

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMITPermit Number 09128 **PERMIT ISSUED**Please Read
Application And
Notes, If Any,
AttachedThis is to certify that MARDIGAN STEPHEN /Alba construct NOV 10 2009has permission to Construct 3000 sq ft 2 story building for aAT 745 FOREST AVE CB 130 K001001 City of Portland

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise covered-in. 24 HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALSFire Dept. Capt. R. Fournier

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

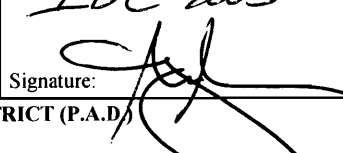
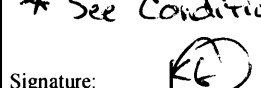
PERMIT ISSUED


City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1128	Issue Date: NOV 10 2009	CBL: 130 K001001
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Location of Construction: 745 FOREST AVE	Owner Name: MARDIGAN STEPHEN	Owner Address: 460 BAXTER BLVD <i>City of Portland</i>	Phone:
Business Name:	Contractor Name: Albair Construction /Tim	Contractor Address: 10 Alexander Drive Cape Elizabeth	Phone: 2078319338
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-2

Past Use: Vacant Land - After Fire	Proposed Use: Commercial - Construct 3000 sq ft 2 story building for a car lot	Permit Fee: \$1,770.00	Cost of Work: \$175,000.00	CEO District: 4
Proposed Project Description: Construct 3000 sq ft 2 story building for a car lot		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>		INSPECTION: Use Group: B Type: SB <i>IBC 2003</i> Signature: 
		Signature:  PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Ldobson	Date Applied For: 10/09/2009	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Amendment</i> <i>#09-99600005</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>10/13/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 

CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1128	Date Applied For: 10/09/2009	CBL: 130 K001001
-----------------------	---------------------------------	---------------------

Location of Construction: 745 FOREST AVE	Owner Name: MARDIGAN STEPHEN	Owner Address: 460 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Albair Construction /Tim	Contractor Address: 10 Alexander Drive Cape Elizabeth	Phone (207) 831-9338
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use:
Commercial - Construct 3000 sq ft 2 story building for a car lot

Proposed Project Description:
Construct 3000 sq ft 2 story building for a car lot

PERMIT ISSUED

NOV 10 2009

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **City of Portland** **Approval Date:** 10/13/2009

Note:**Ok to Issue:** ☒

- 1) All conditions on the previous approval are still in force. This is basically a clone building shifted over from the side property line.
- 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:** Tammy Munson **Approval Date:** 11/10/2009

Note:**Ok to Issue:** ☒

- 1) All conditions of approval issued under permit # 08-1269 are applicable to this permit.
- 3) All special inspection reports must be submitted to this office for review within 48 hours of the inspection. A final special inspection report must be submitted prior to issuance of a certificate of occupancy. This report must demonstrate any deficiencies and corrective measures that were taken.
- 4) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 10/15/2009

Note:**Ok to Issue:** ☒

- 1) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 4) The sprinkler system shall be installed in accordance with NFPA 13.
- 5) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 6) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP and keyed alike, labeled "FIRE ALARM RECORDS".

Location of Construction: 745 FOREST AVE	Owner Name: MARDIGAN STEPHEN	Owner Address: 460 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Albair Construction /Tim	Contractor Address: 10 Alexander Drive Cape Elizabeth	Phone (207) 831-9338
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Comments:

10/13/2009-mes: HTE #09-99600005 to shift the building over, but to rebuild the new structure exactly like the old structure - WAIT FOR P:ANNIGN APPROVAL BEFKORE ISSUING PERMIT -MES

PERMIT ISSUED

NOV 10 2009

City of Portland

From: Molly Casto
To: Munson, Tammy
Date: 10/27/2009 12:33:21 PM
Subject: Re: 745 Forest

Hi Tammy,

This project has been approved. You can release the building permit with a condition that, if construction is not complete prior to the 04/16/2010 expiration of the existing Letter of Credit, the applicant shall notify the Planning Division and the Letter of Credit shall be extended without amendment for a one year period.

Call me if you have any questions. The final plans were distributed in inter-office mail yesterday.

Thanks,
Molly

>>> Tammy Munson 10/27 11:20 AM >>>

Are you doing the review of Steve Mardigan's property? If so, what is the status? He is calling me asking about his permit.

CC: Philip DiPierro

PERMIT ISSUED

NOV 10 2009

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- ☒ Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- ☒ Re-Bar Schedule Inspection: Prior to pouring concrete
- ☒ Underground electrical or plumbing inspection prior to pouring concrete
- ☒ Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- ☒ Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.
- ☒ The final report of Special Inspections shall be submitted prior to the final inspection or the issuance of the Certificate of Occupancy

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Signature of Inspections Official

Date

Date

PERMIT ISSUED

NOV 10 2009



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>745 Forest Ave.</u>			
Total Square Footage of Proposed Structure/Area <u>3000⁺</u>		Square Footage of Lot <u>5293[#]</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>130</u> <u>K</u> <u>1</u>		Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Steve Mandigan</u> Address <u>460 Baxter Blvd.</u> City, State & Zip <u>Portland, ME 04102</u>	
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>\$175,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>1770</u>
Current legal use (i.e. single family) <u>Commercial</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Commercial 'Auto Sales'</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Construct 3000⁺ Building</u>			
Contractor's name: <u>Albair Construction Co. Inc.</u> Address: <u>10 Alexander Dr.</u> City, State & Zip <u>Cape Elizabeth, ME 04107</u> Telephone: _____ Who should we contact when the permit is ready: <u>Tim</u> Telephone: <u>831 9338</u> Mailing address: <u>Same</u>			

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

RECEIVED

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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov Dept. of Building Inspections
Division office, room 315 City Hall or call 874-8703. City of Portland Maine

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: [Signature]

Date: 10/8/09

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

Applicant: Stephen Mandigan
Avenue Auto Co,

Date: 9/18/09

Address: 757 Forest Ave

C-B-L: 130-K-1

CHECK-LIST AGAINST ZONING ORDINANCE §137-C-1b

Date -

09-1128

P.B.

Zone Location - B-2 ~~XX~~

- conditional use appeal

Interior or corner lot -

Proposed Use/Work - 8/09 MASSIVE fire completely destroyed the newly built structure - They want to rebuild - shifting the building little larger structure

Sewage Disposal - City

Lot Street Frontage - 50' min - 373.04' given

Front Yard - None or not more than the average - 18.5' - 8.5' given

Rear Yard - 10' min - 10.36' given at closest 9.25' min

Side Yard - None if not adjacent to residential (it isn't) - 8' on North x 300' on South

Projections -

Width of Lot - None req

Height - 45' max - 2 stories being shown w/ flat roof - well under the max 22' given

Lot Area - 10,000^{sq} min - 10,134^{sq} given on survey

Lot Coverage (Impervious Surface) - 80% max or not more than 8,107.2^{sq} - 8,100^{sq} proposed
20% open ^{porosity} 2026.8^{sq}

Area per Family - N/A

Off-street Parking - N/A - This is retail sales (1,650^{sq} given) - 1st 2,000^{sq} doesn't require parking SP. 4 shown for clients

Loading Bays - N/A

Site Plan - minor # 09-99600005

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

Comments
Submitted

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 09-99600005 **Application Date:** 9/03/09
Project Name: AVENUE AUTO CO.
Address: 757 Forest Ave **CBL:** 130 - K-001-001
Project Description: Forest Avenue - 757; Avenue Auto Co.; Stephen Mardigan
Zoning: B-2 *SM*
Other Reviews Required: *PB*
Review Type: ~~ADMINISTRATIVE~~ AMENDED SITE PLAN

Stephen Mardigan
460 Baxter Boulevard

Portland Me 04103
DeLuca-Hoffman Assoc., Inc.
Attn: Stephen Bushey, P.E.

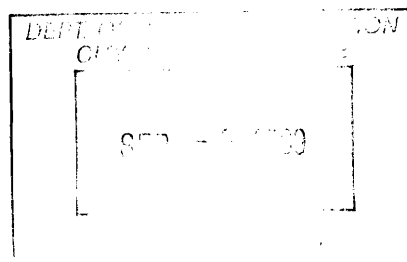
Portland Me 04103

Distribution List:

<input checked="" type="checkbox"/> Planner	Molly Casto	<input checked="" type="checkbox"/> City Arborist	Jeff Tarling
<input checked="" type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input checked="" type="checkbox"/> Design Review	Alex Jaegerman
<input checked="" type="checkbox"/> Traffic	Tom Errico	<input checked="" type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input checked="" type="checkbox"/> Inspections	Tammy Munson	<input checked="" type="checkbox"/> Sanitary Sewer	John Emerson
<input checked="" type="checkbox"/> Fire Department	Keith Gautreau	<input checked="" type="checkbox"/> Stormwater	Dan Goyette
<input checked="" type="checkbox"/> Parking	John Peverada	<input checked="" type="checkbox"/> Historic Preservation	Deb Andrews
<input checked="" type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> Outside Agency	
<input checked="" type="checkbox"/> DRC Coordinator	Phil DiPierro		

Preliminary Comments needed by:

Final Comments needed by: 9/16/09



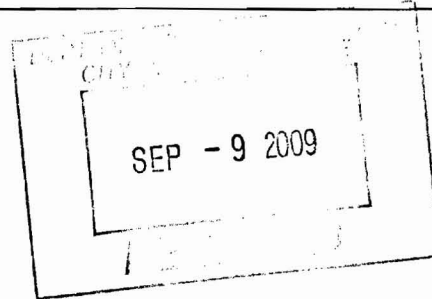


DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

September 3, 2009



Ms. Molly Casto, Planner
City of Portland Planning Authority
389 Congress Street
Portland, Maine 04101

**Subject: 757 Forest Avenue – Avenue Auto Co. Automobile Dealership
Owner/Applicant – Stephen Mardigan
Site Plan Amendment Application**

Dear Molly:

On behalf of Stephen Mardigan we are submitting seven copies of the accompanying Site Plan Amendment application associated with his project at 757 Forest Avenue. As we have communicated via email, Mr. Mardigan must undertake the reconstruction of his building due to a fire that destroyed the recently-constructed building shell and foundation. The proposed building use continues to be for the operation of an automobile sales lot. The purpose of this application is to amend the site plan for the following changes:

1. The applicant is requesting to realign the proposed building footprint by shifting the layout approximately 3.5 feet southerly and away from the existing building on the neighboring lot. The building shift will result in a separation of approximately 10.4 feet between the buildings. The shift will continue to adhere to the required building setbacks including a 10-foot rear setback. The front of the building will be offset from the front R.O.W. line by approximately 8.5 feet, which is the same as the originally-approved site plan. This shift impacts the category of fire rating for the building wall materials and glazing and will result in construction costs savings.
2. The applicant has eliminated a dealer door along the Forest Avenue building frontage and he is proposing a single standard entrance door along the front. The entrance walk from the door to the existing concrete sidewalk on Forest Avenue will include a granite step in front of the door and a 5-foot-wide paver stone walk connection between the step and the sidewalk. Landscaping beds will be provided on each side of this entrance walk. As a result of these changes, we have also eliminated the granite curb that was to have been placed between the building and the back of the existing sidewalk, as it would not serve any purpose. The dealer door at the south side of the building will remain to allow vehicles to be taken in/out of the building for display. Overall, the level of impervious surface on the site will remain below 80%.

