



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: BRAEMAR BUILDING SYSTEMS

RE: Certificate of Design

DATE: 10-6-05

These plans and / or specifications covering construction work on:

B&L BUSINESS PARK BUILDING C

585 RIVERSIDE ST. PORTLAND, MAINE

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.



Signature: G.R. Carstens

Title: Senior Engineer

Firm: GRE Engineering, Inc.

Address: 5544 W. 147th St. Oak Forest, IL

As per Maine State Law:

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



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: RICHARD M. FOULIN P.E.

RE: Certificate of Design (FOUNDATION ONLY)

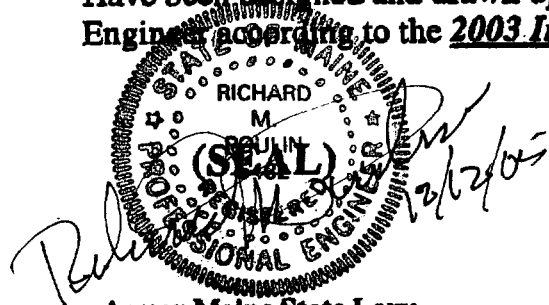
DATE: DECEMBER 12, 2005

These plans and ~~the specifications~~ covering construction work on:

FOUNDATION DESIGN FOR PROPOSED BUILDING "C" 60' x 200'

PRE-ENGINEERED BUILDING • B & L BUSINESS PARK • PORTLAND, ME

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.



As per Maine State Law:

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

Signature: Richard M. Foulin, P.E.

Title: PRESIDENT

Firm: RICHARD M. FOULIN ENGINEERING, P.A.

Address: 9 WATERHOUSE RD.
GORHAM, ME 04038



CITY OF PORTLAND
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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: HARVEY ESQUIER FOR SBM ASSOCIATES INC

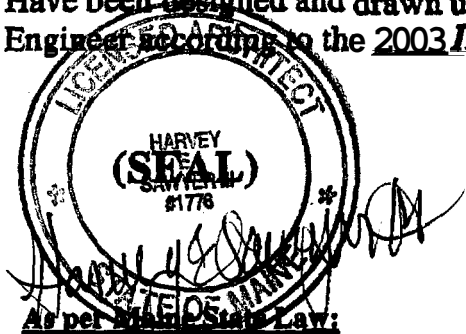
RE: of e ign (ARCHITECTURAL ONLY)

DATE: 12/10/05

These plans and / or specifications covering construction work on:

B&L BUSINESS PARK BUILDING "C" 60'x200'

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.



As per Maine State Law:

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

Signature: Harvey Esquier

Title: ARCHITECT

Firm: SBM ASSOCIATES INC

Address: 14 DEER RUN DRIVE
GORHAM, ME 04038.



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

ACCESSIBILITY CERTIFICATE

Designer: HARVEY E SAWYER III

Address of Project: 583 RIVERSIDE STREET BUILDING "C"

Nature of Project: B&L BUSINESS PARK BUILDING "C" 60 x 200
LEASABLE SPACE.
PREENGINEERED STEEL BUILDING.

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: Harvey E Sawyer III

Title: ARCHITECT

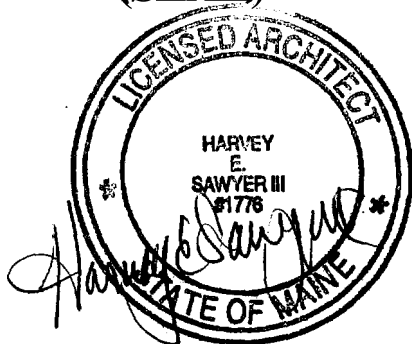
Firm: SPM ASSOCIATES INC

Address: 14 DEER RUN DRIVE

GORHAM, MAINE 04038

Phone: 207 829 2420

(SEAL)



FROM DESIGNER: G. K. CARSTENS
 DATE: 10-13-05
 Job Name: B&L BUSINESS PARK BUILDING C
 Address of Construction: 585 RIVERSIDE ST. BURLAND, MAINE

