

**From:** "Dan Burne" <dan@beckerstructural.com>  
**To:** "Ann Machado" <AMACHADO@portlandmaine.gov>  
**Date:** 9/26/2007 2:29:45 PM  
**Subject:** RE: HP Hood

Thank you Ann. The tank is a 21' high tank that sets on a 4' high skirt for a total height of 25'. The tank weight and other design criterion are identified on our S1 drawing. Other information as follows:  
6,000 gallon vertical liquid sugar tank with 3'x3' skirt access door insulated and jacketed. Tank is lined with FDA/USDA plasite 7133 food grade epoxy. Thanks.  
Dan

Dan Burne, P.E.  
Associate  
BECKER structural engineers, inc.  
75 York Street  
Portland, ME 04101  
(p) 207. 879. 1838  
(f) 207. 879. 1822

-----Original Message-----

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]  
Sent: Wednesday, September 26, 2007 2:17 PM  
To: dan@beckerstructural.com  
Subject: RE: HP Hood

Thanks Dan. The yellow copy on the plan was hard to read. It does say though that the tank is 21' high. Is it 21' high or 25'? Also, I just talked to one of our plan reviewers and he said that when the permit gets to them, they will need all the details about the tank.

Thanks, Ann

>>> "Dan Burne" <dan@beckerstructural.com> 9/26/2007 1:24:51 PM >>>  
Ann,  
The tank dimensions are on the plot plan I sent you yesterday (7' diameter, 25' high). I will get in touch with HP Hood Regarding the Lease and let you know. Thanks.  
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-----Original Message-----

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]  
Sent: Wednesday, September 26, 2007 1:22 PM  
To: dan@beckerstructural.com  
Subject: Re: HP Hood

Dan -

I did receive the plan this morning. I also was able to find a the full scale plan from the permit in 1999. I do have a couple of questions for you. The original plan you submitted showed the concrete pad as 5'4" from the property line. The side setback in the IM zone says that the structure must be setback one foot for each foot of building height up to 25'. I need to know how high the sugar tank is going to be. I also need to have plans that show the dimensions of the tank. The 1996 survey you sent me, shows the property line for the "1st parcel" and then it shows the lines for the "lease lot". Note 6 talks about this lease as "an unrecorded lease agreement for driveway purposes dated August 1, 1957". Is there a copy of this lease? It is referred to in some of the other notes.

Thanks, Ann

>>> "Dan Burne" <dan@beckerstructural.com> 9/26/2007 12:47:20 PM >>>  
Ann,

I just wanted to ensure that you received my plan yesterday and have what you need for your decisions. Thanks.

Dan

Dan Burne, P.E.

Associate

BECKER structural engineers, inc.

75 York Street

Portland, ME 04101

(p) 207. 879. 1838

(f) 207. 879. 1822

**From:** "Dan Burne" <dan@beckerstructural.com>  
**To:** <amachado@portlandmaine.gov>  
**Date:** 9/25/2007 4:19:57 PM  
**Subject:** HP Hood Pilecap

Ann,

Per your discussion with Central Maine Rebuilders and myself, I have attached a full plot plan of the HP Hood property with the proposed sugar tank and pile cap. This plan is a 1999 survey. I have overlaid the proposed information. I do not have exact roof heights, but I have identified different story elevations for the building. As you will see there are numerous existing tanks at this vicinity. Please let me know anything else you need. Thank you.

Dan

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Associate

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75 York Street

Portland, ME 04101

(p) 207. 879. 1838

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**CC:** <cmerinc@adelphia.net>

**Seiler, Richard**

**From:** Jenkins, Mike  
**Sent:** Friday, September 14, 2007 12:55 PM  
**To:** Seiler, Richard  
**Subject:** FW: Sugar tank dimensions and info  
**Importance:** High

Tank jacket is stainless steel jacketed – silver/grey color

I do not have a drawing of the tank.

**From:** Jenkins, Mike  
**Sent:** Thursday, June 14, 2007 8:05 AM  
**To:** Seiler, Richard  
**Subject:** RE:

Hi Richard,

Here is the base information for the sugar tank. I have a call into Smith tanks and should have some exact details later this morning.

Mike

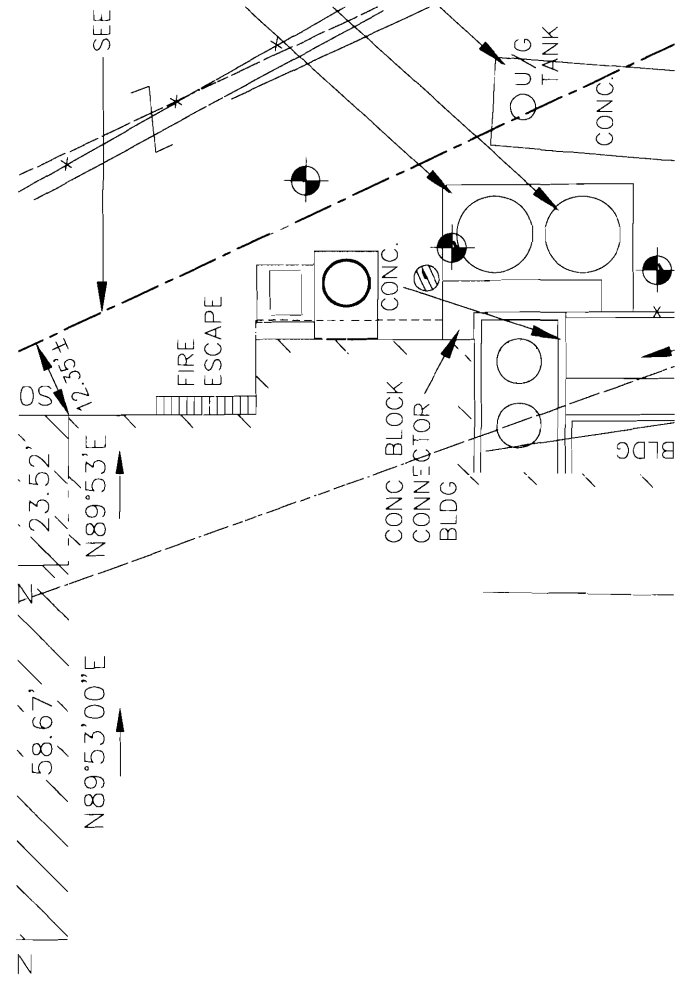
**5000 gallon Vertical Corn Syrup Tank made by Smith Tank of Tyler, TX**

