

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	05-0302	Issue Date	PERMIT ISSUED
Owner Address:	31 Bates St	Phone	422 8069001
Contractor Address:	31 Bates St, Portland	Phone	MAY 23 2005
Permit Type:	Commercial	City of Portland	207 844 9957

Location of Construction: 326 Presumpscot St
 Business Name: Harkins James
 Lessee/Buyer's Name: Quality Crane Services
 Owner Name: Harkins James
 Contractor Name: Quality Crane Services
 Phone:

Owner Address: 31 Bates St
 Contractor Address: 31 Bates St, Portland
 Permit Type: Commercial
 Permit Fee: \$636.00
 Cost of Work: \$60,000.00
 CEO District: 4
 Signature: *[Signature]*
 Date: *5/18/05*

Past Use: Vacant Lot
 Proposed Use: Commercial new construction steel building w/ two bays

FIRE DEPT: Approved Denied
 INSPECTOR: Use Group: *52* Type: *58*
 Signature: *[Signature]*
 Date: *5/18/05*

Proposed Project Description: New construction steel building w/ two bays.

Signature: *[Signature]*
 Date: *5/18/05*
 PEDESTRIAN ACTIVITIES DISTRICT (PABD)
 Action: Approved Approved w/Conditions Denied
 Signature: *[Signature]*
 Date: *5/18/05*

Permit Taken By: dmartin Date Applied For: 03/23/2005

- 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 <i>MA</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 <i>MA</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 <i>MA</i>
Date: <i>3/23/05</i>	Date: <i>3/23/05</i>	Date: <i>3/23/05</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 _____

SITE OBSERVATIONS STATEMENT

Project: Quality Crane Building, 326 Presumpscott Street

Applicant: Mr. Jim Harkins
Quality Crane
31 Bates Street
Portland, ME 04103

SER: Casco Bay Engineering
424 Fore Street
Portland, ME 04101

CONTRACTOR: Quality Crane

in accordance with Section 1704.0 of the 2003 International Building Code, it includes a list of site observations applicable to this project, as well as the name of the Site Observer(s), and the names of other agencies intended to be retained for conducting these observations.

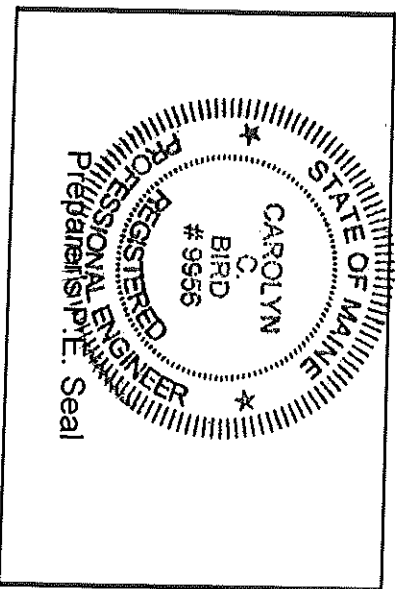
The Site Observer shall keep records of all observations listed herein, and shall furnish observation reports to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Registered Design Professional of Record. Interim reports shall be submitted to the Registered Design Professional of Record monthly, unless more frequent submissions are requested.

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

Prepared By:

Carolyn Bird, PE
Carolyn Bird 4/12/05

Applicant's Authorization:



LIST OF AGENTS

PROJECT: Quality Crane Building, 326 Presumpscott Street

STRUCTURAL ENGINEER OF RECORD: Casco Bay Engineering
424 Fore Street
Portland, ME 04101

ARCHITECT OF RECORD:
Mark Mueller Architects
100 Commercial Street
Suite 207
Portland, ME 04101

Following is the List of Agents selected for performance of Site Observations for this project.

FIRM NAME

- 1a. Site Observer(s): Casco Bay Engineering
424 Fore Street
Portland, ME 04101
- 1b. S.W. Cole Engineering
286 Portland Road
Gray, ME 04039-9586
- 1c. Star Building Systems
2. Testing Laboratory: S.W. Cole Engineering
3. Engineer of Record: Casco Bay Engineering

TABLE 1 – STATEMENT OF SITE OBSERVATIONS

MATERIAL/ACTIVITY		EXTENT of OBSERVATION (Continuous, Periodic, Other, Exempt, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.3 STEEL CONSTRUCTION						
1. Material Verification of high strength bolts, nuts, and washers.	a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Periodic	Issued from Star Building Systems	1c		
	b. Manufacturers Certificate of Compliance required.	Periodic	Issued from Star Building Systems	1c		
2. Observation of High – Strength Bolting	a. Bearing type connections	Periodic		1a		
	b. Slip – critical connections	None	No SC connections in building			
3. Material Verification of structural steel	a. Identification marking to conform to ASTM standards specified in the contract documents.	All	Verified by Star Building Systems	1c		
	b. Manufacturers certified mill test Reports.	Exempt	Engage AISC certified fabricator	1c		
4. Material Verification of weld filler materials:	a. Identification marking to conform to ASTM standards specified in the contract documents.	All	Verified by Star Building Systems	1c		
	b. Manufacturers Certificate of Compliance required.	Exempt	Verified by Star Building Systems	1c		
5. Observation of Welding – Structural Steel	a. Single Pass fillet welds < 5/16"	NA				
	b. Floor and deck welds	NA				
6. Observation of Steel Frame Joint details for compliance with approved construction documents.	a. Bracing connections	Periodic		1a		
	b. Member locations	Periodic		1a		
	c. Application of joint details at each connection.	Periodic		1a		

TABLE 1 – STATEMENT OF SITE OBSERVATIONS, cont.

MATERIAL/ACTIVITY	EXTENT of OBSERVATION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.4 CONCRETE CONSTRUCTION					
1. Observation of reinforcing steel, including placement.	Periodic		1a		
2. Observation of reinforcing steel welding	NA				
3. Observe bolts embedded into concrete prior to and after placement of concrete.	Periodic	Verify Embedment	1a		
4. Verify use of required concrete mix design(s)	Periodic	SER review and approve mix design prior to installation. SI verify delivery ticket matches approved mix design.	1a		
5. Sample fresh concrete for strength tests, perform slump and air content tests, and determine temperature of concrete.	Continuous		1b		
6. Observation of concrete placement for proper techniques.	Continuous		1b		
7. Observation for maintenance of specified curing temperature and techniques.	Periodic		1b		
1704.5 MASONRY CONSTRUCTION - Level 1 Site Observation for non-essential facility – 1704.5.2					
1. As Masonry Construction begins, the following shall be verified to ensure conformance	a. Proportions of site-prepared mortar	NA			
	b. Construction of mortar joints	NA			
	c. Location of reinforcement	NA			
	d. Pre-stressing technique	NA			
	e. Grade and size of pre-stressing tendons.	NA			
2. The Observation program shall verify the following:	a. Size and location of structural elements.	NA			
	b. Type, size, and location of	NA			

TABLE 1 – STATEMENT OF SITE OBSERVATIONS, cont.

