



# 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>352 Presumpscott St.</u>		
Total Square Footage of Proposed Structure <u>15,390 sq. ft.</u>	Square Footage of Lot <u>1.61 Acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>422</u> Block# <u>B</u> Lot# <u>58</u>	Owner: <u>JIM FREEMAN</u> <u>Pack Edge</u> <u>55 Washington Ave.</u> <u>Portland, ME.</u>	Telephone: <u>799-6600</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Dennis Waters</u> <u>Patco Construction</u> <u>1293 Main St.</u> <u>Sanford, ME. 04073</u>	Cost Of Work: \$ <u>492,000.00</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>undeveloped</u>	If vacant, what was the previous use? <u>undeveloped</u>	
Proposed Specific use: <u>WAREHOUSE</u>	<u>4449</u> <u>+ 75</u> <u>cost</u>	
Project description: <u>15,390 sq. ft pre-engineered metal building with</u> <u>associated sitework. 1800 sq. ft. office AREA, 13,590 sq. ft.</u> <u>WAREHOUSE.</u>	<u>4524</u>	
Contractor's name, address & telephone: <u>Patco Construction, 1293 Main St. Sanford, ME.</u>	Who should we contact when the permit is ready: <u>Dennis Waters</u>	
Mailing address:	Phone: <u>324-5574</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 874-8703

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

Signature of applicant: <u>Dennis Waters</u>	Date: <u>6/7/06</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**



# New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".

To be submitted by MECH and Elec subcontractors

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of  $\geq 1" = 20'$  on paper  $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$9.00 per additional \$1000.00 cost  
This is not a Permit; you may not commence any work until the Permit is issued.**

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

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

<b>Permit No:</b> 06-0846	<b>Date Applied For:</b> 06/08/2006	<b>CBL:</b> 422 B058001
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<b>Location of Construction:</b> 352 PRESUMPCOT ST	<b>Owner Name:</b> J & H PROPERTIES LLC	<b>Owner Address:</b> 88 WINDING WAY	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Patco Construction	<b>Contractor Address:</b> 1293 Main St Sanford	<b>Phone:</b> (207) 324-5574
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	

<b>Proposed Use:</b> Build a 15,390sq.ft preengineered metal building wiht associated sitwork. 1800sq ft office area 13,590 sq ft warehouse	<b>Proposed Project Description:</b> Build a 15,390sq.ft preengineered metal building wiht associated sitwork. 1800sq ft office area 13,590 sq ft warehouse
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/27/2006

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 07/07/2006

**Note:** **Ok to Issue:**

- 1) Sprinkler system shall comply with NFPA 13  
Commodity class to be determined.
- 2) All construction shall comply with NFPA 101

**Comments:**

7/18/2006-mjn:

- 1) Geotechnical Report.
- 2) revised construction documents if any of the assumptions used in creating the submitted construction documents prove to be incorrect as a result of the geotechnical report.
- 3) Complete framing details (stamped) for the mezzanine, guards, graspable rails and stairs including the intended use and Loads.
- 4) Exterior stair and guard and handrail details
- 5) A copy of the latest VP AISC certification
- 6) An additional special inspection for the wood frame elements.
- 7) Engineered Slab design that complies with 2003 IBC

Additional plans must be submitted, reviewed and approved and permits obtained for Plumbing, HVAC, Electrical, Fire Alarm, Sprinkler systems

From: Marge Schmuckal  
To: Sarah Hopkins  
Date: 8/1/2006 3:13:47 PM  
**Subject:** Re: pack edge on Presumpscot

I reviewed the plans that I received at site plan dated 7/19/06 and those plans meet the I-L zoning requirements. I am happy :)

Marge

>>> Sarah Hopkins 8/1/2006 11:55:54 AM >>>

Marge are you happy with Pack edge at 352 Presumpscot Street? I am hoping to sign off this week if PW lets me.

-Sarah

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

**2006-0104**

Application I. D. Number

**5/31/2006**

Application Date

**Warehouse Building**

Project Name/Description

**Pack Edge Inc.**

Applicant

**55 Washington Avenue, Portland, ME 04101**

Applicant's Mailing Address

**352 - 352 PresumpscotSt, Portland, Maine**

Address of Proposed Site

**422 BO08001**

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

**Applicant Ph: (207) 799-6600 Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

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

**IL**

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

**Check Review Required:**

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

Fees Paid: Site Pla **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date **5/31/2006**

**Zoning Approval Status:**

Reviewer Margie S. - Jmp.