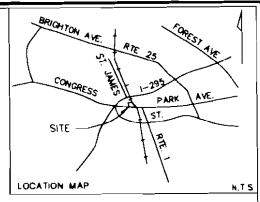
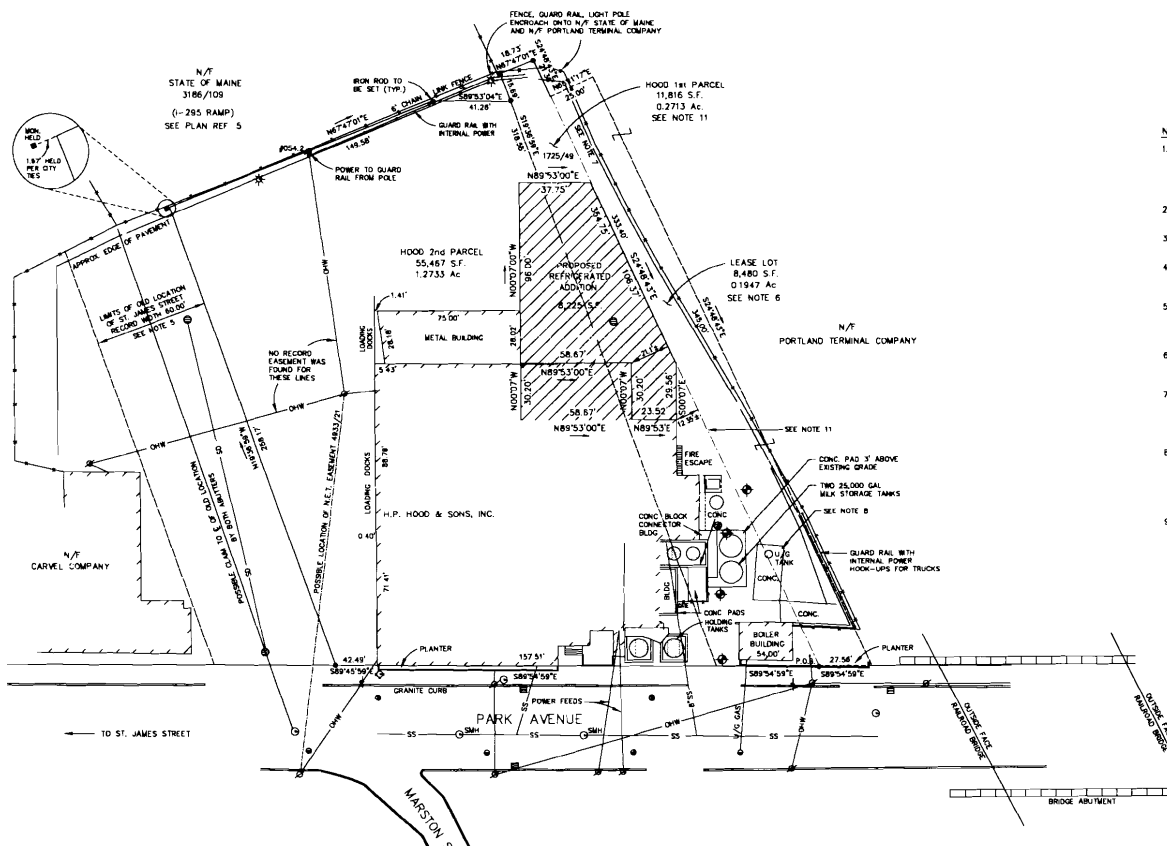
Dimensions are approx. 84" ID x 90" OD x 25' tall.  
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**To:** Jenkins, Mike  
**Subject:**

Good morning Mike,  
Do you happen to know the diameter of the sugar tank in Albany, I forgot to get it during our visit  
Richard

9/14/2007





- NOTES**
- OWNER OF RECORD: H.P. HOOD & SONS, INC., 500 RUTHERFORD AVENUE, BOSTON, MA 02139, 9555/137, LEASE DATED 8-1-67 BETWEEN THE PORTLAND TERMINAL COMPANY AND H.P. HOOD AND SONS, INC.
  - LOCUS IS SHOWN AS BLOCK D LOT 1 ON THE CITY OF PORTLAND ASSESSORS MAP 66
  - BEARINGS ARE BASED ON CONTROL POINTS FOUND AND USED IN CONNECTION WITH THE SURVEY PERFORMED FOR PLAN REFERENCE 1.
  - THE LOCATION OF "OLD" ST. JAMES STREET AS SHOWN IS BASED ON TIES TO THE SIDELINE AND CENTERLINE OF SAID STREET ON FILE WITH THE CITY OF PORTLAND'S ENGINEERING DEPT.
  - "OLD" ST. JAMES STREET WAS DISCONTINUED FOR HIGHWAY PURPOSES BY THE CITY COUNCIL OF THE CITY OF PORTLAND, ME. IN BOOK 6882 PAGE 11. A PUBLIC EASEMENT MAY EXIST WITHIN THE LIMITS OF THE LOCATION OF SAID STREET.
  - PORTLAND TERMINAL COMPANY ENTERED INTO AN UNRECORDED LEASE AGREEMENT FOR DRIVEWAY PURPOSES DATED AUGUST 11, 1967 WITH H.P. HOOD AND SONS, INC. THE AREA LABELED LEASE AREA IS SHOWN.
  - THE 6" CHAIN LINK FENCE AND GUARDRAIL LOCATED WITHIN THE LEASED PREMISES AS DESCRIBED ABOVE (SEE NOTE 6) VIOLATE SECTION 1 OF SAID LEASE (IT IS HEREBY UNDERSTOOD AND AGREED THAT THE LEASEE MAY NOT ERECT BUILDINGS OR OTHER STRUCTURES UPON THE PREMISES HEREBY LEASED).
  - THE UNDERGROUND TANK FILL PIPE IS LOCATED WITHIN THE LEASED PREMISES. THE LOCATION OF THE TANK ITSELF IS UNKNOWN. ALTHOUGH IT AGREES THAT IT VIOLATES SECTION 1 OF SAID LEASE (IT IS HEREBY UNDERSTOOD AND AGREED THAT THE LEASEE MAY NOT ERECT BUILDINGS OR OTHER STRUCTURES UPON THE PREMISES HEREBY LEASED).
  - REFERENCE IS MADE TO THE THREE CONDITIONS OF THE PORTLAND TERMINAL COMPANY IN ITS DEED OF A TRIANGULAR PARCEL TO H.P. HOOD AND SONS, INC. IN BOOK 1725 PAGE 49.
  - REFERENCE IS MADE TO LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT FILE NO. 14002-54 EFFECTIVE DATE 6-17-99 WHICH HAS BEEN REVIEWED BY THIS SURVEYOR.
  - REFERENCE IS MADE TO RESTRICTIONS, COVENANTS AND CONDITIONS SET FORTH IN BOOK 1725, PAGE 49.

**NOTE:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

- LEGEND:**
- IRON ROD TO BE SET
  - MONUMENT FOUND
  - HYDRANT
  - WATER VALVE
  - GAS VALVE
  - UTILITY POLE W/GUY
  - MANHOLE
  - CATCH BASIN
  - SIGN
  - OVERHEAD WIRE
  - GRANITE CURB
  - GUARD RAIL
  - CHAIN LINK FENCE
  - EDGE OF PAVEMENT

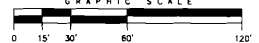
- PLAN REFERENCES**
- "ALTA/ACSM LAND TITLE SURVEY ON PARK AVENUE AND MARSTON STREET PORTLAND, MAINE FOR CHALET SUISSE INTERNATIONAL, INC." DATED DEC. 31, 1993 REVISED 2-4-94 BY OWEN HASKELL, INC.
  - "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR GREATER PORTLAND COUNCIL OF GOVERNMENTS PORTLAND BALE STATION SITE DATE 7-9-1974" BY H.I. & E.C. JORDAN - SURVEYORS
  - "PLAN OF LAND IN PORTLAND, MAINE FOR HUTCHINS TRANSPORTATION CO. DATED 4-10-84" REVISED 2-25-85 BY OWEN HASKELL, INC.
  - "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "295" PORTLAND CUMBERLAND COUNTY DATE MAY 1967 SHC FILE NO. 3-185" FILED IN PLAN BOOK 142 PAGE 10.
  - "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "295" PORTLAND CUMBERLAND COUNTY DATE MAY 1967 SHC FILE NO. 3-185, FILED IN PLAN BOOK 112 PAGE 51.
  - "PLANT ELECTRICAL SYSTEM FLOOD PLANS AND ONE LINE DIAGRAM" H.P. HOOD AND SONS ENGINEERING DEPT. DWG. NO. 1970-F1 FILE NO. B1.