MATERIAL/ACTIVITY		EXTENT of OBSERVATION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
	embedded anchors.					
	c. Size, grade, and type of reinforcing	NA				
1704.5 MASONRY CONSTRUCTION -						
Level 1 Site Observation for non-essential facility – 1704.5.2						
2. The Observation program shall verify the following, cont:	d. welding of reinforcing bars	NA				
	e. Protection of Masonry during cold weather (temp. below 40 deg F.)	NA				
	f. Application and measurement of pre-stressing reinforcement	NA				
3. Prior to grouting, the following shall be verified to ensure compliance.	a. Grout space is clean	NA				
	b. Placement of reinforcement	NA				
	c. Proportions of site-prepared grout	NA				
	d. Construction of mortar joints	NA				
4. Grout placement shall be verified to ensure compliance with code and construction document provisions.		NA				
5. Preparation of any grout specimens, mortar specimens and/or prisms shall be observed		NA				
6. Compliance with required observation provisions of the construction documents and the approved submittals shall be verified.		NA				
1704.6 WOOD CONSTRUCTION						
1. Vertical Shearwalls	a. Observe sheathing size, grade, and thickness for conformance with construction documents.	NA				
	b. Observe sheathing fastener size and pattern for conformance with construction documents.	NA				
	c. Verify attachment to supporting elements is per contract documents.	NA				

SCHEDULE OF SITE OBSERVATION SERVICES

MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	COMPLETED
1704.2 Observation of Fabricators					
Verify fabrication/quality control procedures.	In-plant review	Y			
1704.3 Steel Construction					
High-strength bolts, nuts, and washers.	Review material markings and certificates of compliance	Y		1c	
Observation of high-strength bolting.	Field observation	Y		1a	
Structural steel	Review certified test reports	Y		1c	
Weld filler materials.	Review certificate of compliance and field verification	Y		1b/1c	
Structural steel welding.	Shop and field observation	Y		1b/1c	
Reinforcing steel welding.	Shop and field observation	N			
Observation of steel frame joint details for compliance with approved construction documents.	Field observation	Y		1a	
1707.2 Structural Steel					
Continuous observation of structural welding in accordance with AISC Seismic Provisions	Shop and field observation	Y		1c	
1708.4 Structural Steel					
Ultrasonically test for discontinuities behind and adjacent to welds with base metal thicker than 1.5 inches where subject to through-thickness weld shrinkage strains.	Shop and field testing			1c	
1704.4 Concrete Construction					
Observation of reinforcing steel installation.	Field observation	Y		1a	
Observation of prestressing steel installation.	In-plant or field observation	N			
Prestressed concrete force application.	In-plant or field review	N			
Observation of cast-in-place bolts.	Field observation	Y		1a	
Verification of required design mix.	Review submittals	Y		1a	
Fresh concrete sampling.	Field testing	Y		1b	

SCHEDULE OF SITE OBSERVATION SERVICES

MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	COMPLETED
Concrete placement.	Field review	Y		1b	
Concrete curing operations.	Field review	Y		1c	
Erection of precast concrete members.	Field review	N			
Evaluation of concrete strength.	Field testing and review laboratory reports	Y		1c	
Verification of in-situ concrete strength, prior to stressing of tendons in posttensioned concrete and prior to removal of shores and forms from beams and structural slabs.	Review field testing and laboratory reports	N			
1708.3 Reinforcing and Prestressing Steel					
Review certified mill test reports	Field review	N			
Verify reinforcing steel weldability	Review testing reports	N			
1704.5 Masonry Construction					
Verify proportions of site prepared mortar and grout.	Review submittals	N			
Verify construction of mortar joints.	Field observation	N			
Verify location of reinforcement and connectors.	Field observation	N			
Verify size and location of structural masonry elements.	Field and submittal review	N			
Verify type, size, and location of anchors, including details of anchorage of masonry to structural members, frames, or other construction.	Field observation	N			
Verify size, grade, and type of reinforcement.	Field observation	N			
Verify welding of reinforcing bars.	Field observation	N			
Verify protection of masonry during hot/cold weather.	Field observation	N			
Verify grout space is clean prior to grouting.	Field observation	N			
Verify grout placement complies with code and construction document provisions.	Field observation	N			

SCHEDULE OF SITE OBSERVATION SERVICES

MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	COMPLETED
Observe preparation of grout specimens, mortar specimens, and/or prisms.	Field review	N			
1708.1 Masonry					
Certificates of compliance used in masonry construction	Review submittals	N			
Verification of <i>f'm</i> prior to construction	Review submittals and field testing	N			
Verification of <i>f'm</i> every 5000 SF during construction	Review submittals and field testing	N			
Verification of proportions of materials in mortar and grout as delivered to the site	Field review	N			
1704.7 Soils					
Verify site preparation complies with approved soils report.	Field observation	Y		1c	
Verify placement and compaction of fill materials complies with approved soils report.	Field observation	Y		1c	
Verify dry-density of compacted fill complies with approved soils report.	Review field testing	Y		1c	
1704.8 Pile Foundations					
Observe installation of pile foundations.	Field observation	N			
Observe pile foundation load tests.	Review field testing	N			
1704.9 Pier Foundations					
Observe installation of pier foundations.	Field observation	Y		1a	
1707.3 Structural Wood					
Continuous observation of field gluing operations of elements of the seismic-force resisting system.	Field observation	N			
Periodic observation of nailing, bolting, anchoring and other fastening of components with the seismic-force-resisting system.	Shop and field observation	N			
1707.4 Cold-formed Steel Framing					

