

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	04-1362	Issue Date:	NOV 24 2004	CBL:	317 B005001
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Location of Construction:	375 Riverside St	Owner Name:	Reynolds Marianne M
Business Name:		Contractor Name:	Patco Construction
Lessee/Buyer's Name		Phone:	

Owner Address:	Po Box 99	Phone:	
Contractor Address:	1293 Main St Sanford	Phone	2073245574
Permit Type:	Additions - Commercial		

Past Use:	Commercial / Big Moose Harley	Proposed Use:	Big Moose Harley / New 3010 Sq Ft Show Room
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Permit Fee:	\$1,581.00	Cost of Work:	\$165,000.00	CEO District:	5
FIRE DEPT:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION:	Type: RC Use Group: B 11/23/04		

Proposed Project Description:	New 3010 Sq Ft Show Room
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Signature:	<i>[Signature]</i>	Signature:	<i>[Signature]</i>
Action:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:	

Permit Taken By:	Idobson	Date Applied For:	09/13/2004	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Special Zone or Reviews	Zoning Appeal	Historic-Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>2004-10-20</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>9/11/04</i>	<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>

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 _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number 041362

This is to certify that Reynolds Marianne M/Parco

has permission to New 3010 Sq Ft Show Room

At 375 Riverside St

317 B005001

provided that the person or persons performing or supervising the work or accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification and work permit required for this work. A notice is required.

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

OTHER REQUIRED APPROVALS

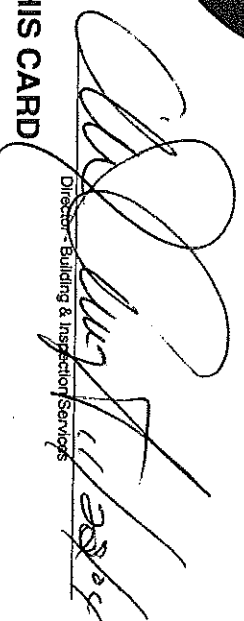
Fire Dept. See Memo

Health Dept. _____

Appeal Board _____

Other _____

Department Name


Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No:	04-1362	Date Applied For:	09/13/2004	CBL:	317 B005001
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Location of Construction:	375 Riverside St	Owner Name:	Reynolds Marianne M	Owner Address:	Po Box 99	Phone:	
Business Name:		Contractor Name:	Patco Construction	Contractor Address:	1293 Main St Sanford	Phone	(207) 324-5574
Lessee/Buyer's Name		Phone:		Permit Type:	Additions - Commercial		

Proposed Use: Big Moose Harley / New 3010 Sq Ft Show Room

Proposed Project Description: New 3010 Sq Ft Show Room

NOT 24 2004

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 11/10/2004
 Note: 11/092004 received stamped approved plan from planning Ok to Issue:

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

Dept: Building Status: Pending Reviewer: Approval Date: Ok to Issue:

Dept: Engineering Status: Open Reviewer: Tony Approval Date: Ok to Issue:
 Note: PUBLIC WORKS ENGINEERING REVIEW...7/03/03

I have reviewed the plans and offer the following comments:

1. A proposed building expansion still requires a request for utility capacity. Specifically, a written request must be made to Public Works regarding sanitary sewer capacity.
2. As was requested of the most recent development associated with the abutting property owned by Harvey Industries, Public Works is requesting the applicant contribute an equal financial contribution amount to the City's efforts to improve the drainage channel and outfall crossing downstream of Handyman Rental, on Riverside Street. The amount requested is \$1,500.

Dept: Fire Status: Approved Reviewer: Lt. MacDougal Approval Date: 06/11/2003
 Note: Ok to Issue:

Dept: DRC Status: Approved with Conditions Reviewer: Chris Earle/Steve Bus Approval Date: 07/15/2003
 Note: Ok to Issue:

Dept: Planning Status: Approved with Conditions Reviewer: Kandi Talbot Approval Date: 07/15/2003
 Note: Ok to Issue:

- 1) vii. The applicant shall contribute \$1,500 to the City for the improvement of a drainage channel and outfall crossing downstream of Handyman Rental, on Riverside Street.
- 2) vi. Bollards shall be installed around the relocated AC units, gas entry valve and other related equipment.
- 3) v. The applicant must be responsible to install and maintain erosion control measures in accordance with the submitted narrative and the Best Management Practices.

Location of Construction: 375 Riverside St		Owner Name: Reynolds Marianne M	Owner Address: Po Box 99	Phone:
Business Name:		Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone (207) 324-5574
Lessee/Buyer's Name		Phone:	Permit Type: Additions - Commercial	

- 4) iv. At least 15" of gravel and 3" of asphalt shall be installed for the paved section.
- 5) iii. If necessary, a grading or other form of easement shall be submitted to staff for the new pavement surface, which will extend slightly onto the adjacent property, just off the northeast building corner.
- 6) ii. A final plan should provide specific spot grading or contours for the paved area behind the rear of the expansion. A drainage inlet may be warranted on the southeast side of the expansion.
- 7) i. Utility capacity letters from Portland Water District and Portland Sewer Division shall be submitted to staff.

Comments:

9/13/04-Jdobson: Permit on hold/ All Submissions with Kandi Talbot in planning/

11/9/04-gg: received approved plans from Kandi. /gg

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

2004-0203
Application I. D. Number
10/01/2004
Application Date

Big Moose Harley-Davidson
Applicant
375 Riverside Street, Portland, ME 04102
Applicant's Mailing Address

Big Moose Harley - Showroom Additio
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 797-6061 **Applicant Fax: (207) 878-3115**
Applicant or Agent Daytime Telephone, Fax

375 - 375 Riverside Street, Portland, Maine
Address of Proposed Site
317 B005
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Manufacturing Warehouse/Distribution Parking Lot Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other (specify) **Showroom Addition**
 3,050 s.f. B4
 Proposed Building square Feet or # of Units Zoning
 Acreage of Site

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/PP3) Zoning Variance Other

Fees Paid: Site Plan \$400.00 Subdivision Engineer Review \$1,190.48 Date 11/08/2004

Planning Approval Status:

Approved Approved w/Conditions See Attached Denied Reviewer **Kandi Talbot**

Approval Date	11/05/2004	Approval Expiration	11/05/2005	Extension to	11/09/2004	<input type="checkbox"/> Additional Sheets Attached
<input checked="" type="checkbox"/> OK to Issue Building Permit		Kandi Talbot		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
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<input type="checkbox"/> Inspection Fee Paid	date	amount
--	------	--------

<input type="checkbox"/> Building Permit Issue	date
--	------

<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
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<input type="checkbox"/> Temporary Certificate of Occupancy	date	<input type="checkbox"/> Conditions (See Attached)
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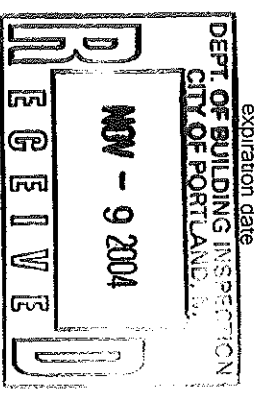
<input type="checkbox"/> Final Inspection	date	signature
---	------	-----------

<input type="checkbox"/> Certificate Of Occupancy	date
---	------

<input type="checkbox"/> Performance Guarantee Released	date	signature
---	------	-----------

<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount
---	----------------	--------

<input type="checkbox"/> Defect Guarantee Released	date	signature
--	------	-----------



expiration date

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

Big Moose Harley-Davidson
Applicant

375 Riverside Street, Portland, ME 04102
Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 797-6061 Applicant Fax: (207) 878-3115
Applicant or Agent Daytime Telephone, Fax

375 - 375 Riverside Street, Portland, Maine
Address of Proposed Site
317 B005
Assessor's Reference: Chart-Block-Lot

2004-0203 Application I. D. Number
10/01/2004 Application Date
Big Moose Harley - Showroom Additio
Project Name/Description

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Showroom Addition**
3,050 s.f.
Proposed Building square Feet or # of Units **B4**
Acreeage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan \$**400.00** Subdivision Engineer Review \$**1,190.48** Date **11/08/2004**

DRC Approval Status:

Reviewer **Chris Earle/Steve Bushey**

Approved Approved w/Conditions See Attached Denied

Approval Date	11/05/2004	Approval Expiration	11/05/2005	Extension to	11/09/2004	<input type="checkbox"/> Additional Sheets Attached
<input checked="" type="checkbox"/> Condition Compliance	Kandi Talbot	signature	date	date	date	

Performance Guarantee Required* Not Required

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

Performance Guarantee Accepted date amount expiration date

Inspection Fee Paid date amount expiration date

Building Permit Issue date amount

Performance Guarantee Reduced date remaining balance signature

Temporary Certificate of Occupancy date Conditions (See Attached) expiration date

Final Inspection date signature

Certificate Of Occupancy date signature

Performance Guarantee Released date signature

Defect Guarantee Submitted submitted date amount expiration date

Defect Guarantee Released date signature

SRG ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS

FACSIMILE TRANSMITTAL SHEET

TO: Mr. Mike Nugent FROM: Steven Grant, P.E.