- "H.P. HOOD, INC. PROPOSED BUILDING EXPANSION, MINOR SITE PLAN" DATED 5-9-89 BY DURESS-HENRY, SHEET 1 OF 1.
- "PLAN OF PART OF DOUGLAS FARM" DATED FEB. 1910 BY E.C. JORDAN.
- "CITY OF PORTLAND, MAINE, DEPARTMENT OF PUBLIC WORKS, ST. JAMES STREET RELOCATION."
- "LAND TITLE SURVEY ON ST. JAMES STREET, PORTLAND, MAINE, MADE FOR W. GOODMAN AND SONS, INC." DATED APRIL 26, 1995 BY OWEN HASKELL, INC.
- "RIGHT OF WAY AND TRACK MAP, PORTLAND TERMINAL OPERATED BY THE PORTLAND TERMINAL COMPANY V-11-A/1."
- "PLAN OF PROPERTY IN PORTLAND, MAINE, BELONGING TO THE 'J.B. BROWN AND SONS CORP. AND THE HEIRS OF ST. JOHN SMITH'" BY E.C. JORDAN CO.

**CERTIFICATION TO:** LAWYERS TITLE INSURANCE CORPORATION  
FLEET NATIONAL BANK  
AND H.P. HOOD AND SONS, INC.

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR A CATEGORY II, CONDITION II, SURVEY WITH THE FOLLOWING EXCEPTIONS:

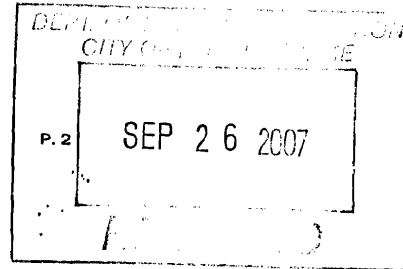
- NO NEW DESCRIPTION WRITTEN
- NO WRITTEN REPORT
- IRONS NOT SET TO DATE



DATE \_\_\_\_\_ WILLIAM C. SHIPPEN, PLS. NO. 2118

12/02/99	PROPOSED REFRIGERATED ADDITION ADDED
8/11/99	P.O.B. & DEED 1725/49 & CERTIFICATE REVISED
7/19/99	UPDATED-BLDG-NOTES ADDED
9/15/97	ADDED PROPOSED TANK INFORMATION
3/14/98	REVISED CERTIFICATION
<b>LAND TITLE SURVEY</b>	
ON PARK AVENUE, PORTLAND, MAINE	
MADE FOR H.P. HOOD & SONS, INC.	
349 PARK AVENUE, PORTLAND, MAINE	
<b>OWEN HASKELL, INC.</b>	
18 CAROL ST., PORTLAND, ME 04101 (207) 774-0434	
PROFESSIONAL LAND SURVEYORS	
Drawn By: RTO	Job No:
Trace By: J.W.	JAN. 25, 1996
Check By: WCS	Scale
Book No. 784	1" = 30'

12-08-1999 11:51AM FROM OWEN HASKELL, INC. 2077740511



**PORTLAND TERMINAL COMPANY**  
**PORTLAND TERMINAL COMPANY**

**LAND LEASE**

AGREEMENT made this 10th day of August in the year  
 nineteen hundred and eighty-seven. In duplicate between PORTLAND TERMINAL COMPANY,  
 a corporation duly established by law, hereinafter called the Railroad, and H. F. HOOD & SONS, INC.,  
 a corporation duly established by law with a place of business at  
Portland, Maine,  
 hereinafter called the Lessee.

**WITNESSETH:**

That the Railroad, in consideration of the rents to be paid and agreements to be performed by the Lessee,  
 hereby leases unto the Lessee all these certain premises situated in Portland, Maine  
 described as follows:

A certain parcel of land for a driveway. Said land is  
 situated southerly of and adjacent to the northerly side line of land  
 of the Railroad and is 345 feet long easterly and westerly, measured  
 along its southerly side line, which is 25 feet southerly of and parallel  
 with the northerly side line of land of the Railroad. The northerly side  
 line of said land is common with the northerly side line of land of the  
 Railroad, the westerly side line is common with the easterly side line of  
 Park Avenue and the easterly side line is at right angles to said northerly  
 side line.

Said directions are timetable directions.

The Lessee hereby agrees to reimburse the Railroad for taxes  
 on said land assessed to the Railroad by the City of Portland, Maine,  
 over and above taxes paid by the Railroad in 1967, starting with the 1966  
 tax year.

Said land is located as shown outlined in red color on a plan hereto attached and made a part hereof.

1. The term of this lease shall begin on August 1, 1967 and shall continue until  
 terminated by either party by written notice to be given to the other party at least sixty (60)  
 days prior to the day of termination.

It is hereby understood and agreed that the Lessee may not  
 erect buildings or other structures on  
 upon the premises hereby leased

2. Said Lessee hereby agrees to pay to the Railroad as rent the sum of Two Hundred and Fifteen  
Dollars (\$215.00) annually, in advance on the 1st  
 day of August every year during the continuance of this lease (and  
 pro rata for a shorter period) a proportionate part of said rent to be refunded to the Lessee in case of termination  
 hereof prior to the date to which rent shall have been paid. The Lessee further agrees to pay all taxes and assess-  
 ments whatsoever which may be payable for or in respect of any buildings or structures erected and/or main-  
 tained upon the said premises, or any part thereof, by the Lessee during continuance of this lease.

3. The Lessee shall not install, construct or completely reconstruct any building, structure or other object,  
 nor permit any material to be placed above top of rail within the space five feet eight inches (5'-8") outside  
 the nearest rail of any straight portion of track (or an additional one inch (1") for each degree of curve on curve)  
 or within the space twenty-two feet (22') above the plane of the tops of rails. Exceptions to the above clearance  
 requirements shall be permitted only upon written authority of the Chief Engineer of the Railroad and com-  
 pliance with all legal requirements. No structure, wire or cable shall be placed or strung at any height over such  
 tracks without a separate agreement to cover the same.

2-08-1999 11:52AM FROM OWEN HASKELL, INC. 2077740511

P.3

4. Said Lessee covenants and agrees to take upon itself all risk of loss by fire and neither it nor any person claiming under it shall have, or make, any claim upon the Railroad for any damage to any vehicle or any part of which is on said leased land, and/or to any property stored in or on said vehicle or on said leased land, from fire, however caused; and further covenants and agrees to indemnify the Railroad and save it harmless from any claim that may arise or be made for death, injury, loss or damage, however caused, to the Lessee or to its employees or property and/or to employees or property of the Railroad and/or to other persons or their property on or in connection with said use and occupation of said leased land.

5. Said Lessee further hereby covenants and agrees that it will allow no other parties to store merchandise on said leased land and that it will not lease or underlet the whole or any part of the said land to any other party without written permission of said Railroad.

6. Said land, as a further condition, is to be land and all kept in good order, and all rubbish and other combustible materials carefully removed and kept cleaned up around the land and tracks, all to the satisfaction of the Chief Engineer of said Railroad.

If said land and tracks to the satisfaction of said Chief Engineer, then it is expressly agreed that said Railroad shall have the right to remove such rubbish and other combustible materials as may, in its judgment, be necessary and said Lessee covenants and agrees to pay to said Railroad the cost incurred for clearing up and removing such rubbish and other combustible materials.

