. Whited  
P.E., R.A.

pc: James Biskup  
Peter Holmes  
S. W. Cole Engineering  
Package Industries, Inc.

**BEARING CAPACITY ASSESSMENT  
PROPOSED COMMERCIAL BUILDINGS  
424 WARREN AVENUE  
PORTLAND, MAINE**

**03-1095.1 March 24, 2004**

**Prepared for:**

424 Warren Ave, L.L.C.  
Attention: Peter Holmes  
c/o Harbour Autobody  
401 Warren Avenue  
Portland, ME 04103

**Prepared by:**



Timothy J. Boyce, P.E.  
Senior Geotechnical Engineer  
286 Portland Road  
Gray, Maine 04039



• Geotechnical Engineering • Field & Lab Testing • Scientific & Environmental Consulting

03-1095.1

March 24, 2004

424 Warren Ave, L.L.C.  
Attention: Peter Holmes  
c/o Harbour Autobody  
401 Warren Avenue  
Portland, ME 04103

Subject: Bearing Capacity Assessment  
Proposed Commercial Buildings  
424 Warren Avenue  
Portland, Maine

Dear Mr. Holmes:

In accordance with our Agreement dated March 22, 2004, we have observed test pit explorations and made a bearing capacity assessment of the subsurface soils for foundation support of the proposed buildings at the above referenced site. This report summarizes our findings and recommendations and its contents are subject to the limitations set forth in Attachment A.

### **PROPOSED CONSTRUCTION**

Based on information provided by Biskup Construction (project general contractor), we understand that development plans call for construction of two single-story, on-grade, high-bay, pre-engineered metal buildings on the site. Building No. 1 will occupy a plan area of 18,000 square-feet and Building No.2 will occupy a plan area of about 19,500 square-feet. According to site plans prepared by SYTDesign Consultants (project civil engineer), we understand the buildings will have finished floor elevations of 75.0 feet (project datum). Previously existing grades within the building areas generally ranged from elevation 71 feet to 77 feet. Considering the planned finished floor elevations, we anticipate tapered cuts and fills approaching 3.5 feet will be needed to achieve bottom of slab grade.

**GRAY, ME OFFICE**

286 Portland Road, Gray, ME 04039-9586 ■ Tel (207) 657-2866 ■ Fax (207) 657-2840 ■ E-Mail [infogray@swcole.com](mailto:infogray@swcole.com) ■ [www.swcole.com](http://www.swcole.com)

*Other offices in Augusta, Bangor, and Caribou, Maine & Somersworth, New Hampshire*



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### **EXPLORATION WORK**

Twelve test pit explorations were made at the site on March 24, 2004 by C.R. Tandberg of Windham, Maine working under contract to 424 Warren Avenue, L.L.C. The test pit locations were selected by S.W.COLE ENGINEERING, INC. based on a site plan prepared by SYTDesign Consultants. The test pits were established in the field based on taped measurements from staked building corners established by Biskup Construction. The approximate test pit locations are shown on the "Exploration Location Plan" attached as Sheet 1. Logs of the test pits are attached as Sheets 2 through 7. A key to the notes and symbols used on the logs is attached as Sheet 8.

### **SUBSURFACE CONDITIONS**

Test pits TP-1 through TP-6 were made in the area of Building No.1, which had been filled prior to our arrival at the site. These test pits generally encountered a soil profile consisting of 2.5 to 4.5 feet of brown fine to medium sand with trace silt (fill) overlying up to 2-feet of orange-brown silty sand overlying a stiff to very stiff olive-gray-brown silty clay. A relic topsoil layer, approximately 2 to 3 inch thick, was encountered below the sand fill at test pits TP-4 and TP-6. Test pits TP-1 through TP-6 were terminated in the stiff to very stiff silty clay at depths of 6 to 7 feet (approximately 7 to 8 feet below planned finished floor elevation).

Test pits TP-7 through TP-12 were made in the area of Building No.2, which had been partially grubbed and filled prior to our arrival at the site. In unfilled portions of the building pad (TP-7, TP-8, TP-11 and TP-12), the test pits generally encountered a soil profile consisting of 0 to 1.5 feet of dark brown to black silt loam (topsoil) overlying about 0.5 feet of orange-brown silty sand overlying up to 1.5 feet of tan to brown silty sand overlying a stiff to very stiff olive-gray-brown silty clay. In the filled portions of the building pad (TP-9 and TP-10), the test pits generally encountered a soil profile consisting of 5 to 6 feet of brown fine to medium sand with some silt and gravel overlying a stiff to very stiff olive-gray-brown silty clay. Test pits TP-7 through TP-12 were terminated in the stiff to very stiff silty clay at depths of 3 to 7 feet (approximately 7 to 8 feet below planned finished floor elevation).

Slight groundwater seepage was observed in several of the test pits at the interface of native silty sand or sand fill overlying the relatively impervious silty clay stratum.





Groundwater should be expected to fluctuate seasonally and during periods of heavy precipitation or snow melt. Refer to the attached logs for more detailed descriptions of the subsurface findings at the test pit locations.

### **EVALUATION AND RECOMMENDATIONS**

Based on the subsurface findings, the proposed construction appears feasible from a geotechnical standpoint. However, the fill and relic topsoil layers underlying the proposed foundations must be overexcavated to expose stable native non-organic soils (orange-brown silty sand or very stiff olive-gray-brown silty clay) and backfilled with compacted granular borrow. The width of overexcavation must extend one foot outward from the edge of footings for each foot of overexcavation depth. Based on the subsurface findings, it should be anticipated that it will be necessary to overexcavate below perimeter footings in Building No.1 along the front wall between test pits TP-4 and TP-6 and along the southerly end between test pits TP-6 and TP-5. The overexcavated area should be backfilled with granular fill compacted in 1-foot lifts to at least 95 percent of its maximum dry density as determined by ASTM D-1557.

We recommend that excavation to subgrade be completed with a smooth-edged bucket to preclude disturbance of the olive-gray-brown silty clay and orange-brown silty sand soils anticipated at footing subgrade and at the base of overexcavated footing areas. We recommend that footing subgrades be overexcavated at least 3 inches and backfilled with compacted granular fill to establish a working mat over moisture sensitive silty clay and silty sand subgrades. S.W.COLE ENGINEERING, INC. should observe overexcavated areas prior to backfilling and footing subgrades prior to the placement of foundation concrete.

For spread footings founded on properly prepared subgrades, we recommend an allowable soils bearing pressure of 2.0 ksf with a base friction factor of 0.35 for foundation design. Foundations exposed to freezing temperatures must be placed at least 4.5 feet below exterior finish grades in order to provide frost protection. Based on the foundation plans prepared by Alexander Hutcheon (project structural engineer), we understand that spread footings for the proposed buildings have been designed considering a 1.0 ksf soil bearing pressure and a footing embedment depth of at least



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4.67 feet below exterior grade. Consequently, it appears the spread footings have been designed assuming appropriate foundation design parameters.

We recommend that a perimeter foundation underdrain be installed at footing grade. The underdrain must have a positive gravity outlet. According to the site plans prepared by SYTDesign, we understand that foundation underdrains are planned for both buildings.