COMPANY: City Portland DATE: 11/15/2004

PHONE NUMBER: 874-8700 TOTAL NO. OF PAGES INCLUDING COVER: 4

FAX NUMBER: 874-8716 SENDER'S REFERENCE NUMBER: 04-107

RE: Motion Industries Addition YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY FOR YOUR USE

NOTES/COMMENTS:

Hello Mike,

As requested by Dennis Waters at PATCO, here are the forms that will allow PATCO to obtain their construction permit. These 3 original sheets are being mailed to PATCO as well.

Please call should you have any questions.

Best wishes.

Sincerely,



Steven Grant, President

PO BOX 925 52 BLUEBERRY LANE GRAY ME 04039 TEL:(207)-657-7323 FAX:(207)-657-7342
 THIS FAX IS INTENDED FOR THE RECIPIENT INDICATED. PLEASE CONTACT US SHOULD
 THE RECIPIENT NOT RECEIVE THE ENTIRE DOCUMENT(S) TRANSMITTED.

04-107

APPLICABLE TO THIS PROJECT

MATERIAL/ACTIVITY	ITEM	SERVICE	Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV.
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1705J STEEL CONSTRUCTION	1.00	In-plant review						
Steel Fabrication		Part A - Fabrication procedures	N		(NOT READ)			
		Part B - Procedures implementation		SER to determine extent after completion of Part A	NK			
		Review material certificates of compliance (Bolts, nuts, washers, structural steel, & weld filler material)	Y				SKG	
		Review connections	Y				SKG	
		Review welding of seismic-resisting system in Cat. "C" buildings	N		NK			
		Review welder certification			NK			
		Review materials certificates of compliance (Bolts, nuts, washers, & weld filler material)	Y				SKG	
		Review primary steel connections	Y				SKG	
		Moment connections	Y				SKG	
		Shear connections	Y				SKG	
		Bracing connections	Y				SKG	
		Review welded Cat. "C" seismic connections	N		NK			
		Review welded column splices	N		NK			
		Review base metal testing for "t" > 1/2"	N		NK			
		Review secondary steel connections	Y				SKG	
		Girts	Y				SKG	
		Steel deck	Y				SKG	
		Lintels	X				SWE	
		Review installation of shear studs	N		NK			
		Review Details / Steel Frame	Y				SKG	

All Steel Construction Special Inspections have been completed in accordance with Section 1705 of the IBC.

Special Inspector: **STEVEN GRAY**
Date: **11-15-04**

#04-107
 SRG ENGINEERING, INC.
 P.O. Box 925
 GRAY, ME 04039

PAGE 2 OF 3

APPLICABLE TO THIS PROJECT

PROJECT: **MOTION INDUSTRIES Broomfield**
 SCHEDULE OF SPECIAL INSPECTION SERVICES

MATERIAL / ACTIVITY	ITEM	SERVICE	Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
Concrete Materials	2.00	Review materials (ACI Chapter 3)	Y					
Concrete Reinforcement	✓	Review reinforcing certification & reliability (ASTM A706) if required	Y			SNS		
	✓	Review condition & placement of reinforcing and prestressing steel (ACI 318 7.4.7)	Y			SNS		
	✓	Review welding of reinforcing in Cal "C" seismic-resisting systems	Y			SWC		
	✓	Review formwork (ACI 318 6.1)	Y					
Formwork	✓	Review form removal & reshoring (ACI 318 6.3)	Y			SWC		
	✓	Review concrete strength tests (ACI 318 5.6)	Y			SWC		
	✓	Review mix proportions and technique (ACI 318 5.2, 5.3, 5.4, & 5.8)	Y			SNS		
	✓	Review concrete placement (ACI 318 5.9 & 5.10)	Y			SNS		
Concrete Operations	✓	Review curing technique & temperature (ACI 318 5.11, 5.12, & 5.13)	Y			(SWC)		
	✓	Review application of prestressing force (ACI 318 18.18)	Y			SWC		
	✓	Review grouting of bonded prestressing tendons in Cal. "C" seismic-resisting systems	Y					
	✓	In-plant review Part A - Fabrication procedures	Y					
Precast Manufacturing		Part B - Procedures implementation	Y					
		Review conformance to Part A	Y					
Erection of Precast Concrete		Review erection of precast units	Y					
		Review key reinforcement	Y					
		Review key grouting	Y					
		Review concrete topping	Y					
	Review connections	Y						

Special Inspector **STEVEN GANN** Date **11-15-04**

All Concrete Construction Special Inspections have been completed in accordance with Section **1704** 3.13-94

NR

NR

NR

J-15-94

All Prepared Fill Special Inspections have been completed in accordance with Section 1704

Special Inspector STEVE GMMJ Date 11-15-04

MATERIAL / ACTIVITY	ITEM	SERVICE	Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	APPLICABLE TO THIS PROJECT	
						AGENT #	DATE COMPLETED #
1705.7 PREPARED FILL	5.00	Review site preparation prior to prepared fill placement	Y				
During Fill Placement	✓	Review compliance to soils report	Y				
		Material	Y				5AK
		Lift thickness	Y				5WC
Evaluation of in-Place Density	✓	Review in-place dry density for compliance with soils report	Y				
			Y				5WC

PROJECT: MOTON INDUSTRIES Addition SCHEDULE OF SPECIAL INSPECTION SERVICES

PAGE 3 OF 3

SRG ENGINEERING, INC.
P.O. Box 925
GRAY, ME 04039

11-04-107

SRG ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS

317 BS

AUG 20 2004

COPY

~~FASTMAIL~~ TRANSMITTAL SHEET

TO: Mr. Mike Nugent
FROM: Steven Grant, P.E.
COMPANY: City Portland
DATE: 8/19/2004
PHONE NUMBER: 874-8700
TOTAL NO. OF PAGES INCLUDING COVER: 8
FAX NUMBER: 874-8716
SENDER'S REFERENCE NUMBER: 04-038
RE: Big Moose Harley Addition
YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY FOR YOUR USE

NOTES/COMMENTS:

Hello Mike,

As requested by Dennis Waters at PATCO, here are the forms that will allow PATCO to obtain their construction permit. These 7 sheets are being mailed to Dennis Waters at PATCO as well.

Please call should you have any questions.

Best wishes.

Sincerely,

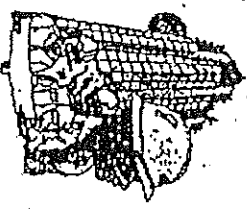
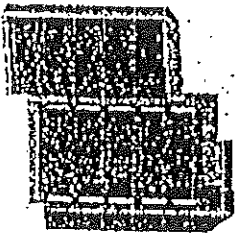
Steve

Steven Grant, President

C: Dennis Waters @ PATCO: Fax 324-1643

04-038

COPY



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: STEVEN R GRAY

RE: Certificate of Design

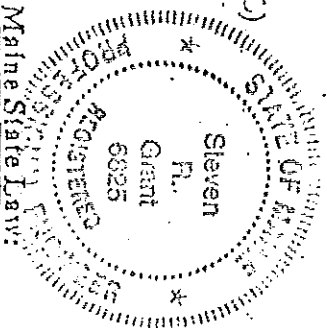
DATE: August 19, 2004

These plans and/or specifications covering construction work on:

Big Moose Hazy Adirondack Foundation

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

(SEAL)



Signature: [Handwritten Signature]

Title: President

Firm:

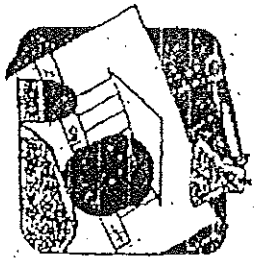
Address: SRG ENGINEERING, INC.
P.O. Box 925
GRAY, ME 04039

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

04-039

SRG ENGINEERING, INC.
P.O. Box 925
GRAY, ME 04039



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: STEVEN R. GIANT, President

SRG ENGINEERING, INC.
P.O. Box 925
GRAY, ME 04039

DATE: August 19 2004
Job Name: Bic Moore Hwy Addition
Address of Construction: Riverside St., Portland, ME

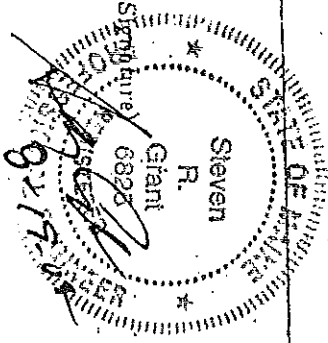
THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth Edition
Construction project was designed according to the building code criteria listed below:

Building Code and Year: 1999 BOCA Use Group Classification(s): Per Archited 3010
Type of Construction: Per Archited Hdg. Hdght.: 19.8 ft and 19.8 ft Bldg. Sq. Footage: Per Archited
Seismic Zone: Av=0.10, As=0.10 Group Class.: Per Archited
Roof Snow Load Per Sq. Ft.: 90 Dead Load Per Sq. Ft.: 13.4
Basic Wind Speed (mph): 100 per Effective Velocity Pressure Per Sq. Ft.: Per Archited 20.37 on PARTS
Floor Live Load Per Sq. Ft.: 100 per

Per Varco. Presser
MEMO BEARS

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 modified even 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.