* IS BY OTHERS 2003 International Building Code
 Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC 03 Use Group Classification(s) _____

Type of Construction PRE-ENGINEERED STEEL BUILDING

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC *

Is the Structure mixed use? * if yes, separated or non separated (see Section 302.3) *

Supervisory alarm system? * Geotechnical/Soils report required? (See Section 1802.2) *

STRUCTURAL DESIGN CALCULATIONS

YES Submitted for all structural members (1002.1, 1002.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
<u>*</u>	<u>*</u>
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1603)

ASCE 7 Design option utilized (1603.1.1, 1603.8)
100 mph Basic wind speed (1603.5)
1.0 Building category and wind importance factor, I_w (Table 1604.6, 1603.6)
C Wind exposure category (1603.4)
±0.18 Internal pressure coefficient (ASCE 7)
+20.7, -22.4 Component and cladding pressures (1603.1.1, 1603.8.2.2)
SEE CALCS Main force wind pressures (1603.1.1, 1603.8.2.1)

Earthquake design data (1603.1.8, 1614 - 1623)

ASCE 7 Design option utilized (1614.1)
I Seismic use group (Category) (Table 1604.6, 1616.2)
0.37 4.0.16 Special response coefficients, R_m & R_d (Table 1617.5.1, 1617.5.2)

No Live load reduction (1603.1.1, 1607.8, 1607.10)
20 psf Roof live loads (1603.1.2, 1607.11)
50 psf Roof snow loads (1603.1.2, 1608)
50 psf Ground snow load, P_g (1608.2)
1.0 If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
1.0 If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
1.0 If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
50 psf Roof thermal factor, Q_t (Table 1608.8.2)
C Sloped roof snowload, P_s (1608.4)
3D Seismic design category (1616.8)
3.5 Seismic seismic-force-resisting system (Table 1617.8.3)
ASCE 7 Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.8.5)
SEE CALCS Analysis procedure (1616.8, 1617.8)
SEE CALCS Design base shear (1617.4, 1617.8.1)
* Flood loads (1603.1.2, 1612)
* Flood hazard area (1612.3)
* Elevation of structure
 Other loads
N/A Concentrated loads (1607.4)
N/A Partition loads (1607.5)
N/A Impact loads (1607.6)
N/A Misc. loads (Table 1607.8, 1607.8.1, 1607.7, 1607.12, 1607.13, 1616, 1611.3.4.6)



Commercial Building Permit Application

05/18/08

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: 585 EVERHADE STREET BUILDING "C"		
Total Square Footage of Proposed Structure 12,000 SF BUILDING "C"	Square Footage of Lot 200,000 +/-	
Tax Assessor's Chart, Block & Lot Chart# 3006 Block# B0006 Lot#	Owner: B&L PARTNERS 277 MILTOLS ROAD ROCHESTER, NH.	Telephone: 207 878-7890
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: HARVEY E SAWYER JR 14 DEER RUN DRIVE GORHAM, ME 04038 207 899 2420	Cost Of Work: \$ 180,000.- Fee: \$ 1710.- 1713/00
Current Specific use: EXIST'G SITE - 2 LEASABLE BUILDINGS		
Proposed Specific use: 60 X 200 PREENGINEERED STEEL BUILDING - LEASABLE SPACE - PART OF B&L BUSINESS PARK		
Project description: SITE PLAN HAS BEEN APPROVED		
Contractor's name, address & telephone: B&L CONTRACTORS 75 BISHOP STREET PORTLAND, ME. WILLIAM BOYLE 878-7890		
Who should we contact when the permit is ready:		
Mailing address: HARVEY E SAWYER JR 14 DEER RUN DRIVE GORHAM, ME 04038 899-2420	WILLIAM BOYLE 75 BISHOP STREET PORTLAND, ME PHONE 878-7890	

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: <i>Harvey E Sawyer Jr</i>	Date: 12/2/05
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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.