SCHEDULE OF SITE OBSERVATION SERVICES

MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	COMPLETED
Periodic observation during welding operations of elements of the seismic-force-resisting system.	Shop and field observation	N			
Periodic observations for screw attachment, bolting, anchoring and other fastening of components within the seismic-force-resisting system.	Shop and field observation	N			
1704.10 Wall Panels/Veneers					
Observe installation of exterior and interior architectural wall panels.	Field observation	N			
Observe anchoring of veneers to the building structure.	Field observation	N			
1704.11 Sprayed Fire-resistant Materials					
Verify surface condition preparation of structural members.	Field observation	N			
Verify application of sprayed fire-resistant materials.	Field observation	N			
Verify average thickness of sprayed fire-resistant materials applied to structural members.	Field observation	N			
Verify density of the sprayed fire-resistant material complies with approved fire-resistant design.	Field observation and submittal review	N			
Verify the cohesive/adhesive bond strength of the cured sprayed fire-resistant material.	Field observation and submittal review	N			
1704.12 Exterior Insulation and Finish Systems (EIFS)					
Observe EIFS applications.	Field observation	N			
1704.14 Smoke Control Systems					
Test smoke control systems.	Field testing	N			

SCHEDULE OF SITE OBSERVATION SERVICES

MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	COMPLETED
1704.13 Special Cases (work unusual in nature, including but not limited to alternative construction materials, unusual design applications, systems or materials with special manufacturer requirements. Attach 8 1/2x11 if needed).		N			
1707.5 Storage Racks and Access Floors					
Periodic observation during the anchorage of access floors and storage racks 8 feet or greater in height.	Field observation	N			
1707.6 Architectural Components					
Periodic observation during the erection and fastening of exterior cladding	Field observation	N			
Periodic observation during the erection and fastening of nonload bearing walls.	Field observation	N			
1707.7 Mechanical and Electrical Components					
Periodic observation during the anchorage of electrical equipment for emergency or standby power systems	Field observation	N			
Periodic observation during the anchorage of other electrical equipment	Field observation	N			
Periodic observation during installation of piping systems intended to carry flammable, combustible, or highly toxic contents and their associated mechanical units.	Field observation	N			
Periodic observation during the installation of HVAC ductwork that will contain hazardous materials	Field observation	N			
1708.5 Mechanical and Electrical Equipment					

SCHEDULE OF SITE OBSERVATION SERVICES

MATERIAL / ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	COMPLETED
Submit certificate of compliance for designated seismic system components	Submittal review	N			
1707.8 Seismic Isolation System					
Periodic observation during the fabrication and installation of isolator units and energy dissipation devices used as part of the seismic isolation system.	Shop and field observation	N			

*** Observation AGENTS**

FIRM	ADDRESS	TELEPHONE NO.
1a. Casco Bay Engineering	424 Fore St., Portland, ME	842-2800
1b. S.W. Cole Engineering	286 Portland Rd, Gray, ME	657-2866
1c. Star Building Systems		
4.		
5.		
6.		

Note: The observation and testing agent(s) shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be observed or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work. The qualifications of the observation Agent(s) may be subject to the approval of the Building Official.

Is the Schedule of Special observation Services part of a Quality Assurance Plan as defined in Sections 1705 or 1706 of the Building Code? Yes No

DATE:

City of Portland, Maine - Building or Use Permit

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

Permit No:	05-0302	Date Applied For:	03/23/2005	CBL:	422 B009001
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Location of Construction:	326 Presumpscot St	Owner Name:	Harkins James	Owner Address:	31 Bates St	Phone:	
Business Name:		Contractor Name:	Quality Crane Services	Contractor Address:	31 Bates St Portland	Phone:	(207) 874-9957
Lessee/Buyer's Name		Phone:		Permit Type:	Commercial		

Proposed Use: Commercial new construction steel building w/ two bays
 Proposed Project Description: New construction steel building w/ two bays.

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckel	Approval Date: 03/30/2005
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

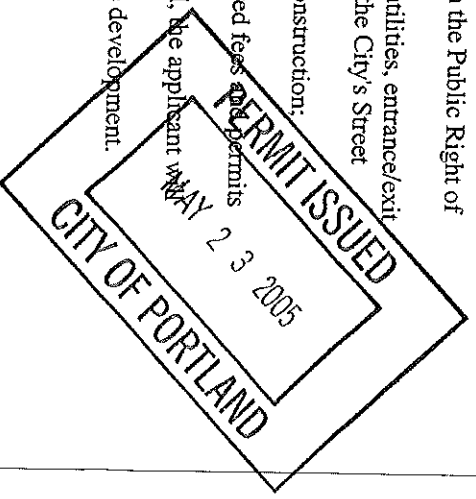
- 1) It is noted that this permit does not include a new single family home which was included on your original site plan approval. You will need separate permits prior to construction of the single family dwelling in the rear R-3 Zone on this property.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 05/18/2005
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

- 1) Must provide HVAC and Mechanical plans prior to that phase commencement.
- Dept: Fire Status: Approved with Conditions Reviewer: Jay Kelley Approval Date: 04/29/2005
 Note: Ok to Issue:
- 1) NFPA life safety code to be followed
- 2) Building to constructed according to plans.

Dept: Engineering	Status: Open	Reviewer: Tony	Approval Date:
Note: PUBLIC WORKS ENGINEERING REVIEW...3/18/03	Ok to Issue: <input type="checkbox"/>		

- I have reviewed the submittal dated February 19, 2003 and offer the following comments:
1. On sheet C-4, the plan specifies a force main connection into a private force main sewer in the Presumpscot Street right of way. The applicant must show evidence of an agreement with the owner of this force main to make such a connection.
 2. The plans must specify radial granite curbing along the driveway entrance/exit, within the Public Right of way.
 3. The plans must the proposed limits of excavation within the right of way, specific to utilities, entrance/exit and granite curbing installation. These construction limits must be in conformance with the City's Street Opening Ordinance.
 4. The "detail sheets" must include construction details for the proposed entrance/exit construction; installation of granite curbing.
 5. The applicant is advised to contact Carol Merritt at Public Works regarding the required fees and permits associated with excavation within the public right of way.
 6. Upon receiving Planning Board and/or Planning Department approval of this proposal, the applicant supply Jon Giles at Public Works with a CADD file of this development proposal.
 7. The applicant must obtain utility capacity letters for the proposed utilities servicing the development.