Designers Stamp & Signature



PROJECT: **Big Moose Hayery Area** SCHEDULE OF SPECIAL INSPECTION SERVICES PAGE 1 OF 3

MATERIAL / ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV. #
17053 STEEL CONSTRUCTION Steel Fabrication		in-pilot review Part A - Fabrication procedures			NOT RECD			
		Part B - Procedures implementation Review conformance to Part A		SEN to determine extent after completion of Part A	NR			
	✓	Review material certs. conformance (Bolts, nuts, washers, structural steel, & weld filler material)						
	✓	Review connections						
		Review use of seismic testing system in Cat. "C" connections			NR			
		Review welder certifications			NR			
	✓	Review materials conformance (Bolts, nuts, washers, & weld filler material)						
	✓	Review primary steel connections						
	✓	Review other connections						
	✓	Review shear connections						
✓	Review bracing connections							
		Review welded Cat. "C" seismic connections			NR			
		Review welded column splices			NR			
		Review base metal testing for $t > 1/2"$			NR			
✓		Review secondary steel connections						
✓		Girts						
✓		Steel deck						
		Lintels			NR			
		Review installation of shear studs			NR			
✓		Review Details / Steel Frame						

All Steel Construction Special Inspections have been completed in accordance with ~~ASCE~~ Section ~~1701~~ **IBC 1701** Special Inspector **STEVEN R GRANT** Date _____

04-030

PROJECT: Big Moose Hwy MAW SCHEDULE OF SPECIAL INSPECTION SERVICES PAGE 2 OF 3

MATERIAL / ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1705.4 CONCRETE CONSTRUCTION	2.00							
Concrete Materials	✓	Review materials (ACI Chapter 3)						
	✓	Review mix design (ACI Chapter 4)						
	✓	Review reinforcing certification & weldability (ASTM A776, if required)						
Reinforcing Steel	✓	Review construction & placement of reinforcing and prestressing steel (ACI 318.7.4-07)						
		Review welding of reinforcing in Cat. "C" seismic-resisting systems			NR			
Concrete Structures	✓	Review formwork & bracing (ACI 308.2)						
	✓	Review formwork & bracing (ACI 308.2)						
	✓	Review concrete strength tests (ACI 308.3.3)						
	✓	Review curing techniques & temperature (ACI 308.3.4)						
	✓	Review curing techniques & temperature (ACI 308.3.4)						
Prestressing		Review grouting of tendons in Cat. "C" seismic-resisting systems			NR			
		Review grouting of tendons in Cat. "C" seismic-resisting systems			NR			
Prestressing		Part A - Fabrication procedures			NR			
		Part B - Procedures in implementation Review conformance to Part A			NR			
Erection of Precast Concrete		Review erection of precast units						
		Review key reinforcement						
		Review key grouting						
		Review concrete topping						
		Review connections						

All Concrete Construction Special Inspections have been completed in accordance with ~~SPR~~ Section 1704 Special Inspector STEVEN GRANT Date _____

IBC 1704 2013

PROJECT: *Big Moose Army Air* SCHEDULE OF SPECIAL INSPECTION SERVICES PAGE 3 OF 3

MATERIAL / ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV. #
1705.7 PREPARED FILL	5.00							
Site Preparation	✓	Review site preparation prior to prepared fill placement						
During Fill Placement	✓	Review compliance to soils report Material						
	✓	Fill thickness						
	✓	Final review of fill placement and compaction						

All Prepared Fill Special Inspections have been completed in accordance with ~~8~~ Section ~~7~~ *7104* Special Inspector *STEVEN GRANT* Date _____

#04038

S E A M

SRG ENGINEERING, INC.
P.O. Box 925
GRAY, ME 04039

Structural Engineering Association of Maine

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Big Moose Hazy Addition

LOCATION: Portland ME

PERMIT APPLICANT: Atco Construction, Inc

APPLICANT'S ADDRESS: 1293 Main St
Portland ME 04103

STRUCTURAL ENGINEER OF RECORD: STEVEN GRANT SRG ENGINEERING, INC.
P.O. Box 925

ARCHITECT OF RECORD: John Eisenber, RA (SME)
Name Name Firm

^(2003 #02)
This Statement of Special Inspections is submitted in accordance with Section 1704-0 of the ~~1996~~ ~~1997~~ Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

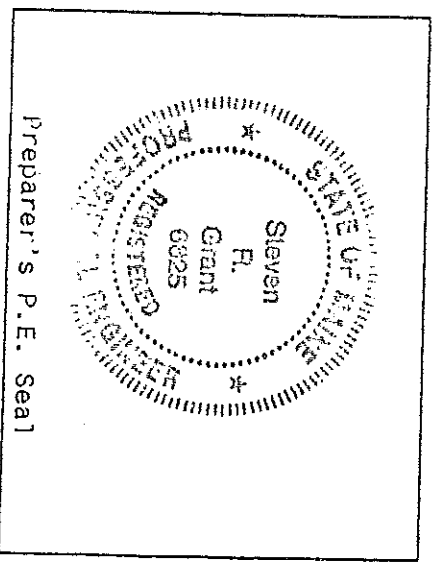
The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies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

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

Prepared By:

NAME: STEVEN R GRANT

SIGNATURE: [Signature] DATE: 8-19-04



Preparer's P.E. Seal

Applicant's Authorization:

Building Code Official:

SIGNATURE _____ DATE _____
3/15/94

SIGNATURE _____ DATE _____

#04-030

S E A M

SRG ENGINEERING, INC.
P.O. Box 925
GRAY, ME 04039

Structural Engineering Association of Maine

LIST OF AGENTS

PROJECT: Big Moose Access Addition

STRUCTURAL ENGINEER OF RECORD: STEVEN GRANT, INC. SRG ENGINEERING, INC.
P.O. Box 925
GRAY, ME 04039

ARCHITECT OF RECORD: JOHN EINHEDLER, RA. & COMPANY
Address

Name 14-B SEA ROAD, KENNEBUNK, ME
Address 04043

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

- 1. Special Inspector STEVEN R GRANT SRS ENG, INC
- 2. Testing Laboratory LOGAN BURNS & CO SW COLE ENG INC
- 3. Testing Laboratory _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____

SRG ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS

FACSIMILE TRANSMITTAL SHEET

TO:

Mr. Mike Nugent

FROM:

Steven Grant, P.E.

COMPANY:

City Portland

DATE:

11/15/2004

PHONE NUMBER:

874-8700

TOTAL NO. OF PAGES INCLUDING COVER:

4

FAX NUMBER:

874-8716

SENDER'S REFERENCE NUMBER:

04-038

RE:

Big Moose Harley Addition

YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY FOR YOUR USE

NOTES/COMMENTS:

Hello Mike,

As requested, here are the forms that will allow PATCO to obtain their construction permit. These 3 original sheets are being mailed to PATCO as well.

Please call should you have any questions.

Best wishes.

Sincerely,



Steven Grant, President

PO BOX 925 52 BLUEBERRY LANE GRAY ME 04039 TEL:(207)-657-7323 FAX:(207)-657-7342
THIS FAX IS INTENDED FOR THE RECIPIENT INDICATED. PLEASE CONTACT US SHOULD
THE RECIPIENT NOT RECEIVE THE ENTIRE DOCUMENT(S) TRANSMITTED.

#04-038

SRG ENGINEERING, INC.
P.O. Box 925
GRAY, ME 04039

NOV-15-2004 02:07 FROM: SRG ENGINEERING INC 2076577342 TD: 8748716 P. 2

PROJECT:		SCHEDULE OF SPECIAL INSPECTION SERVICES					PAGE 1 OF 3	
MATERIAL / ACTIVITY	ITEM	SERVICE	Y/N	APPLICABLE TO THIS PROJECT				
				EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV. #
17053 STEEL CONSTRUCTION								
Steel Fabrication		In-plant review Part A - Fabrication procedures	N		NOT REQD - DONE BY V.P. METAL BOLDS			
		Part B - Procedures implementation Review conformance to Part A	N	SER to determine extent after completion of Part A		NR		
	✓	Review material certificates of compliance (Bolts, nuts, washers, structural steel, & weld filler material)				SAG		
	✓	Review connections				SAG		
		Review welding of seismic-resisting system in Cat. "C" buildings	N			NR		
Steel Erection		Review welder certification	N			NR		
	✓	Review materials certificates of compliance (Bolts, nuts, washers, & weld filler material)				SAG		
	✓	Review primary steel connections				SAG		
	✓	Moment connections				SAG		
	✓	Shear connections				SAG		
	✓	Bracing connections				SAG		
		Review welded Cat. "C" seismic connections	N			NR		
		Review welded column splices	N			NR		
		Review base metal testing for "t" > 1 1/2"	N			NR		
	✓	Review secondary steel connections					SAG	
	✓	Girts					SAG	
	✓	Steel deck					SWE	
		Lintels	N			NR		
	Review installation of shear studs	N			NR			
✓	Review Details / Steel Frame					SAG		

All Steel Construction Special Inspections have been completed in accordance with Section IBC 1704