● *Geotechnical Engineering* ● *Field & Laboratory Testing* ● *Scientific & Environmental Consulting*

**BEARING CAPACITY ASSESSMENT
PROPOSED PRE-ENGINEERED BUILDINGS
RAINMAKER BUSINESS PARK
RIVERSIDE STREET
PORTLAND, MAINE**

04-0509 August 31, 2004

Prepared for:

SBM Associates
Attention: Peter Sawyer
14 Deer Run Drive
Gorham, Maine 04038

Prepared by:



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



04-0509

August 31, 2004

SBM Associates
Attn: Peter Sawyer
14 Deer Run Drive
Gorham, Maine 04038

Subject: Bearing Capacity Assessment
Proposed Pre-Engineered Buildings
Rainmaker Business Park
585 Riverside Street
Portland, Maine

Dear Mr. Sawyer:

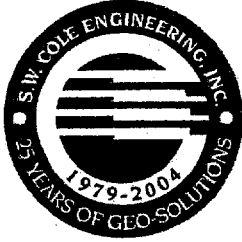
In accordance with our Agreement dated June 1, 2004, we have observed test pit explorations and made a bearing capacity assessment of the subsurface soils for foundation support of the proposed buildings at the above referenced site. Our scope of work was limited to observations of test pits explorations, a bearing capacity assessment of the subsurface findings relative to the proposed construction and preparation of this report. 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 SBM Associates (Project Architect), we understand that two on-grade, single-story, high-bay, pre-engineered metal buildings are planned. Building No. 1 will occupy a plan area of about 9,600 square-feet at a finish floor elevation of 74.0 feet (project datum). Building No. 2 will occupy a plan area of about 9,900 square-feet with a finish floor elevation of 73.5 feet. Based on proposed and existing site grades, we anticipate tapered fills up to 2 feet thick will be needed to prepare the building pads.

EXPLORATION WORK

Nine test pit explorations were made at the site on August 4, 2004 by an excavation contractor working under contract to Rainmaker (project owner). The test pit locations



04-0509
August 31, 2004

were selected by S.W.COLE ENGINEERING, INC. based on a site plan prepared by Sevee & Maher Engineers, Inc. (project civil engineer) and provided by SBM Associates (project architect). Four test pits (TP-201 through TP-204) were made at proposed Building No. 1 and five test pits (TP-301 through TP-305) were made at proposed Building No. 2. The test pits were established in the field based on taped measurements from staked building corners established by others. 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 6. A key to the notes and symbols used on the logs is attached as Sheet 7.

SUBSURFACE CONDITIONS

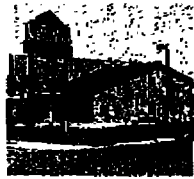
The test pits generally encountered a soil profile consisting of about 1-foot of forest duff overlying 1 to 3 feet of silty sand overlying hard to stiff olive silty clay. The test pits were terminated at depths of 4.5 to 7.0 feet below the ground surface.

Slight groundwater seepage was observed in the test pits to depths of about 1 to 3 feet below the ground surface. This seepage is likely a result of perched ground water above the relatively impervious olive silty clay. Actual groundwater levels could not be determined due to the shallow depth of the test pit explorations and the relatively short time that the test pits were left open. 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. Based on our understanding of the project, we anticipate spread footings will bear on at least 3 feet of native stiff to hard olive silty clay. Excavated stiff olive silty clay can be reused for compacted fill beneath buildings and paved areas provided it is at a compactable moisture content at this time of construction. Spread footings and frost walls should be backfilled with clean, free-

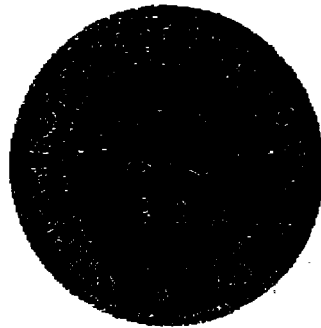


AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC.