7. Notice to the Lessee of termination hereof may be given either personally, or by mail, or by leaving the same with any person occupying the premises, or by posting the same on some conspicuous place on the premises, and upon the expiration of such notice this agreement shall terminate forthwith and said Lessee shall vacate the premises.

8. land provided, however, that the Lessee shall clean up the premises and leave same in a neat and orderly condition after the expiration of such notice.

9. PROVIDED ALWAYS, and these presents are upon the condition that if such rent, or any part thereof, shall at any time be in arrear or unpaid or if the Lessee shall at any time fail or neglect to perform or observe any of the covenants, conditions or agreements herein contained and on its part to be performed and observed, or if the Lessee shall become bankrupt or insolvent or shall compound with its creditors, then and in any such case it shall be lawful for the Railroad or any person or persons duly authorized by it in that behalf, without any formal notice or demand, to enter into and upon the said leased premises, or any part thereof in the name of the whole, and repossess the same as of its former estate, and expel the said Lessee and those claiming under it, and remove its effects (forcibly, if necessary), without being taken or deemed guilty of any manner of trespass, and the said premises peaceably to hold and enjoy henceforth as if these presents had not been made, without prejudice to any right of action or remedy of the Railroad in respect to any antecedent property or any of the covenants by the said Lessee hereinafter contained; and that upon entry as aforesaid this lease shall cease and be ended.

10. Until terminated as hereinbefore provided, this lease shall inure to the benefit of and be binding upon the respective land successors of the parties hereto.

11. This agreement is made subject to the terms and conditions of the pertinent mortgage indentures and supplements thereto placed upon said premises by the Railroad and/or the terms and conditions of mortgage indentures and supplements thereto on said premises assumed by the Railroad.

Signed and Sealed the day and year first above written.

PORTLAND TERMINAL COMPANY

Witness: Robert Woodlee By Robert Woodlee Manager, Industrial Development, Real Estate & Taxation

Witness: Juan J. Ferrer By H. P. HOOD & SONS, INC.

Witness: Edward P. Maguire By (Title)

Approved	_____
Year	_____
SWS	
Remission	
SWS	





## APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

11/15/12  
Applicant

11/15/12  
Application Date

1111 1st St. NE Portland, OR 97232  
Applicant's Mailing Address

1111 1st St. NE Portland, OR 97232  
Project Name/Description

1111 1st St. NE Portland, OR 97232  
Consultant/Agent/Phone Number

1111 1st St. NE  
Address of Proposed Site

CBL: 61111111

Description of Proposed Development:

1111 1st St. NE Portland, OR 97232  
1111 1st St. NE Portland, OR 97232

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment  
(Yes, No, N/A)

Planning Office  
Use Only

✓

✓

✓

✓

✓

✓

✓

✓

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, October 18, 2007 at 6:30 p.m. on the second floor, Room 209, City Hall, 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk  
From: Marge Schmuckal, Zoning Administrator  
Date: October 19, 2007  
RE: Action taken by the Zoning Board of Appeals on October 18, 2007.

The meeting was called to order at 6:33pm.

Roll call as follows:

Members Present: Philip Saucier (acting chair), Peter Coyne (acting secretary), Gordon Smith, Kate Knox, Jill Hunter and Peter Thornton.

Members Absent: David Dore.

#### 1. New Business:

##### A. Practical Difficulty Variance Appeal:

133-135 Commonwealth Drive, James & Joan Noble, owner Tax Map #300 Block F Lot #011 in the R-3 Zone. The Appellant is seeking a Practical Difficulty Variance Appeal under section 14-90 (d) (2) of the City of Portland Zoning Ordinance. Appellant is requesting a seventeen foot rear yard set back instead of the required twenty-five foot rear yard set back, for the proposed 14' x 20' detached garage. The eight foot set back reduction would allow the appellant to have enough space between the garage and the existing entry for possible future wheelchair access. Representing the Appeal are the owners. **Board voted 5-1 and granted the Practical Difficulty Variance Appeal.**

##### B. Practical Difficulty Variance Appeal:

339-359 Park Avenue, HP Hood, LLC, owner Tax Map #066 Block D Lot #001 and 006 in the IM Zone. The Appellant is seeking a Practical Difficulty Variance Appeal under section 14-250 (d) of the City of Portland Zoning Ordinance. Appellant is requesting a side yard set back of five feet four inches instead of the required twenty-five feet, for the 10' x 13'9" concrete pad that the proposed sugar tank will be erected on. Representing the Appeal is Christopher L. Vaniotis of Bernstein Shur, and Michael Jenkins, Engineering Manager for HP Hood, LLC. **Board voted 5-0 and granted the Practical Difficulty Variance Appeal.**

#### 2. Other Business: None

#### 3. Adjournment: 7:14pm

##### Enclosure:

Agenda of October 18, 2007

Copy of Board's Decision

CC: Joseph Gray, City Manager

Alex Jaegerman, Planning Department

Lee Urban, Planning & Development Director

T.J Martzial, Housing & Neighborhood Services

**From:** "Dan Burne" <dan@beckerstructural.com>  
**To:** "Ann Machado" <AMACHADO@portlandmaine.gov>  
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Thank you Ann. The tank is a 21' high tank that sets on a 4' high skirt for a total height of 25'. The tank weight and other design criterion are identified on our S1 drawing. Other information as follows:  
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**Seiler, Richard**

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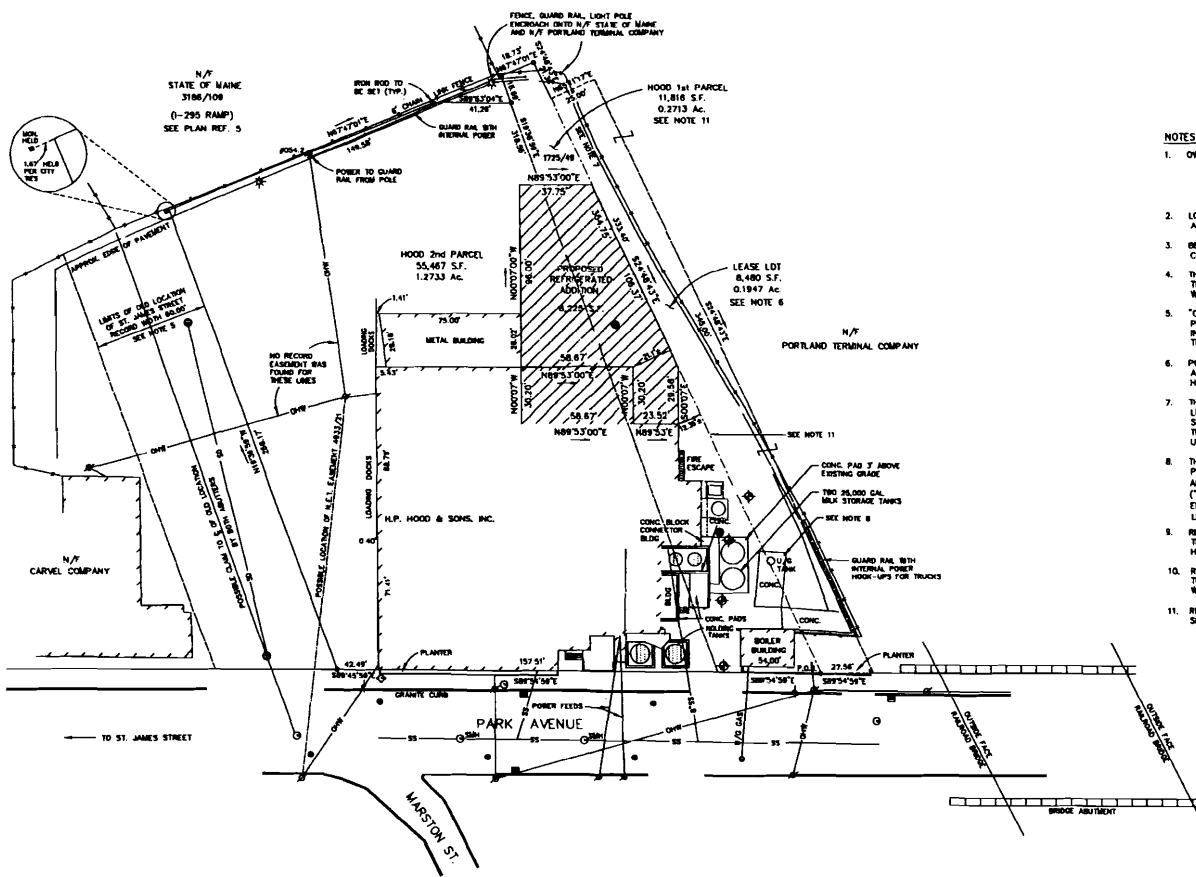
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SEE NOTE 3