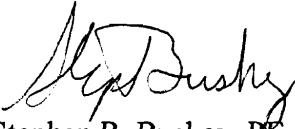
Ms. Molly Casto
September 3, 2009
Page 2

3. Other aspects of the site development will remain the same including, but not limited to, the closure of the curb opening on Forest Avenue, utilities services from Forest Avenue, the parking lot layout and all other landscaping and fencing as last approved for the project.
4. Except for the changes to the entrances, no other building modifications are proposed. We note that fire damage to the existing single-story building to the north will require repairs to that structure. At this time it is the applicant's intent to repair the structure to its original design and there will remain consistency between the two buildings with respect to their architecture and styling.

A Site Plan Amendment Application and fee in the amount of \$450.00 accompany this letter, along with revised drawings. We trust this information satisfies your current informational needs and we look forward to any comments you may have. The applicant is interested in your prompt review so that they may continue with the site's construction activities as soon as possible. Your consideration to place the project on the September 22, 2009 Planning Board Public Hearing Agenda would be greatly appreciated, so that any further delay in recommending construction can be minimized. Please contact this office with any questions or concerns.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.


Stephen R. Bushey, PE
Senior Engineer

SRB/sq/JN2804.03/Casto-9-3-09

Enclosures: Site Plan Amendment Application
Revised Plan Set
AutoCAD CD of Revised Plan Set
Check for \$500.00

c: Stephen Mardigan



Development Review Application PORTLAND, MAINE

Department of Planning and Urban Development,
Planning Division and Planning Board

PROJECT NAME: Avenue Auto Co. Automobile Dealership

PROPOSED DEVELOPMENT ADDRESS:

757 Forest Avenue, Portland

PROJECT DESCRIPTION:

Amend Site Plan Application as detailed in our letter dated September 3, 2009.

CHART/BLOCK/LOT: 130 / K / 1

CONTACT INFORMATION:

APPLICANT

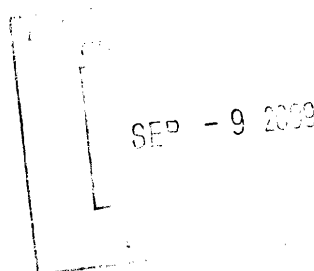
Name: Stephen Mardigan
Address: 460 Baxter Boulevard
Portland, ME
Zip Code: 04103
Work #: 207-772-5555
Cell #: N/A
Fax #: _____
Home: _____
E-mail: _____

PROPERTY OWNER

Name: same as applicant
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

BILLING ADDRESS

Name: same as applicant
Address: _____
Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____



~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: DeLuca-Hoffman Assoc., Inc.
Address: Attn: Stephen R. Bushey, P.E.
778 Main Street, Suite 8
Zip Code: South Portland, ME 04103
Work #: 207-775-1121
Cell #: N/A
Fax #: 207-879-0896
Home: N/A
E-mail: sbushey@delucahoffman.com

ENGINEER

Name: same as agent/representative
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ARCHITECT

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

CONSULTANT

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

SURVEYOR

Name: Owen Haskell, Inc.
Address: 390 U.S. Route 1, Unit 10
Falmouth, ME
Zip Code: 04105
Work #: 207-774-0424
Cell #: _____
Fax #: 207-774-0511
Home: _____
E-mail: jswan@owenhaskell.com

ATTORNEY

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area 10,134 sq. ft.
Proposed Total Disturbed Area of the Site 10,134 sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.)

IMPERVIOUS SURFACE AREA

Proposed Total Paved Area 6,400 +/- sq. ft.
Existing Total Impervious Area 9,000 - 9,500 sq. ft.
Proposed Total Impervious Area 8,100 sq. ft.
Proposed Impervious Net Change (900 - 1,400) sq. ft.

BUILDING AREA

Existing Building Footprint 1,289 +/- sq. ft.
Proposed Building Footprint 1,650 +/- sq. ft.
Proposed Building Footprint Net change + 361 sq. ft.
Existing Total Building Floor Area sq. ft.
Proposed Total Building Floor Area sq. ft.
Proposed Building Floor Area Net Change sq. ft.
New Building yes (yes or no)

ZONING

Existing B-2 Zone
Proposed, if applicable

LAND USE

Existing Former auto dealership
Proposed Auto dealership

RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units
Proposed Number of Residential Units to be Demolished
Existing Number of Residential Units
Proposed Number of Residential Units
Subdivision, Proposed Number of Lots

PARKING SPACES

Existing Number of Parking Spaces ---
Proposed Number of Parking Spaces 3
Number of Handicapped Parking Spaces 1
Proposed Total Parking Spaces 4

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces ---
Proposed Number of Bicycle Parking Spaces 2
Total Bicycle Parking Spaces 2

ESTIMATED COST OF PROJECT

<\$200,000

Please check all reviews that apply to the proposed development

Design Review	<input checked="" type="checkbox"/>	Stormwater Quality	<input type="checkbox"/>
Flood Plain Review	<input type="checkbox"/>	Traffic Movement	<input type="checkbox"/>
Historic Preservation	<input type="checkbox"/>	Zoning Variance	<input type="checkbox"/>
Housing Replacement	<input type="checkbox"/>	Historic District/Landmark	<input type="checkbox"/>
14-403 Street Review	<input type="checkbox"/>	Off Site Parking	<input type="checkbox"/>
Shoreland	<input type="checkbox"/>	Multi-Family Dwelling	<input type="checkbox"/>
Site Location Act Local Review	<input type="checkbox"/>	B-3 Pedestrian Activity Review	<input type="checkbox"/>
Single Family Dwelling	<input type="checkbox"/>	Change of Use	<input type="checkbox"/>
2 Family Dwelling	<input type="checkbox"/>		

APPLICATION FEE:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

Major Development (more than 10,000 sq. ft.) <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)	Plan Amendments <input type="checkbox"/> Planning Staff Review (\$250.00) <input checked="" type="checkbox"/> Planning Board Review (\$500.00) Subdivision <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$_____ + (applicable Major site plan fee)
Minor Site Plan Review <input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)	Other Reviews <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Storm water Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include seven (7) packets with folded plans containing the following materials:

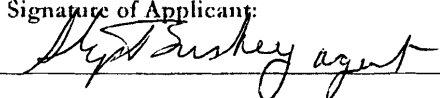
1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 9) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov. Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement'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.

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant: 	Date: 9/3/09
--	-----------------

Site Plan Checklist

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

Avenue Auto Co. Automobile Dealership -- 745-757 Forest Avenue

Project Name, Address of Project

Application Number

(The form is to be completed by the Applicant or Designated Representative)

Check Submitted		Required Information	Section 14-525 (b,c)
Applicant	Staff		
X	_____	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
X	_____	Name and address of applicant and name of proposed development	a
X	_____	* Scale and north points	b
X	_____	* Boundaries of the site	c
X	_____	* Total land area of site	d
X	_____	* Topography - existing and proposed (2 feet intervals or less)	e
X	_____	Plans based on the boundary survey including:	2
N/A	_____	* Existing soil conditions	a
N/A	_____	* Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
X	_____	* Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
X	_____	* Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 11 of packet)	d
X	_____	* Location of on-site waste receptacles	e
X	_____	* Public utilities	
	_____	* Water and sewer mains	e
X	_____	* Culverts, drains, existing and proposed, showing size and directions of flows	e
X	_____	* Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
X	_____	* Location and dimensions of on-site pedestrian and vehicular access ways	g
X	_____	* Parking areas	
N/A	_____	* Loading facilities	g
X	_____	* Design of ingress and egress of vehicles to and from the site onto public streets	g
X	_____	* Curb and sidewalks	g
X	_____	Landscape plan showing:	h
X	_____	* Location of existing vegetation and proposed vegetation	h
X	_____	* Type of vegetation	h
X	_____	* Quantity of plantings	h
X	_____	* Size of proposed landscaping	h
X	_____	* Existing areas to be preserved	h
X	_____	* Preservation measures to be employed	h
X	_____	* Details of planting and preservation specifications	h
X	_____	* Location and dimensions of all fencing and screening	i
X	_____	Location and intensity of outdoor lighting system	j
X	_____	Location of fire hydrants, existing and proposed (refer to Fire Department checklist -- page 11)	k
X	_____	Written statements to include:	c
X	_____	* Description of proposed uses to be located on site	cl
N/A	_____	* Quantity and type of residential, if any	cl
X	_____	* Total land area of the site	c2
X	_____	* Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
N/A	_____	* General summary of existing and proposed easements or other burdens	c3
X	_____	* Type, quantity and method of handling solid waste disposal	c4
	_____	* Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets (refer to the wastewater capacity application -- page 12)	c5
X	_____	* Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

* see original application materials previously approved

<u>X</u>	_____	* An estimate of the time period required for completion of the development	7
<u>N/A</u>	_____	* A list of all state and federal regulatory approvals to which the development may be subject to, the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.	8
<u>*</u>	_____	* Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved	
<u>X</u>	_____	* Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.	
<u>N/A</u>	_____	* A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.	
<u>X</u>	_____	A jpeg or pdf of the proposed site plan, if available.	
<u>X</u>	_____	Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities
- erosion and sedimentation controls to be used during construction
- a parking and/or traffic study
- emissions
- a wind impact analysis
- an environmental impact study
- a sun shadow study
- a study of particulates and any other noxious
- a noise study

* see original application materials previously approved

Zoning Administrator Marge Schmuckal

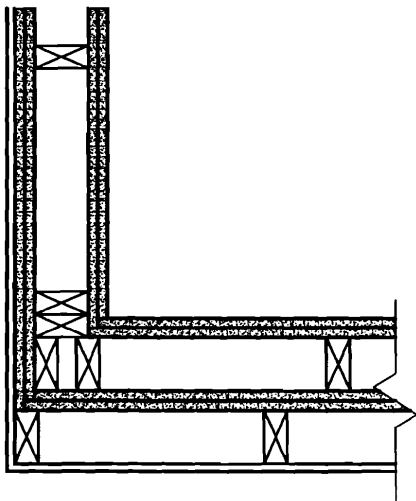
09/18/09

This project is a little bigger rebuild of the just approved auto dealership. The previous building was totally destroyed by fire in August, 2009. The building is also being shifted southerly for fire/building purposes.

