

Form # P04

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

Please Read Application And Notes, If Any, Attached

PERMIT WORKED  
DEC - 7 2005  
Permit Number: 051752  
CITY OF PORTLAND

INSPECTION  
**PERMIT**

This is to certify that ~~REINFORCE~~ Drawings Products

has permission to ~~REINFORCE~~ wall and clear det

AT 960 OCEAN AVE

415/A-004

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is placed or closed-in. 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. Greg Cass 12-6-05  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 05-1752	Issue Date: <b>PERMIT ISSUED</b>	CR: 2/15/05 A 004 <del>44 A002001</del>
-----------------------	-------------------------------------	---

Location of Construction: 960 OCEAN AVE	Owner Name: <del>CHRYSLER CREDIT PRODUCTS</del> DRAGON	Owner Address: 389 CONGRESS ST	Phone:
Business Name: CISY	Contractor Name: Dragon Products	Contractor Address: 960 Ocean Ave Portland	Phone: 2078792328
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone:
Past Use: Commercial	Proposed Use: Commercial Emergency repair. Remove 1 wall and clear debris	Permit Fee:	Cost of Work: \$0.00
Proposed Project Description: <del>Remove</del> 1 wall and clear debris REINFORCE		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: LIMITED REPAIR 12/6/05 Signature: [Signature]
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: dmartin	Date Applied For: 12/05/2005	<b>Zoning Approval</b>		
		<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"/> Me: _____	<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 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: _____

**CERTIFICATION**

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE	

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

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

<b>Permit No:</b> 05-1752	<b>Date Applied For:</b> 12/05/2005	<b>CBL:</b> 415 A004001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 934 Ocean Ave	<b>Owner Name:</b> Dragon Products Company Inc	<b>Owner Address:</b> 38 Preble St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dragon Products	<b>Contractor Address:</b> 960 Ocean Ave Portland	<b>Phone</b> (207) 879-2328
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial Emergency repair. Reinforce 1 wall and clear debris	<b>Proposed Project Description:</b> Reinforce 1 wall and clear debris
--	---

<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Cptn Greg Cass	<b>Approval Date:</b> 12/06/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		



# General Building Permit Application

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

Location/Address of Construction: <u>960 OCEAN AVENUE PORTLAND, MAINE</u>		
Total Square Footage of Proposed Structure <u>TEMPORARY REPAIRS TO AN EXISTING BUILDING</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Char# Block# Lot# <u>AS PER ENCL. #1 FY 2006 RE PROPERTY TAX STATEMENT</u>	Owner: <u>DRAGON PRODUCTS COMPANY 38 PEARCE STREET PORTLAND, MAINE 04101</u>	Telephone: <u>774-6355</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>DRAGON PRODUCTS COMPANY 38 PEARCE STREET PORTLAND, MAINE 04101 207-774-6355</u>	Cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>READY-MIXED CONCRETE BATCH PLANT</u> Proposed Specific use: <u>READY-MIXED CONCRETE BATCH PLANT</u>		
Project description: <u>TEMPORARY REPAIRS, AS OUTLINED IN ATTACHED KLEINSCHMIDT ENGINEER'S LETTER OF 11/2/05 AND REVISIONS OF 11/30/05, TO EXISTING READY-MIXED CONCRETE BATCH PLANT BUILDING, TO STABILIZE STRUCTURE AND ALLOW FOR CLEAN-UP.</u>		
Contractor's name, address & telephone: <u>TEMPORARY REPAIRS TO BE DONE BY DRAGON.</u>		
Who should we contact when the permit is ready: <u>DAVIA GRINWELL</u>		
Mailing address: <u>P.O. BOX 1521 PORTLAND, MAINE 04104</u>		Phone: <u>774-6355</u>

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8723

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: [Signature] Date: 12-5-2005

This is not a permit; you may not commence ANY work until the permit is issued.