Special Inspector STEVEN GRANT

Date 11-15-04

NOV. 15 '04 (TUE) 15:14 COMMUNICATION No: 40 PAGE 2

04-030

SRG ENGINEERING, INC.
P.O. Box 925
GRAY, ME 04039

NOV-15-2004 02:07 FROM: SRG ENGINEERING INC 2076577342 TO: 8748716 P.3

PROJECT:		SCHEDULE OF SPECIAL INSPECTION SERVICES							
MATERIAL / ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV. #	
1705.4 CONCRETE CONSTRUCTION									
Concrete Materials	✓	Review materials (ACI Chapter 3)							
	✓	Review mix design (ACI Chapter 4)							
	✓	Review reinforcing certification & weldability (ASTM A706) if required							
Placing Reinforcement	✓	Review condition & placement of reinforcing and prestressing steel (ACI 318 7.4-7.7)							
		Review welding of reinforcing in Cal "C" seismic-resisting systems	N		NR		SWC		
Formwork	✓	Review formwork (ACI 318 6.1)							
	✓	Review form removal & reshoring (ACI 318 6.2)					SWC		
Concrete Operations	✓	Review concrete strength tests (ACI 318 5.6)					SWC		
	✓	Review mix proportions and technique (ACI 318 5.2, 5.3, 5.4, & 5.8)					SAG		
	✓	Review concrete placement (ACI 318 5.9 & 5.10)					SAG		
	✓	Review curing technique & temperature (ACI 318 5.11, 5.12, & 5.13)					SWC		
	✓	Review application of prestressing force (ACI 318 18.18)	N		NR		SWC		
Prestressing Operations		Review grouting of bonded prestressing tendons in Cal. "C" seismic-resisting systems	N		NR				
		In-plant review Part A - Fabrication procedures	N		NR				
Precast Manufacturing		Part B - Procedures implementation Review conformance to Part A	N		NR				
		Review erection of precast units	N		NR				
Erection of Precast Concrete		Review key reinforcement	N		NR				
		Review key grouting	N		NR				
		Review concrete topping	N		NR				
		Review connections	N		NR				
			N		NR				

All Concrete Construction Special Inspections have been completed in accordance with ~~Section~~ 306 Section 1704 Special Inspector STEVEN GANT Date 11-15-04

3-15-94

NOV. 15 '04 (TUE) 15:14 COMMUNICATION No:40 PAGE 3

#04-030
 SRG ENGINEERING, INC.
 P.O. Box 925
 GRAY, ME 04039

NOV-15-2004 02:07 FROM: SRG ENGINEERING INC 2076577342

TO: 8748716

P. 4

PAGE 3 OF 3

PROJECT:		SCHEDULE OF SPECIAL INSPECTION SERVICES							
MATERIAL / ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT						
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV. #	
1705.7 PREPARED FILL	5.00								
Site Preparation	✓	Review site preparation prior to prepared fill placement					SWC		
During Fill Placement	✓	Review compliance to soils report Material					SWC		
	✓	Lift thickness					SWC		
Evaluation of in-Place Density	✓	Review in-place dry density for compliance with soils report					SWC		

NOV. 15 '04 (TUE) 15:15 COMMUNICATION No: 40 PAGE: 4

All Prepared Fill Special Inspections have been completed in accordance with ~~602~~ Section ~~1704~~ **1704**
 Special Inspector STEVEN GRANT Date 11-15-04
IBC

3-15-94

1007

All Purpose Building Permit Application

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

Location/Address of Construction: <u>275 Evans St Portland</u>		Square Footage of Lot <u>See Plan</u>	
Total Square Footage of Proposed Structure <u>3610 sq ft</u>		Telephone: <u>797-6064</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>317</u> Block# <u>R</u> Lot# <u>S</u>	Owner: <u>Calvin Reynolds</u>	Applicant name, address & telephone: <u>Patric Construction</u> <u>Sandford Ave 51073</u>	Cost Of Work: \$ <u>165,000</u> Fee: \$ <u>1506 + 75 = 1581</u>
Lessee/Buyer's Name (If Applicable)			
Current use: <u>Holiday Daniels Real Estate</u>			
If the location is currently vacant, what was prior use: <u>—</u>			
Approximately how long has it been vacant: <u>—</u>			
Proposed use: <u>New Showroom</u> <u>3010 Sq ft</u>			
Project description:			
Contractor's name, address & telephone: <u>Patric Construction Inc</u> <u>324-5574</u> <u>1223 Vermont Sandford Ave 24053</u>			
Who should we contact when the permit is ready: <u>Ken Morrison</u> <u>651-2809</u>			
Mailing address: <u>1223 Main St Sandford Me 04073</u>			
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>651-2809</u>			

RECEIVED
SEP - 9 2004

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 Officials 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.

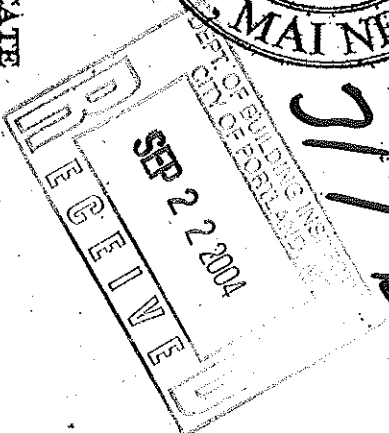
Signature of applicant: [Signature] Date: 9/9/04

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 4th floor of City Hall



CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

317 BS



Designer: JOHN EINSIEDLER, P.A.

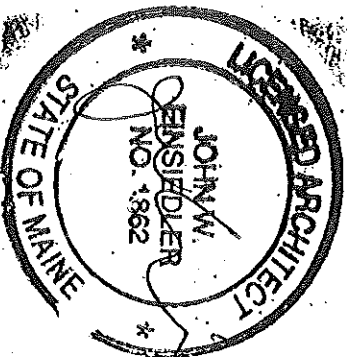
Address of Project 375 EVELUDE ST

Nature of Project SHOW ROOM MODERN
Big Moose HALLWAY

Date SEPTEMBER 14 2004

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

(SEAL)



Signature [Signature]

Title OWNER

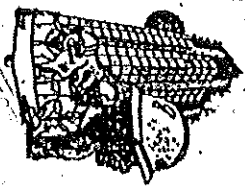
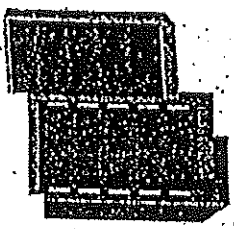
Firm JOHN W. EINSIEDLER, P.A.

Address 143 SIZY ROAD

KENNEBUNK, ME 04043

Telephone 985-9760

317 B5



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

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
RECEIVED
SEP 22 2004

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

FROM: John W. Einsiedler, R.A.

RE: Certificate of Design

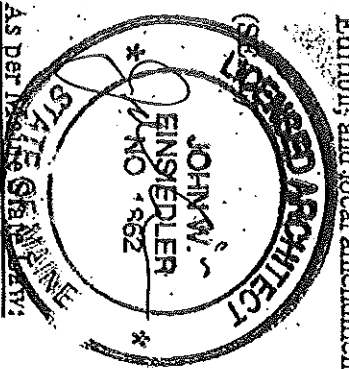
DATE: SEPT. 16, 2004

These plans and/or specifications covering construction work on:

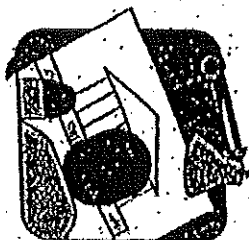
BIG MOOSE HAYSTACK
LIVENSIDE ST.

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

Signature [Signature]
Title OWNER
Firm John W. Einsiedler, R.A.
Address _____



\$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 MAINE
 389 Congress St., Rm 315
 Portland, ME 04101
 Tel. - 207-874-8704
 Fax - 207-874-8716

DEPT. OF BUILDINGS & PLANNING
 CITY OF PORTLAND, MAINE
RECEIVED
 SEP 22 2004

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

FROM DESIGNER: JOHN W. EINSIEDLER, R.A.

DATE: SEPT. 16, 2004

Job Name: 375 RIVERSIDE SUITE

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

Building Code and Year: 1999 BOCA Use Group Classification(s): B ADDITION 3010 SF.
 Type of Construction: 2C Bldg. Height: 28' ± Bldg. Sq. Footage: EXISTING 4650 SF.