Based on our discussions with Biskup Construction, we understand that footings, frost walls and the masonry façade will be designed and constructed with control joints to accommodate shrinkage and settlement related cracking. We understand that on-grade floor slabs will also be constructed with control joints to accommodate shrinkage and settlement related cracking.

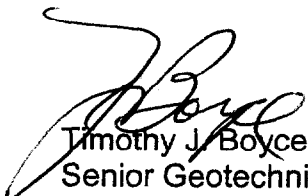
As discussed, S.W.COLE ENGINEERING, INC. is available to provide geotechnical observations and testing of soil, concrete, asphalt and structural steel construction materials.

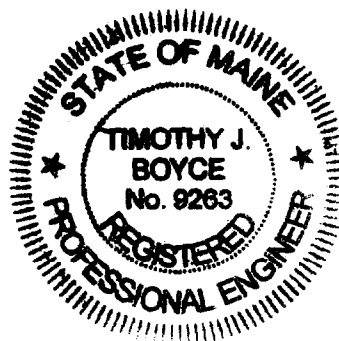
**CLOSURE**

If you have any questions or require additional assistance, please do not hesitate to contact us.

Sincerely,

**S.W.COLE ENGINEERING, INC.**

  
Timothy J. Boyce, P.E.  
Senior Geotechnical Engineer



**Attachment A**  
**Limitations**

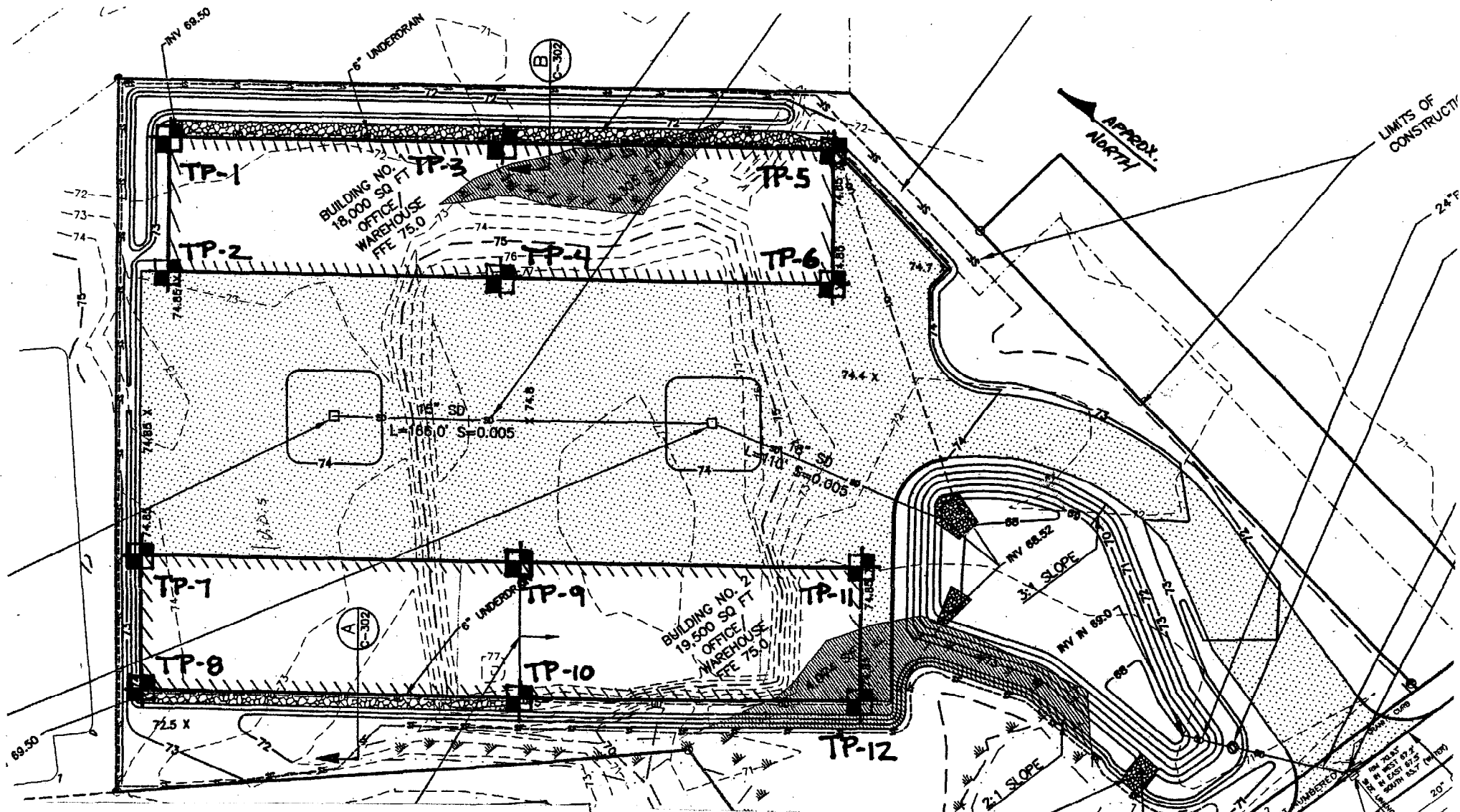
This report has been prepared for the exclusive use of 424 Warren Ave, L.L.C. (CLIENT) for specific application to the Proposed Commercials Building on 424 Warren Avenue in Portland, Maine as described herein. Our services were limited by the CLIENT to an assessment of soil bearing capacity only and a deeper soils investigation to evaluate settlement and other geotechnical considerations was expressly excluded by the CLIENT. The CLIENT has agreed to protect and hold harmless S.W.COLE ENGINEERING, INC. from any and all claims, including third-party claims, for damages or consequential damages due to underlying soil conditions including but not limited to post-construction settlement. S.W.COLE ENGINEERING, INC. has endeavored to conduct the work in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples. Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

S.W.COLE ENGINEERING, INC.'s scope of work has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S.W.COLE ENGINEERING, INC. should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S.W.COLE ENGINEERING, INC.



424 WARREN AVE, L.L.C.  
**EXPLORATION LOCATION PLAN**  
 PROPOSED COMMERCIAL BUILDINGS  
 424 WARREN AVENUE  
 PORTLAND, MAINE

PROJECT NO. 03-1095.1  
 DATE: March 24, 2004

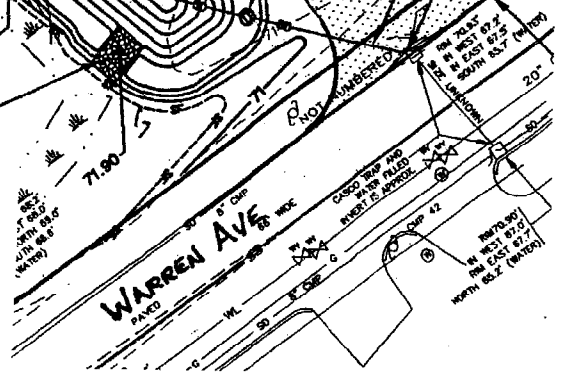
SCALE: As Shown  
 SHEET: 1

**LEGEND**

 Approximate Test Pit Location

**NOTES**

1. Base plan prepared by SYTDesign Consultants
2. Exploration locations determined in the field by taped measurements from existing site features.