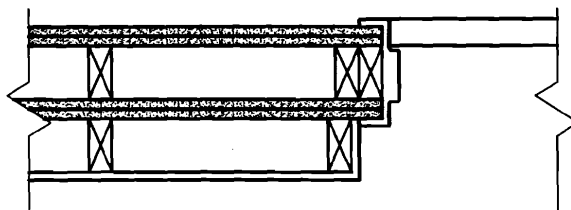
This project is located within a B-2 Zone which permits automobile dealerships under a conditional use appeal.

The structure is meeting all the required setbacks, building height and impervious surface requirements.

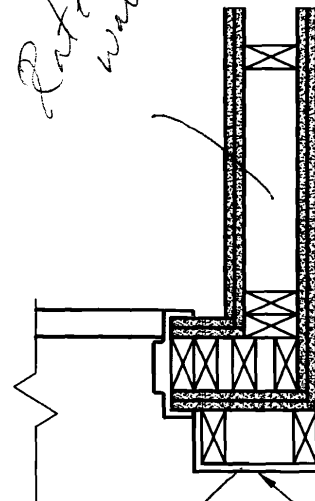
Separate permits are required for any new signage.



Stair well -



Rated wall - slab to roof deck



$\frac{1}{2}$ " GWB

2 HR. RATED WALL
2 LAYERS $\frac{5}{8}$ " TYPE 'X'
GWB EA SIDE.
2x4 STUDS @ 16" O.C.

LOAD BEARING PARTITION
2x4 STUDS @ 16" O.C.
 $\frac{1}{2}$ " GWB ONE SIDE

Bearing wall to pick up brusses.



COMcheck Software Version 3.6.0

Envelope Compliance Certificate

90.1 (2004) Standard

Section 1: Project Information

Project Type: **New Construction**

Project Title : Auto Mart

Construction Site:

745 Forest Avenue
Portland, ME 04102

Owner/Agent:

Steve Mardigan
726 Forest Avenue
Portland, ME 04102
207-

Designer/Contractor:

John Ossie
Cad-de-tech, LLC.
235 Riverside Industrial Parkway
Portland, ME 04074
207-329-6499
jossie@cad-de-tech.com

Section 2: General Information

Building Location (for weather data):

Portland, Maine

Climate Zone:

6a

Heating Degree Days (base 65 degrees F):

7378

Cooling Degree Days (base 50 degrees F):

1943

Building Type for Envelope Requirements:

Non-Residential

Vertical Glazing / Wall Area Pct.:

19%

Activity Type(s)

Retail/Sales Area

Floor Area

3087

DEC -

Section 3: Requirements Checklist

Envelope **PASSES**. Design 4% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Exterior Wall 1: Wood-Framed, 16" o.c.	3150	19.0	0.0	0.067	0.089
Window 1: Wood Frame:Double Pane, Clear, Fixed, SHGC 0.50	729	---	---	0.500	0.570
Door 1: Glass (> 50% glazing), Clear, SHGC 0.50	42	---	---	0.500	0.570
Exterior Wall 2: Wood-Framed, 16" o.c.	875	19.0	0.0	0.067	0.089
Floor 1: Slab-On-Grade:Unheated, Vertical 1 ft.	175	---	8.0	---	---
Floor 2: Wood-Framed	1660	19.0	0.0	0.051	0.033
Roof 1: Other	1660	---	---	0.034	0.027

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

Insulation:

- ☐ 1. Open-blown or poured loose-fill insulation has not been used in attic roof spaces with ceiling slope greater than 3 in 12.
- ☐ 2. Wherever vents occur, they are baffled to deflect incoming air above the insulation.
- ☐ 3. Recessed lights, equipment and ducts are not affecting insulation thickness.
- ☐ 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- ☐ 5. All exterior insulation is covered with protective material.
- ☐ 6. Cargo and loading dock doors are equipped with weather seals.

Fenestration and Doors:

- ☐ 7. Windows and skylights are labeled and certified by the manufacturer for U-factor and SHGC.
- ☐ 8. Fixed windows and skylights unlabeled by the manufacturer have been site labeled using the default U-factor and SHGC.
- ☐ 9. 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:

- ☐ 10. All joints and penetrations are caulked, gasketed, weather-stripped, or otherwise sealed.
- ☐ 11. Windows, doors, and skylights certified as meeting leakage requirements.
- ☐ 12. Component R-values & U-factors labeled as certified.
- ☐ 13. Building entrance doors have a vestibule equipped with self-closing devices. Interior and exterior doors in the closed position are no less than 7 ft apart.

Exceptions:

Buildings less than four stories above grade.

Building entrances with revolving doors.

Doors not intended to be used as a building entrance.

Doors that open directly from a space less than 3000 sq. ft. in area.

Doors used primarily to facilitate vehicular movement or materials handling and adjacent personnel doors.

- ☐ 14. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.

Section 4: Compliance Statement

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 90.1 (2004) Standard requirements in COMcheck Version 3.6.0 and to comply with the mandatory requirements in the Requirements Checklist.

John

Name - Title

Signature

Date

From: "John Ossie" <jossie@cad-de-tech.com>
To: <tmm@portlandmaine.gov>
Date: 11/24/2008 11:14:59 AM
Subject: 745-757 Forest Ave,

Good Morning Tammy,

The attached PDF shows a portion of the relationship of the New and adjacent existing building.

The entire wall minus about 18-inches must be rated.

The rating should be 1-hour based on table 602, for Type V construction between 5 and 10 feet in use group B.

The maximum unprotected opening can be 10% of the exterior wall in accordance with table 704.8. The adjacent wall of the new building is about 728 SF which would allow us an opening of about 72 SF.

Please review and advise.

Thanks

Regards,

John Ossie

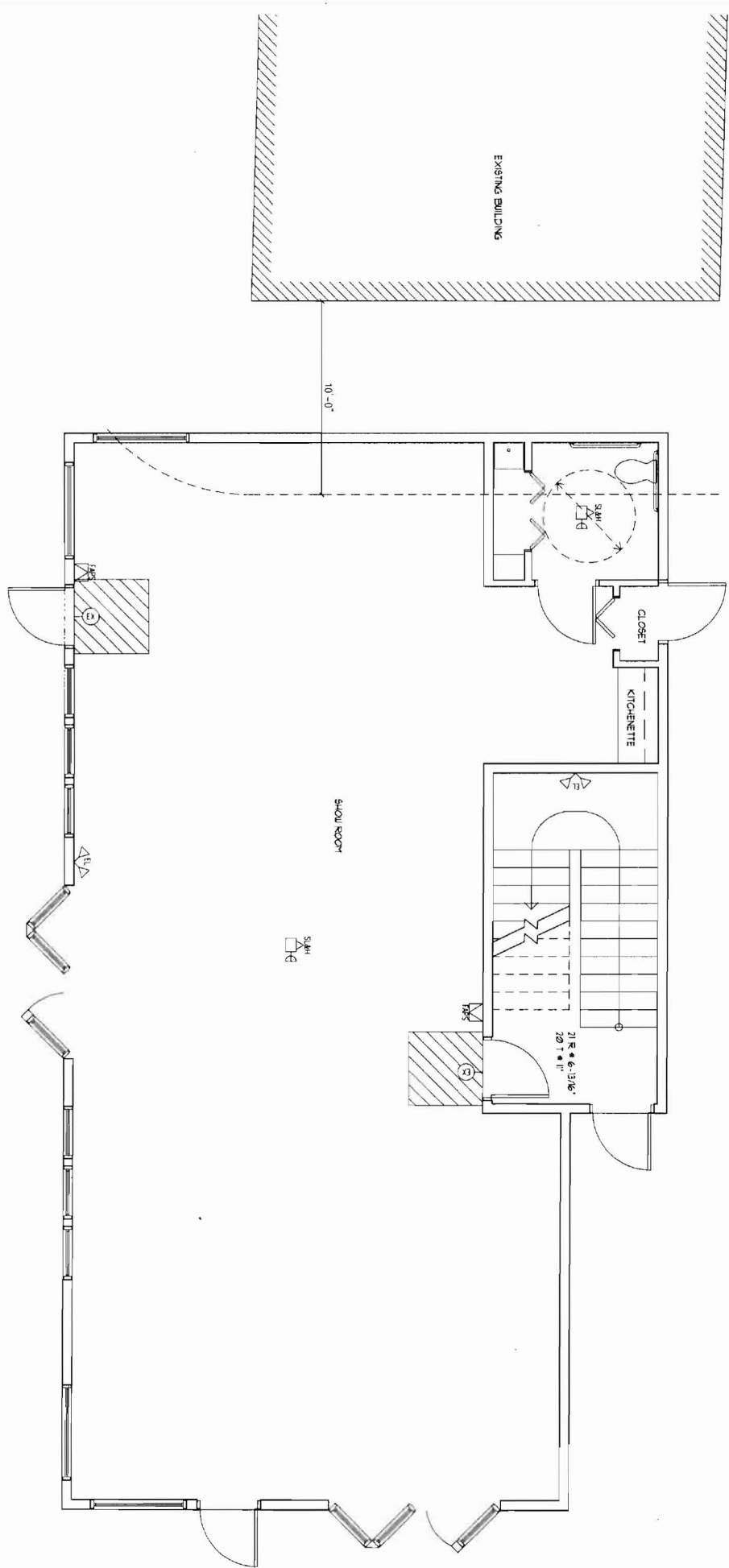
Bus_cards 3

Need wall section

From: Tammy Munson
To: repo@fmccadd.com
Date: 10/28/2008 10:43:05 AM
Subject: 745-757 Forest

I cannot begin a review on this plan until I receive a Certificate of Design and an Accessibility Certificate.
Please forward. Thank you.

Tammy Munson
Code Enforcement Officer/Plan Reviewer
City of Portland
Inspections Division
389 Congress Street Rm 315
Portland, Maine 04101
Office: (207)874-8706
tmm@portlandmaine.gov



Statement of Special Inspections

Project: *Avenue Auto Co. Annex*

Location: *745-757 Forest Ave. Portland, Maine*

Owner: *Steve Mardigan*

Design Professional in Responsible Charge: *Bruce W. MacLeod, PE*

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

☒ Structural ☐ Mechanical/Electrical/Plumbing
☒ Architectural ☐ Other: _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: *1*

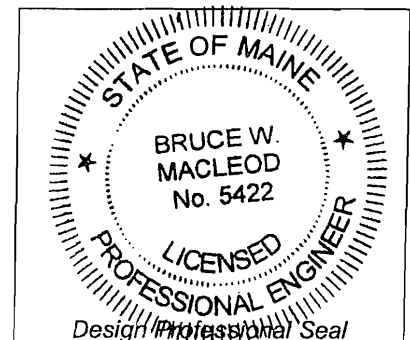
or ☐ per attached schedule.