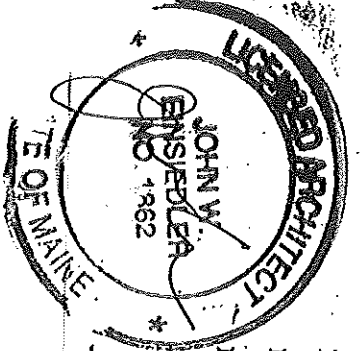
Seismic Zone: _____ Group Class: _____
 Roof Snow Load Per Sq. Ft.: _____ Dead Load Per Sq. Ft.: _____
 Basic Wind Speed (mph): _____ Effective Velocity Pressure Per Sq. Ft.: _____
 Floor Live Load Per Sq. Ft.: _____ Alarm System? Yes No

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

Is structure being considered unlimited area building? Yes No
 Is mixed use, what subsection of 313 is being considered? _____

List Occupant loading for each room or space, designated into this Project. ADDITION 31 PEOPLE
7000 B.L.G. =

(Designers Stamp & Signature)



BY OTHER

Applicant:

Big Moose Holdings Addition
Pat Co Construction

Date:

11/10/04

Address:

375 Riverside St

C-B-I:

317-B-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing Development

Zone Location - B-4

Interior or corner lot -

Proposed Use/Work - to construct addition 43' x 70' for skura

Sewage Disposal - City

Lot Street Frontage - 60' min req - 310' Scaled

Front Yard - 20' min - 46' Scaled

Rear Yard - 20' min - 71' Scaled

Side Yard - 1-2 Stories - 10' min - 31' Scaled

Projections -

Width of Lot - 60' min - 310' Scaled

Height - 65' max - 27' Scaled

Lot Area - 10,000 sq min - 2.87 Acres given (121,838)

Lot Coverage/Impervious Surface -

80% max

Area per Family - N/A

Off-street Parking -

55+ spaces shown

Loading Bays - 1 Loading Bay shown

Site Plan -

Minor 2004-0263

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parallel zone X

24,367.8 sq ft open space

OK

$14,800 \div 1000 = 14.8 \text{ SP.}$
 $11,194 \text{ retail}$
 $- 2,000$
 $9194 \div 200 = 45.92$
 60.72
 66196 SPAC

F.A.R. No more than .65 allowed
 $\frac{26,594}{121,839} = .22$



sebagotechnics.com

One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

October 4, 2004
01430

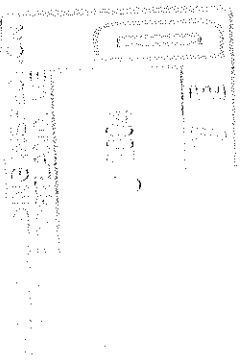
Margaret Schmuckal, Zoning Administrator
Code Enforcement Department
City of Portland
389 Congress Street, 3rd Floor
Portland, ME 04101

Proposed Showroom Addition-Tax Map 317, Block B, Lot 5
Minor Site Plan Application-375 Riverside Street, Big Moose Harley-Davidson

Dear Marge:

On behalf of Big Moose Harley-Davidson, we are pleased to submit nine (9) copies of the enclosed plans and associated information for the re-approved minor site plan application. As you will recall, the Site Plan Committee previously approved this addition with conditions as contained in a letter dated July 15, 2003 from the Planning Division Director, Alexander Jaegerman, to Calvin Reynolds, President of Big Moose Harley-Davidson. Based upon a conversation with City staff, the conditions associated with the original approval have been addressed as outlined within the attached letter. As originally approved, and as now proposed, it is the intent of the applicant to expand the existing showroom to provide an additional 3,050 square feet of space. The facade of the expansion will be compatible with the existing building in accordance with the enclosed elevation. The facility is located at 375 Riverside Street and consists of 2.87 acres of property within the B-4 Zone. The existing facility and the proposed expansion will meet the space and bulk requirements of that zone.

The development proposal consists of constructing a 3,050 square foot building addition within an existing paved area and installing a paved access drive around the expansion. Existing water, gas, and underground electrical service will be relocated outside of the proposed building footprint. All utility services for the addition will be provided from the existing building. Proposed new lighting will consist only of low-level wall packs at building entrances. An existing light pole will be relocated. The existing site is heavily landscaped such that no new landscaping is proposed. Existing trees and shrubs will be relocated as depicted on the plans due to the paved access drive around the building.



We are hopeful that we have provided the required information to allow this project to proceed through the permitting process. Upon your review of the enclosed material, however, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

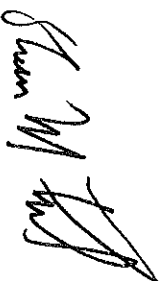
SEBAGO TECHNICS, INC.



Gregory J. Boulette
Project Engineer

GJB:gjb/jc
Enc.

cc: Calvin Reynolds, President



Shawn M. Frank, PE
Project Manager



October 4, 2004

01430

One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

Kandi Talbot, City Planner
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

Proposed Showroom, Big Moose Harley Davidson, ID # 2003-0103, CBL # 317-B-005
Conditions of Prior Approval

Dear Kandi:

This letter and the enclosed plans are in response to the conditions of approval regarding the above referenced project in a letter dated July 15, 2003 from the Planning Division Director, Alexander Jaegerman. The following numbered responses correspond with the numbered conditions in that letter:

1. A utility capacity letter has been requested from the Portland Water District and will be forwarded upon receipt. The existing building is served by a private on-site septic field; therefore, a letter of capacity to serve from the Portland Sewer District is not warranted.
2. Spot grades have been added to the new pavement area to assure positive drainage away from the building.
3. The pavement area just northeast of the building has been revised so that it does not extend onto the abutting property.
4. A parking lot detail has been added to show the required depths of gravel (15") and asphalt (3").
5. A note has been added to the plans stating, "The applicant is responsible to install and maintain erosion control measures in accordance with the submitted narrative and Best Management Practices".
6. Bollards have been added to the plans around the new locations of the A/C units, gas meter, and electrical box.
7. A note has been added to the plans stating, "The applicant shall contribute \$1,500 to the City for the improvement of a drainage channel and outfall crossing downstream of Handyman Rental, on Riverside Street."

Ms. Talbot

-2-

October 4, 2004

We are hopeful that we have provided the required information to allow this project to proceed through the permitting process. Upon your review of the enclosed material, however, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

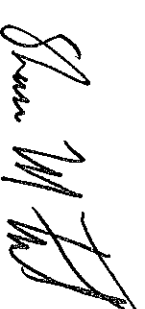
SEBAGO TECHNICS, INC.



Gregory J. Boulette
Sr. Project Engineer

GJB/SMF:gjb/jc
Enc.

cc: Calvin Reynolds, President



Shawn M. Frank, PE
Project Manager

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: 375 Riverside Street		Zone: B-4 Zone	
Total Square Footage of Proposed Structure 3,050	Square Footage of Lot 125,017		
Tax Assessor's Chart, Block & Lot Chart# 317 Block# B Lot# 5	Property owner, mailing address: Big Moose Harley-Davidson 375 Riverside Street Portland, Maine 04102	Telephone: (207) 797-6061	
Consultant/Agent, mailing address, phone & contact person Shawn Frank c/o Sebago Technics, Inc. P.O. Box 1339 Westbrook, Maine 04098-1339	Applicant name, mailing address, telephone #/Fax#/Pager#: Big Moose Harley-Davidson 375 Riverside Street Portland, Maine 04102 (207) 797-6061 (phone) (207) 878-3115 (fax)	Project name: Big Moose Harley-Davidson	

Proposed Development (check all that apply) New Building Building Addition Change of Use
 Residential Office Retail Manufacturing Warehouse/Distribution Parking lot
 Subdivision, amount of lots \$25.00 per lot \$
 Site Location of Development \$3,000, except for residential lots which are then \$200 per lot
 Traffic Movement \$1,000 Stormwater Quality \$250.00 Other - Showroom Addition
 After the fact review - Major project \$1,500.00 After the fact review - Minor project \$1,200.00

Major Development \$500.00 Minor Development \$400.00
 Plan Amendments: Board review \$200.00 Staff review \$100.00

Who billing will be sent to: **Big Moose Harley-Davidson**
 Mailing address: **375 Riverside Street**
 State and Zip: **Portland, Maine 04103** Contact person: **Calvin Reynolds** Phone: **(207) 797-6061**

- Submittals shall include (9) separate folded packets of the following:
- a. copy of application
 - b. cover letter stating the nature of the project
 - c. site plan containing the information found in the attached sample plans check list
- Amendment to Plans: **ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page
(8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14
 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.