Location of Construction: 326 Presumpscot St		Owner Name: Harkins James	Owner Address: 31 Bates St	Phone:
Business Name:	Contractor Name: Quality Crane Services	Contractor Address: 31 Bates St Portland	Permit Type: Commercial	Phone (207) 874-9957
Lessee/Buyer's Name	Phone:			

Dept: Fire **Status:** Approved **Reviewer:** Lt. McDougall **Approval Date:** 02/24/2003
Note:

Dept: Planning **Status:** Approved **Reviewer:** Sarah Hopkins **Approval Date:** 04/04/2003
Note: **Ok to Issue:**

Comments:
5/4/2005-mjn: Awaiting final mezzanine design. Seismic Quality assurance plan, Contractor's responsibility form see cover of Checklist for details...Owner and Design team have

FROM DESIGNER: MARK MUELLER

DATE: 02/21/05

Job Name: HARKIN / QUALITY CRANE

Address of Construction: 31 BATES ROAD - PORTLAND MAINE

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) S-2

Type of Construction 5-B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO

Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3) _____
Supervisory alarm system? NO Geotechnical/Soils report required? (See Section 1802.2) YES - SEE ATTACHED

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members
(106.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS
(1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use

MEZANINE - LIGHT STORAGE Loads Shown 125 BF

SEE PAGE 1

Live load reduction
(1603.1.1, 1607.9, 1607.10)

Roof live loads (1603.1.2, 1607.11)

Roof snow loads (1603.1.3, 1608)

Ground snow load, P_g (1608.2)

If $P_g > 10$ psf, flat-roof snow load, P_f
(1608.3)

If $P_g > 10$ psf, snow exposure factor, C_e
(Table 1608.3.1)

If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)

Roof thermal factor, C_t (Table 1608.3.2)

Sloped roof snowload, P_s (1608.4)

Seismic design category (1616.3)

Basic seismic-force-resisting system
(Table 1617.6.2)

Response modification coefficient, R ,
and deflection amplification factor, C_d
(Table 1617.6.2)

Analysis procedure (1616.6, 1617.5)
Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

Flood hazard area (1612.3)

Elevation of structure

Other loads

Concentrated loads (1607.4)

Partition loads (1607.5)

Impact loads (1607.8)

Misc. loads (Table 1607.6, 1607.6.1,
1607.7, 1607.12, 1607.13, 1610,
1611, 2404)

Wind loads (1603.1.4, 1609)

Design option utilized (1609.1.1, 1609.6)

Basic wind speed (1609.3)

Building category and wind importance factor, I_w (Table 1604.5, 1609.5)

Wind exposure category (1609.4)

Internal pressure coefficient (ASCE 7)

Component and cladding pressures
(1609.1.1, 1609.6.2.2)

Main force wind pressures (1609.1.1,
1609.6.2.1)

Earthquake design data (1603.1.5, 1614 - 1623)

Design option utilized (1614.1)

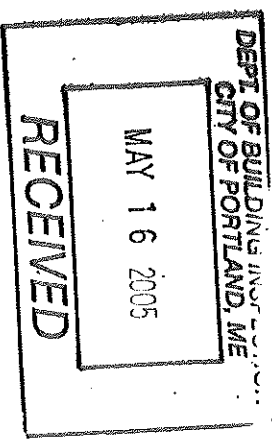
Seismic use group ("Category")
(Table 1604.5, 1616.2)

Spectral response coefficients, S_{DS} &
 S_{D1} (1615.1)

(*) SEE ATTACHED METAL BOV. PLANS



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



ACCESSIBILITY CERTIFICATE

Designer: MARK WUERTEL ARCHITECTS

Address of Project: 320 PRESUMSCOTT ST.

Nature of Project: CONSTRUCTION OF NEW NEPAL BUILDING

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

Signature: *Paul G. Gault*

Title: ARCHITECT

Firm: MARK WUERTEL ARCHITECTS

Address: 100 CONSUMERS ST.

SUITE 206
PORTLAND, MAINE 04101

Phone: 774-7067

(SEAL)

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 16 2005
RECEIVED

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

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

FROM: MARIE HUELLER ARCHITECTS

RE: Certificate of Design

DATE: MAY 5, 2005

These plans and / or specifications covering construction work on:

THESEAN QUARRY CRANE ROLLING

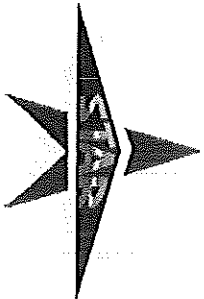
Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.

(SEAL)

Signature: *Paul Gully*

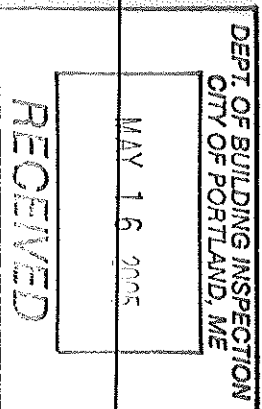
Title: ARCHITECT

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.
Firm: MARIE HUELLER ARCHITECTS
Address: 100 COMMERCIAL ST. SUITE 207 PORTLAND, MAINE 04101



May 6, 2005

BROWN CONSTRUCTION INC
PO BOX 1217
PORTLAND, ME 04104-1217



Star Building Systems

P.O. Box 94910
Oklahoma City, OK 73143
(405) 636-2010
1-800-879-7827
FAX (405) 636-2419

Subject: JAMES HARKINS
PORTLAND, ME

Star Job Number 11-B-12162

Gentlemen:

This is to address Chapter 17 of the International Building Code, 2003 edition.

A quality assurance plan for seismic requirements, as outlined below, is being provided as the project structure is assigned to Seismic Design Category D.

1. The rigid frame columns and rafters at column lines 1 – 4 and the sidewall rod bracing at elevations A and C make up the seismic-force-resisting systems for this project.
2. Special inspection of the material fabrication is not required. Star has obtained fabricator approval in accordance with section 1704.2.2. A copy of the Certificate of Accreditation is attached. The installation of the bolts in the connection between the rigid frame column and rafter shall be periodically inspected.
3. Testing is not required
4. Special inspection of the installation of the bolts in the connection between the rigid frame column and rafter is required. These joints are bearing type connections. Star recommends the turn-of-nut method with match marking techniques are used which will allow for periodic monitoring. Field inspection is not by Star.
5. Upon completion of the building erection, a report on the bolt installation inspection is to be provided to the Engineer of Record and the Building Owner.
6. Structural observation is not required.
7. Report for structural observation is not required.