Prepared by:
Bruce W. MacLeod, PE

(type or print name)

Bruce W. MacLeod
Signature

11/5/08
Date



Owner's Authorization:

[Signature]
Signature

11/5/08
Date

Building Official's Acceptance:

Signature

Date

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Soils and Foundations | <input type="checkbox"/> Spray Fire Resistant Material |
| <input checked="" type="checkbox"/> Cast-in-Place Concrete | <input checked="" type="checkbox"/> Wood Construction |
| <input type="checkbox"/> Precast Concrete | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input type="checkbox"/> Masonry | <input type="checkbox"/> Mechanical & Electrical Systems |
| <input type="checkbox"/> Structural Steel | <input checked="" type="checkbox"/> Architectural Systems |
| <input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Special Cases |

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator Bruce W. MacLeod	MacLeod Structural Engineers, PA	404 Main Street Gorham, Maine bruce@macleodengineers.com
2. Inspector Craig Goodridge Matt	Summit Geoengineering S.W. Cole	Auburn, Me. Gray ME
3. Inspector		
4. Testing Agency Craig Goodridge Matt	Summit Geoengineering S.W. Cole	Auburn, Me. Gray ME
5. Testing Agency		
6. Other		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category *I*
Quality Assurance Plan Required (Y/N) *no*

Description of seismic force resisting system and designated seismic systems:
Light wood framed load bearing shear walls

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) *100*
Wind Exposure Category *B*
Quality Assurance Plan Required (Y/N) *No*

Description of wind force resisting system and designated wind resisting components:
Light wood framed load bearing shear walls

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

N/A

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the *Agency Number* on the Schedule.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III.
------	---

International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician – Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician – Levels I, II, III & IV

Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector
----------	----------------------------

Other

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations S.W. Cole <u>Summit</u>	PE/GE	<i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i> <i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i>
2. Controlled Structural Fill S.W. Cole <u>Summit</u>	PE/GE	<i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i> <i>Inspect placement, lift thickness and compaction of controlled fill.</i> <i>Test density of each lift of fill by nuclear methods (ASTM D2922)</i> <i>Verify extent and slope of fill placement.</i>
3. Deep Foundations	PE/GE	<i>Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria.</i> <i>Inspect piles for damage from driving and plumbness.</i> <i>Verify pile size, length and accessories.</i> <i>Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.</i>
4. Load Testing		
4. Other:		

Item	Agency # (Qualif.)	Scope
1. Mix Design <i>S.W. Cole</i> <i>Summit</i>	ACI-CCI ICC-RCSI	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.
2. Material Certification		
3. Reinforcement Installation <i>N/A</i>	ACI-CCI ICC-RCSI	Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters
4. Post-Tensioning Operations	ICC-PCSI	Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations.
5. Welding of Reinforcing	AWS-CWI	Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required.
6. Anchor Rods		Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.
7. Concrete Placement <i>N/A</i>	ACI-CCI ICC-RCSI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
8. Sampling and Testing of Concrete <i>S.W. Cole</i> <i>Summit</i>	ACI-CFTT ACI-STT	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).
9. Curing and Protection	ACI-CCI ICC-RCSI	Inspect curing, cold weather protection and hot weather protection procedures.
10. Other:		

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input checked="" type="checkbox"/> Fabricator Exempt		<i>Inspect shop fabrication and quality control procedures for wood truss plant.</i>
2. Material Grading		
3. Connections Bruce MacLeod PE	PE	
4. Framing and Details		
5. Diaphragms and Shearwalls		<i>Inspect size, configuration, blocking and fastening of shearwalls and diaphragms. Verify panel grade and thickness.</i>
6. Prefabricated Wood Trusses		<i>Inspect the fabrication of wood trusses.</i>
7. Permanent Truss Bracing Y		
8. Other:		

Instructions – Preparation of the Statement of Special Inspections

1. Who Prepares the Form:
The program of inspection and testing for a project should be prepared by the Registered Design Professional (RDP) that is in responsible charge of the building system requiring inspections and testing. The Structural Engineer of Record (SER) should prepare the sections required for the structural elements such as foundations, concrete, structural steel, etc. The Architect and MEP Engineer of Record should prepare the corresponding sections of the SSI for the building systems that they are responsible for. For further explanation, please refer to the “Guide to Special Inspections and Quality Assurance”.
2. The Front Page:
 - 2-1. At the top of the page indicate the project name and location as they appear on the Contract Documents, provide the Owner’s name (individual, private company, municipality, government agency, etc.), and indicate the Design Professional In Responsible Charge. This should be the RDP in responsible charge of the building systems for which this Statement of Special Inspections is being prepared. See explanation in item 1 above.
 - 2-2. Next, read the first paragraph and check the box below indicating the discipline(s) that this SSI will encompass (Structural, Architectural, Mechanical/Electrical/Plumbing, or Other).
 - 2-3. After reading the remaining paragraphs, the RDP must indicate the frequency of “Interim Reports” required from the Special Inspection Coordinator for the project. This can be indicated directly on the page, i.e. ”weekly”, or the adjacent box can be checked to attach a more specific schedule.
 - 2-4. Near the bottom of the page, the RDP must print, sign, and date the form, and stamp the form with their professional seal in the box provided.
 - 2-5. The Owner or Owner’s agent must sign and date the front page after the SSI has been completed by the RDP.
 - 2-6. The Building Official must sign and date the form upon acceptance.
3. Page 2 – Schedule of Inspection and Testing Agencies:
 - 3-1. The top of the page lists all of the categories of building systems with a box next to each. The RDP must check the boxes for only the building systems that are going to be covered in this SSI. A completed inspection program page must be attached for each building system that is checked off. (See instruction #5 below.)
 - 3-2. The chart below is where the members of the Special Inspection Program are listed. Their names, addresses, telephone numbers, and emails should be filled out in the appropriate boxes. If the Inspectors and Testing Agencies have not been determined yet, the RDP can fill in the boxes with “To Be Determined”.
4. Page 3 – Quality Assurance Plan:
 - 4-1. The RDP must review sections 1705 and 1706 in Chapter 17 of the IBC to determine if the project requires a Quality Assurance Plan for the seismic force and wind force resisting systems and components.
 - 4-2. The RDP must indicate whether or not a Quality Assurance Plan is required by filling in the information requested on the page. It is only necessary to provide descriptions



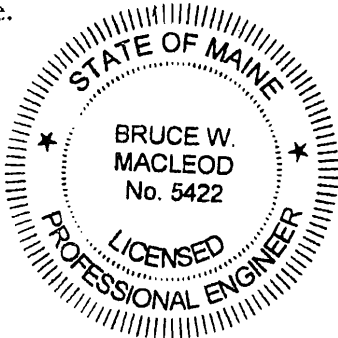
Accessibility Building Code Certificate

Designer: Bruce W. MacLeod, P.E.

Address of Project: 745-757 Forest Ave

Nature of Project: New Building for
USED CAR SALES OFFICES

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



(SEAL)

Signature: Bruce W. MacLeod

Title: Professional Engineer

Firm: MacLeod Structural Engineers, P.A.

Address: 404 Main St
Gorham, Me 04038

Phone: 207-839-0980

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

of the seismic and wind force resisting systems if it is determined that a Quality Assurance Plan is required.

5. Inspection Program Pages For Each Building System:

- 5-1. There is a page attached for each building system where the RDP identifies the inspection requirements of each system. Fill out the pages for only the building systems included in this SSI. Do not include blank pages for building systems not covered under this SSI.
- 5-2. Indicate the inspection or testing firm (Agency #) that will perform each inspection task. The Agency # is the number listed next to the Inspector or Testing Laboratory on the chart on page 2 of the SSI.
- 5-3. Indicate the required qualifications of the Inspector for each inspection. A list of qualifications of Inspectors and testing technicians is provided on page 4 of the SSI for reference. The RDP may require additional qualifications beyond the ones listed if they feel it is appropriate. Suggested qualifications have been included for consideration. The RDP must determine what qualifications are appropriate for the particular project and confirm that the selected agency employs individuals with the specified qualifications.
- 5-4. The scope of each inspection must be filled in by the RDP. The editable text provided in italics reflects the code mandated minimum inspection requirements designated in section 1704 of IBC Chapter 17. The editable text does not include the inspections requirements for seismic and wind resisting systems listed in sections 1705 through 1708. The RDP must determine if the project falls under the requirements of sections 1705 to 1708 and add the required inspections to the building systems. The final scope of the inspections required for the project must be determined by the RDP.
- 5-5. Descriptions of all inspections must include the required frequency of each inspection or test.



• *Geotechnical Engineering* • *Field & Laboratory Testing* • *Scientific & Environmental Consulting*

**GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED COMMERCIAL BUILDINGS
757 & 785 FOREST AVENUE
PORTLAND, MAINE**

07-1034

November 21, 2007

Prepared for:
Granite Construction
25 Alice Street
Portland, ME 04103

Prepared by:



286 Portland Road
Gray, ME 04039

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Attachment A	Limitations
Sheets 1 and 2	Exploration Location Plans
Sheets 3 and 4	Test Pit Logs
Sheet 5	Key to the Notes and Symbols
Sheets 6 and 7	Gradation Test Results



S.W.COLE
ENGINEERING, INC.

• Geotechnical Engineering • Field & Lab Testing • Scientific & Environmental Consulting

07-1034

November 21, 2007

Granite Construction
Attention: Jim Messer
25 Alice Street
Portland, ME 04103

Subject: Geotechnical Engineering Investigation – Limited Services
Proposed Commercial Buildings
757 & 785 Forest Avenue
Portland, Maine

Dear Mr. Messer:

In accordance with our Agreement, dated October 10, 2007, we have made a subsurface investigation for the proposed structures at 757 and 785 Forest Avenue in Portland, Maine. This report presents our findings and recommendations and is subject to the limitations presented in Attachment A.

1.0 INTRODUCTION

1.1 Scope of Work

The purpose of our work was to obtain subsurface information at the site of the proposed buildings in order to develop recommendations relative to foundation design and earthwork associated with the proposed construction. The scope of work included test pit explorations, laboratory testing, a geotechnical analysis of the subsurface findings, and preparation of this report.

1.2 Proposed Construction

Based on conversations with Bruce MacLeod (project structural engineer), we understand the proposed construction consists of the following:

757 Forest Avenue: We understand the proposed building at 757 Forest Avenue will be a 2-story, wood-framed, heated structure. Shallow foundations consisting of spread footings and a frost wall are planned around the perimeter with a

thickened slab below interior load bearing walls. The proposed building is on the order of 1,500 square feet in plan area. It is anticipated finished ground floor elevation will be within 1-foot of existing grades.

785 Forest Avenue: We understand the building at 785 Forest Avenue will be a 1-story, wood-framed, heated structure. The proposed building is on the order of 1,000 square feet in plan area. It is anticipated finished floor elevation will be within 1-foot of existing grades.