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# S.W. COLE ENGINEERING, INC.

## TEST PIT LOGS

PROJECT/CLIENT: 424 WARREN AVENUE COMMERCIAL BUILDINGS / 424 WARREN AVE, LLC

LOCATION: 424 WARREN AVE, PORTLAND, MAINE

PROJECT NO. 03-1095.1

TEST PIT <u>TP-1</u>			
DATE: <u>3/24/04</u>		SURFACE ELEVATION: <u>74' +/-</u>	LOCATION: <u>BUILDING NO.1</u>
SAMPLE NO.	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
	3.0'	BROWN FINE TO MEDIUM SAND TRACE SILT (FILL)	q <sub>p</sub> = 6 KSF
	6.0'	OLIVE-GRAY-BROWN SILTY CLAY - VERY STIFF -	
		BOTTOM OF EXPLORATION AT 6.0'	
COMPLETION DEPTH: <u>6.0'</u>		GROUNDWATER: <u>NONE OBSERVED</u>	

TEST PIT <u>TP-2</u>			
DATE: <u>3/24/04</u>		SURFACE ELEVATION: <u>74' +/-</u>	LOCATION: <u>BUILDING NO.1</u>
SAMPLE NO.	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
	3.0'	BROWN FINE TO MEDIUM SAND TRACE SILT (FILL)	q <sub>p</sub> = 6 KSF
	6.0'	OLIVE-GRAY-BROWN SILTY CLAY - VERY STIFF -	
		BOTTOM OF EXPLORATION AT 6.0'	
COMPLETION DEPTH: <u>6.0'</u>		GROUNDWATER: <u>NONE OBSERVED</u>	



# S.W. COLE ENGINEERING, INC.

## TEST PIT LOGS

PROJECT/CLIENT: 424 WARREN AVENUE COMMERCIAL BUILDINGS / 424 WARREN AVE, LLC

LOCATION: 424 WARREN AVE, PORTLAND, MAINE

PROJECT NO. 03-1095.1

TEST PIT <u>TP-3</u>			
DATE: <u>3/24/04</u>		SURFACE ELEVATION: <u>74' +/-</u>	LOCATION: <u>BUILDING NO.1</u>
SAMPLE NO.	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
		BROWN FINE TO MEDIUM SAND TRACE SILT (FILL)	q <sub>p</sub> = 6 KSF
	3.2'		
	4.0'	OLIVE-BROWN SILTY CLAY (FILL)	
	6.0'	ORANGE-BROWN SILTY SAND	
	7.0'	OLIVE-GRAY-BROWN SILTY CLAY - VERY STIFF -	
		BOTTOM OF EXPLORATION AT 7.0'	
COMPLETION DEPTH: <u>6.0'</u>		GROUNDWATER: <u>SLIGHT SEEPAGE AT 6.0'</u>	

TEST PIT <u>TP-4</u>			
DATE: <u>3/24/04</u>		SURFACE ELEVATION: <u>74' +/-</u>	LOCATION: <u>BUILDING NO.1</u>
SAMPLE NO.	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
		BROWN FINE TO MEDIUM SAND TRACE SILT	q <sub>p</sub> = 4 - 8 KSF
	2.5'		
	2.8'	DARK BROWN-BLACK SILT LOAM (RELIC TOPSOIL)	
	3.8'	ORANGE-BROWN SILTY SAND	
	6.0'	OLIVE-GRAY-BROWN SILTY CLAY -VERY STIFF TO STIFF-	
		BOTTOM OF EXPLORATION AT 5.5'	
COMPLETION DEPTH: <u>5.5'</u>		GROUNDWATER: <u>NONE OBSERVED</u>	



# S.W. COLE ENGINEERING, INC.

## TEST PIT LOGS

PROJECT/CLIENT: 424 WARREN AVENUE COMMERCIAL BUILDINGS / 424 WARREN AVE, LLC

LOCATION: 427 WARREN AVE, PORTLAND, MAINE

PROJECT NO. 03-1095.1

TEST PIT <u>TP-5</u>			
DATE: <u>3/24/04</u>		SURFACE ELEVATION: <u>74' +/-</u>	LOCATION: <u>BUILDING NO.1</u>
SAMPLE NO.	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
		BROWN FINE TO MEDIUM SAND TRACE SILT (FILL)	q <sub>p</sub> = 6 KSF
	4.5'		
	6.5'	OLIVE-GRAY-BROWN SILTY CLAY -VERY STIFF-	
		BOTTOM OF EXPLORATION AT 6.5'	
COMPLETION DEPTH: <u>6.5'</u>		GROUNDWATER: <u>NONE OBSERVED</u>	

TEST PIT <u>TP-6</u>			
DATE: <u>3/24/04</u>		SURFACE ELEVATION: <u>74' +/-</u>	LOCATION: <u>BUILDING NO.1</u>
SAMPLE NO.	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
		BROWN FINE TO MEDIUM SAND TRACE SILT (FILL)	q <sub>p</sub> = 6 KSF
	4.5'		
	4.7'	DARK BROWN-BLACK SILT LOAM (RELIC TOPSOIL)	
	5.5'	ORANGE-BROWN SILTY SAND	
	6.5'	OLIVE-GRAY-BROWN SILTY CLAY -VERY STIFF-	
		BOTTOM OF EXPLORATION AT 6.5'	
COMPLETION DEPTH: <u>6.5'</u>		GROUNDWATER: <u>NONE OBSERVED</u>	



# S.W. COLE ENGINEERING, INC.

## TEST PIT LOGS

PROJECT/CLIENT: 424 WARREN AVENUE COMMERCIAL BUILDINGS / 424 WARREN AVE, LLC

LOCATION: 424 WARREN AVE, PORTLAND, MAINE

PROJECT NO. 03-1095.1

TEST PIT <u>TP-7</u>			
DATE: <u>3/24/04</u>		SURFACE ELEVATION: <u>74' +/-</u>	LOCATION: <u>BUILDING NO.2</u>
SAMPLE NO.	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
		DARK BROWN-BLACK SILT LOAM (TOPSOIL)	q <sub>p</sub> = 7 KSF
	1.5'		
	2.0'	ORANGE-BROWN SILTY SAND	
	4.0'	TAN-BROWN SILTY SAND	
	5.0'	OLIVE-BROWN SILTY CLAY ~ VERY STIFF ~	
		BOTTOM OF EXPLORATION AT 5.0'	
COMPLETION DEPTH: <u>5.0'</u>		GROUNDWATER: <u>NONE OBSERVED</u>	