- Approved  Approved w/Conditions  
See Attached  Denied'

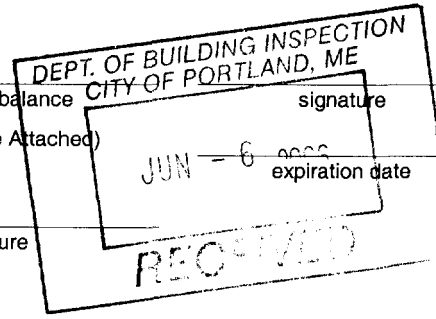
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached

Condition Compliance \_\_\_\_\_  
signature date

**Performance Guarantee**  Required\*  Not Required

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

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





# Letter of Certification

Date: 5/17/2006  
Time: 3:27:03 PM  
Page: 1 of 2

## Letter of Certification

Contact: Jason Gardner or Bill Rudman  
Name: Patco Construction  
Address: 1293 Main Street

Project: Pack Edge  
Builder PO #: 2705  
Jobsite: 352 Presumpscott St

City, State: Sanford, Maine 04073  
Country: United States

City, State: Portland, Maine 04104  
County, Country: Cumberland, United States

This is to certify that the above referenced VP BUILDINGS project has been designed for the applicable portions of the following Building Code and in accordance with the order documents which have stipulated the following applied environmental loads and conditions:

### Overall Building Description

Shape	Overall Width	Overall Length	Floor Area (sq. ft.)	Wall Area (sq. ft.)	Roof Area (sq. ft.)	Max. Eave Height	Min. Eave Height2	Max. Roof Pitch	Min. Roof Pitch	Peak Height
main	135/0/0	128/0/0	15390	11403	15403	22/0/0	22/0/0	0.500:12	0.500:12	24/9/12

### Loads and Codes - Shape: main

City: Portland County: Cumberland  
Building Code: 2003 International Building Code  
Building Use: Standard Occupancy Structure

State: Maine  
Built Up: 89AJSC  
Cold Form: 01AISJ

Country: United States  
Rainfall: 4.00 inches per hour

### Dead and Collateral Loads

Collateral Gravity: 3.00 psf  
Collateral Uplift: 0.00 psf

Roof Covering + Second. Dead Load: Varies  
Frame Weight (assumed for seismic): 2.50 psf

### Live Load

Live Load: 20.00 psf Not Reducible

### Wind Load

Wind Speed: 100.00 mph  
Wind Exposure (Factor): B (0.701)  
Parts Wind Exposure Factor: 0.701

Wind Enclosure: Enclosed  
Wind Importance Factor: 1.000  
Topographic Factor: 1.000  
Hurricane Prone Region  
NOT Windbome Debris Region  
Base Elevation: 0/0/0  
Primary Zone Strip Width: 17/7/3  
Parts /Portions Zone Strip Width: 8/9/10  
Basic Wind Pressure: 15.24 psf

### Snow Load

Ground Snow Load: 60.00 psf  
Design Snow (Sloped): 42.00 psf  
Snow Exposure Category (Factor): 2 Partially Exposed (1.00)  
Snow Importance: 1.000  
Thermal Category (Factor): Heated (1.00)  
Ground /Roof Conversion: 0.70  
% Snow Used in Seismic: 20.00  
Seismic Snow Load: 8.40 psf  
Unobstructed, Slippery Roof

### Seismic Load

Mapped Spectral Response - Ss: 37.36 %g  
Mapped Spectral Response - S1: 9.98 %g  
Seismic Hazard / Use Group: Group 1  
  
Seismic Importance: 1.000  
Seismic Performance / Design Category: C  
System NOT detailed for Seismic  
Framing Seismic Period: 0.3320  
Bracing Seismic Period: 0.2032  
Framing R-Factor: 3.0000  
Bracing R-Factor: 3.0000  
Soil Profile Type: Stiff soil (D, 4)  
Frame Redundancy Factor: 1.0000  
Brace Redundancy Factor: 1.0000  
Frame Seismic Factor (Cs): 0.1246  
Brace Seismic Factor (Cs): 0.1246

Per Article 2.9 in the Builder Agreement, VP Buildings assumes that the Builder has called the local Building Official or Project Engineer to obtain all code and loading information for this specific building site

The steel design is in accordance with VP BUILDINGS standard design practices, which have been established based upon pertinent procedures and recommendations of the following organizations :

- American Institute of Steel Construction (AISC)
  - American Iron and Steel Institute (AISI)
  - American Welding Society (AWS)
  - American Society for Testing and Materials (ASTM)
  - Canadian Standards Association
  - CSA W59-Welded Steel Construction
  - Limit State Design of Steel Structures
  - Metal Building Manufacturers Association (MBMA)
- VP Buildings is certified by:
- AISC-MB Certified (Design and Manufacturing)
  - CSA A660 Certified (Design and Manufacturing)
  - IAS Approved Fabricator
  - Canadian Welding Bureau Div. 1 Certified