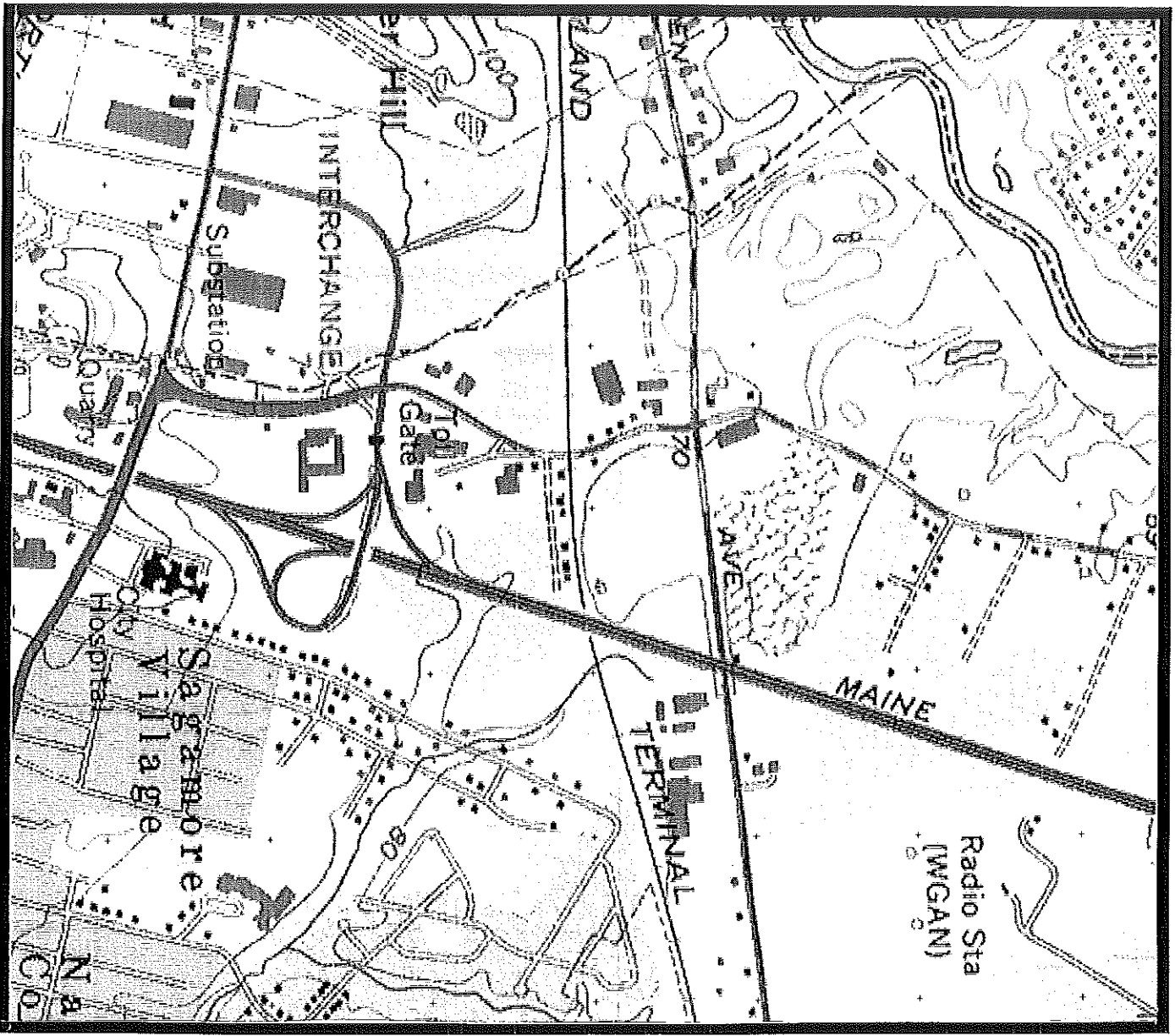
Signature of applicant:  Date: 10/1/04
 This application is for site review ONLY, a building permit application and associated fees will be required prior to construction.

Figure 1 – Site Location Map

FIGURE 1



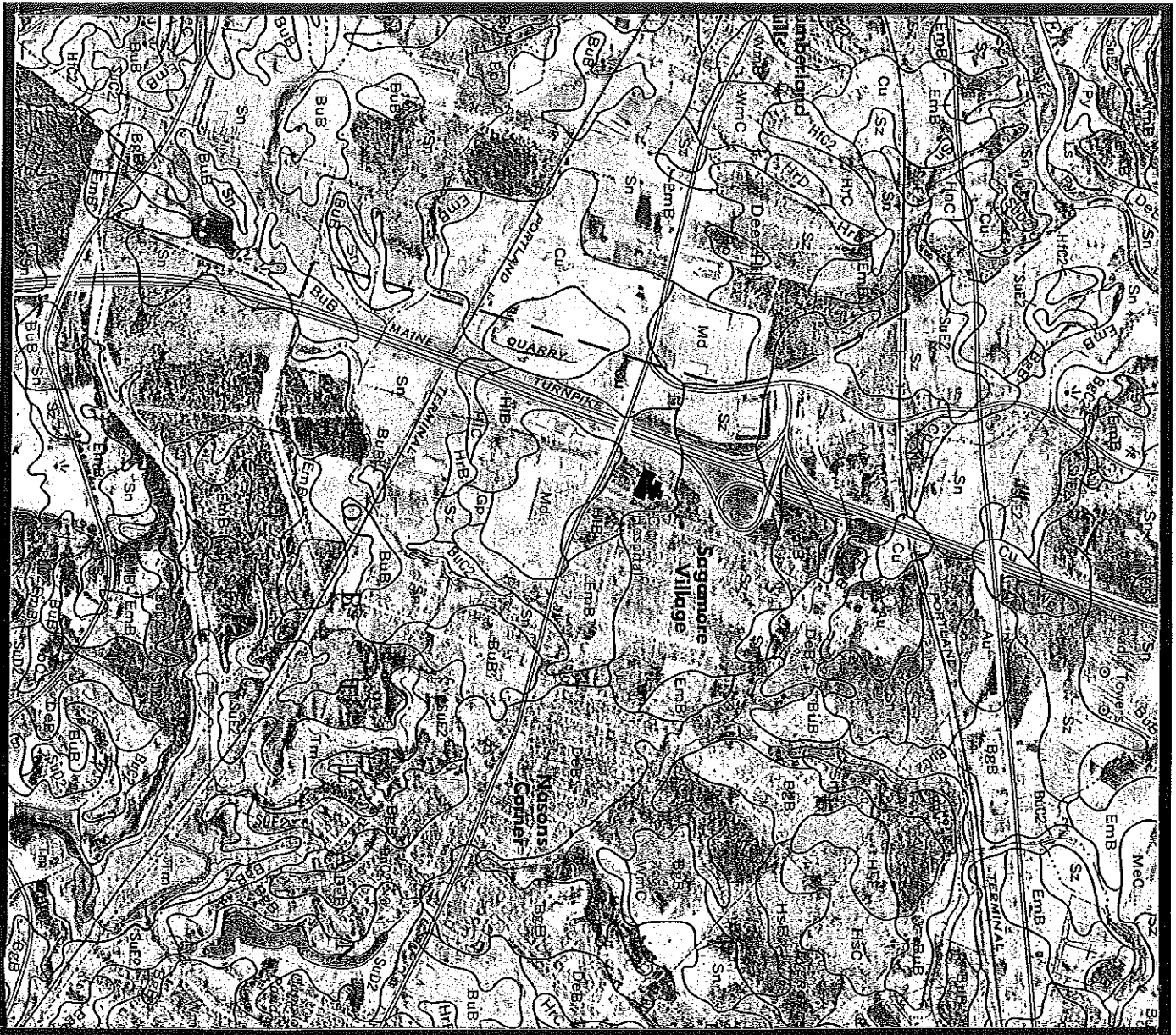
SITE LOCATION MAP
USGS TOPOGRAPHIC
7.5 MIN. QUADRANGLE
PORTLAND WEST
SCALE: 1"=1,000'



Sebago Technics
Engineering & Planning for the Future

Figure 2 – Medium Intensity Soils Map

FIGURE 2



MEDIUM INTENSITY SOIL SURVEY
CUMBERLAND COUNTY
SHEET 81
SCALE 1:20,000



Sebago Technics
Engineering & Planning for the Future

Figure 3 - Deed

8705-031

013518

MORTGAGE DEED

Know all Men by these Presents,

That Marianne M. Reynolds, of Gorham, County of Cumberland and State of Maine, (hereinafter referred to as "Mortgagor"), in consideration of Eight Hundred Thousand and 00/100ths (\$800,000.00) Dollars, paid to the Mortgagor and Calvin J. Reynolds, Jr. by Key Bank of Maine, a banking corporation organized and existing under the laws of the State of Maine, and having a place of business at One Canal Plaza, Portland, County of Cumberland and State of Maine, (hereinafter referred to as "Mortgagee") the receipt whereof Mortgagor does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said Key Bank of Maine, and its Successors and Assigns forever,

See Schedule A attached hereto and incorporated herein by reference.

Together with all heating furnaces and boilers, oil burners and attachments thereto, heaters, water tanks, mantels, gas and electric light fixtures, screens, storm doors and windows, screen doors, window shades, awnings, and all other fixtures of whatever kind or nature at present contained in said buildings and hereinafter placed therein prior to the full payment and discharge of this Mortgage, which are hereby agreed to be a part of the mortgaged real estate.

To have and to hold the aforementioned and bargained premises with all the rights, easements, privileges and appurtenances

EX 8705704032

thereto belonging, to the said Mortgagee, and its Successors and Assigns, to their use and behoof forever.

And I, the said Mortgagor, for myself and my Heirs, Executors, Administrators Successors and Assigns, do covenant with the said Mortgagee, and its Successors and Assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, excepting any prior mortgages of record; that I have good right to sell and convey the same to the said Mortgagee, and its Successors and Assigns forever, as aforesaid; and that I and my Heirs, Executors, Administrators, Successors and Assigns shall and will Warrant and Defend the same to the said Mortgagee, and its Successors and Assigns forever, against the lawful claims and demands of all persons.