**CITY OF PORTLAND**  
**REAL ESTATE PROPERTY TAX STATEMENT**  
**FY 2006** July 1, 2005 - June 30, 2006

<b>DUE SEPT 9, 2005</b> <b>\$21,399.60</b>	<b>DUE MARCH 3, 2006</b> <b>\$21,399.60</b>	<b>AMOUNT PAID</b> <b>\$0.00</b>	<b>INTEREST DUE</b> <b>\$0.00</b>	<b>PAY THIS AMOUNT</b> <b>\$21,399.60</b>
---	--	-------------------------------------	--------------------------------------	--

FIRST LING  
 415 - A-004-001

ACCOUNT NUMBER 42712 415 - A-004-001  
 Assessed Property Description  
 415-A-4-8-9 417-A-4-5-  
 10-11418-A-1-3-4-5-6-9-10  
 416-A-A-2 OCEAN AVE  
 976-992 1748427 SF

RE 42712  
 DRAGON PRODUCTS COMPANY INC  
 38 PREBLE ST  
 PORTLAND ME 04101

BRING COMPLETE TAX BILL WHEN  
 PAYING IN PERSON  
 Please Make Your Check Payable to:  
 City of Portland  
 PARTIAL PAYMENTS MAY BE MADE  
 AT ANY TIME

Change of Address  
 Name:

**RETURN THIS TOP PORTION WITH PAYMENT**  
 Credit cards are not accepted for property tax payments.

KEEP THIS PORTION

REAL ESTATE PROPERTY TAX STATEMENT  
 City of Portland  
 2006  
 Fiscal Year  
 July 1, 2005 - June 30, 2006  
 Owner of Record as of April 1, 2005  
 DRAGON PRODUCTS COMPANY I  
 38 PREBLE ST  
 PORTLAND ME 04101

ACCOUNT NUMBER  
 42712  
 CBL  
 415 - A-004-001

Assessed Property Description  
 415-A-4-8-9 417-A-4-5-  
 10-11418-A-13-4-5-6-9-10  
 416-A-A-2 OCEAN AVE  
 976-992 1748427 SF

CURRENT BILLING DISTRIBUTION		CURRENT BILLING INFORMATION	
School	\$22,469.58	Land Value	\$1,818,740.00
Debt Repayments	\$5,735.09	Building Value	\$307,400.00
Police	\$2,953.14	Total Value	\$2,126,140.00
Fire	\$2,610.75	Exemptions	\$0.00
Public Works	\$2,353.96	Homestead	\$0.00
General Government	\$1,711.97	Taxable Value	\$2,126,140.00
County Tax	\$1,455.17	Tax Rate	\$20.13
Library	\$1,112.78	TOTAL TAX	\$42,799.20
Parks & Recreation	\$984.38	AMOUNT PAID	\$0.00
Regional Waste Systems	\$984.38		
Metro Transit District	\$770.39		
Health & Human Ser.	\$770.39		
Enterprise Funds	(\$171.20)		
	\$42.80		

**Remittance Instructions**

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

Use enclosed envelope to mail in your payment. Remit To: CITY OF PORTLAND MAINE  
 FINANCE DEPARTMENT  
 TREASURY AND COLLECTION DIVISION  
 P O BOX 544  
 PORTLAND ME 04112-0544

Use top right margin for change of address.

Mr. David Grinnell  
November 22, 2005

2.

2. Stabilization of the masonry wall on the garage side of the structure.

Our recommendation was to install a standard construction pipe scaffolding along this wall, sitting on the lower roof of the garage, and bolt the wall to the scaffolding as a measure to stabilize it against wind or other lateral loading. We didn't determine the exact details for attachment but a through bolt and plate washer installed through the wall at each frame of the scaffolding, near the top, should be adequate. The scaffolding legs can sit on two rows of wood planks laid over the roof. The scaffolding will also allow access for removal of debris and for working on the edge of the new roof when that is installed.