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**PLAN REFERENCES**

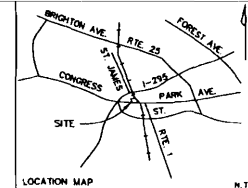
1. "ALTA/ACSM LAND TITLE SURVEY ON PARK AVENUE AND MARSTON STREET PORTLAND, MAINE FOR DIALECT BUSSE INTERNATIONAL, INC." DATED DEC. 31, 1993 REVISED 2-4-94 BY OWEN HASKELL, INC.
2. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR GREATER PORTLAND COUNCIL OF GOVERNMENTS PORTLAND RAIL STATION SITE DATE 7-9-1974" BY H.L. & E.C. JORDAN - SURVEYORS.
3. "PLAN OF LAND IN PORTLAND, MAINE FOR HIGHWAYS TRANSPORTATION CO. DATED 4-10-84" REVISED 2-25-85 BY OWEN HASKELL, INC.
4. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY 295 PORTLAND CUMBERLAND COUNTY DATE MAY 1987 SHC FILE NO. 3-185" FILED IN PLAN BOOK 142 PAGE 10.
5. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY 295 PORTLAND CUMBERLAND COUNTY DATE MAY 1987 SHC FILE NO. 3-185, FILED IN PLAN BOOK 112 PAGE 51.
6. "PLANT ELECTRICAL SYSTEM FLOOD PLANS AND ONE LINE DIAGRAM" H.P. HOOD AND SONS ENGINEERING DEPT. DRG. NO. 1970-F1 FILE NO. 81.
7. "H.P. HOOD, INC. PROPOSED BUILDING EXPANSION, MINOR SITE PLAN" DATED 5-8-89 BY DUFRESNE-HENRY, SHEET 1 OF 1.
8. "PLAN OF PART OF DOUGLAS FARM" DATED FEB. 1910 BY E.C. JORDAN.
9. "CITY OF PORTLAND, MAINE, DEPARTMENT OF PUBLIC WORKS, ST. JAMES STREET RELOCATION."
10. "LAND TITLE SURVEY ON ST. JAMES STREET, PORTLAND, MAINE, MADE FOR W. GOODMAN AND SONS, INC." DATED APRIL 26, 1995 BY OWEN HASKELL, INC.
11. "RIGHT OF WAY AND TRACK MAP, PORTLAND TERMINAL OPERATED BY THE PORTLAND TERMINAL COMPANY 7-1-1971."
12. "PLAN OF PROPERTY IN PORTLAND, MAINE, BELONGING TO THE J.B. BROWN AND SONS CORP. AND THE HEIRS OF ST. JOHN SMITH" BY E.C. JORDAN CO.

**CERTIFICATION TO:**

LAWYERS TITLE INSURANCE CORPORATION  
FLEET NATIONAL BANK  
AND H.P. HOOD AND SONS, INC.  
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR A CATEGORY II, CONDITION II SURVEY WITH THE FOLLOWING EXCEPTIONS:  
1) NO NEW DESCRIPTION WRITTEN  
2) NO WRITTEN REPORT  
3) IRONS NOT SET TO DATE

DATE

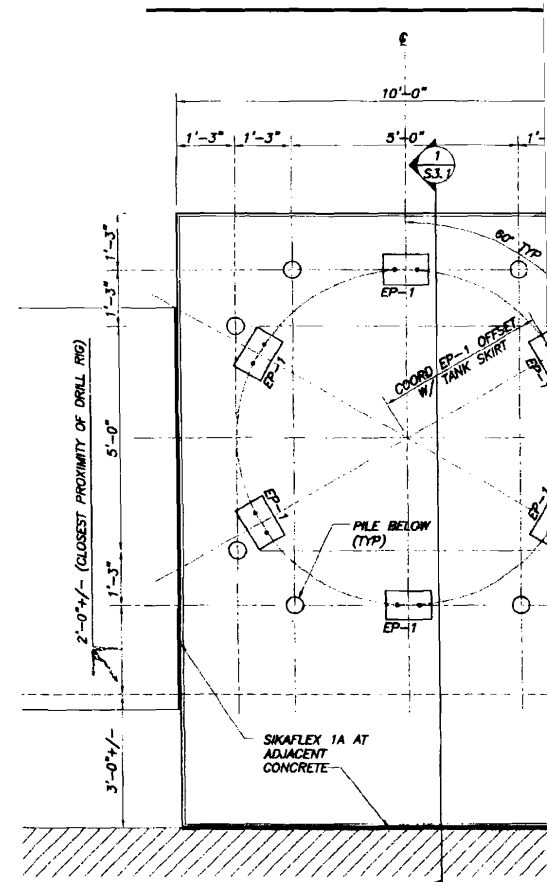
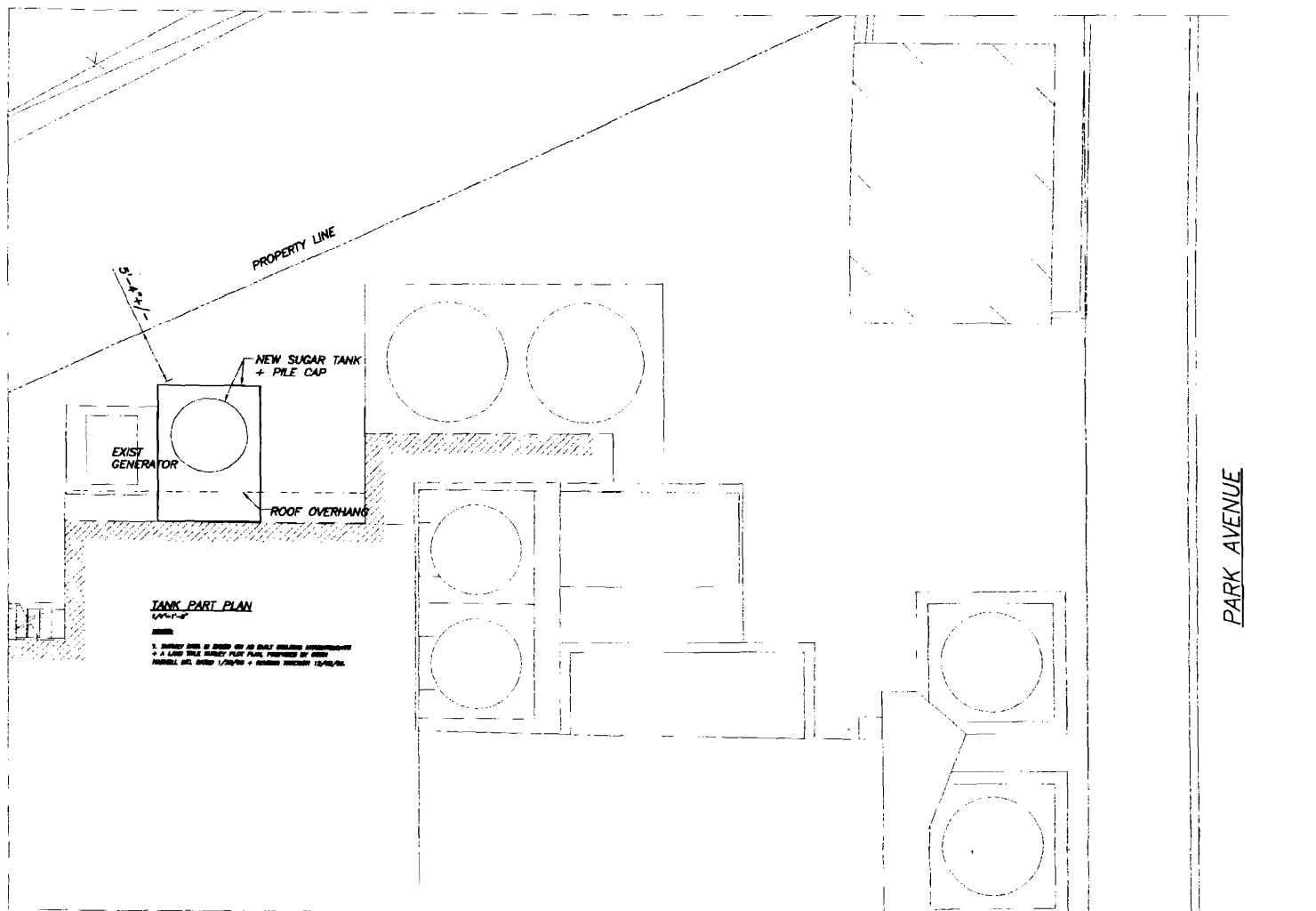
WILLIAM C. SHEPPEN, PLS. NO. 2118