VP Buildings has designed the structural steel components of this building in accordance with the Building Code, Steel Specifications, and Standards indicated above. Steel components are designed utilizing the following steel grades unless noted otherwise:

- 3 Plate members fabricated from plate, bar, strip steel or sheets
- ASTM A529, A572, A1011 - All Grade 50 ksi
- Hot Rolled Shapes (W, S, C, Angles, etc)

**SRG ENGINEERING, INC.**  
CONSULTING STRUCTURAL ENGINEERS

FACSIMILE TRANSMITTAL SHEET

TO: Dennis Waters	FROM: Steven Grant, P.E.
COMPANY: PATCO	DATE: 8/2/2006
PHONE NUMBER: 324-5574	TOTAL NO OF PAGES INCLUDING COVER: 2
FAX NUMBER: 324-1643	SENDER'S REFERENCE NUMBER: 06-062
RE: Pack Edge-Mezzanine	YOUR REFERENCE NUMBER

URGENT    FOR YOUR FILES    PLEASE COMMENT    PLEASE REPLY    PLEASE RECYCLE

NOTES/COMMENTS:

Hi Dennis,

Here is the Wood Construction SI form *the* City of Portland will need for the wood framed mezzanine on *this* project.

Please call if you have any questions. Thanks for using SRG.

Sincerely,



Steven R. Grant, President

#6

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

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

<b>Permit No:</b> 06-0846	<b>Date Applied For:</b> 06/08/2006	<b>CBL:</b> 422 B058001
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<b>Location of Construction:</b> 352 PRESUMPCOT ST	<b>Owner Name:</b> J & H PROPERTIES LLC	<b>Owner Address:</b> 88 WINDING WAY	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Patco Construction	<b>Contractor Address:</b> 1293 Main St Sanford	<b>Phone</b> (207) 324-5574
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	

Build a 15,390sq.ft preengineered metal building wiht associated sitwork. 1800 sq ft office area 13,590sq ft warehouse

Build a 15,390sq.ft preengineered metal building wiht associated sitwork. 1800 sq ft office area 13,590 sq ft warehouse

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/27/2006**Note:** still switing for stamped approved site plan**Ok to Issue:** 

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

**Dept:** Building      **Status:** Pending      **Reviewer:** Mike Nugent**Approval Date:****Note:****Ok to Issue:** **Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass**Approval Date:** 07/07/2006**Note:****Ok to Issue:** 

- 1) Sprinkler system shall comply with NFPA 13 Commodity class to be determined.
- 2) All construction shall comply with **NFPA 101**

**Comments:**

7/18/2006-mjn: DONE!!!!!! MJN

- 1) Geotechnical Report.
- 2) revised construction documents if any of the assumptions used in creating the submitted construction documents prove to be incorrect as a result of the geotechnical report.
- 3) Complete framing details (stamped) for the mezzanine, guards, graspable rails and stairs including the intended use and Loads.
- 4) Exterior stair and guard and handrail details
- 5) A copy of the latest VP AISC certification
- 6) An additional special inspection for the wood frame elements.
- 7) Engineered Slab design that complies with 2003 IBC

Additional plans must be submitted, reviewed and approved and permits obtained for Plumbing, HVAC, Electrical, Fire Alarm, Sprinkler systems

7/19/2006-mes: still needs final site plan sign off before issuing permit.

8/3/2006-ldobson: Dropped additional information off. Re routed to MJN

8/3/2006-mjn: reviewed info, all good, need vapor retarder info for slab and planning approval, advised Dennis Waters/Patco

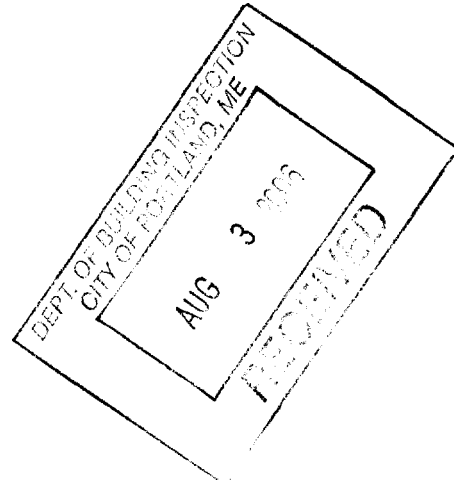




**PATCO**  
CONSTRUCTION, INC

August 1, 2006

Mr. Michael Nugent  
Inspection Services Manager  
City of Portland  
389 Congress Street  
Portland, ME 04101