AISC Fabricator Certification Program

NCI Building Systems Houston, TX

Has met the requirements for certification in the following programs
Category MB, Metal Building Systems



President, American Institute of Steel Construction, Inc.

May 2007

Certification valid through the last day of this month



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

2005-0223

Application I. D. Number

9/14/2005

Application Date

Amendment to Plan - Rainmaker Busine

Project Name/Description

B & L Partners Llc

Applicant

70 Bishop Street, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 7974764

Applicant Fax: (207) 878-2652

Applicant or Agent Daytime Telephone, Fax

585 - 585 Riverside Street, Portland, Maine

Address of Proposed Site

312 B004

Assessor's Reference: Chart-Block-Lot

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

Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

18,880 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

IM

Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$250.00** Subdivision _____ Engineer Review _____ Date **9/12/11/2005**

Zoning Approval Status:

Reviewer _____

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

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

Condition Compliance _____
signature _____ date _____

Performance Guarantee Required' Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |

Applicant: B & L Partners LLC

Date: 1/12/06

Address: 585 Riverside St

C-B-L: 306-B-6
312-B-004

CHECK-LIST AGAINST ZONING ORDINANCE

#05-1808

Date - EXISTING

Called Bldg #2 on plans dated
revised 10/31/05

Zone Location - I-M

Interior or corner lot -

Proposed Use/Work - to construct foundation & shell 60'x200'
warehouse with access off road
LIGHT INDUSTRIAL - CONTRACTOR

Sewage Disposal - City

Lot Street Frontage - 60' min - 78.44 shown

Front Yard - 1' for each 1' of height - 21.5' min req - well beyond in rear of property

Rear Yard - 1' for each 1' of height - 100'+ (wetlands)

Side Yard - 1' for each 1' of height - 32' & 83'

Projections - entry projections

Width of Lot - N/A

Height - 75' MAX - 21.5' scaled

Lot Area - No min - 197,756 sq ft shown

Lot Coverage/ Impervious Surface - 75% MAX - 52% given

Area per Family - N/A

Off-street Parking - 12 required $12,000 \div 1,000 = 12$ req - 17 spaces shown

Loading Bays - 8 loading docks shown

Site Plan - # 2005-0223

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 6 - Zone X
Pavement setback from boundary line = 10' min - 10' scaled

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1808	Date Applied For: 12/16/2005	CBL: 306 B006001
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Location of Construction: 585 RIVERSIDE ST	Owner Name: B & L PARTNERS LLC	Owner Address: 277 MILTON RD	Phone:
Business Name:	Contractor Name: Harvey Sawyer	Contractor Address: 14 Deer Run Drive Gorham	Phone (207) 831-1030
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial/ Build a 60' x 200' Pre-engineered steel Bulding BLDG. C	Proposed Project Description: Build a 60' x 200' Pre-engineered steel Bulding BLDG. C
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/12/2005
Note: received approved site plan 1/9/06 **Ok to Issue:**

1) Separate permits are required for individual tenant fit-up permits. PLEASE NOTE: uses other than warehouse, low industrial uses, or contractor's offices shall require different parking requirements that shall be met prior to any approvals.
2) Separate permits shall be required for any new signage.
3) This permit is being approved on the basis of plans submitted. **Any** deviations shall require a separate approval before starting that work.
4) No certificate of occupancies shall be issued prior to finalized original executed easements have been accepted and approved by the planning division.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 01/10/2006
Note: **Ok to Issue:**

1) Separate tenant fit up, Plumbing, Electrical, HVAC plans must be submitted for separate permit approvals prior to thos phases of construction.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 12/19/2005
Note: **Ok to Issue:**

1) Requires state approval.

Dept: Planning **Status:** **Reviewer:** Ethan Macomber **Approval Date:** 11/14/2005
Note: **Ok to Issue:**

1) Draft easement has been approved. We now need original executed easement prior to CO.

Comments:
12/23/2005-mjn: Planning advises that a site reveiw amendment is required.