TEST PIT <u>TP-8</u>			
DATE: <u>3/24/04</u>		SURFACE ELEVATION: <u>74' +/-</u>	LOCATION: <u>BUILDING NO.2</u>
SAMPLE NO.	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
	0.5'	DARK BROWN-BLACK SILT LOAM (TOPSOIL)	q <sub>p</sub> = 6 KSF
	1.0'	ORANGE-BROWN SILTY SAND	
	2.5'	TAN-BROWN SILTY SAND	
	5.5'	OLIVE-GRAY-BROWN SILTY CLAY ~ VERY STIFF ~	
		BOTTOM OF EXPLORATION AT 5.5'	
COMPLETION DEPTH: <u>5.5'</u>		GROUNDWATER: <u>NONE OBSERVED</u>	





# S.W. COLE ENGINEERING, INC.

## TEST PIT LOGS

PROJECT/CLIENT: 424 WARREN AVENUE COMMERCIAL BUILDINGS / 424 WARREN AVE, LLC

LOCATION: 424 WARREN AVE, PORTLAND, MAINE

PROJECT NO. 03-1095.1

TEST PIT <u>TP-9</u>			
DATE: <u>3/24/04</u>		SURFACE ELEVATION: <u>74' +/-</u>	LOCATION: <u>BUILDING NO.2</u>
SAMPLE NO.	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
		BROWN FINE TO MEDIUM SAND SOME GRAVEL SOME SILT (FILL)	
	5.0'		
	6.0'	OLIVE-BROWN SILTY CLAY - VERY STIFF -	
		BOTTOM OF EXPLORATION AT 6.0'	
COMPLETION DEPTH: <u>6.0'</u>		GROUNDWATER: <u>SLIGHT SEEPAGE AT 5.0'</u>	

TEST PIT <u>TP-10</u>			
DATE: <u>3/24/04</u>		SURFACE ELEVATION: <u>74' +/-</u>	LOCATION: <u>BUILDING NO.2</u>
SAMPLE NO.	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
		BROWN FINE TO MEDIUM SAND SOME GRAVEL SOME SILT (FILL)	
	6.0'		
	7.0'	OLIVE-GRAY-BROWN SILTY CLAY - VERY STIFF -	
		BOTTOM OF EXPLORATION AT 7.0'	
COMPLETION DEPTH: <u>7.0'</u>		GROUNDWATER: <u>SLIGHT SEEPAGE AT 6.0'</u>	



# S.W. COLE ENGINEERING, INC.

## TEST PIT LOGS

PROJECT/CLIENT: 424 WARREN AVENUE COMMERCIAL BUILDINGS / 424 WARREN AVE, LLC

LOCATION: 424 WARREN AVE, PORTLAND, MAINE

PROJECT NO. 03-1095.1

TEST PIT <u>TP-11</u>			
DATE: <u>3/24/04</u>		SURFACE ELEVATION: <u>71' +/-</u>	LOCATION: <u>BUILDING NO.2</u>
SAMPLE	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
NO.	DEPTH		
	3.0'	OLIVE-BROWN SILTY CLAY - VERY STIFF -	q <sub>p</sub> = 6 KSF
		BOTTOM OF EXPLORATION AT 3.0'	
COMPLETION DEPTH: <u>3.0'</u> GROUNDWATER: <u>NONE OBSERVED</u>			

TEST PIT <u>TP-12</u>			
DATE: <u>3/24/04</u>		SURFACE ELEVATION: <u>72' +/-</u>	LOCATION: <u>BUILDING NO.2</u>
SAMPLE	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
NO.	DEPTH		
	1.5'	DARK BROWN-BLACK SILT LOAM (TOPSOIL)	q <sub>p</sub> = 6 KSF
	5.5'	OLIVE-GRAY-BROWN SILTY CLAY - VERY STIFF -	
		BOTTOM OF EXPLORATION AT 5.5'	
COMPLETION DEPTH: <u>5.5'</u> GROUNDWATER: <u>NONE OBSERVED</u>			



## KEY TO THE NOTES & SYMBOLS

### Test Boring and Test Pit Explorations

All stratification lines represent the approximate boundary between soil types and the transition may be gradual.

#### Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q <sub>u</sub>	-	unconfined compressive strength, kips/sq. ft. - based on laboratory unconfined compressive test
S <sub>v</sub>	-	field vane shear strength, kips/sq. ft.
L <sub>v</sub>	-	lab vane shear strength, kips/sq. ft.
q <sub>p</sub>	-	unconfined compressive strength, kips/sq. ft. based on pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W <sub>L</sub>	-	liquid limit - Atterberg test
W <sub>P</sub>	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass. RQD is computed from recovered core samples.
γ <sub>T</sub>	-	total soil weight
γ <sub>B</sub>	-	buoyant soil weight

#### Description of Proportions:

0 to 5% TRACE  
5 to 12% SOME  
12 to 35% "Y"  
35+% AND

**REFUSAL: Test Boring Explorations** - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

**REFUSAL: Test Pit Explorations** - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

**BISKUP CONSTRUCTION, INC.**  
 16 Danielle Drive  
 WINDHAM, MAINE 04062

**LETTER OF TRANSMITTAL**

(207) 892-9800 Fax (207) 892-9895

DATE	3/25/04	JOB NO.	
ATTENTION	Mike Wignout		
RE:	Peter Holmes Bldg #2 429 Warren Ave		

TO Building Inspections  
City of Portland

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

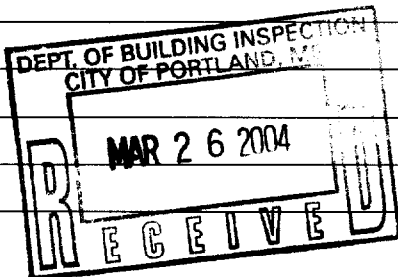
- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1			Revised & Stamped Drawings A1, A2, E1
1			Reduced Copies 11" X 17" Drawings A1, A2, E1
1			Geo Tech report dated 3/24/04 by S.W. Cude
1			Letter on Special Inspections

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 \_\_\_\_\_

SIGNED: [Signature]

If enclosures are not as noted, kindly notify us at once.

**From:** Marge Schmuckal  
**To:** Kandi Talbot  
**Date:** Thu, Feb 12, 2004 10:38 AM  
**Subject:** 424 Warren Ave - #2003-0105

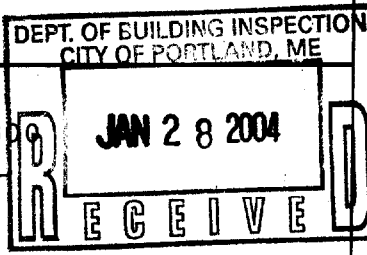
Kandi,  
I have never received a stamped approved site plan for this project. They have come in for a building permit. Can I get a copy of the stamped approved site plan?  
thanks,  
Marge

**CC:** Sarah Hopkins

04 0085

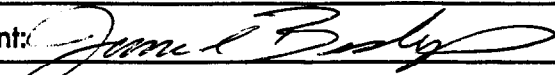
# All Purpose Building Permit Application