**NOTES**

1. OWNER OF RECORD: H.P. HOOD & SONS, INC. 500 RUTHERFORD AVENUE, BOSTON, MA 02129 9555/137. LEASE DATED 8-1-83 BETWEEN THE PORTLAND TERMINAL COMPANY AND H.P. HOOD AND SONS, INC.
2. LOCUS IS SHOWN AS BLOCK D LOT 1 ON THE CITY OF PORTLAND ASSESSORS MAP 68
3. BEARINGS ARE BASED ON CONTROL POINTS FOUND AND USED IN CONJUNCTION WITH THE SURVEY PERFORMED FOR PLAN REFERENCE 1.
4. THE LOCATION OF "OLD" ST. JAMES STREET AS SHOWN IS BASED ON TIES TO THE SLOPE AND CENTERLINE OF SAID STREET ON FILE WITH THE CITY OF PORTLAND'S ENGINEERING DEPT.
5. "OLD" ST. JAMES STREET WAS DISCONTINUED FOR HIGHWAY PURPOSES BY THE CITY COUNCIL OF THE CITY OF PORTLAND, ME. IN BOOK 2082 PAGE 11. A PUBLIC EASEMENT MAY EXIST WITHIN THE LIMITS OF THE LOCATION OF SAID STREET.
6. PORTLAND TERMINAL COMPANY ENTERED INTO AN UNRECORDED LEASE AGREEMENT FOR DRIVEWAY PURPOSES DATED AUGUST 1, 1987 WITH H.P. HOOD AND SONS, INC. THE AREA LABELED LEASE AREA IS SHOWN.
7. THE 8' CHAIN LINK FENCE AND GUARDRAIL LOCATED WITHIN THE LEASED PREMISES AS DESCRIBED ABOVE (SEE NOTE 6) VIOLATE SECTION 1 OF SAID LEASE (IT IS HEREBY UNDERSTOOD AND AGREED THAT THE LEASEE MAY NOT ERECT BUILDINGS OR OTHER STRUCTURES UPON THE PREMISES HEREBY LEASED).
8. THE UNDERGROUND TANK FILL PIPE IS LOCATED WITHIN THE LEASED PREMISES. THE LOCATION OF THE TANK ITSELF IS UNKNOWN. ALTHOUGH IT APPEARS THAT IT VIOLATES SECTION 1 OF SAID LEASE (IT IS HEREBY UNDERSTOOD AND AGREED THAT THE LEASEE MAY NOT ERECT BUILDINGS OR OTHER STRUCTURES UPON THE PREMISES HEREBY LEASED).
9. REFERENCE IS MADE TO THE THREE CONDITIONS OF THE PORTLAND TERMINAL COMPANY IN ITS DEED OF A TRIANGULAR PARCEL TO H.P. HOOD AND SONS, INC. IN BOOK 1725 PAGE 49.
10. REFERENCE IS MADE TO LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT FILE NO. 14002-P4 EFFECTIVE DATE 8-17-99 WHICH HAS BEEN REVIEWED BY THIS SURVEYOR.
11. REFERENCE IS MADE TO RESTRICTIONS, COVENANTS AND CONDITIONS SET FORTH IN BOOK 1725 PAGE 49.

12/02/99	PROPOSED REFRIGERATED ADDITION ADDED	
8/11/99	P.O.B. & DEED 1725/49 & CERTIFICATE REVISED	
7/19/99	UPDATED-BLDG-NOTES ADDED	
8/15/97	ADDED PROPOSED TANK INFORMATION	
3/14/98	REVISED CERTIFICATION	
<b>LAND TITLE SURVEY</b>		
ON PARK AVENUE, PORTLAND, MAINE MADE FOR H.P. HOOD & SONS, INC. 349 PARK AVENUE, PORTLAND, MAINE		
<b>OWEN HASKELL, INC.</b> 18 CLARK ST., PORTLAND, ME 04101 (807) 774-8484 PROFESSIONAL LAND SURVEYOR		
Drawn By: RTG	Date: JUN 29, 1998	Job No.: 96002P
Trace By: JWR	Scale: 1" = 30'	Drawn No.: 1
Check By: WCS		
Book No.: 724		