And the Mortgagor does hereby further **COVENANT AND AGREE** with said Mortgagee to keep all the buildings herein mortgaged insured against loss or damage by fire and the other perils insured under extended coverage in a sum not less than One Hundred percent (100%) of the full replacement value of the mortgaged premises as determined by the Mortgagee for the benefit of said Mortgagee, and its Successors and Assigns, in such insurance company or companies as said Mortgagee shall approve, until payment of the debt secured by this Mortgage and to deliver the policies for all such insurance to said Mortgagee, to be retained by it until the debt secured shall be paid, and also to pay all taxes and water-rates, insurance, repairs and improvements upon said premises, and should I neglect to keep

said buildings so insured or to pay said taxes, water-rates, repairs and improvements, I hereby authorize said Mortgagee so to insure said buildings at my expense, and to pay said taxes, water-rates, repairs and improvements for me, and I agree that all sums due or to become due the Mortgagee and all sums so paid by said Mortgagee shall become a part of the mortgage debt secured by this Mortgage, and that no indebtedness will be contracted for labor, materials, or otherwise which would create a lien on the property that would have priority over this Mortgage without written consent of the Mortgagee.

LEASE ASSIGNMENT

As further security for payment of the indebtedness and performance of the obligations, covenants and agreements secured hereby, the Mortgagor hereby assigns to the Mortgagee, and its Successors and Assigns, all leases and rents now existing or hereafter acquired on said premises, and in the event of default hereunder, or in the event of default in the terms and conditions of any Promissory Note or Notes of even date herewith given by the Mortgagor to the Mortgagee, the Mortgagee shall have the right to collect all rents and profits arising from said premises and apply the same to the payment of the mortgage debt and obligations.

NON-ALIENATION CLAUSE

In the event the Mortgagor sells, transfers or conveys any right, title or interest in the mortgaged premises, the obligations secured hereby shall become due and payable ON DEMAND at the

EW 87 0510 034

option of the Mortgagee.

Provided, Nevertheless, that if the said Mortgagor and Calvin J. Reynolds, Jr. or their heirs, Executors, Administrators, Successors and Assigns shall pay to the said Mortgagee, or its Successors or Assigns, the sum of Eight Hundred Thousand and 00/100ths (\$800,000.00) Dollars in accordance with the terms of a certain Promissory Note or Notes of even date given by Mortgagor and Calvin J. Reynolds, Jr. to Mortgagee, and shall pay at maturity any other Note(s) or Allonge(s) given by Mortgagor and Calvin J. Reynolds, Jr. to Mortgagee in renewal, extension or modification of said debt, and shall pay all other existing debts and obligations of the Mortgagor and Calvin J. Reynolds, Jr. to the Mortgagee, and future advances made by the Mortgagee to the Mortgagor to protect the security hereof, and shall also keep and perform all the covenants and agreements herein contained, and shall not make or suffer any strip or waste on said mortgaged premises, and shall repay to Mortgagee all expenses, if any are incurred, of foreclosure of this Mortgage, together with reasonable attorney's fees, then this Mortgage, as also a certain Promissory Note or Notes as aforesaid given by the said Mortgagor and Calvin J. Reynolds, Jr. to the said Mortgagee, to pay the said sum and interest at the time aforesaid shall be void. Otherwise, this Mortgage shall remain in full force and effect.

8705-035

In Witness Whereof, Marianne M. Reynolds has hereunto set her hand and seal this 31st day of March in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered
In the presence of

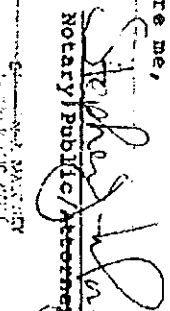

Marianne M. Reynolds

State of Maine
County of Cumberland, ss.

March 31, 1989

Personally appeared the above named Marianne M. Reynolds and acknowledged the above instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law

Notary Public/Attorney at Law
My Commission Expires on July 8, 1993

SEAL

Figure 4 – Letter of Financial Capability



KeyBank National Association
100 Gannett Drive
South Portland, ME 04106

April 23, 2003

City of Portland

Dear Sir or Madam

Re: Marianne and Calvin Reynolds

Please be advised that Marianne and Calvin Reynolds have had a relationship with KeyBank since the mid 1960's. Key has provided the Reynolds and the operating companies, Jack Reynolds and son, Inc., H.D. Acquisitions Company, Inc., and Augusta Motor Sports, with various deposit, cash management, and loan services including working capital lines of credit, term and mortgage loans, and floor plan financing. All accounts have always been handled in a very satisfactory manner.

It is my understanding that an expansion is planned at the Riverside Street, Big Moose Harley Davidson location at an approximate cost of \$300,000. Mr. And Mrs. Reynolds have the financial capacity and/or availability to finance with KeyBank the necessary funding for this project.

Should you have any questions, contact me at 207 842-1073.

Sincerely,

Leo Arnato

Vice president and Relationship Manager

Received

4-29-03

SEBAGO TECHNOLOGIES

**Figure 5 – Erosion & Sedimentation
Control Narrative**

EROSION AND SEDIMENTATION CONTROL PLAN

Big Moose Harley-Davidson
Riverside Street
Portland, Maine

A. Pre-Construction Phase

Prior to the beginning of any construction, filter fabric fencing will be staked across the slope(s), on the contour at or just below the limits of clearing or grubbing, and/or just above any adjacent property line or watercourse to protect against construction related erosion. The placement of silt fences shall be completed in accordance with guidelines established in Best Management Practices and in accordance with the erosion control plan and details in the plan set. This network is to be maintained by the contractor until all exposed slopes have at least 85%-90% vigorous perennial vegetative cover to prevent erosion.

Prior to construction, the contractor shall prepare a detailed schedule and marked up plan indicating areas and components of the work and key dates showing date of disturbance and completion of the work. The contractor shall schedule a pre-construction meeting with the municipal staff. Three (3) copies of the schedule and marked up plan shall be provided to the municipality three days prior to the scheduled pre-construction meeting. Special attention shall be given to the 14-day limit of disturbance in the schedule addressing temporary and permanent vegetation measures.

The following erosion control measures shall be followed by the contractor throughout construction of this project.

B. Construction and Post-Construction Phase

1a. Areas undergoing actual construction shall only expose that amount of mineral soil necessary for progressive and efficient construction and shall not exceed 14 days. Areas that will not be completed (covered and/or finish graded) within 14 days of disturbance shall be anchored with temporary erosion control blanket or mulch as directed by the inspecting engineer and as shown on the design plans. If mulch is used, hay or straw mulch shall be applied such that the areas shall be sufficiently covered with mulch to avoid any visible soil exposure. Mulch shall be kept moist to avoid loss due to wind. Erosion control blanket shall be applied in the base of all grassed waterways and in slopes which exceed 15% and any disturbed areas within 100' of wetlands or streams. Areas located within 100' of streams shall be anchored with temporary erosion control within seven (7) days.

1b. If disturbed areas do not receive final seeding by September 15th of the year of construction, then all disturbed areas shall be seeded with a winter cover crop of

Rye at the rate of 3 lbs./1,000 S.F. to provide winter protection. Winter seedings shall be covered with mulch such that no soil is visible. Erosion control blankets shall be used in the base of all grassed waterways, on slopes equal to or greater than 15%, and any disturbed areas within 100' of wetlands or streams. Erosion control blankets shall also be applied for additional winter protection along side slopes of grassed waterways and in all areas equal to or greater than 8% slope.

- 1c. During winter conditions, areas that will not be completed (covered and/or finish graded) within seven (7) days of disturbance shall be anchored with temporary erosion control measures within seven (7) days of disturbance. Temporary erosion control shall consist of hay or straw mulch applied to provide a minimum uniform mulch depth of 4" or, if blown, application area shall be sufficiently covered with mulch to avoid any visible soil exposure.
2. All topsoil shall be collected, stockpiled, seeded with Rye at 3 lbs./1,000 S.F. and mulched, and re-used as required. Sitation fencing shall be placed down gradient from stockpiled loam. Loam shall be stockpiled at locations designated by the owner and inspecting engineer.
3. All silt fences shall be installed according to this plan. This shall be maintained during development to remove sediment from runoff water. All the silt fences shall be inspected before and after any rainfall or runoff event, maintained and cleaned until all areas have at least 85%-90% vigorous perennial vegetative cover of grasses.
4. A construction entrance shall be built at the intersection of the existing road and the access drive. Roadway areas shall be periodically swept or washed to avoid tracking of mud, dust or debris from the construction area. Dust control during construction shall be achieved by the use of a watering truck to periodically sprinkle the exposed roadway areas as necessary to reduce dust during the dry months.
5. Stone check dams may be removed only after the roadways are paved and the vegetated swales are established with at least 85%-90% of vigorous perennial growth.
6. All areas shall be seeded and stabilized in accordance with the following vegetation plan.

C. Vegetation Plan

Revegetation measures shall commence immediately upon completion of construction of the roadway improvements. Disturbed areas shall also be mulched and anchored prior to any storm event. See mulching requirements in Section B(1a) above. If final

seeding cannot be accomplished by September 15th, then all disturbed areas shall be seeded with a winter cover crop at the rate of 3 lbs./1,000 S.F. to provide winter protection. Seeded areas shall be covered with erosion control mesh. See winter protection requirements in Section B(1b) above. Revegetation measures shall consist of the following:

1. Four inches of loam will be spread over disturbed areas and smoothed to a uniform surface. Loam shall be free of subsoil, clay lumps, stones and other objects over 1" in diameter, and without weeds, roots or other objectionable material.