**RE: 352 Presumpscot Street**

Dear Michael,

In response to your e-mail of July 18, 2006 requesting additional information for your building application review, we submit the following:

1. Copy of geotechnical report from S.W. Cole.
2. Revised foundation plans S1 & S2 incorporating information from geotechnical report.
- 3a. Revised sheet S2 showing complete framing details for wood framed mezzanine.
- 3b. New Architectural sheet A-7, stamped, showing interior stair, guard rail, and handrail details.
4. New Architectural sheet A-7, stamped, showing exterior stair, guardrail, and handrail details.
5. Copy of VP Buildings AISC certification.
6. SRG to perform special inspections for all wood framed structural elements. Insert sheet attached.
7. Revised sheet S1 showing engineered slab design complying with 2003 IBC.

Separate applications will be made for plumbing, HVAC, electrical, fire alarms, and sprinkler systems.

If you have any questions or need additional information, give me a call at 324-5574.

Sincerely,

Dennis M. Waters  
Vice President

cc. Steve Grant, SRG Engineering  
John Einsiedler, Parallel Edge Architecture

Enclosures  
DMW/slk



**PATCO**  
CONSTRUCTION, INC.

Capt. Greg Cass  
Fire Prevention Officer  
Portland Fire Department  
Portland, Maine 04101

June 30, 2006

Re: 352 Presumpscot Street

Dear Capt. Cass:

In response to your "building permit checklist" for plan review of the above mentioned project we submit the following response:

1. Applicant: Dennis Waters  
Patco Construction, Inc.  
1293 Main Street  
Sanford, Maine 04073  
(207) 324-5574
2. Architect: John Einsiedler, R.A.  
148 Sea Road  
Kennebunk, Maine 04043  
(207) 985-9760
3. Use: IBC – Business Group B/Factory Industrial F-2 Low Hazard  
NFPA – Business/Industrial
4. Square Footage: One story, 15,390 square feet
5. & 6. Fire Protection/Detection: A complete automatic fire suppression system will be installed for the entire structure. Engineered design drawings will be submitted to the City of Portland for approval prior to any installation. A supervisory detection/alarm system shall be installed. Design drawings will be submitted to the City of Portland for permit.

7. Life Safety Plan: Attached find "Life Safety Plan" (Original Floor Plan drawing **A-1** with life safety item marked up and highlighted.)

If you have additional questions, give us a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis M. Waters". The signature is fluid and cursive, with the first name "Dennis" being more prominent than the last name "Waters".

Dennis M. Waters  
Vice President  
Patco Construction, Inc.

Enclosure



July 12, 2006  
02237

*Every  
For you  
- Good*

Captain Gregory Cass, Fire Prevention Officer  
City of Portland Fire Department  
380 Congress Street  
Portland, Maine 04101

**Proposed Office/Warehouse Building**  
**352 Presumpscot Street,**  
**Minor Site Plan Application, Fire Department Site Review**

Dear Captain Cass:

This letter and the enclosed plans are provided in accordance with the Portland Fire Department Site Review Checklist regarding the proposed office and warehouse building at 352 Presumpscot Street. The parcel is shown as lot 8 on the City of Portland Tax Map 422, Block B and is located in the IL zone. The following numbered responses corresponds to the fire department site review checklist.

1. The record owner of the parcel is J&H Properties, L.L.C. in accordance with a deed dated April 1, 2002 and recorded at the Cumberland County Registry of Deeds in Book 22323, Pages 132-137. The applicant for the project is Patco Construction, Inc. of 1293 Main Street, Sanford, Maine 04073 at Telephone Number (207) 324-5574, attention Dennis Waters.
2. The Project Engineer is Shawn Frank, P.E., c/o of Sebago Technics, Inc., P.O. Box 1339, Westbrook, Maine 04098-1339 at Telephone Number (207) 856-0277.
3. The proposed use of the building is an office and warehouse facility with NFPA classification as Business/ Industrial and IBC classification as Business Group B/Factory Industrial F-2, Low Hazard.
4. The proposed building is 15,390s.f. covering one floor
5. The proposed finish floor elevation is 39.2 ft. Elevation drawings are also enclosed of the proposed structure.
6. The proposed fire protection sprinkler system is serviced by a 6" water line tapped into an existing 10" water main located within Presumpscot Street.
7. A fire hydrant is located on the easterly side of Presumpscot Street directly across from the proposed building.