3. Cover the opening with a temporary tarpaulin.

4. Removal of the debris.

As you said, this will require a crane and man lift to reach the area from above, without going underneath it.

5. Construction of a new wood framed roof structure to replace the missing roof.

We have begun working on a drawing for the new roof support and truss system as we discussed, and expect to have it for you early next week.

Please let us know if you have any questions or if we can be of further service.

Sincerely,

KLEINSCHMIDT ASSOCIATES



Stephen T. Ruell, P.E.  
Senior Structural Engineer

STR:fhw  
cc: Al Nash

# ***Kleinschmidt***

*Energy & Water Resource Consultants*

November 22, 2005

VIA FACSIMILE

Mr. David Grinnell  
Vice President  
Dragon Products Company  
PO Box 1521  
38 Preble Street  
Portland, ME 04104

## Portland Batch Plant Roof Collapse – Stabilization of Existing Structure

Dear Mr. Grinnell:

As requested, we visited your Portland batch plant to look at the problem of the roof collapse that occurred on November 21, 2005.

A portion of the wood framing of the second floor and the flat roof above collapsed, due to overloading when a quantity of stone and gravel aggregate spilled onto the roof. The weight apparently overloaded the roof and caused it to collapse, which subsequently overloaded the floor of the second level which also collapsed. There was little or no apparent damage to the surrounding walls and the batch plant itself. The boiler located on the ground floor under the collapsed area may also have escaped serious damage.

-As we discussed, the repairs will consist of

1. Stabilization of the existing wood roof and walls above *the* batch plant.

We recommend installation of 4x4 wood posts from the batch plant top edge member up to the underside of the top plate of the wall. This will support the weight of the wall and roof, and if any snow loading occurs should prevent further collapse. The wooden wall will be resupported later, but will be able to hang temporarily from the top plate.

# Kleinschmidt

Energy & Water Resource Consultants

75 Main Street, PO Box 576, Pittsfield, Maine 04967  
TEL: (207)487-3328 FAX: (207)487-3124 or (207) 487-6014

Facsimile Transmittal

To: MIKE NUGENT  
Company: CITY OF PORTLAND Fax No: 207-874-8116  
From: STEVE RUEL Date: 11-30-05  
Re: DRAGON PRODUCTS Pages (Including Cover): 2  
PORTLAND BATCH PLANT ROOF Job Number: 343-020

Urgent  For Review  Please Comment  Please Reply  As Requested  For Your Use

Comments:

ENCLOSED IS SKETCH OF WALL BRACING TO BE  
USED IN LIEU OF SCAFFOLDING.

I WILL CALL LATER TO SEE IF YOU HAVE  
COMMENTS.