Cordially,

STAR BUILDING SYSTEMS
Materials for Metal Buildings
a Robertson Ceco Company

Dennis P. Watson, P.E.
Director of Engineering

/dc

8600S. I-35, Oklahoma City, OK 73149

International Accreditation Service, Inc.
CERTIFICATE OF ACCREDITATION

This is to signify that

STAR BUILDING SYSTEMS

POST OFFICE BOX 94910
OKLAHOMA CITY, OKLAHOMA 73143

Fabricator Inspection Program FA-407
(Revised August 31, 2004)

has demonstrated that its inplant inspection program for structural steel fabrication is in compliance with the International Accreditation Service, Inc., requirements for accreditation and is recognized under Section 1701.7 of the 1997 *Uniform Building Code*[™] and Section 1704.2.2 of the 2000 *International Building Code*[®]. This certificate is valid for two years, commencing August 1, 2004.

Fabrication inspection procedures covered by this certificate are conducted in accordance with the fabricator's approved quality control manual. Periodic plant inspections are conducted by Professional Service Industries, Inc. (AA-660), at 151 Judge Don Lewis Road, Elizabethton, Tennessee, to monitor the fabricator's quality system. Accreditation is limited to the specified inspections related to the fabrication processes and procedures only. Accreditation does not cover the product, or the design or performance characteristics of the fabricated product.

Patrick V. McCullen

Patrick V. McCullen
Vice President

C. P. Ramani

C. P. Ramani, P.E.
President

This accreditation certificate supersedes any IAS accreditation certificate bearing an earlier date. The certificate becomes invalid upon suspension, cancellation, revocation, or expiration of accreditation. See the IAS *Accreditation Listings* on the web at www.iasonline.org for current accreditation information, or contact IAS directly at (562) 699-0541. Print Date: 08/31/2004

RECEIVED

MAY 16 2005

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

Envelope Compliance Certificate Standard 90.1-2001

COMcheck-EZ Software Version 3.0 Release 2
Data Element C:\Program Files\Check\COMcheck-EZ\Brown.James\jcdms.cck

Permit Number

Checked By/Date

Section 1: Project Information

Project Name: James Harkins
326 Presumpscott Street
Portland, ME 04104
Designer/Contractor: Brown Construction Inc
Portland, ME 04104
Document Author: Steve Nef
800-231-6201 ext 130

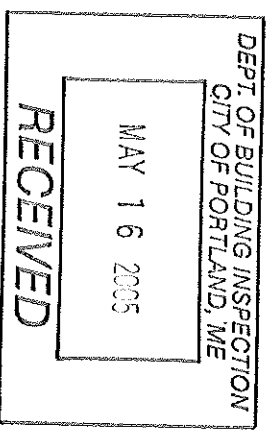
Section 2: General Information

Building Location (for weather data): Portland, Maine
Heating Degree Days (base 65 degrees F): 7378
Cooling Degree Days (base 50 degrees F): 1943
Building type for envelope requirements: Semi-Herod
Project Type: New Construction
Window / Wall Ratio: 0.00

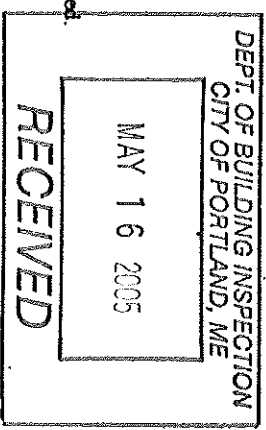
Building Type: Workshop
Floor Area: 4500

Section 3: Requirements Checklist

- | | |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| Blde. Use | |
| Dept. | |
| Use | |
| [] | 1. Heating system capacity less than 20 Btu/(ft. sq. ft). |
| [] | 2. Building does not have any cooling system. |
| [] | Insulation |
| [] | 3. Open-blown or poured loose-fill insulation has not been used in attic roofspaces with ceiling slope greater than 3 in 12. |
| [] | 4. Wherever vents occur, they are balled to deflect incoming air above the insulation. |
| [] | 5. Recessed lights, equipment and ducts are not affecting insulation thickness. |
| [] | 6. No roof insulation is installed on a suspended ceiling with removable ceiling panels. |
| [] | 7. All exterior insulation is covered with protective material. |
| [] | 8. Cargo and loading dock doors are equipped with weather seals. |
- Penetration and Doors



- 9. Windows and skylights are labeled and certified by the manufacturer for U-factor and SHGC.
 - 10. Fixed windows and skylights unlabeled by the manufacturer have been site labeled using the default U-factor and SHGC.
 - 11. Other unlabeled vertical fenestration, operable and fixed, that are unlabeled by the manufacturer have been site labeled using the default U-factor and SHGC. No credit has been given for metal frames with thermal breaks, low-emissivity coatings, gas fillings, or insulating spacers.
 - Air Leakage and Component Certification
 - 12. All joints and penetrations are caulked, gasketed, weather-stripped, or otherwise sealed.
 - 13. Windows, doors, and skylights certified as meeting leakage requirements.
 - 14. Component R-values & U-factors labeled as certified.
 - 15. Building entrance doors have a vestibule and equipped with closing devices.
- Exceptions:
Buildings less than four stories above grade, building entrances with revolving doors. Doors that open directly from a space less than 3000 sq. ft. in area.



Climate-Specific Requirements

Component Name/Description	Gross Area or Estimated R-Value	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: Metal Building Standing Seam	4300	19.0	0.0	0.065	0.097
Exterior Wall 1: Metal Building Wall	4400	13.0	0.0	0.113	0.113
Door 1: Insulated Metal, Non-Swinging	672	--	--	0.200	1.450
Exterior Wall 2: Solid Concrete 8" Thickness	1080	--	1.0	0.363	0.580
Medium Density, Furring: None					

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Envelope **PASSES**: Design 25% better than code

Section 4: Compliance Statement

The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the Standard 90.1-2001 requirements in COMcheck-EZ Version 3.0 Release 2 and to comply with the mandatory requirements in the Requirements Checklist.

STEVE NEFF
Principal Envelope Designer-Name

Signature

5/9/05
Date



QUALITY CRANE SERVICES, INC.

