

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

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

**PERMIT ISSUED**

Permit No: 02-1142 NOV 15 2002	Issue Date: NOV 15 2002	CBL: 369 B004001
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<b>Location of Construction:</b> 1 Davis Farm Rd	<b>Owner Name:</b> Verizon	<b>Owner Address:</b> 125 High Street <b>PORTLAND</b>	<b>Phone:</b> 603-335-6002
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Payton Maine Corp.	<b>Contractor Address:</b> 75 Market Street Portland	<b>Phone:</b> 2077727222
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Commercial	<b>Zone:</b> J-M

<b>Past Use:</b> Commercial / Office	<b>Proposed Use:</b> Commercial / HVAC upgrade, including 3 new roof top units, gas piping hard duct, flex duct, and new supply / return diffusers.	<b>Permit Fee:</b> \$842.00	<b>Cost of Work:</b> \$117,000.00	<b>CEO District:</b> 1
<b>Proposed Project Description:</b> HVAC upgrade including 3 new roof top units, gas piping hard duct, flex duct, and new diffusers.		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: B Type: NA 11/15/02 Signature: [Signature]	

<b>Signature:</b> [Signature]	<b>Signature:</b> [Signature]
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
<b>Signature:</b>	<b>Date:</b>

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 10/08/2002	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 10/9/02	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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**CERTIFICATION**

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

\_\_\_\_\_  
SIGNATURE OF APPLICANT ADDRESS DATE PHONE

\_\_\_\_\_  
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

# All Purpose Building Permit Application

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

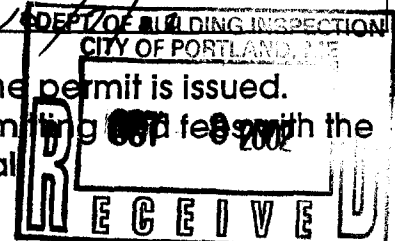
Location/Address of Construction: 1 Davis Farm Road, Portland ME ( 2nd Floor )		
Total Square Footage of Proposed Structure 7,458	Square Footage of Lot N / A	
Tax Assessor's Chart, Block & Lot Chart# 369 Block# B Lot# 4	Owner: Verizon 125 High Street Boston, MA 02110	Telephone: 603.335.6002
Lessee/Buyer's Name (if Applicable) N / A	Applicant name, address & telephone: Payton Maine Corp. 56 Industrial Pk. Road Saco, ME 04072 772.7222	Cost Of Work: \$ 117,000.00 Fee: \$ 842.00
Current use: <u>Office Space</u>		
If the location is currently vacant, what was prior use: <u>N / A</u>		
Approximately how long has it been vacant: <u>N / A</u>		
Proposed use: <u>Office Space</u>		
Project description: HVAC System upgrade, including (3) new roof top units, gas piping hard duct, flex duct, and new supply/return diffusers		
Contractor's name, address & telephone: Payton Maine Corp. 56 Industrial Pk. Road Saco, ME 04072 Tel. 772.7222		
Who should we contact when the permit is ready: <u>Adam Mancini</u>		
Mailing address: 56 Industrial Park Road, Saco ME 04072 Tel. 772.7222		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. <b>PHONE: 772.7222</b>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of applicant: <u>AS D. Mancini</u>	Date: <u>8/20/2002</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
 If you are in a Historic District you may be subject to additional permitting with the Planning Department on the 4<sup>th</sup> floor of City Hall



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

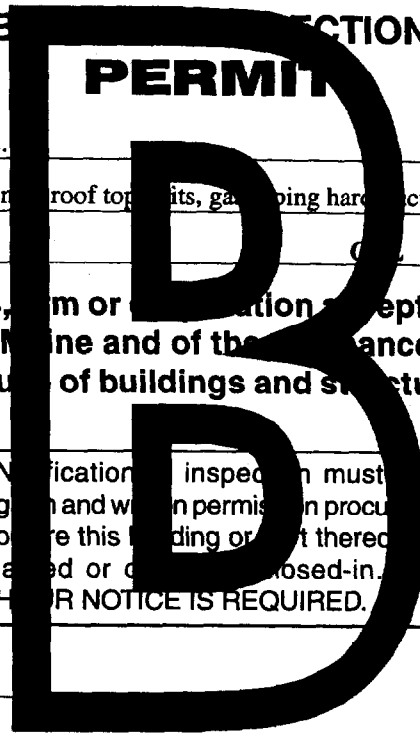
Please Read Application And Notes, If Any, Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 021142

This is to certify that Verizon/Payton Maine Corp.  
has permission to HVAC upgrade including 3 roof top units, gas piping hardware, flex duct, and new diffusers.  
AT 1 Davis Farm Rd 369 B004001

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



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

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. HOUR NOTICE IS REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

11/15/02  
[Signature]  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



**CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE**

Designer: James Pelsor

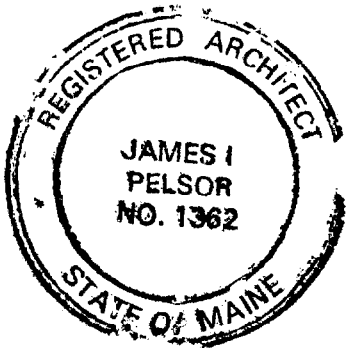
Address of Project 1 Davis Farm Rd

Nature of Project HVAC modifications  
to 6,000 SF OFFICE AREA

Date 10/4/02

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

(SEAL)