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: 424 Warren Avenue Bldg. #2		
Total Square Footage of Proposed Structure 19,500 S.F.	Square Footage of Lot 174,092 S.F.	
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot# 304          B              32	Owner: Peter Holmes	Telephone: 878-2121
Lessee/Buyer's Name (If Applicable)  N/A	Applicant name, address & telephone: Biskup Const. Inc, 16 Danielle Drive Windham, Maine 04062 207-892-9800	Cost Of Work: \$494,000.00 Fee: \$4,467.00
Current use: N/A		2090 75.00
If the location is currently vacant, what was prior use: N/A		4,549.00
Approximately how long has it been vacant: N/A		
Proposed use: <u>Spec Building for multiple tenants</u>		
Project description: 60' x 325' pre-engineered metal building		
Contractor's name, address & telephone: Biskup Construction, Inc. 16 Danielle Drive Windham, Maine 04062 (207) 892-9800		
Who should we contact when the permit is ready: Jim Biskup		
Mailing address: 16 Danielle Drive Windham, Maine 04062		
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:207-892-9800		

**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: 1/16/04
-------------------------------------------------------------------------------------------------------------	---------------

**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 4<sup>th</sup> floor of City Hall**



# BISKUP CONSTRUCTION, INC.

16 DANIELLE DRIVE WINDHAM, MAINE 04062

TEL. (207) 892-9800 FAX (207) 892-9895

## **Peter Holmes**

### **Building #2**

- Cover letter to Code Enforcement Office from Biskup Construction Dated 1/16/04
- All Purpose Building Permit Application
- Special Inspection letter; Bill Whited
- Construction Permit State Fire Marshall
- BOCA 99 Certificate from Bill Whited
- Building Code Certificate from Bill Whited
- Accessibility Certificate from Bill Whited
- Letter of Certification from Package Industries
- Package Industries Frame Cross Section
- MBMA Package Certificate of Membership
- AISC Package Certificate of Membership
- One complete set of plans 11"x 17"
- Plans by Biskup Construction, Inc. (1 set 11" x 17" and 24" x 36")
  - A-1 Floor Plan dated 1/7/04
  - A-2 Elevations dated 1/7/04
  - A-3 Details & Schedules dated 1/7/04
  - F-1 Foundation dated 1/14/04
  - F-2 Foundation Details dated 1/14/04
  - E-1 Electrical Plan
- Site Plans by SytDesign (1 set 11" x 17" and 24" x 36")
  - Existing Conditions dated 12/02
  - Site Grading, Drainage & Erosion Control dated 12/02-
  - Site Utility Plan dated 12/02
  - Landscape Plan dated 12/02
  - Erosion & Sedmentation Control Plan 1/03
  - Civil Details & Sections Plan 1 of 2 and Plan 2 of 2 dated 1/03
  - Photometric Plan dated 9/03
  - Pre-Development Water Shed Plan dated 3/03
  - Post Development Water Shed Plan dated 3/03



# BISKUP CONSTRUCTION, INC.

16 DANIELLE DRIVE WINDHAM, MAINE 04062

TEL. (207) 892-9800 FAX (207) 892-9895

January 16, 2004

Mr. Michael Nugent  
Code Enforcement Office  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Dear Mike:

Please find attached a complete package of contract documents for the construction of a building for Peter Holmes (Building #2 at 424 Warren Avenue) This building is a 60' x 325' pre-engineered, metal building manufactured by Package Industries, located in Sutton, Massachusetts. This building has a high eave height of 19' - 3" and a shed roof pitching to the rear of the building. The end use of this building is for small companies to lease anywhere to 3,000 S.F to the entire building for business use.

This project has received planning board approval with all the conditions set by the planning board being met. The owner has submitted to the City a performance guarantee for site work as requested. This project has been reviewed and approved by the State Fire Marshal, for construction and handicapped accessibility.

If you have any questions regarding this project, please feel free to contact me at my office 892-9800.

Sincerely,

Jim Biskup  
President



***William E. Whited, Inc.***

***Architecture/Engineering/Interiors***

***William E. Whited, President***

January 27, 2004

Michael J. Nugent, Inspection Service Mgr.  
Department of Planning & Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

RE: Peter Holmes Proposed Building #2  
424 Warren Ave., Portland, ME

Dear Mr. Nugent:

S.W. Cole Engineering will be performing the special inspections for soil compaction, concreting, and structural steel erection.

Package Industries, Inc., will be shop fabricating the structural steel off-site and is being required to provide the special inspections of this fabrication. The professional engineer who prepared the design shall verify that the fabrication is in accordance with the design

Sincerely,



William E. Whited  
P.E., R.A.

pc: James Biskup  
Peter Holmes  
S. W. Cole Engineering  
Package Industries, Inc.



# Application for Construction Permit

SHADED AREAS ARE FOR OFFICE USE ONLY (3-99)

*Department of Public Safety  
Licensing & Inspections  
164 State House Station  
Augusta, Maine 04333-0164  
Tel: 207-624-8744 x-1  
Fax: 207-624-8767*

### Project Information

Project Name: Peter Holmes Building #2 *shell only*  
 Street Location: 424 Warren Avenue Town Location: Portland  
 County: Cumberland  
 New Building:  Renovation:  Addition:  Occupancy Change:   
 Sprinkler System:  Yes  No Sprinkler System Supervised:  Yes  No  
 Date of Construction Start-up: 5/1/04 Estimated Project Cost: \$484,715.00  
 Date of Construction Completion: 8/1/04 Construction Permit Fee: 292.50  
(Fee schedule is on back)

### Occupancy Classification

Apartments <input type="checkbox"/>	Nursing Home <input type="checkbox"/>	Educational <input type="checkbox"/>
Hotel / Motel <input type="checkbox"/>	Industrial <input checked="" type="checkbox"/>	Daycare <input type="checkbox"/>
Rooming & Lodging <input type="checkbox"/>	Residential Care Level I <input type="checkbox"/>	Detention <input type="checkbox"/>
Congregate Housing <input type="checkbox"/>	Residential Care Level II <input type="checkbox"/>	Business <input type="checkbox"/>
Hospital <input type="checkbox"/>	Assembly Class A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	Other <input type="checkbox"/>
Limited Care <input type="checkbox"/>	Mercantile A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	

### Construction Type

Fire Resistive: Type I (443), (332) <input type="checkbox"/>	Unprotected Ordinary: Type III (200) <input type="checkbox"/>
Protected Non-Combustible: Type II (222), (111) <input checked="" type="checkbox"/>	Heavy Timber: Type IV (2HH) <input type="checkbox"/>
Unprotected Non-Combustible: Type II (000) <input type="checkbox"/>	Protected Wood Frame: Type V (111) <input type="checkbox"/>
Protected Ordinary: Type III (211) <input type="checkbox"/>	Unprotected Wood Frame: Type V (000) <input type="checkbox"/>

### Addresses

**Owner's Name:** Peter Holmes Telephone: 878-2121 Fax: \_\_\_\_\_  
 Mailing Address: 401 Warren Avenue  
 Town: Portland State: Maine Zip Code: 04103

**Design Professional:** William E. Whited Telephone: 878-4530 Fax: 878-4533  
 Maine Registration Number: 1283 PE E-mail: wwhited@wlwhited.com  
 Mailing Address: 1321 Washington Avenue  
 Town: Portland State: Maine Zip Code: 04103