2.0 EXPLORATION AND TESTING

2.1 Exploration

Two test pit explorations (TP-1 and TP-2) were made at 757 Forest Avenue and two test pits explorations (TP-101 and TP-102) were made at 785 Forest Avenue on November 5, 2007. The test pits were made by Chase Excavating working under subcontract to others. The explorations at 757 Forest Avenue were established in the field based on the building corners as previously staked by the owner. The explorations at 785 Forest Avenue were located on the easterly and westerly side of the existing building. The approximate exploration locations are shown on the "Exploration Location Plans" attached as Sheets 1 and 2. Logs of the test pits are attached as Sheets 3 and 4. A key to the notes and symbols used on the logs is attached as Sheet 5.

2.2 Testing

Laboratory testing was performed on selected samples obtained from the explorations. The results of moisture content testing are shown on the test pit logs. The results of two gradation analyses are attached as Sheets 6 and 7.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Site Conditions

757 Forest Avenue: The existing building site is relatively flat and is surrounded by asphalt pavement. An existing single story auto dealership building is located just north of the proposed building location. We understand this structure is to remain. A portion of the proposed building footprint is covered with crushed asphalt. Based on information provided by yourself and the owner, the building

that previously occupied the area had been demolished. We anticipate finished site grades will be within about 1 foot of existing site grades.

785 Forest Avenue: The existing site is occupied by a single story masonry building and surrounding paved parking area. The site is relatively flat, but slopes gently downward toward Forest Avenue on the front portion of the site. We understand the new building will be constructed in the general area of the existing building, which is to be demolished. We anticipate finished site grades will be within 1 foot of existing site grades.

3.2 Subsurface Conditions

The test pits were excavated using a Komatsu excavator. Each test pit was excavated to refusal (probable bedrock). The subsurface conditions at each of the sites are summarized below; refer to the attached logs for a more detailed description of the subsurface findings.

757 Forest Avenue: Test pits TP-1 and TP-2 were excavated in the area of the proposed building at 757 Forest Avenue. These test pits generally encountered 2 to 6 inches of crushed asphalt pavement overlying sandy fill to a depth of about 2 feet. Test pit TP-1 encountered blasted rock that appeared to be overblast rock left in place at a depth of about 2 feet and was dug to refusal in what appears to be intact bedrock at a depth of about 4 feet. Below the fill, test pit TP-2 encountered a relic topsoil layer at about 2 feet below the ground surface and silty sand with some gravel (glacial till) at a depth of about 3 feet. Test pit TP-2 encountered a refusal surface (probable bedrock) at a depth of about 6 feet. Groundwater seepage was not observed in TP-1, but seepage was observed at a depth of about 5 feet in TP-2 at the time of the excavation.

785 Forest Avenue: Test pits TP-101 and TP-102 were excavated adjacent to the existing building at 785 Forest Avenue. These test pits generally encountered 3 to 4 inches of asphalt pavement overlying fill consisting of sandy gravel with some silt to a depth of about 1 foot. Below the fill, the test pits encountered a layer of silty gravelly sand (glacial till) overlying refusal surfaces (probable bedrock) at depths of 2.5 and 1.4 feet in TP-101 and TP-102, respectively. No groundwater seepage was observed in the test pits at the time of the excavation.

In general, it should be anticipated that seasonal groundwater levels will fluctuate and may become perched at or near the top of the bedrock, especially during times of snowmelt and heavy precipitation.

3.3 Seismic Site Class and Frost Conditions

According to the 2006 International Building Code, we interpret the subsurface conditions to correspond to a seismic soil Site Class C. The design freezing index for the Portland, Maine area is about 1,250-Fahrenheit-degree-days, which corresponds to a frost penetration depth on the order of 4.5 feet.

4.0 EVALUATIONS AND RECOMMENDATIONS

4.1 General

Based on the subsurface findings and our understanding of the proposed construction, it appears the proposed buildings can be supported on spread footing foundations. The main geotechnical concerns for the structures are the existing fills and shallow refusals (probable bedrock), as well as subgrade preparation prior to footing and slab placement. The building at 785 Forest Avenue would likely need blasting to remove bedrock to place the building on spread footings with a frost wall. As discussed with Bruce MacLeod (project structural engineer), the building at 785 Forest Avenue could alternatively be supported on a mat foundation.

4.2 Excavation Work

Based on the subsurface findings, we anticipate that excavations will generally encounter fill overlying glacial till and bedrock. We recommend that topsoil, organics, fill soils, and overblast rock be removed from beneath the proposed buildings.

Groundwater seepage may be encountered during excavation work, particularly during precipitation. Ditching, sumping and pumping dewatering techniques should be adequate to control groundwater within foundation excavations.

Some blasting may be required to remove bedrock. We recommend that an experienced drilling and blasting contractor be engaged to provide rock removal and the contractor be required to submit qualifications, references and a blasting plan prior to commencement of excavation. A preblast survey should be

conducted at all structures and wells located within a minimum of 500 feet of the blast area.

4.3 Subgrade Preparation

All loose rock should be removed to expose sound, intact rock. Fractured rock surfaces below footings should be prepared with a densely graded crushed stone, compacted to work the stone into the fractured surface in order to fill voids and to create a level subgrade. Fill and relic topsoil should be removed from below footings. Undisturbed, native soils should be overlain with a non-woven geotextile fabric such as Mirafi 160N prior to placement of crushed stone. The crushed stone should meet the gradation requirements presented in Section 4.8.

4.4 Foundations

4.4.1 757 Forest Avenue

Based on the subsurface findings and our understanding of the proposed construction, the proposed building at 757 Forest Avenue may be supported using spread footings. Footings should be underlain with at least 6 inches of compacted crushed stone overlying sound, intact bedrock or non-woven filter fabric overlying stable native soils. For footings bearing on properly prepared subgrades and backfilled with structural till, we recommend the following geotechnical parameters.

- Net allowable bearing pressure = 3.0 ksf or less
- Base friction factor = 0.4
- Passive lateral earth pressure coeff. (K_p) = 3.0
- Active lateral earth pressure coeff. (K_a) = 0.3
- At-rest lateral earth pressure coeff. (K_o) = 0.5
- Total unit weight of backfill (γ_t) = 130 pcf
- Angle of Internal Friction (ϕ) = 30 degrees

We recommend that wall footings be at least 18 inches wide and column footings at least 24 inches in their least dimension.

4.4.2 785 Forest Avenue

For 785 Forest Avenue, a frost-protected, reinforced concrete mat foundation with a haunched perimeter may be used for foundation support. The perimeter edges should be a minimum of 18 inches thick and the interior of the mat should be thickened below load bearing walls and columns. A minimum of 12 inches of compacted Structural Fill should be placed below the mat foundations. A minimum of 2 inches of rigid insulation, suitable for below grade use, should be placed against the vertical exterior face of the mat. A two inch thickness of perimeter horizontal insulation should also be installed on the exterior side of the mat. The horizontal insulation should extend at least 4 feet from the foundation and be slightly sloped down and away from the building to allow water to drain. The perimeter horizontal insulation should be installed at least 12 inches below finished grade.

For mat foundations founded on properly prepared subgrades, we recommend the following geotechnical parameters for design:

- Modulus of Subgrade Reaction = 175 pci
- Base friction factor = 0.30 (below perimeter haunches only)

4.5 Floor Slabs

We recommend that floor slabs be underlain with at least 12 inches of compacted Structural Fill. Slab-on-grade floors may be designed using a subgrade reaction modulus of 175 pci provided the concrete slab is underlain by 12 inches of compacted structural fill overlying properly prepared subgrades.

For slab-on-grade floors, we recommend that a 15-mil vapor retarder be placed directly below the floor slab concrete. The vapor retarder should have a permeance that is less than the floor covering being applied on the slab and should be installed according to the manufacturer's recommended methods including taping all joints and wall connection. Flooring suppliers should be consulted relative to acceptable vapor retarder systems for use with their products. The vapor retarder must have sufficient durability to withstand direct contact with sub-slab fill and construction activity.

We recommend that control joints be installed within floor slabs to accommodate shrinkage in the concrete as it cures. In general, control joints are usually installed at 10 to 15 foot spacing; however, the actual spacing of control joints should be determined by the structural engineer. We recommend that floor slabs be wet-cured for a minimum of 7 days after casting as a measure to reduce the potential for curling of the concrete and excessive shrinkage. We further recommend that consideration be given to using a curing paper or curing compound after the wet-cure period to improve the quality of the completed floor slab.

4.6 Foundation Drainage

We recommend that perimeter underdrains be provided adjacent to the exterior side of perimeter footings for the building at 757 Forest Avenue. For the building at 785 Forest Avenue, we recommend perimeter underdrains be placed at a depth of at least 6 inches below the perimeter insulation. The perimeter underdrain systems should be enveloped with 6 inches of $\frac{3}{4}$ inch crushed stone and wrapped with a non-woven geotextile fabric such as Mirafi 140N. Four-inch diameter, rigid perforated drain pipes should be utilized. The foundation drains must have positive gravity outlets. Exterior foundation backfill should be sealed with a surficial layer of clayey or loamy soil in areas that are not to be paved or occupied by entrance slabs. This is to reduce direct surface water infiltration into the backfill. Surface grades should be sloped away from the building to provide positive water drainage. Roof drains must be routed in separate non-perforated drain lines such that roof drainage is not introduced into the foundation drainage system.

4.7 Exterior Slabs and Sidewalks

Entrance approaches, sidewalks and exterior slabs should be designed to reduce the effects of differential frost action between doorways and entrances. We recommend that excavations beneath the entire width of entrances, sidewalks, and exterior slabs continue to at least 4.5 feet below finish grade or bedrock, if shallower. If sound, intact bedrock is encountered within the 4.5 foot excavation depth, excavation should continue to at least 18 inches below the bottom of the slab. Bedrock subgrades should be choked with crushed stone prior to placing Structural Fill. These areas should be backfilled with compacted non-frost susceptible Structural Fill to limit abrupt heave or differential movement. The zone of non-frost susceptible material adjacent to exterior foundations and below

entrance slabs and sidewalks should transition up to any adjacent pavement subbase or sidewalk gravel at a 3H:1V slope or flatter.

4.8 Backfill and Compaction

Structural Fill should be utilized below slab-on-grade floors and mat foundations and for foundation backfill. We recommend that crushed stone be utilized below the footings and as choke stone over bedrock surfaces prior to placing other fills.

The Structural Fill should be a clean, non-frost susceptible soil meeting the following gradation requirements:

Structural Fill	
Sieve Size	Percent Finer by Weight
4 inch	100
3 inch	90 to 100
¾ inch	25 to 90
No. 40	0 to 30
No. 200	0 to 5

Crushed stone should be clean, crushed aggregate meeting the following gradation requirements:

Crushed Stone	
Sieve Size	Percent Finer by Weight
1 ½ inch	100
1 inch	90 to 100
½ inch	25 to 60
No. 4	0 to 10
No. 8	0 to 5

Fill should be placed in horizontal lifts and be compacted such that desired density is achieved throughout the lift thickness with 3 to 5 passes of the compaction equipment. We recommend that the loose lift thickness for soil fills not exceed 12 inches. Fill used to raise grades within the proposed building area should be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. Foundation backfill located beneath entrance slabs, and adjacent sidewalk areas should be compacted to at least 95 percent of its maximum dry density.