#### GENERAL NOTES

- THE NOTES ON THESE DRAWINGS ARE NOT INTENDED TO REPLACE SPECIFICATIONS. SEE SPECIFICATIONS FOR REQUIREMENTS IN ADDITION TO GENERAL NOTES. INCONSISTENCIES BETWEEN THESE DRAWINGS AND THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
- ALL DIMENSIONS, EXISTING CONDITIONS, AND AS-BUILT CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE ONLY AFTER THE STRUCTURAL WORK CONTAINED IN THE S- DRAWINGS IS COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AS DETERMINED BY THE STRUCTURAL ENGINEER. THE STRUCTURAL ENGINEER RESERVES THE RIGHT TO INTERPRET DETAILS TO ADDRESS OTHER PROJECT CONDITIONS.
- THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS FOR ALL PARTS OF THE WORK, INCLUDING DESCRIPTION OF SHORING, AND CONSTRUCTION METHODS AND SEQUENCING WHERE APPLICABLE. NO PERFORMANCE OF THE WORK INCLUDING, BUT NOT LIMITED TO, DEMOLITION OF EXISTING STRUCTURE, OR FABRICATION OR ERECTION OF NEW STRUCTURAL ELEMENTS, SHALL COMMENCE WITHOUT REVIEW OF THE SHOP DRAWINGS BY THE STRUCTURAL ENGINEER. SUBMIT ONE COPY AND ONE SEPIA. COPY WILL BE REVIEWED AND SEPIA WILL BE RETURNED. FOR SHOP DRAWINGS AND SUBMITTALS REQUIRED, REFERENCE THE PROJECT SPECIFICATIONS.
- ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
- IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2003 EDITION, SECTION 1704.1), A STATEMENT OF SPECIAL INSPECTIONS IS REQUIRED AS A CONDITION FOR PERMIT ISSUANCE BY THE LOCAL CODE OFFICIAL. THIS STATEMENT SHALL INCLUDE A COMPLETE LIST OF MATERIALS AND WORK REQUIRING SPECIAL INSPECTIONS, THE INSPECTIONS TO BE PERFORMED AND A LIST OF THE INDIVIDUALS, APPROVED AGENCIES AND FIRMS INTENDED TO BE RETAINED FOR CONDUCTING SUCH INSPECTIONS.
- REFERENCE THE PROJECT SPECIFICATIONS FOR ALL TESTING REQUIREMENTS.

#### STRUCTURAL STEEL NOTES

- STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL" 9TH EDITION, AND THE "CODE OF STANDARD PRACTICE, LATEST EDITION.
- STRUCTURAL STEEL: STEEL PLATES, SHAPES, AND BARS, CONFORM TO ASTM A36 UNLESS NOTED OTHERWISE (U.N.O.). STRUCTURAL STEEL SHAPES DESIGNATED ON THE DRAWINGS FOR WIDE-FLANGE SECTIONS: ASTM A992 GRADE 50 WITH SPECIAL REQUIREMENTS PER AISC TECHNICAL BULLETIN #3 DATED MARCH, 1987).
- WHERE WELDING IS INDICATED, ALL WELDING SHALL CONFORM TO AWS D1.1 - LATEST EDITION. ELECTRODES SHALL BE CONFORM TO AWS A5.1 E70XX SERIES WITH PROPER ROD TO PRODUCE OPTIMUM WELD (LOW HYDROGEN).

#### DESIGN LOADS

- BUILDING CODE:**  
INTERNATIONAL BUILDING CODE, 2003 EDITION  
ASCE 7-02 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- DESIGN TANK LOADS:**  
TANK SELF WEIGHT: 8000 LBS.  
TANK CAPACITY: 72000 LBS.
- DESIGN WIND LOAD:**  
BASIC WIND SPEED: 100 MPH  
WIND LOAD IMPORTANCE FACTOR ( $I_w$ ): 1.00  
WIND EXPOSURE: B  
DIRECTIONALITY FACTOR ( $K_d$ ): .95  
FORCE COEFFICIENT ( $C_f$ ): .55
- DESIGN SEISMIC LOADS:**  
COMPONENT IMPORTANCE FACTOR ( $I_p$ ): 1.0  
MAPPED SPECTRAL RESPONSE ACCELERATION:  $S_s$ : 0.369  
SEISMIC SITE CLASS: D  
SPECTRAL RESPONSE COEFFICIENT: SDS: 0.371  
COMPONENT AMPLIFICATION FACTOR ( $A_p$ ): 2.5  
COMPONENT RESPONSE MODIFICATION FACTOR ( $R_p$ ): 2.5

#### CONCRETE NOTES

- CONCRETE WORK SHALL CONFORM TO "ACI MANUAL OF CONCRETE PRACTICE", LATEST EDITION. THIS PUBLICATION IS AVAILABLE THROUGH THE AMERICAN CONCRETE INSTITUTE (248) 848-3800.
- ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI, U.N.O. ADDITIONAL CONCRETE MIX PERFORMANCE DATA INCLUDING AIR CONTENT, WATER-CEMENT RATIO, AIR CONTENT, AGGREGATE SIZE, SLUMP, ETC. HAS BEEN INCLUDED IN THE PROJECT SPECIFICATIONS. SEE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CONCRETE SHALL NOT BE PLACED IN WATER.
- REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 318, LATEST EDITION.
- MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:  
 A) SURFACES CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH, 3.0"  
 B) FORMED SURFACES IN CONTACT WITH EARTH OR EXPOSED TO WEATHER #7 BARS: 2"
- WELDING OF REINFORCEMENT IS NOT PERMITTED.
- FOR ALL OPENINGS IN CONCRETE PROVIDE SUPPLEMENTAL REINFORCING AROUND OPENING AS SHOWN ON THE CONTRACT DOCUMENTS TYPICAL DETAILS



HOOD 2nd PARCEL  
55,467 S.F.  
1.2733 Ac.

LEASE LOT  
8,480 S.F.  
0.1947 Ac.  
SEE NOTE 6

PROPOSED  
REFRIGERATED  
ADDITION  
8,225 S.F.

PORTLAN

NO RECORD  
EASEMENT WAS  
FOUND FOR  
THESE LINES

LOADING  
DOCKS

METAL BUILDING

2 STORY PORTION

OHW

OHW

EASEMENT 4933/21

W 69°53'36.2" E  
171.81'

LOADING  
DOCKS

LOADING  
DOCKS

EXISTING GENERATOR  
FIRE ESCAPE  
PROPOSED CONCRETE PILE CAP (SEE DWG S1.0).  
EXISTING PAVEMENT AT PROPOSED LOCATION  
PROPOSED SUGAR TANK (7' DIAMETER x 21' HIGH  
ON 4' HIGH SKIRT).

SEE NOTE

1 STORY PORTION

2 STORY PORTION

3 STORY PORTION

H.P. HOOD & SONS, INC.

CONC. BLOCK  
CONNECTOR  
BLDG.

CONC.

U/G  
TANK

CONC.

CONC.

PLANTER

BLDG  
GATE  
CONC. PADS  
HOLDING  
TANKS

BOILER  
BUILDING  
54.00'