cc: DAVID GRINNELL - DRAGON PRODUCTS

Operator

Mail Original Yes  No



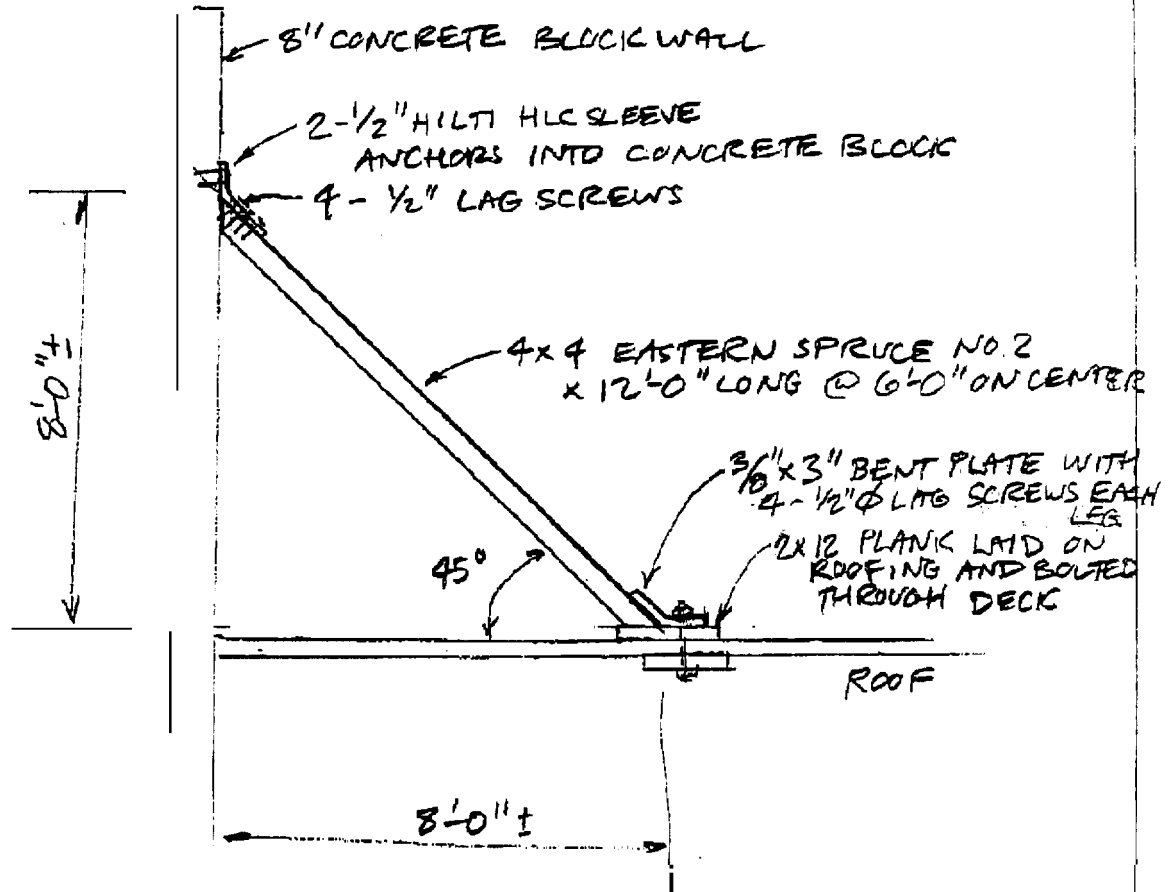
**Kleinschmidt**  
Energy & Water Resource Consultants

Phone: (207) 487-3328  
Fax: (207) 487-3124  
www.KleinschmidtUSA.com

Page:	SK-1
Project No.:	343-020
By:	STR 11-30-05
Date:	
Checked:	
Date:	

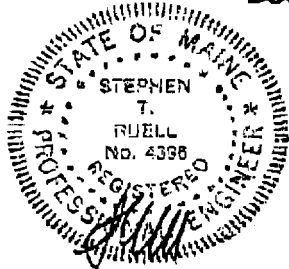
Project: DRAGON - PORTLAND BATCH PLANT ROOF

Subject: TEMPORARY WALL BRACING DETAIL



BRACING OF EXISTING MASONRY  
WALL DURING ROOF RECONSTRUCTION

NO SCALE





David S. Grinnell

Concrete Division

Portland & Masonry Cement - Ready Mixed Concrete  
Aggregates - Agricultural Limestone

38 Probie Street  
P.O. Box 1621  
Portland, Maine 04104

207-774-6355  
Fax 207-761-5894

# Fax

To: City Of Portland, Inspections Division ATTN: Mr. Michael Nugent, Director

Fax: 207-756-8090 Pages: 7 including cover

Phone: 207-874-8700 Date: December 5, 2005

Re: CC:

Urgent  For Review  Please Comment  Please Reply  Please Recycle

Mike:

Enclosed please find completed permit application with supporting documents regarding temporary repairs at our Ocean Avenue facility. If I have not completed as required or if you need further information, please don't hesitate calling me at 774-6355. Thanks again for your assistance Mike.

Dave Grinneil

*Dave Grinnell*