4.9 Re-use of On-site Soils

Based on the results of the grain size analyses, some of the sand fill at 757 Forest Avenue may be suitable for reuse as exterior foundation backfill. Excavated soils should be segregated and stockpiled during construction and additional laboratory tests should be performed to confirm their suitability for re-use. The on-site soils at 785 Forest Avenue are not suitable for re-use due to their silt content and frost susceptibility.

4.10 Soil-Gas Venting

Based on the subsurface findings and our understanding of the proposed construction, the buildings will be underlain by shallow bedrock. Although not in our scope, we recommend that the owner and architect consider a passive sub-slab radon venting system beneath the proposed slab-on-grade floors. Additionally, the ventilation system for the proposed building should be designed to encourage positive air pressurization of the building to help further control intrusion of soil-gas and radon. Design of a sub-slab vent system may require changes to the recommendations in this report. We can assist with design of a sub-slab vent system, if needed.

4.11 Design Review and Construction Testing

S. W. COLE ENGINEERING, INC. should be retained to review the final design and specifications to determine that our earthwork recommendations have been properly interpreted and implemented.

A soils and concrete testing program should also be implemented during construction to observe compliance with the design concepts, plans, and specifications. S. W. COLE ENGINEERING, INC. is available to provide field

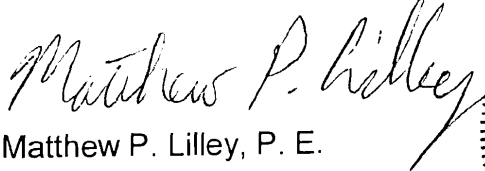
and laboratory testing services for soil, concrete, and asphalt construction materials.

5.0 CLOSURE

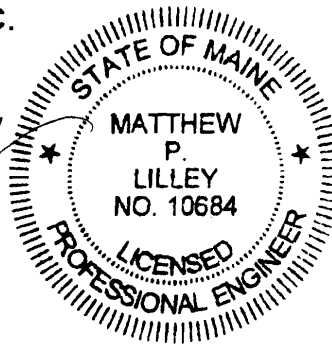
It has been a pleasure to be of assistance to you with this phase of your project. We look forward to working with you as the design progresses and during the construction phase of this project.

Very truly yours,

S. W. COLE ENGINEERING, INC.



Matthew P. Lilley, P. E.
Geotechnical Engineer



MPL:mpl/ jlw

Attachment A - Limitations

This report has been prepared for the exclusive use of Granite Construction for specific application to the proposed buildings at 757 and 785 Forest Avenue in Portland, Maine. S. W. COLE ENGINEERING, INC. has endeavored to conduct the work in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

S. W. COLE ENGINEERING, INC.'s scope of work has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S. W. COLE ENGINEERING, INC. should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S. W. COLE ENGINEERING, INC.

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LEGEND

- ☒ Approximate
Test Pit Location

NOTE :

Base plan provided by
Maine Office of GIS.



S.W. COLE
ENGINEERING, INC.

GRANITE CONSTRUCTION

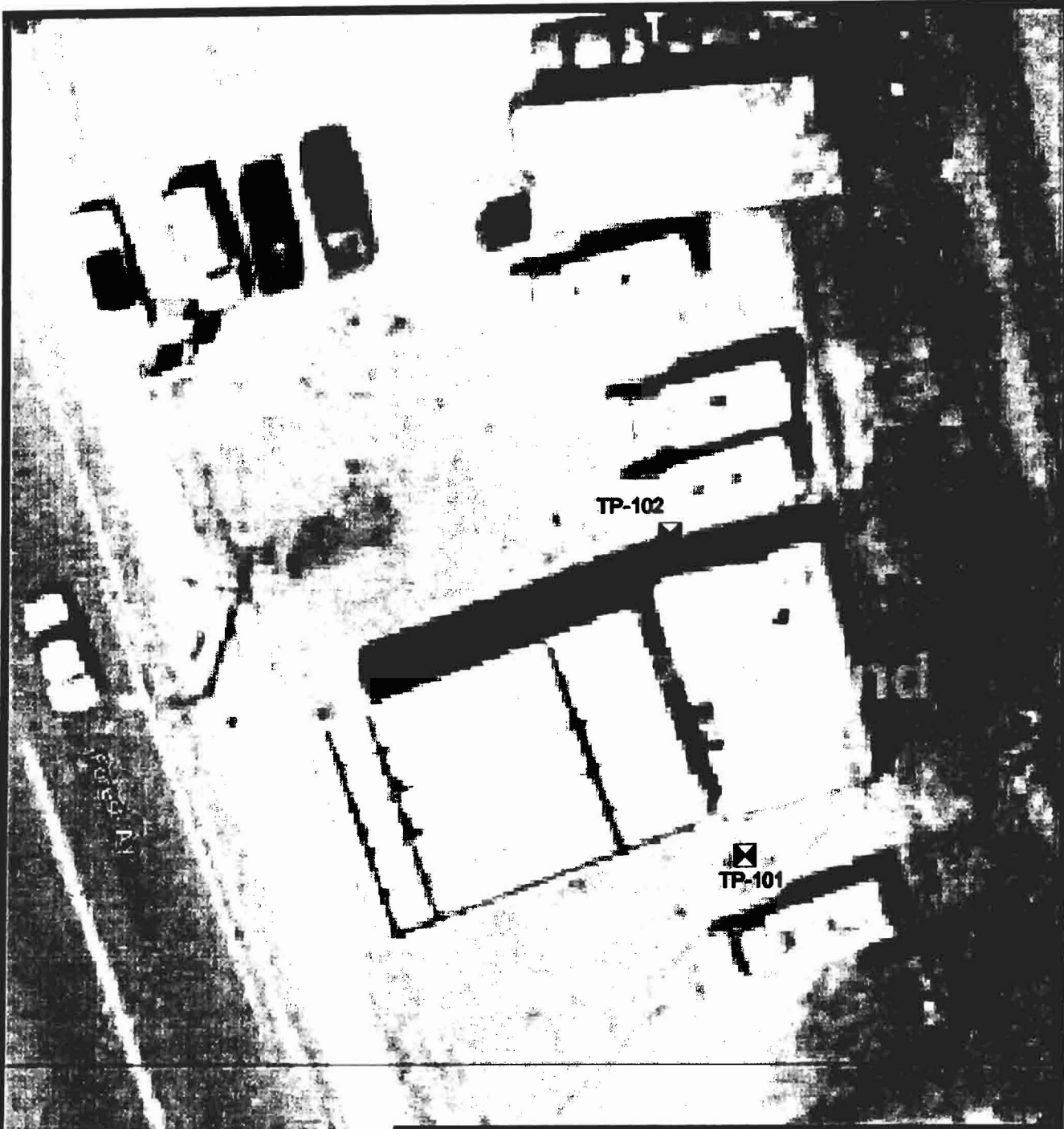
EXPLORATION LOCATION PLAN

Proposed Building
757 Forest Avenue
Portland, Maine

Job No. 07-1034 S
Date : 11/20/07

Scale Not to Scale
Sheet 1

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LEGEND

☒ Approximate
Test Pit Location

NOTE :

Base plan provided by
Maine Office of GIS.



S.W. COLE
ENGINEERING, INC.

GRANITE CONSTRUCTION

EXPLORATION LOCATION PLAN

Proposed Building
785 Forest Avenue
Portland, Maine

Job No. 07-1034 S
Date : 11/20/07

Scale Not to Scale
Sheet 2

TEST PIT LOGS

PROJECT/CLIENT: 757 FOREST AVENUE / GRANITE CONSTRUCTION

LOCATION: PORTLAND, MAINE

BACKHOE FIRM: CHASE EXCAVATING

PROJECT NO.: 07-1034

SWC REP.: MPL

OPERATOR: DEREK

TEST PIT <u>TP-1</u>			
DATE: <u>11/5/2007</u>		SURFACE ELEVATION: <u>NOT AVAILABLE</u>	LOCATION: <u>SEE SHEET 1</u>
SAMPLE		DEPTH (FT)	STRATUM DESCRIPTION
NO	DEPTH		TEST RESULTS
		0.5'	CRUSHED ASPHALT PAVEMENT (6")
S-1	0.5'-2.0'	2.0'	BROWN SAND, SOME GRAVEL, TRACE SILT (FILL)
		4.0'	BLASTED ROCK (POSSIBLE OVERBLAST FROM PREVIOUS CONSTRUCTION)
			REFUSAL @ 4.0' (PROBABLE INTACT BEDROCK)
COMPLETION DEPTH: <u>4.0'</u>		DEPTH TO WATER: <u>NO FREE WATER OBSERVED</u>	

TEST PIT <u>TP-2</u>				
DATE: <u>11/5/2007</u>		SURFACE ELEVATION: <u>NOT AVAIL.</u>	LOCATION: <u>SEE SHEET 1</u>	
SAMPLE		DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
NO.	DEPTH			
		0.2'	CRUSHED ASPHALT PAVEMENT (2")	
		2.0'	BROWN SAND, SOME GRAVEL, TRACE SILT (FILL)	
		3.0'	BROWN SILTY SAND WITH ORGANICS (RELIC TOPSOIL)	
		6.0'	GRAY SILTY SAND, TRACE GRAVEL	
			REFUSAL @ 6.0' (PROBABLE BEDROCK)	

COMPLETION DEPTH: 6.0'

DEPTH TO WATER: SEEPAGE @ 5.0'



TEST PIT LOGS

PROJECT/CLIENT: 785 FOREST AVENUE / GRANITE CONSTRUCTION

PROJECT NO.: 07-1034

LOCATION: PORTLAND, MAINE

SWC REP.: MPL

BACKHOE FIRM: CHASE EXCAVATING

OPERATOR: DEREK

TEST PIT TP-101			
DATE: 11/5/2007		SURFACE ELEVATION: NOT AVAIL.	LOCATION: SEE SHEET 2
SAMPLE NO.	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	0.3'	ASPHALT PAVEMENT (4")	
	1.0'	BROWN SANDY GRAVEL, SOME SILT (FILL)	
	2.5'	BROWN SILTY SAND, TRACE GRAVEL	
		REFUSAL @ 2.5' (PROBABLE BEDROCK)	
COMPLETION DEPTH: 2.5'		DEPTH TO WATER: NO FREE WATER OBSERVED	

TEST PIT TP-102			
DATE: 11/5/2007		SURFACE ELEVATION: NOT AVAIL.	LOCATION: SEE SHEET 2
SAMPLE NO.	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	0.2'	ASPHALT PAVEMENT (3")	
S-1	0.9'	BROWN SANDY GRAVEL, SOME SILT (FILL)	
	1.4'	BROWN SILTY SAND, TRACE GRAVEL	
		REFUSAL @ 1.4' (PROBABLE BEDROCK)	
COMPLETION DEPTH: 1.4'		DEPTH TO WATER: NO FREE WATER OBSERVED	