Prompt, Reliable Service

207-818-8888

James Harkins

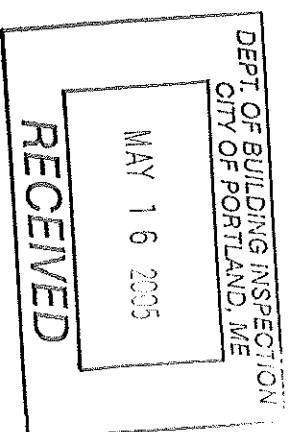
31 Bates Street - Portland, ME 04103

Man Basket
Spreader Bars
Trusses
HVAC Units

Scalepans
Concrete Buckets
Steel Erection
General Crane Work

Contractor Responsibility:

1. Quality Crane Services Inc. acknowledges awareness of the special requirements contained in the quality assurance plan.
2. Quality Crane Services Inc. will construct this building within the specifications set forth by Star Building Co. and city of Portland standards -- structural and seismic components will be inspected by licensed state of Maine structural engineer and documented as required.
3. All work to be inspected by James Harkins, President of Quality Crane Services Inc. Photographs and check off sheets for all items listed in special inspections to be maintained by Quality Crane Services Inc.
4. James Harkins will be responsible for scheduling all inspections with the city and proper design professionals. James Harkins has 26 year of experience in heavy and industrial construction.



~~10-10-16~~ ~~16-16-16~~

ORIGINAL DEED WITH COVENANT W/ 26645 & 10706 R-270
Maine Secretary Short Form

(1)

26863

MAINE REAL ESTATE TAX PAID

KNOW ALL BY THESE PRESENTS, THAT TIMOTHY E. SANDERS of Yarmouth, Maine, ANNE S. WILES of Yarmouth, Maine, MARION SANDERS LEMER (formerly Marion Sanders) of Yarmouth, Maine, LUCINDA WASHBOURNE of Sutton, Massachusetts, SHARON T. ARNOLD of Yarmouth, Maine, MATHEW K. THOMPSON of Yarmouth, Maine and B. FORSTER THOMPSON of Yarmouth, Maine, for consideration paid, grant to EDWARD BERNARD of Cape Elizabeth, Maine, whose mailing address is 28 Bartman Road, Cape Elizabeth, Maine, with ORIGINAL COVENANTS, the land in the City of Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of 1204 seven (7) rods wide, situated in Portland and lying between Ocean Avenue and Presumpscot Street and bounded and described as follows:

Beginning at the northeasterly corner of what was formerly James Baldwin's house lot on the southeasterly side of Ocean Avenue; thence southeasterly by said land formerly of Ocean Avenue; thence southeasterly by said land formerly of 264 James Baldwin street (16) rods, more or less; thence northeasterly (aid direction being north thirty-four degrees (34°) east in 1854) a distance of one (1) rod to a stake; thence southeasterly by land formerly of Richard Sweet to the northeasterly side line of Presumpscot Street; thence northeasterly by said northeasterly side of Presumpscot Street seven (7) rods to a point; thence northeasterly in a straight line, holding a width of seven (7) rods from the northeasterly line of said land formerly of Sweet until the same is passed; to said southeasterly side of Ocean Avenue; thence southeasterly by said southeasterly side of Ocean Avenue to the point of beginning.

16 {

THA 9/16

EXCEPTING that portion of the above-described premises conveyed by the said Marion E. Thompson to Gordon P. Johnson by deed dated November 1, 1976, recorded in said Registry of Deeds in Book 3936, Page 209.

Being a portion of the premises conveyed to Marion E. Thompson by Randall & Kallischer, by deed dated November 7, 1950, recorded in said Registry of Deeds in Book 2024, Page 100; Marion E. Thompson having deceased on November 5, 1982, and her estate having been duly probated in the Cumberland County Probate Court, Docket No. 82-1139. The premises were conveyed to the Grantors by deeds dated

TO: John Belisle

026865 & 10705 P 271

2

October 3, 1993, and recorded in the Cumberland County Registry of Deeds at Book 6989, Pages 255 and 257.

WITNESS our hands and seals on Nov 30, 1993.

Deirdre Henderson
WITNESS

James S. Sanders
TIMOTHY N. SANDERS

Ma B. Bell
WITNESS

Anne S. Yates
ANNE S. YATES

Ma B. Bell
WITNESS

Margie Sanders Lott
MARGIE SANDERS LOTT

Ma B. Bell
WITNESS

Lucinda Wassiboorne
LUCINDA WASSIBOORNE

William W. Foley
WITNESS

Suzanne T. Arnold
SUZANNE T. ARNOLD

William W. Foley
WITNESS

Nathan S. Thompson
NATHAN S. THOMPSON

William W. Foley
WITNESS

B. Tucker Thompson
B. TUCKER THOMPSON

State of Maine
County of Cumberland, ss.

Nov 30, 1993

Then personally appeared the above-named Timothy S. Sanders and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Registered
Cumberland County
Registry of Deeds
05-20-93 10:41:28am
John S. Wetherill
Registrar

William W. Foley
NOTARY PUBLIC
Attorney at Law

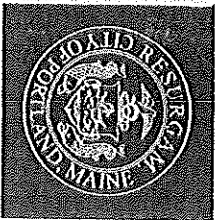
Print Name: _____

3922U

-2-

NOTARIES IN POLAR
NOTARY PUBLIC STATE
BY COMMISSION EXPIRES FEBRUARY 14, 1995

SEAL



PORTLAND, MAINE

Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

February 4, 2005

Planning Division
Alexander Jaegerman, Director

James Harkins IV
31 Bates Street
Portland, ME 04103

RE: Quality Crane at 326 Presumpscot Street
CBL: 422 B009001


Dear Mr. Harkins:

Thank you for your recent letter requesting an extension to your site plan approval for the industrial building located in the vicinity of 326 Presumpscot Street. I understand that your request is based on the fact that you estimate construction to begin this spring.

In my capacity as Planning Division Director for the City of Portland, I am granting your request to extend your approval to April 4, 2006.