**General Contractor:** Biskup Construction Telephone: 892-9800 Fax: 892-9895  
 Mailing Address: 16 Danielle Drive  
 Town: Windham State: Maine Zip Code: 04062

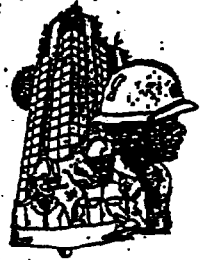
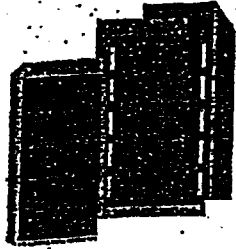
### Signature of Applicant: \_\_\_\_\_

Preliminary Approval <input type="checkbox"/>	Date: _____	Approved By: _____
Construction Permit <input checked="" type="checkbox"/>	Date: <u>1/21/04</u>	Approved By: <i>[Signature]</i>
Approval Letter <input type="checkbox"/>	Date: _____	Approved By: _____

When a permit is not required

LOG #	DATE PLANS RECEIVED	REVIEW FEE	DATE FEE RECEIVED	CHECK #	PLAN REVIEWER	DATE PERMIT ISSUED	PERMIT #
	<u>1/21/04</u>	<u>292.50</u>	<u>1/21/04</u>	<u>1127</u>	<u>R.M.</u>		

*\* tenant fit outs to obtain individual permits*



**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:** William E. Whited, PE

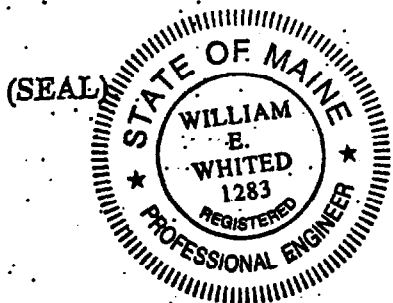
**RE:** Certificate of Design

**DATE:** 1/19/04

These plans and/or specifications covering construction work on:

Peter Holmes building #2 at 424 Warren Avenue

Have been <sup>reviewed</sup> ~~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 William E. Whited

Title Professional Engineer

Firm William E. Whited, Inc.

Address 1321 Washington Avenue

As per Maine State Law:

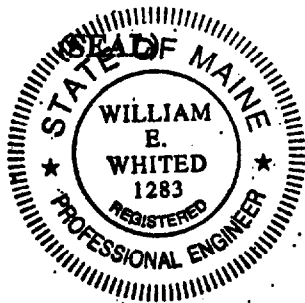
\$50,000.00 or more in new construction; repair, expansion, addition, or modification for Building or Structures; shall be prepared by a registered design



**CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE**

**Designer:** William E. Whited PE  
**Address of Project** 424 Warren Avenue Bldg. #2  
**Nature of Project** 19,500 S.F pre-engineered  
metal building to be used as commercial lease space  
**Date** 1/19/04

**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.**



**Signature** William E. Whited  
**Title** Professional Engineer  
**Firm** William E. Whited, Inc.  
**Address** 1321 Washington Avenue  
Portland, Maine 04103  
**Telephone** 878-4530

Applicant: Jim Biskup

Date: 2/27/04

Address: 429 Warren Ave

C-B-L: 304-B-032

Bldg #2 CHECK-LIST AGAINST ZONING ORDINANCE

Date - No Current Dev. on site # 04-0085

Zone Location - B-4

Interior or corner lot -

Bldg #2

Proposed Use/Work - construct combination warehouse/storage & office Bldg  
Possible tenants (60' x 325') = 19,500<sup>sq ft</sup>

Sewage Disposal - City

Lot Street Frontage - 60' min - 200' shown

Front Yard - 20' min - 20' + shown

Rear Yard - 20' min - 20' + shown

Side Yard - 1 or 2 stories - 10' min - 11' shown at closest  
1 stay shown

Projections -

Width of Lot - 60' min - over 200' shown

Height - 65' max - 19.25' given

Lot Area - 10,000<sup>sq ft</sup> min - 171,159<sup>sq ft</sup> given

Lot Coverage Impervious Surface - 80% max or 136,927.2<sup>sq ft</sup> max - 60% given

Area per Family - N/A

Off-street Parking - 1 pks space per 1,000<sup>sq ft</sup> (19,500<sup>sq ft</sup> shown) - 56 pks spaces shown in total

Loading Bays - 1 bay for up to 400,000<sup>sq ft</sup> (19,500<sup>sq ft</sup> for bldg #2) - 7 loading BAYS shown for Bldg #2

Site Plan - # 2003-0105

Shoreland Zoning/ Stream Protection - NA

Flood Plains - Panel 6 Zone X

Floor Area Ratio = No more than .55  
(R-3 is closest resid)  $\frac{18,000 + 19,500}{171,159} = \frac{37,500}{171,159} = .22$

Separate permits required for any New Sign

**William E. Whited, Inc.**

*Architecture/Engineering/Interiors*

*William E. Whited, President*

January 27, 2004

Michael J. Nugent, Inspection Service Mgr.  
Department of Planning & Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

RE: Peter Holmes Proposed Building #1  
424 Warren Ave., Portland, ME

Dear Mr. Nugent:

S.W. Cole Engineering will be performing the special inspections for soil compaction, concreting, and structural steel erection.

Package Industries, Inc., will be shop fabricating the structural steel off-site and is being required to provide the special inspections of this fabrication. The professional engineer who prepared the design shall verify that the fabrication is in accordance with the design

Sincerely,



William E. Whited  
P.E., R.A.

pc: James Biskup  
Peter Holmes  
S. W. Cole Engineering  
Package Industries, Inc.



# Package Industries, Inc.

15 Harback Road Sutton, MA 01590  
 TEL: (508) 865-5871 FAX: (508) 865-9130 Email: sales@pkgmail.com

## Letter of Certification (Page 1 of 2)

**Customer:**  
 Biskup Construction Inc.  
 16 Danielle Drive  
 Windham, ME 04062

**Project:**  
 Pete Holmes #1  
 Warren Ave.  
 Portland, ME 04103

**Date:** 1/05/2004  
**Project ID:** 0312-059

Overall Building Description							
Width (ft.)	Length (ft.)	Left Eave (ft.)	Right Eave (ft.)	Left Pitch (:12)	Right Pitch (:12)	Peak Height (ft.)	Ridge Offset (ft.)
60.0	300.0	18.0	19.25	0.25	N/A	19.25	60.0

This is to certify the above referenced building and its components have been designed in accordance with Package Industries, Inc.'s standard design practices and established pertinent procedures and recommendations of the following Organizations and/or Specifications.