KEY TO THE NOTES & SYMBOLS

Test Boring and Test Pit Explorations

All stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q _u	-	unconfined compressive strength, kips/sq. ft. - based on laboratory unconfined compressive test
S _v	-	field vane shear strength, kips/sq. ft.
L _v	-	lab vane shear strength, kips/sq. ft.
q _p	-	unconfined compressive strength, kips/sq. ft. based on pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W _L	-	liquid limit - Atterberg test
W _P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass. RQD is computed from recovered core samples.
γ _T	-	total soil weight
γ _B	-	buoyant soil weight
f	-	finer content (percent by weight passing U.S. No. 200 Sieve)

Description of Proportions:

0 to 5% TRACE
5 to 12% SOME
12 to 35% "Y"
35+% AND

REFUSAL: Test Boring Explorations - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: Test Pit Explorations - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

Report of Gradation

ASTM C-117 & C-136

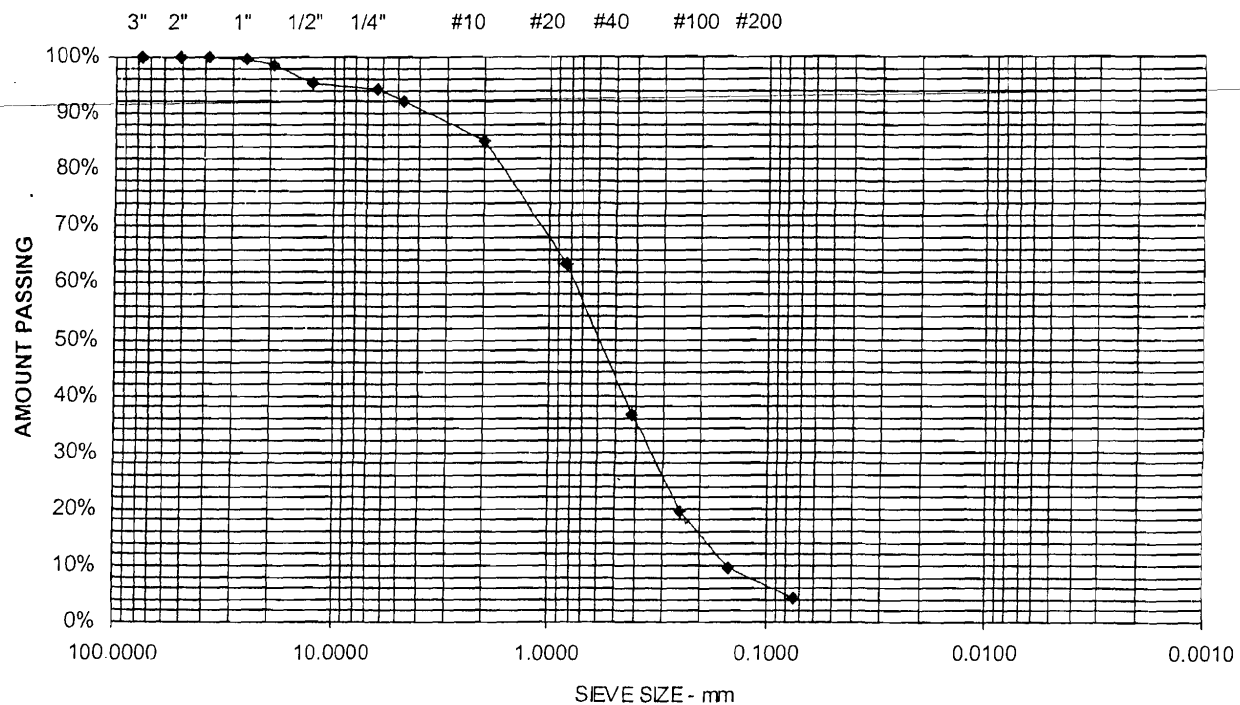
Project Name PORTLAND ME - 757 & 785 FOREST AVENUE - GEOTECHNICAL
 ENGINEERING SERVICES
 Client GRANITE CONSTRUCTION

Project Number 07-1034
 Lab ID 7692G
 Date Received 11/5/2007
 Date Complete 11/9/2007
 Tested By CRAIG TURCOTTE

Material Source TP-1 S-1 0.5-2.0

<u>STANDARD DESIGNATION (mm/μm)</u>	<u>SIEVE SIZE</u>	<u>AMOUNT PASSING (%)</u>	
150 mm	6"	100	
125 mm	5"	100	
100 mm	4"	100	
75 mm	3"	100	
50 mm	2"	100	
38.1 mm	1-1/2"	100	
25.0 mm	1"	99	
19.0 mm	3/4"	98	
12.5 mm	1/2"	95	
6.3 mm	1/4"	94	
4.75 mm	No. 4	92	7.9% Gravel
2.00 mm	No. 10	85	
850 μm	No. 20	63	
425 μm	No. 40	37	87.9% Sand
250 μm	No. 60	20	
150 μm	No. 100	10	
75 μm	No. 200	4.2	4.2% Fines

SAND, SOME GRAVEL, TRACE SILT



Comments:

Report of Gradation

ASTM C-117 & C-136

Project Name PORTLAND ME - 757 & 785 FOREST AVENUE - GEOTECHNICAL
ENGINEERING SERVICES

Client GRANITE CONSTRUCTION

Material Source TP-102 S-1 0.2-0.9

Project Number 07-1034

Lab ID 7693G

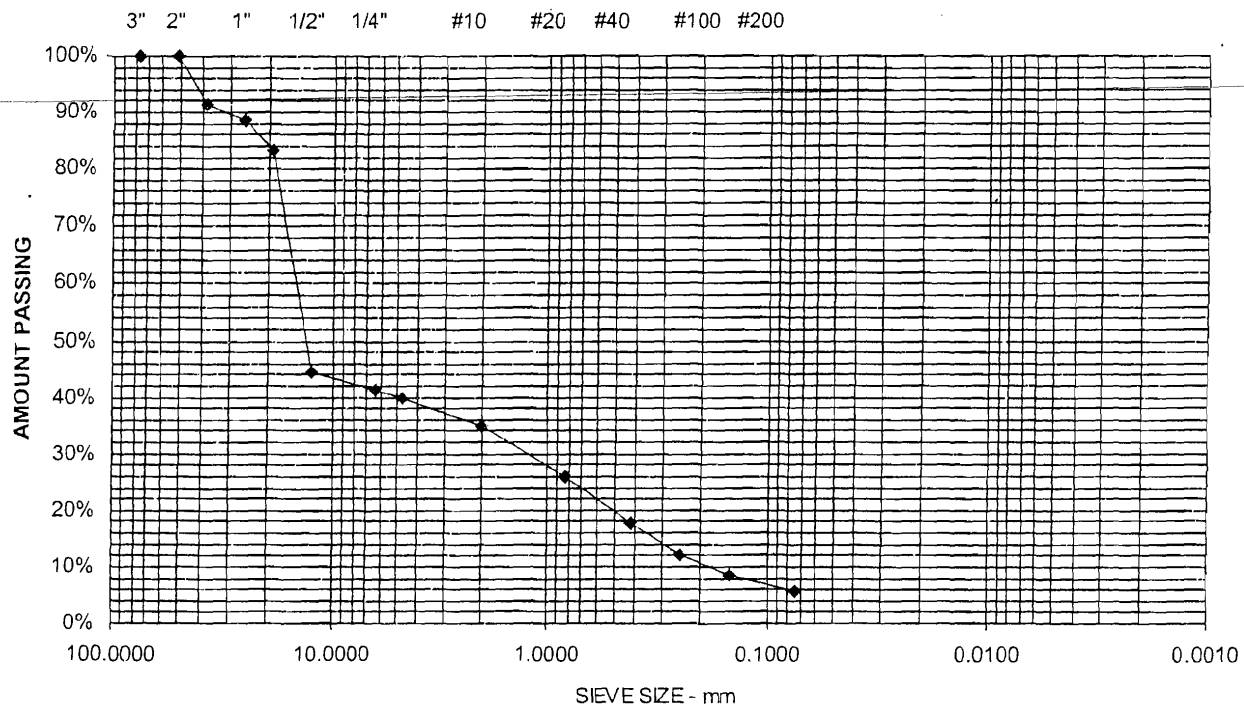
Date Received 11/5/2007

Date Complete 11/7/2007

Tested By JUSTIN BISSON

STANDARD DESIGNATION (mm/μm)	SIEVE SIZE	AMOUNT PASSING (%)	
150 mm	6"	100	
125 mm	5"	100	
100 mm	4"	100	
75 mm	3"	100	
50 mm	2"	100	
38.1 mm	1-1/2"	91	
25.0 mm	1"	89	
19.0 mm	3/4"	83	
12.5 mm	1/2"	45	
6.3 mm	1/4"	41	
4.75 mm	No. 4	40	60.2% Gravel
2.00 mm	No. 10	35	
850 μm	No. 20	26	
425 μm	No. 40	18	34.1% Sand
250 μm	No. 60	12	
150 μm	No. 100	9	
75 μm	No. 200	5.6	5.6% Fines

SANDY GRAVEL, SOME SILT



Comments:



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

Planning & Urban Development Department
Penny St. Louis Littell, Director

*Tammy - This is the
letter Penny sent -*

October 2, 2009

Steve Bushey
Deluca Hoffman
778 Main Street, Suite 8
So. Portland, ME 04106

RE: 757 Forest Avenue


Dear Steve:

Thank you for your letter of September 24, 2009 in which you request an ability to commence site work prior to obtaining Planning Board approval for site plan modification. As you know, we have placed Mr. Mardigan's amendment directly on the Planning Board agenda as a public hearing. The Planning Board will make a decision on the site plan at its October 13th meeting.

Unfortunately, I am not authorized to supercede the authority of the Planning Board in essentially approving the new location of a building by virtue of a site plan amendment. To accommodate your client's sense of urgency, as I stated above, however, this matter is being sent directly to a public hearing. If your client wants to expedite things even further, he may submit a cost estimate for now, based on the new plan, and we will review it. Also, we will review the Performance Guarantee form now. In this way, Mr. Mardigan can commence his activity upon approval on the 13th.

While I realize this does not give you everything you want, I want you to know that the Department will do what it can to assist you in moving your project forward.

Sincerely,


Penny St. Louis Littell
Director of Planning and Urban Development

cc: Barbara Barhydt, Development Review Program Manager



Certificate of Design Application

From Designer:

Bruce W. MacLeod, P.E.