Signature J. I. Pelsor

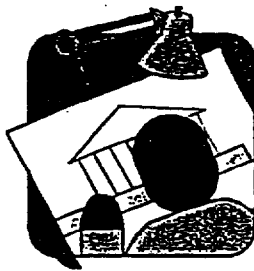
Title Architect

Firm Bunker & Savage Arch's

Address 563 Western Ave

Augusta Me

Telephone 623-4708



**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: James Pelsor

Bunker & Savage Archa

DATE: 10/4/02

Job Name: HVAC modifications

Address of Construction: 1 DAVIS FARM Rd

**THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION**

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

Building Code and Year BOCA 1999 Use Group Classification(s) Business

Type of Construction NA Bldg. Height NA Bldg. Sq. Footage EXISTING

Seismic Zone 2 Group Class EXISTING

Roof Snow Load Per Sq. Ft. EXISTING Dead Load Per Sq. Ft. EXISTING

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

Floor Live Load Per Sq. Ft. NA

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

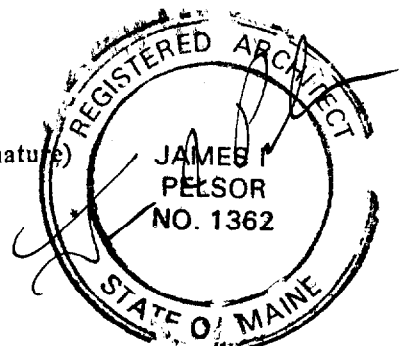
Is structure being considered unlimited area building: Yes      No

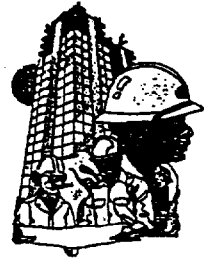
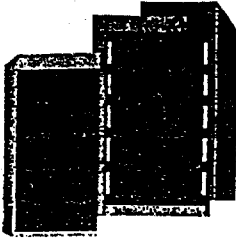
If mixed use, what subsection of 313 is being considered     

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

(Designers Stamp & Signature)

PSH 6/07/2K





**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: James Pelsor

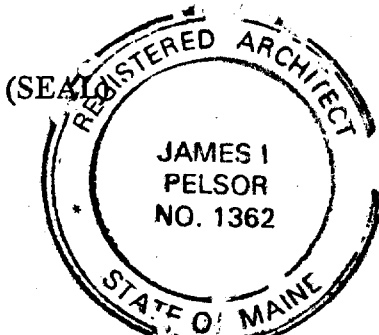
RE: Certificate of Design

DATE: 10/4/02

These plans and/or specifications covering construction work on:

HVAC Modifications to 2<sup>nd</sup> Floor - 1 Davis Farm

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 J. I. Pelsor

Title Architect

Firm Bunker & Savage Arch's

Address 563 Western Ave  
Augusta, ME

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.



October 25, 2002

Mr. Michael Nugent  
City of Portland  
Building Inspections Division  
389 Congress Street  
Portland, ME 04101

Re: Verizon – Davis Farm Road

Dear Mr. Nugent:

Per your request please find the enclosed letter from the designer regarding the angle supports for the new Roof Top Units and the set of engineered stamped drawings. Do not hesitate to contact us with any questions and/or concerns, or if we can be of any further assistance.

Sincerely,  
PAYTON MAINE CORP.

A handwritten signature in black ink, appearing to read "Adam D. Mancini".

Adam D. Mancini  
Project Manager

Enclosure

\*electronics given  
309-B-004  
001-1142

# BUNKER & SAVAGE ARCHITECTS

MEMBERS OF AMERICAN  
INSTITUTE OF ARCHITECTS

JAMES I. PELSOR, A.I.A.  
CRAIG D. BOONE, R.A.

555 WESTERN AVENUE, P.O. BOX 2387  
AUGUSTA, MAINE 04338-2387  
TELEPHONE: 207-623-4708  
FAX: 207-623-2552  
E MAIL: bsarch@bunkerandsavage.com

Adam Mancini  
Payton Maine Corp  
56 Industrial Park Road.  
Sanford, Me 04101

Re: Portland Codes Enforcement  
1 Davis Farm Road  
HVAC Modifications

October 22, 2002

Dear Adam,

Regarding Portland Code enforcement question about the roof load and bearing lintel capacity.

The 3 rooftop units in question weigh between 700 and 900 pounds each. Each supporting angle carries a load of less than 450 pounds and provides more than adequate bearing capacity as distributed load and shear at each connection is less than .25 kips.

As indicated in my phone message to the codes enforcement official, the additional dead loads on the existing structure are negligible as the building roof structure was designed in 1974 with a combined live and dead load of more than 63 lbs/sf. Effect of this additional load to end reaction loads of the existing steel structure and trusses is negligible.

Sincerely,



James I. Pelsor NCARB, AIA