American Institute of Steel Construction AISC 89      American Iron and Steel Institute AISI 96  
 American Welding Society Structural Welding Code(AWS D1.1)      Metal Building Manufacturers Association(MBMA)  
 American Society for Testing and Materials (ASTM)      AISC Category MB Manufacturers Certification

### Design Data

Building Code: BOCA 99      Building Classification Category: Standard      Building End Use: Business

Snow Loads
Ground Snow (Pg) : 60.0 psf
Snow Exposure Factor (Ce) : 1.0
Snow Thermal Factor (Ct) : 1.0
Snow Importance Factor (Is) : 1.0
Flat Roof Snow (Pf) : 42.0 psf
Sloped Roof Factor (Cs) : 1.0
Sloped Roof Snow (Ps) : 42.0 psf
Design Roof Snow : 42.0 psf
% Snow Used in Seismic : 20
Roof Dead, Collateral & Live Loads
Dead Load : 3.0 psf
Collateral Load : 3.0 psf
Live Load : 20 psf
Live Load Reduction Taken : No
Wind Loads
Basic Wind Speed : 90 mph
Wind Exposure : B
Building Enclosure : Closed
Importance (Iw) : 1.10
Reference Wind Press : 20.7 psf
Internal Pressure Coeff. (GCpi) : +-0.25

Seismic Loads
Seismic Hazard Group : I
Seismic Importance (Ie) : 1.0
Acceleration Coeff (Aa) : 0.10
Acceleration Coeff (Av) : 0.10
Seismic Design Category : C
Soil Profile : S4
Response Modification (OMF),R : 4.5
Response Modification (OCBF),R : 5.0
Seismic Response Coefficient (OMF),Cs : 0.056
Seismic Response Coefficient (OCBF),Cs : 0.050
Deflection Amplification (OMF),Cd : 4.0
Deflection Amplification (OCBF),Cd : 4.5
Design Base Shear (V) = Cs * W :
Analysis Procedure : 1610.4
Auxiliary Load(s)
None



## Package Industries, Inc.

15 Harback Road Sutton, MA 01590  
TEL: (508) 865-5871 FAX: (508) 865-9130 Email: sales@pkgmail.com

### Letter of Certification (Page 2 of 2)

**Customer:**

Biskup Construction Inc.  
16 Danielle Drive  
Windham, ME 04062

**Project:**

Pete Holmes #1  
Warren Ave.  
Portland, ME 04103

**Date:** 1/05/2004

**Project ID:** 0312-059

Additional Structural Material may be fabricated and provided for use in a Package Industries, Inc. building by any of the following fabricators:

**Panels and Trims:**

MBCI/NCI Building Components  
MBCI/NCI Building Components  
MBCI/NCI Building Components

Rome, NY  
Richmond, VA  
Atlanta, GA

**Barjoist:**

Canam Steel Corp.  
Canam Steel Corp.  
John W. Hancock, Jr., Inc.  
Vulcraft Div., Nucor Corp.

Point of Rocks, MD  
Columbus, OH  
Salem, VA  
St. Joe, IN

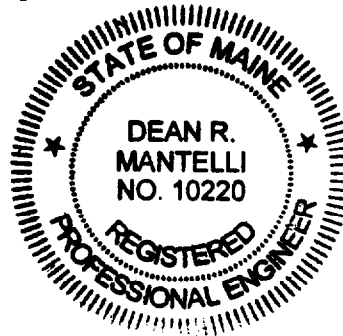
This Letter of Certification applies solely to the building and its component parts as furnished by Package Industries, Inc., and specifically excludes any foundation, masonry, general contract work, materials or components not furnished by Package Industries, Inc., or any unauthorized modifications to framing systems furnished by Package Industries, Inc.. Inspections and/or erection certifications are not by Package Industries, Inc..

The Design and Certification for this project is in accord with the provisions and loads specified in the Order Documentation. The buyer is responsible for verifying that the specified loads above are in compliance with the local regulatory authorities.

Sincerely,

Dean R. Mantelli

P.E.





**From:** Marge Schmuckal  
**To:** Kandi Talbot  
**Date:** Thu, Feb 12, 2004 10:38 AM  
**Subject:** 424 Warren Ave - #2003-0105

Kandi,  
I have never received a stamped approved site plan for this project. They have come in for a building permit. Can I get a copy of the stamped approved site plan?  
thanks,  
Marge

**CC:** Sarah Hopkins



# BISKUP CONSTRUCTION, INC.

16 DANIELLE DRIVE WINDHAM, MAINE 04062

TEL. (207) 892-9800 FAX (207) 892-9895

**Peter Holmes**

*Building #1*

- Cover letter to Code Enforcement Office from Biskup Construction Dated 1/16/04
- All Purpose Building Permit Application
- Special Inspection letter; Bill Whited
- Construction Permit State Fire Marshall
- BOCA 99 Certificate from Bill Whited
- Building Code Certificate from Bill Whited
- Accessibility Certificate from Bill Whited
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  - Site Utility Plan dated 12/02
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  - Photometric Plan dated 9/03
  - Pre-Development Water Shed Plan dated 3/03
  - Post Development Water Shed Plan dated 3/03



# BISKUP CONSTRUCTION, INC.

16 DANIELLE DRIVE WINDHAM, MAINE 04062

TEL. (207) 892-9800 FAX (207) 892-9895

January 16, 2004

Mr. Michael Nugent  
Code Enforcement Office  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Dear Mike:

Please find attached a complete package of contract documents for the construction of a building for Peter Holmes (Building #1 at 424 Warren Avenue) This building is a 60' x 300' pre-engineered, metal building manufactured by Package Industries, located in Sutton, Massachusetts. This building has a high eave height of 19' - 3" and a shed roof pitching to the rear of the building. The end use of this building is for small companies to lease anywhere to 3,000 S.F to the entire building for business use.

This project has received planning board approval with all the conditions set by the planning board being met. The owner has submitted to the City a performance guarantee for site work as requested. This project has been reviewed and approved by the State Fire Marshal, for construction and handicapped accessibility.

If you have any questions regarding this project, please feel free to contact me at my office 892-9800.

Sincerely,

Jim Biskup  
President



# Application for Construction Permit

Department of Public Safety  
Licensing & Inspections  
164 State House Station  
Augusta, Maine 04333-0164  
Tel: 207-624-8744 x1  
Fax: 207-624-8767

SHADED AREAS ARE FOR OFFICE USE ONLY (3-99)

### Project Information

Project Name: Peter Holmes Building #1 Shell Only  
 Street Location: 424 Warren Avenue Town Location: Portland  
 County: Cumberland

New Building:  Renovation:  Addition:  Occupancy Change:   
 Sprinkler System:  Yes  No Sprinkler System Supervised:  Yes  No

Date of Construction Start-up: 3/1/04 Estimated Project Cost: \$446,185.00  
 Date of Construction Completion: 6/1/04 Construction Permit Fee: \$ 270  
(Fee schedule is on back)

### Occupancy Classification

Apartments <input type="checkbox"/>	Nursing Home <input type="checkbox"/>	Educational <input type="checkbox"/>
Hotel / Motel <input type="checkbox"/>	Industrial <input checked="" type="checkbox"/>	Daycare <input type="checkbox"/>
Rooming & Lodging <input type="checkbox"/>	Residential Care Level I <input type="checkbox"/>	Detention <input type="checkbox"/>
Congregate Housing <input type="checkbox"/>	Residential Care Level II <input type="checkbox"/>	Business <input type="checkbox"/>
Hospital <input type="checkbox"/>	Assembly Class A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	Other <input type="checkbox"/>
Limited Care <input type="checkbox"/>	Mercantile A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	