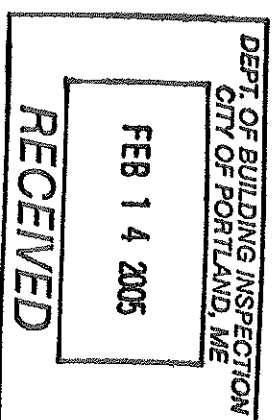
If you have any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,


Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
— Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention Assessor's Office
Approval Letter File

O:\PLAN\DEV\REV\W\PRE\SUM\MP326\EXTENSION\LETTER.DOC



Applicant: James Hankin Quality Care Date: 3/30/05

Address: 326 Presumpscot St CB-L: 422-B-9

CHECK-LIST AGAINST ZONING ORDINANCE

Date: Vacant lot - Quality Care Services Apartment # 05-0302

Zone Location - IL front & R-3 Zone in REAR

Interior or corner lot -

Proposed Use/Work - to construct new steel Bldg - 2 Bays for light industrial / storage / crane garage

Sewage Disposal - City 60' min - $\approx 117'$

Lot Street Frontage - 160' min - 157' scaled

Front Yard - ~~40' min~~ 25' min - 157' scaled
Abuts 1st. Zone in REAR

Rear Yard - 40' min - 40' + shown

Side Yard - 25' min - 25' & 30' shown - ok

Projections - N/A

Width of Lot - N/A

Height - 45' MAX - 21' 3" shown

Lot Area - No min req - 86965 sq ft

Lot Coverage / Impervious Surface - 65% MAX at 56527.25 sq ft

Area per Family - N/A

Off-street Parking - 1 per 1,000 sq ft - 4,500 sq ft / 1000 = 5 PKG SPACES req - 75 SPACES shown

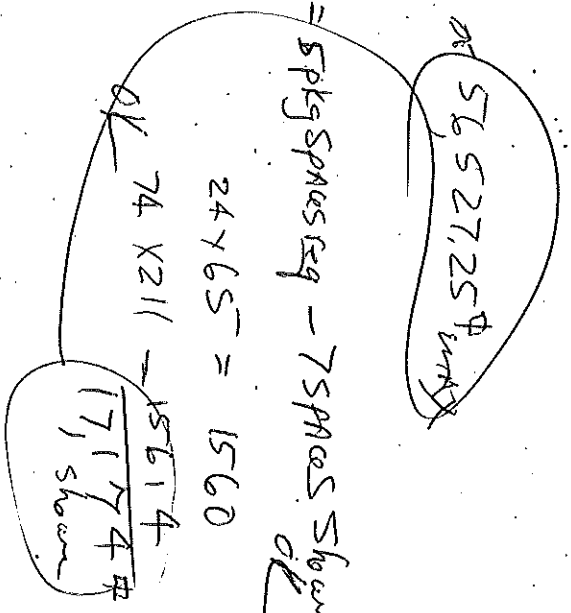
Loading Bays - 2 shown

Site Plan - Invert # 2003-0030

Shoreland Zoning / Stream Protection - N/A

Flood Plains - Flood 7 Zone / PAVEMENT SETBACK: 15' min - 15' scaled - ok

(NO Single Family in REAR AT this time - but approved under set back)



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

James Harkins IV

Applicant
31 Bates Street, Portland, ME 04103

2003-0030
Application I. D. Number
02/19/2003
Application Date
Quality Crane Services
Project Name/Description

Applicant's Mailing Address

326 - 326 Presumpscot St, Portland, Maine
Address of Proposed Site

Consultant/Agent
Agent Ph: _____ Agent Fax: _____

422 E009001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
 4500 s.f. IL

Proposed Building square Feet or # of Units _____ Acreage 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/PP3) Zoning Variance Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review \$340.00 Date 06/09/2003

Planning Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer Sarah Hopkins

Approval Date 04/04/2003 Approval Expiration 04/04/2004 Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit Sarah Hopkins signature 06/10/2003 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 06/09/2003 date \$17,000.00 amount 04/04/2005 expiration date

Inspection Fee Paid _____ date amount _____

Building Permit Issue _____ date amount _____

Performance Guarantee Reduced _____ date _____

Temporary Certificate of Occupancy _____ date _____

Final Inspection _____ date _____

Certificate Of Occupancy _____ date _____

Performance Guarantee Released _____ date _____

Defect Guarantee Submitted _____ date _____

Defect Guarantee Released _____ date _____

Inspections

Mike Nugent - 31 Bates Rd.

From: Mike Nugent
To: Mark@muellerarchitects.com
Subject: 31 Bates Rd.

I have commenced the review of the above permit and need the following to continue:

- 1) Geotechnical review of the site.
- 2) A complete statement of special inspections (Please reveiw all of chapter 17)
- 3) The ships ladder is not allowed for storage access. A stairway must be constructed that complies with Section 1009 of the Code.
- 4) The loads for the storage area must be at least 125 psf, this is not reflected in the construction documents.
- 5) The certification states that there are no mixed uses...what about the office areas? Would you like these reveiwed as separated or non separated mixed uses (see Section 302.3)
- 6) You are classifying your type of construction as 5B in order to have wood elements in side I assume?
- 7)Are there going to be HVAC or other units suspended from the Structure? if so have the anticipated loads been specifically allowed for in the structural design.
- 8) No Plumbing, electrical and mechanical plans have been submitted.
- 9) Need .pdf files for all construction documents.

QUALITY CRANE SERVICES, INC.

Prompt, Reliable Service

207-818-8888

James Harkins

31 Bates Street - Portland, ME 04103

Main Businet
Spreader Beams
Trusses
HAC Trake

Scalepans
Concrete Buckets
Steel Erection
General Crane Work

Fax Cover Sheet

Fax To:

Mike Rogard

Date

4/8/05

Fax From:

James Harkins

Number of Pages Including Cover Sheet

8

Mike here is another copy of my

Geo Tec reports I have 3 reports

that are ones that the P.D.F.

File was included in my application

Eric Duke will send over inspection statement

for foundation and Road Permit ASAP!

~~It~~ will straighten up intake and back

when you returns. ~~PLEASE~~ ~~BUY~~ ~~BUY~~ ~~BUY~~ ~~BUY~~

ASAP!



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

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

FROM: MARK WUELSER ARCHITECTS

RE: Certificate of Design

DATE: MAY 5, 2005

These plans and / or specifications covering construction work on:

Hansen Quality Crease Building

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

(SEAL)

Signature:

Title:

ARCHITECT

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.