P.O.B. 27

42.49'  
S89°45'59"E

157.51'  
S89°54'59"E

S89°54'59"E

S89°

GRANITE CURB

POWER FEEDS

PARK AVENUE

SS

SMH

SS

SMH

SS

SS

SS

SS

8" SS

U/G GAS

OHW

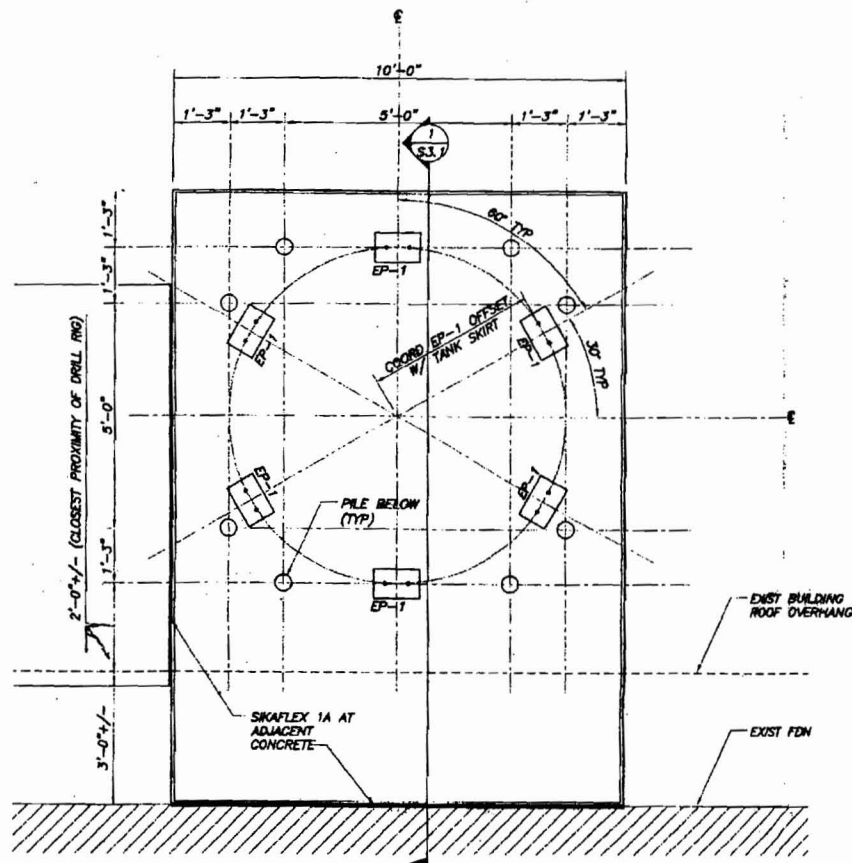
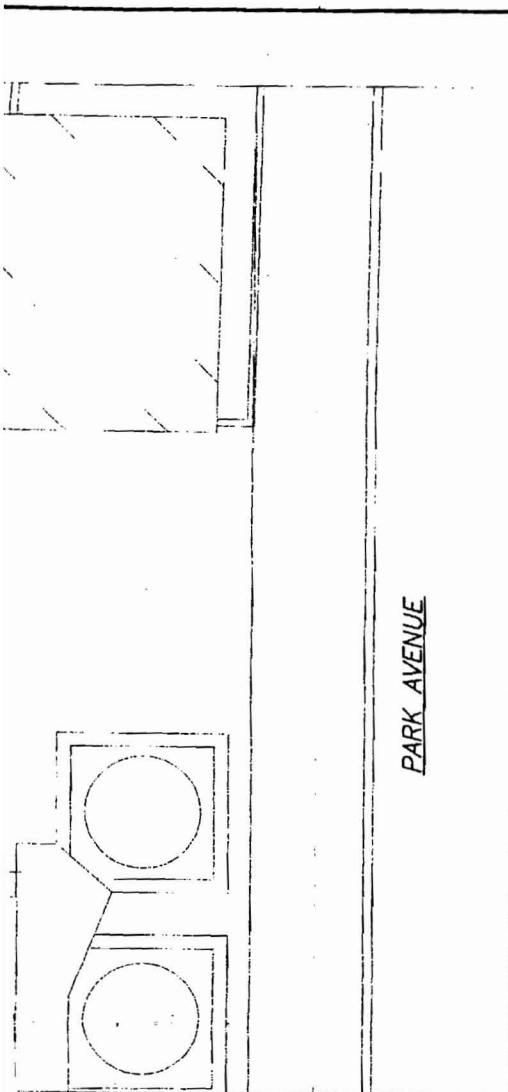
OHW

OHW

OHW

MARSTON ST

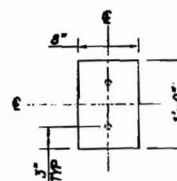




**PILE CAP DETAIL**  
1/2"=1'-0"

**NOTES:**

1. PILES SHALL BE 4 1/2" O.D. (3 1/2" I.D.) DRILL CASING PIPE PILE (CP 4130) SHALL BE FILLED WITH 4000 PSI GROUT & REINFORCED WITH PLACEMENT SHALL BE OBSERVED + RECORDED. SUBMIT FIELD REPORT OF AS BUILT CONDITIONS TO ENGINEER + OWNER. TEST GROUT COMPRESSION PER SPECS.
2. EP- INDICATES EMBED PLATE, SEE DETAIL THIS DWG.



H.D. GALV EMBED PL 3/4"x8"x1'-0"  
W/(2) NELSON 3/4"x8" S3L HEADED STUDS (SEE MANUFACTURER FOR ADD'L INFO)

EP-1

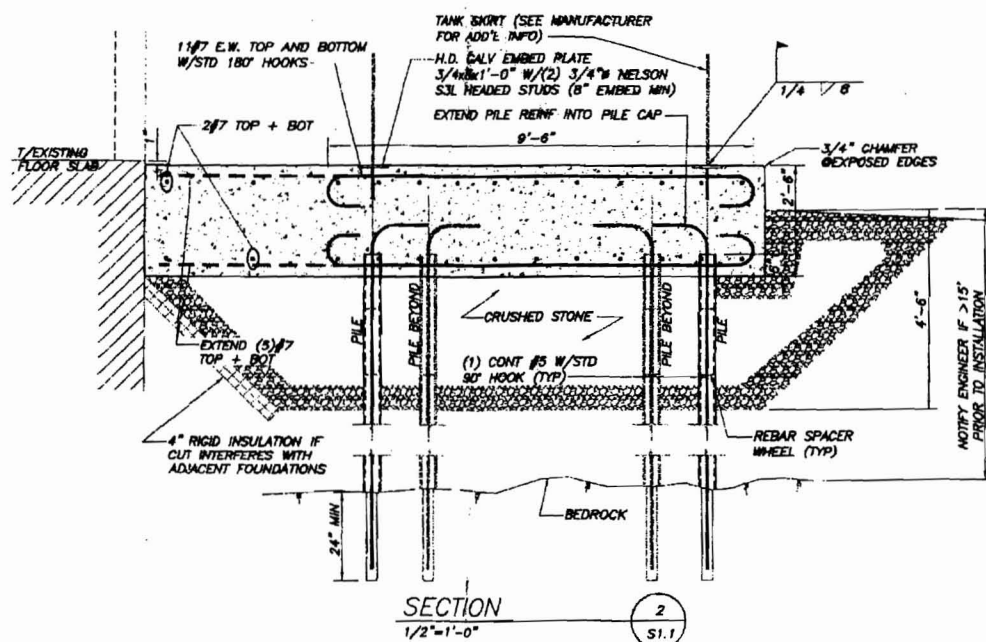
**EMBED PLATE DETAIL**

1"=1'-0"

NOTE: EP- TO BE SECURED PRIOR TO PLACING CONCRETE. SEE DETAIL THIS DWG. SEE SPECIFICATIONS.

**CONCRETE NOTES**

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3. CONCRETE SHALL NOT BE PLACED IN WATER.
4. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315, LATEST EDITION.
5. MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:
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  - B) FORMED SURFACES IN CONTACT WITH EARTH OR EXPOSED TO WEATHER #7 BARS: 2"
6. WELDING OF REINFORCEMENT IS NOT PERMITTED.
7. FOR ALL OPENINGS IN CONCRETE PROVIDE SUPPLEMENTAL REINFORCING AROUND OPENING AS SHOWN ON THE CONTRACT DOCUMENTS TYPICAL DETAILS



**SECTION**  
1/2"=1'-0"

2  
S1.1

HP HOOD SUGAR TANK FOUNDATION  
PORTLAND, ME

PLAN AND DETAILS

**BECKER**  
Structural Engineers, Inc.  
75 York Street  
Portland, ME 04101-4902  
Tel: 207-875-1838  
Fax: 207-875-1832  
www.beckereng.com



Drawn By:	
Check By:	
Date:	
Rev. No.:	

Drawn by:	Scale:
NRW	NOTED
Checked by:	Date:
NRW	09/05/07
Designated by:	Project No.:
DSB	Becker Job #1000000
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