2. Soils tests shall be taken at the time of soil stripping to determine fertilization requirements. Soils test shall be taken promptly as to not interfere with the 14-day limit on soil exposure. Based upon test results, soil amendments shall be incorporated into the soil prior to final seeding. In lieu of soil tests, soil amendments may be applied as follows:

<u>ITEM</u>	<u>APPLICATION RATE</u>
10-20-20 Fertilizer (N-P205-K20 or equal)	18.4 lbs./1,000 S.F.
Ground Limestone (50% Calcium & magnesium oxide)	138 lbs./1,000 S.F.

3. Following seed bed preparation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 S.F. with a mixture of 35% Creeping Red Fescue, 6% Red Top, 24% Kentucky Bluegrass, 10% Perennial Ryegrass, 20% Annual Ryegrass and 5% White Dutch Clover.

4. Erosion control mesh shall be applied in accordance with the plans over all finish-seeded areas as specified on the design plans.

5. All hay bale and/or filter fabric barriers will remain in place until seedings have become 85%-90% established and then removed within 10-days.

6. The inspecting engineer at his/her discretion may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish-graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.

D. Construction Schedule

Site improvements will most likely begin in summer of 2003 depending upon final project approval. The following schedule is anticipated for the construction of the roadway improvements.

SCHEDULE

- | | | |
|-------|--|------------------------------|
| 1. | Estimated construction time. | 3 months |
| 2. | Erosion control measures placed | Week 1 - Week 2 |
| 3. | Site clearing and grubbing | Week 2 - Week 4 |
| 4. | Construction of parking subbase | Week 4 - Week 6 |
| 5. | Utility improvements and parking construction | Week 6 - Week 12 |
| 6. | Mulch spread for winter erosion control | Oct. 15 of construction year |
| 7. | Start final seedings on prepared areas
(during growth season) | Week 8 |
| 8. | Biweekly monitoring of vegetative growth | Week 10 |
| 9.** | Re-seeding of areas, if needed | Week 10 |
| 10.** | Removal of erosion control devices | Upon final completion |

** Dates are subject to change at the discretion of the engineer, depending on construction progress.


E Inspections/Monitoring

Maintenance measures shall be applied as needed during the entire construction cycle. After each rainfall, the contractor shall perform a visual inspection of all installed erosion control measures. The contractor shall perform repairs as needed to allow continued proper functioning of the erosion control measure. The contractor shall provide the municipality with written documentation describing dates of inspections and necessary follow-up work to maintain erosion control measures meeting the requirements of this plan.

Following the temporary and/or final seedings, the contractor shall inspect the work area semimonthly until the seedings have been established. Established means a minimum of 85%-90% of areas vegetated with vigorous growth. Reseeding shall be carried out by the contractor with follow-up inspections in the event of any failures until vegetation is adequately established.

Prepared by,

SEBAGO TECHNICS, INC.


Gregory J. Boulette
Project Engineer

Shawn M. Frank, PE
Project Manager

GJB/SMF:/gjb/dlf
April 18, 2003

**Figure 6 – Stormwater Management
Narrative**

STORMWATER RUNOFF EVALUATION

**Big Moose Harley-Davidson
Riverside Street
Portland, Maine**

The following Stormwater Management Plan has been prepared for Big Moose Harley-Davidson to evaluate stormwater runoff and erosion control for a proposed 3,050 square foot building expansion in Portland, Maine. The 2.87-acre parcel is located on the east side of Riverside Street. The property is presently developed and is predominately impervious. The topography on site is flat to moderate slopes generally sloping to the rear of the site. One curb cut along Riverside Street will be maintained for access to the site.

Given the size of the building addition in relationship to the size of the overall development, any increase in stormwater runoff will be inconsequential. This project will generate less than 10,000 square feet of new impervious surfaces and, therefore, is not subject to any Department of Environmental Protection permits in regards to stormwater runoff.

Temporary erosion control measures will be required to be implemented during the construction phase of the project as specified on the Erosion & Sedimentation Control Plan provided on the site plans.

Permanent erosion control measures have also been incorporated into the plan for long-term stabilization of the site. These measures will be integrated with the overall site development, which includes limits for disturbance and clearing (see clearing limits on site plans), and a permanent revegetation plan.

GJB:gjb/dlf
April 18, 2003

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

Big Moose Harley-Davidson
Applicant _____

375 Riverside Street, Portland, ME 04102
Applicant's Mailing Address _____

Consultant/Agent _____
Applicant Pn: (207) 797-6061 **Applicant Fax: (207) 878-3115**

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) **Showroom Addition**
3,050 s.f.

375 - 375 Riverside Street, Portland, Maine
Address of Proposed Site
317 B005
Assessor's Reference: Chart-Block-Lot

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning **B4**

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 **\$400.00** Subdivision _____ Engineer Review _____ Date **10/5/2004**

Zoning Approval Status:

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

Reviewer Murray S. - Sharp

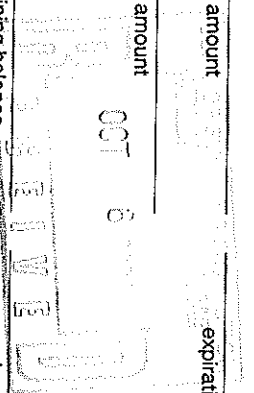
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

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



ELECTRICAL PERMIT

City of Portland, Me.



2002-4ars

To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 4/18/02

Permit #

CBL# 315 B005

LOCATION: 375 Riverside Rd METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Big Moose Harley Davidson
 TENANT _____ PHONE # _____

TOTAL EACH FEE

OUTLETS	Receptacles	Switches	Smoke Detector			
4				.20		.80
2	Incandescent	8	Fluorescent	20		200
1	Overhead		Underground	TTL AMPS	<800	15.00
	Overhead		Underground		>800	25.00
	Overhead		Underground	TTL AMPS		25.00
	Overhead					25.00
	(number of)					1.00
	(number of)					2.00
	Electric units					1.00
	oil/gas units					5.00
	Ranges					2.00
	Insta-Hot					2.00
	Dryers					2.00
	Compactors					2.00
	Others (denote)					2.00
	Air Cond/win					3.00
	Air Cond/cent					10.00
	HVAC					5.00
2	Signs - Ex-t					10.00
	Alarms/res					5.00
	Alarms/com					15.00
	Heavy Duty(CRKT)					2.00
	Circus/Carnv					25.00
	Alterations					5.00
	Fire Repairs					15.00
2	E Lights					1.00
	E Generators					20.00
	Service					4.00
	0-25 Kva					5.00
1	25-200 Kva					8.00
	Over 200 Kva					10.00
	MINIMUM FEE/COMMERCIAL	45.00				
	TOTAL AMOUNT DUE					47.80
	MINIMUM FEE					35.00

CONTRACTORS NAME Sevin's Electric MASTER LIC. # MC60017602
 ADDRESS 109 Cascade Rd. OOB ME LIMITED LIC. # _____
 TELEPHONE 207 934-9473
 SIGNATURE OF CONTRACTOR [Signature] (Fax 934-3441)
 White Copy - Office • Yellow Copy - Applicant

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Phone: (207) 874-8703 or 874-8693
Fax : (207) 874-8716

FAX TRANSMISSION COVER SHEET

Date: 05/09/02

To: Kevin (Kevin's Electric)

Fax: 934-3441

Re: 375 Riverside St. Bit master/terminal

Sender: (Cable solutions) Davidson

Mike Cousins

YOU SHOULD RECEIVE 1 PAGE(S), INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 874-8693 OR 874-8703.

- Cover & plug connect (10) Ten high bay light
- Service panel switch for each (04) door motor (2)
- If this is a commercial garage by definition there are never. Equip must be (above 44)

Department of Planning & Development
Lee D. Urban, Director



Division Directors
Mark B. Adelson
Housing & Neighborhood Services

CITY OF PORTLAND

Alexander Q. Jaegerman, AICP
Planning
John N. Lufkin
Economic Development

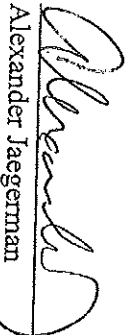
TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: October 31, 2002
SUBJECT: Request for Reduction of Performance Guarantee
Big Moose Harley Davidson/375 Riverside Street
ID# (2001-0298)
Lead CBI# (317-B-005)

A request by Big Moose Harley Davidson has been made for a reduction of Letter of Credit # S303998 for the Bike Storage Facility at 375 Riverside Street.

Original Sum	\$ 14,100.00
<u>This Reduction Amount</u>	<u>\$ 12,690.00</u>
Remaining Sum	\$ 1,410.00

This is the first reduction for the project.

Approved:


Alexander Jaegerman
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Todd Merkle, Public Works
✓ Code Enforcement
File

O:\PLAN\CORRESP\DR\C\PERFORM\BIGMOOSEHARLEY1.DOC