Firm: MARK WUELSER ARCHITECTS

100 CONGRESS ST.

Address: SUITE 205

PORTLAND, MAINE
04101



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

ACCESSIBILITY CERTIFICATE

Designer: MARK WUELSCHE KATHIBERT

Address of Project: 320 PRESUMMIT SQ

Nature of Project: CONSTRUCTION OF NEW NEPAL BUILDING

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

Signature: *Mark Wulscche*
Title: ARCHITECT

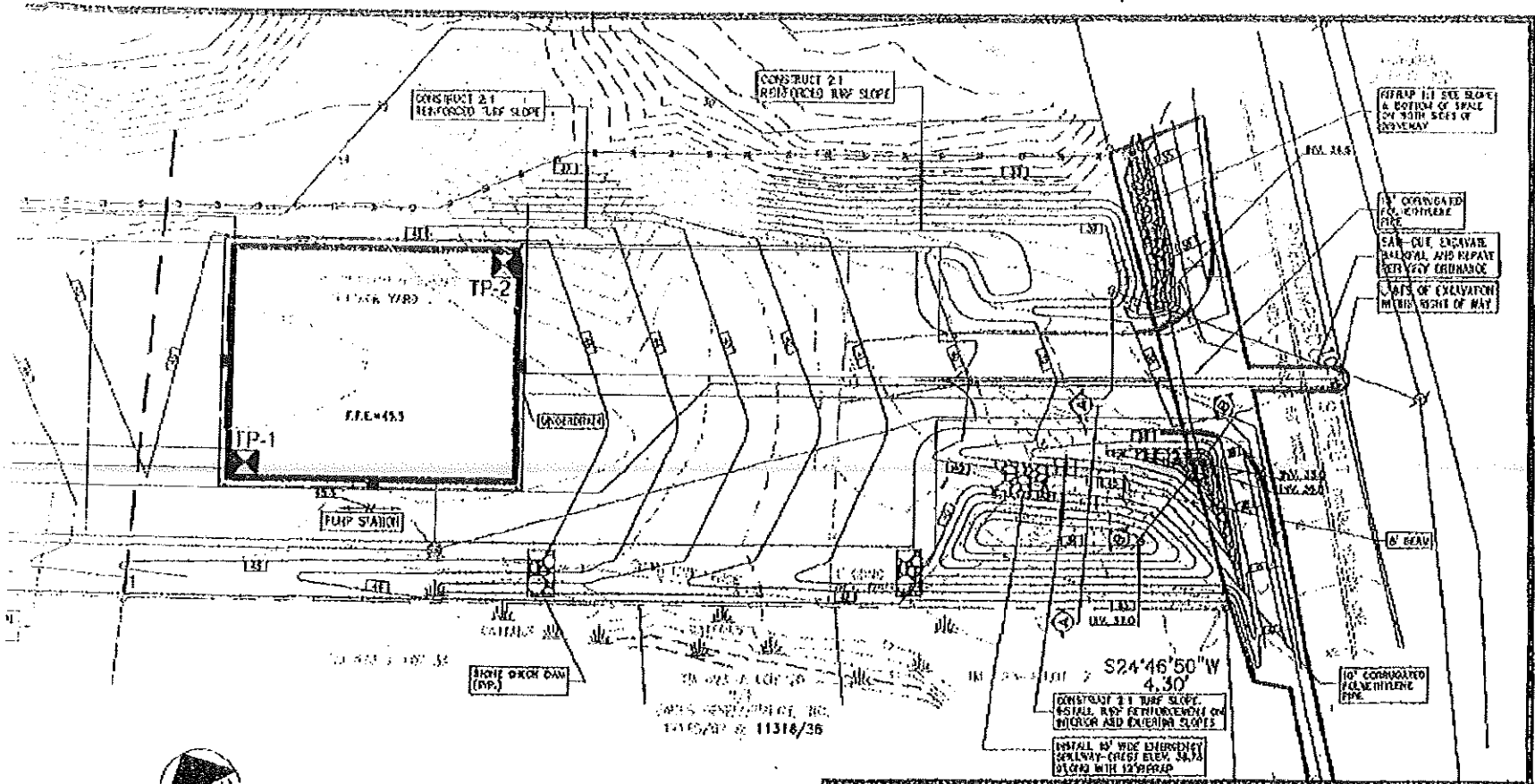
Firm: MARK WUELSCHE KATHIBERT

Address: 100 GUNNERSCREAK SQ.
SUITE 209
PORTLAND, MAINE 04101


Phone: 774-9067


(SEAL)

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



LEGEND

 Approximate Test Pit Location



S.W. COLE
ENGINEERING, INC.

QUALITY CRANE
EXPLORATION LOCATION PLAN
Proposed Quality Crane Garage
328 Presumpscot Street
Portland, Maine

Job No. 04-1183 S	Scale 1" = 40'
Date: 11/23/04	Sheet 1



424 Fore St., Portland, ME 04101 Phone 207.842.2800 Fax 207.842.2828

CIVIL & STRUCTURAL ENGINEERING
WWW.CASCOBAYENGINEERING.COM

TRANSMITTAL

To: Mr. Michael Nugent
City of Portland

From: Carolyn Bird
Casco Bay Engineering

Date: 4-12-05

RE: Quality Crane Services
Site Observations Statement

Enclosed: Site Observations Statement

Dear Mr. Nugent:

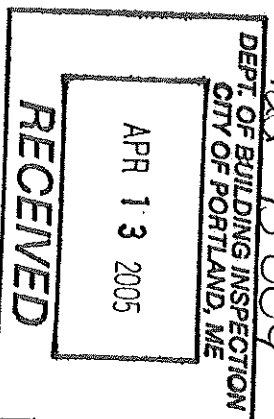
Attached is our initial Site Observations Statement for your review.

We have shown the 125 psf live load for the storage area on drawing S0 under the Basis of Design section for your reference. We also emailed you the drawing .pdf files for your use. Please let us know if you have any questions or comments concerning this project.

Sincerely,

Carolyn Bird
Casco Bay Engineering

422 B 009



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

This is to certify that Harkins James /Quality Crans has permission to New construction steel buildi AT 326 Presumpscot St

422 B009001

Permit Number **PERMIT ISSUED**

MAY 23 2005

provided that the person or persons, of the provisions of the Statutes of the construction, maintenance and u this department.

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

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. James Kelly P.E.D. 4/29/2005

Health Dept. _____
Appeal Board _____
Other _____

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