### Construction Type

Fire Resistive: Type I (443), (332) <input type="checkbox"/>	Unprotected Ordinary: Type III (200) <input type="checkbox"/>
Protected Non-Combustible: Type II (222), (111) <input checked="" type="checkbox"/>	Heavy Timber: Type IV (2HH) <input type="checkbox"/>
Unprotected Non-Combustible: Type II (000) <input type="checkbox"/>	Protected Wood Frame: Type V (111) <input type="checkbox"/>
Protected Ordinary: Type III (211) <input type="checkbox"/>	Unprotected Wood Frame: Type V (000) <input type="checkbox"/>

### Addresses

**Owner's Name:** Peter Holmes Telephone: 878-2121 Fax: \_\_\_\_\_  
 Mailing Address: 401 Warren Avenue  
 Town: Portland State: Maine Zip Code: 04103

**Design Professional:** William E. Whited Telephone: 878-4530 Fax: 878-4533  
 Maine Registration Number: 1283 PE E-mail: wwhited@wlwhited.com  
 Mailing Address: 1321 Washington Avenue  
 Town: Portland State: Maine Zip Code: 04103

**General Contractor:** Biskup Construction Telephone: 892-9800 Fax: 892-9895  
 Mailing Address: 16 Danielle Drive  
 Town: Windham State: Maine Zip Code: 04062

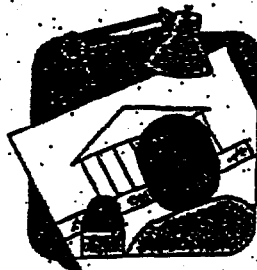
### Signature of Applicant: \_\_\_\_\_

Preliminary Approval <input type="checkbox"/>	Date: _____	Approved By: _____
Construction Permit <input checked="" type="checkbox"/>	Date: <u>1/21/04</u>	Approved By: _____
Approval Letter <input type="checkbox"/>	Date: _____	Approved By: _____

When a permit is not required

LOG #	DATE PLANS RECEIVED	REVIEW FEE	DATE FEE RECEIVED	CHECK #	PLAN REVIEWER	DATE PERMIT ISSUED	PERMIT #
	<u>1/21/04</u>	<u>270.00</u>	<u>1/21/04</u>	<u>1127</u>	<u>R.M.</u>		

\* Tenant fit outs to obtain individual permits.



# 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:** William E. Whited PE

**DATE:** 1/19/04

**Job Name:** Peter Holmes Bldg. #1

**Address of Construction:** 424 Warren Avenue

## 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 99 **Use Group Classification(s)** Business

**Type of Construction** 3 **Bldg. Height** 19-3 **Bldg. Sq. Footage** 18,000

**Seismic Zone** N/A **Group Class.** I

**Roof Snow Load Per Sq. Ft.** 42 **Dead Load Per Sq. Ft.** 30

**Basic Wind Speed (mph)** 90 **Effective Velocity Pressure Per Sq. Ft.** 20.7

**Floor Live Load Per Sq. Ft.** 100

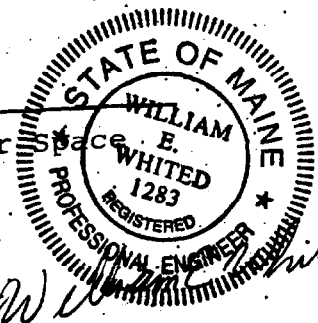
Structure has full sprinkler system? Yes  No  Alarm System? Yes  No   
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

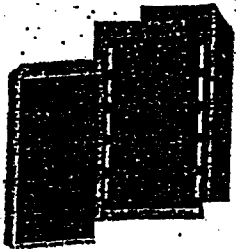
Is structure being considered unlimited area building: Yes  No

If mixed use, what subsection of 313 is being considered \_\_\_\_\_

List Occupant loading for each room or space, designed into this Project. Approx. 4- per Space

(Reviewers (Designers Stamp & Signature)





**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:** William E. Whited PE

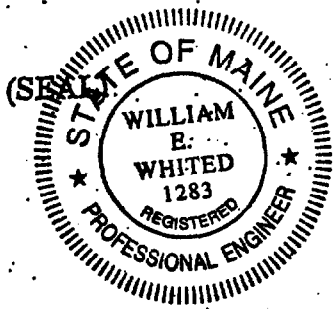
**RE:** Certificate of Design

**DATE:** 1/19/04

These plans and/or specifications covering construction work on:

Peter Holmes Building #1 at 424 Warren Avenue

Have been <sup>reviewed</sup> ~~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 William E. Whited

Title Professional Engineer

Firm William E. Whited, Inc.

Address 1321 Washington Avenue

**As per Maine State Law:**

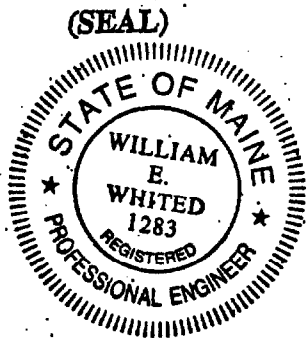
\$50,000.00 or more in new construction; repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design



**CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE**

**Designer:** William E. Whited PE  
**Address of Project:** 424 Warren Avenue Bldg. #1  
**Nature of Project:** 18,000 S.F. pre-engineered  
metal building to be used as commercial lease space  
**Date:** 1/19/04

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.



**Signature:** William E. Whited  
**Title:** Professional Engineer  
**Firm:** William E. Whited, Inc.  
**Address:** 1321 Washington Avenue  
Portland, Maine 04103  
**Telephone:** 878-4530



**METAL BUILDING MANUFACTURERS ASSOCIATION**

1300 SUMNER AVE., CLEVELAND, OHIO 44115-2851 • (216) 241-7333 FAX (216) 241-0105  
E-Mail: [mbma@mbma.com](mailto:mbma@mbma.com) • URL: [www.mbma.com](http://www.mbma.com)

General Manager—THOMAS ASSOCIATES, INC.

March 27, 2003

BULLETIN NO. MBMA 114-03(E)

To The  
BOARD OF DIRECTORS

SUBJECT: New Member

We are pleased to advise that members have voted to accept Package Industries, Inc. in Sutton, Massachusetts for building systems membership.

Mr. Daniel Moroney, CEO, will serve as Package Industries' delegate. Please note the following information on the company for your Directory:

PACKAGE INDUSTRIES, INC.  
15 Harback Road  
Sutton, MA 01590  
508-865-5871  
Fax: 508-865-9130  
E-Mail: [dan@pkgmail.com](mailto:dan@pkgmail.com)  
Internet: [www.packagesteel.com](http://www.packagesteel.com)

On behalf of the membership, we extend a warm welcome back to Package Industries, Inc. We look forward to working with them.

We trust this information will be of assistance.

Sincerely,

A handwritten signature in cursive script that reads "Charles E. Praeger".

CHARLES E. PRAEGER

CEP:cmd  
mbma