Date:

9/18/09

Job Name:

AVENUE AUTO CO. ANNEX

Address of Construction:

745-757 FOREST AVE

2003 International Building Code

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

Building Code & Year 2003 IBC Use Group Classification (s) _____

Type of Construction II UNPROTECTED

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 or non separated (section 302.3) ✓

Supervisory alarm System? NO Geotechnical/Soils report required? (See Section 1802.2) YES

Structural Design Calculations

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>OFFICE</u>	<u>50 psf + 20 psf M.T.</u>
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

1609.4.1 Design option utilized (1609.1.1, 1609.6)
100 Basic wind speed (1809.3)
I_w = 1.0 Building category and wind importance Factor, table 1604.5, 1609.5
B Wind exposure category (1609.4)
+0.18 Internal pressure coefficient (ASCE 7)
±19 / ±25 Component and cladding pressures (1609.1.1, 1609.6.2.2)
+15 psf / Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

simplified 1617.5 Design option utilized (1614.1)
F, C Seismic use group ("Category")
0.328 / 0.124 Spectral response coefficients, S_D & S_{D1} (1615.1)
D Site class (1615.1.5)

_____ Live load reduction
_____ Roof ~~live~~ loads (1603.1.2, 1607.11)
42 psf Roof snow loads (1603.7.3, 1608)
60 psf Ground snow load, P_g (1608.2)
42 psf If P_g > 10 psf, flat-roof snow load if
1.0 If P_g > 10 psf, snow exposure factor, G
1.0 If P_g > 10 psf, snow load importance factor, I_s
1.0 Roof thermal factor, G (1608.4)
42 psf Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
shear walls Basic seismic force resisting system (1617.6.2)
7 / 4.5 Response modification coefficient, R_y and
deflection amplification factor, C_d (1617.6.2)
simplified Analysis procedure (1616.6, 1617.5)
0.047 Design base shear (1617.4, 1617.5.1)
Flood loads (1803.1.6, 1612)
_____ Flood Hazard area (1612.3)
_____ Elevation of structure
Other loads
_____ Concentrated loads (1607.4)
_____ Partition loads (1607.5)
_____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

RECEIVED

OCT 8 2009

Dept. of Building Inspections
City of Portland Maine



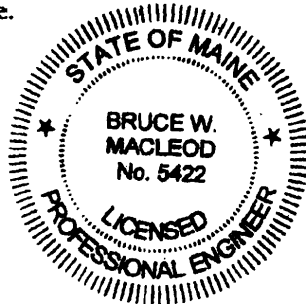
Accessibility Building Code Certificate

Designer: Bruce W. MacLeod, P.E.

Address of Project: 745-757 Forest Ave

Nature of Project: New Building for
USED CAR SALES OFFICES

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



(SEAL)

Signature: Bruce W. MacLeod

Title: Professional Engineer

Firm: MacLeod Structural Engineers, PA

Address: 404 Main St
Gorham, Me 04038

Phone: 207-839-0980

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date:

9/18/09

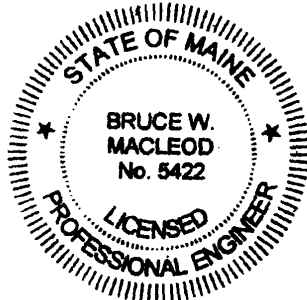
From:

Bruce W. Macleod, PE

These plans and / or specifications covering construction work on:

745-757 Forest Ave, Portland, Me

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:

Bruce W. Macleod

Title:

Professional Engineer

Firm:

Macleod Structural Engineers, PA

Address:

404 Main Street

Gorham Me.

Phone:

207-839-0980

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Statement of Special Inspections

Project: *Avenue Auto Co. Annex*
Location: *745-757 Forest Ave. Portland, Maine*
Owner: *Steve Mardigan*

Design Professional in Responsible Charge: *Bruce W. MacLeod, PE*

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

☒ Structural ☐ Mechanical/Electrical/Plumbing
☒ Architectural ☐ Other: _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: *1*

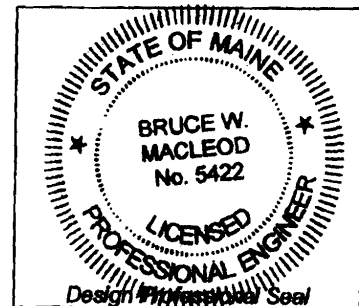
or ☐ per attached schedule.

Prepared by:
Bruce W. MacLeod, PE

(type or print name)

Bruce W. MacLeod
Signature

9/18/09
Date



Owner's Authorization:

Building Official's Acceptance:

Signature

Date

Signature

Date

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- | | |
|--|--|
| <input type="checkbox"/> Soils and Foundations | <input type="checkbox"/> Spray Fire Resistant Material |
| <input type="checkbox"/> Cast-in-Place Concrete | <input checked="" type="checkbox"/> Wood Construction |
| <input type="checkbox"/> Precast Concrete | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input type="checkbox"/> Masonry | <input type="checkbox"/> Mechanical & Electrical Systems |
| <input type="checkbox"/> Structural Steel | <input checked="" type="checkbox"/> Architectural Systems |
| <input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Special Cases |

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator Bruce W. MacLeod	<i>MacLeod Structural Engineers, PA</i>	<i>404 Main Street Gorham, Maine bruce@macleodengineers.com</i>
2. Inspector		
3. Inspector		
4. Testing Agency		
5. Testing Agency		
6. Other		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category	<i>1</i>
Quality Assurance Plan Required (Y/N)	<i>no</i>

Description of seismic force resisting system and designated seismic systems:
Light wood framed load bearing shear walls

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust)	100
Wind Exposure Category	B
Quality Assurance Plan Required (Y/N)	No

Description of wind force resisting system and designated wind resisting components:
Light wood framed load bearing shear walls

Statement of Responsibility

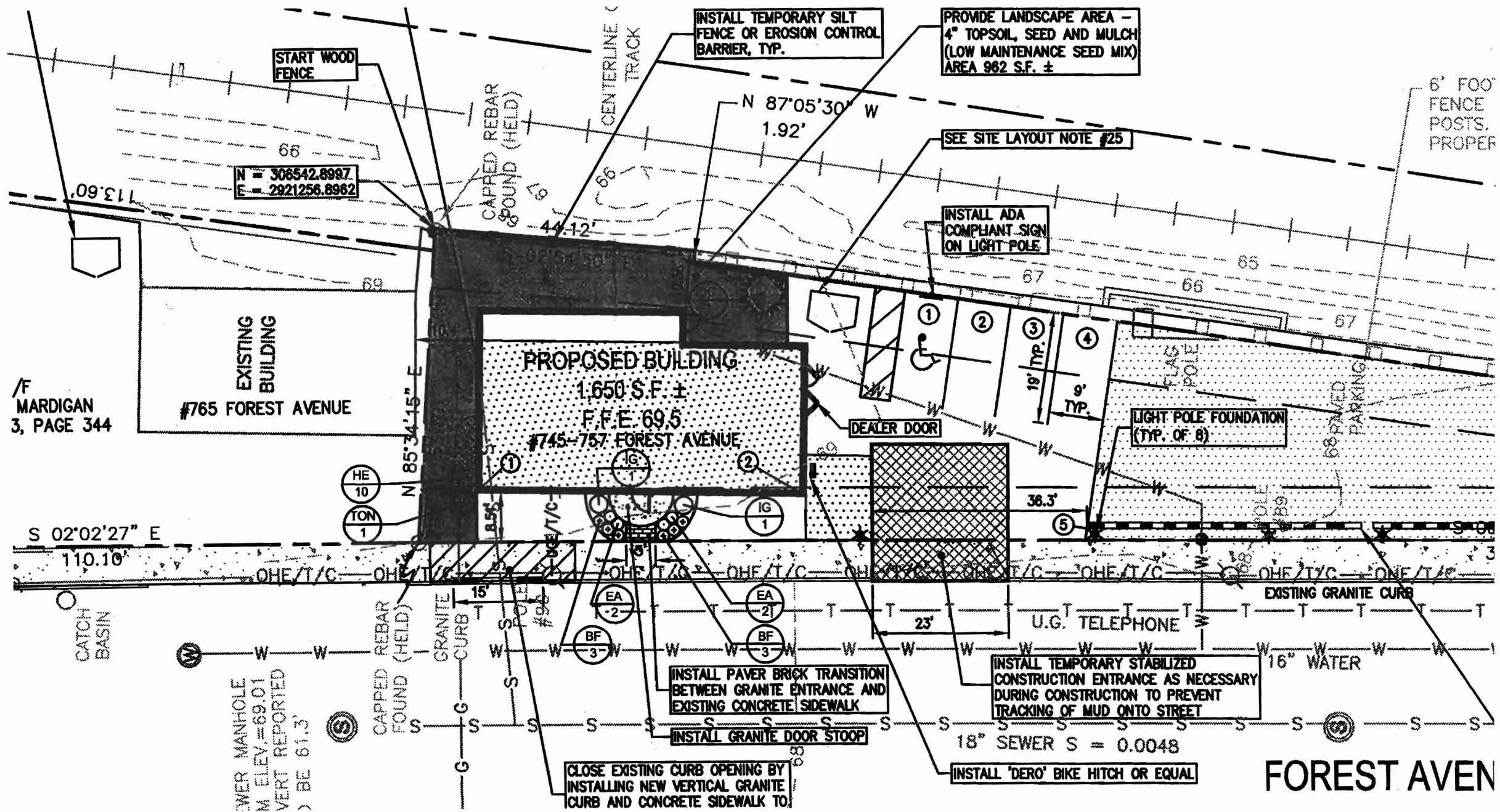
Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

N/A

Wood Construction

Page of

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input checked="" type="checkbox"/> Fabricator Exempt		<i>Inspect shop fabrication and quality control procedures for wood truss plant.</i>
2. Material Grading		
3. Connections Bruce MacLeod PE		
4. Framing and Details		
5. Diaphragms and Shearwalls		<i>Inspect size, configuration, blocking and fastening of shearwalls and diaphragms. Verify panel grade and thickness.</i>
6. Prefabricated Wood Trusses		<i>Inspect the fabrication of wood trusses.</i>
7. Permanent Truss Bracing ↓		
8. Other:		



/F
MARDIGAN
3, PAGE 344

FOREST AVENUE

9/2/09



SITE LAYOUT NOTES:

1. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION, AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL PARKING STALLS SHALL BE MARKED OFF BY 4" SOLID YELLOW LINES.
3. ALL CURB REPAIRS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS:

GRANITE AND BITUMINOUS CONCRETE CURB SHALL MEET THE REQUIREMENTS OF MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 609.03 AND 609.04 AND CITY OF PORTLAND STANDARD SPECIFICATIONS
4. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.
5. PAVEMENT REPAIRS SHALL INCLUDE 3" OF ASPHALT WITHIN SITE. THE OWNER MAY CHOOSE TO SEAL COAT EXISTING PAVEMENT SURFACE IF NECESSARY.
6. BUILDING SUMMARY: PROPOSED 1,650 S.F. FORMER BUILDING 1,289 S.F.
7. ZONING DATA
B-2 - COMMUNITY BUSINESS ZONE

SPACE AND BULK REGULATIONS

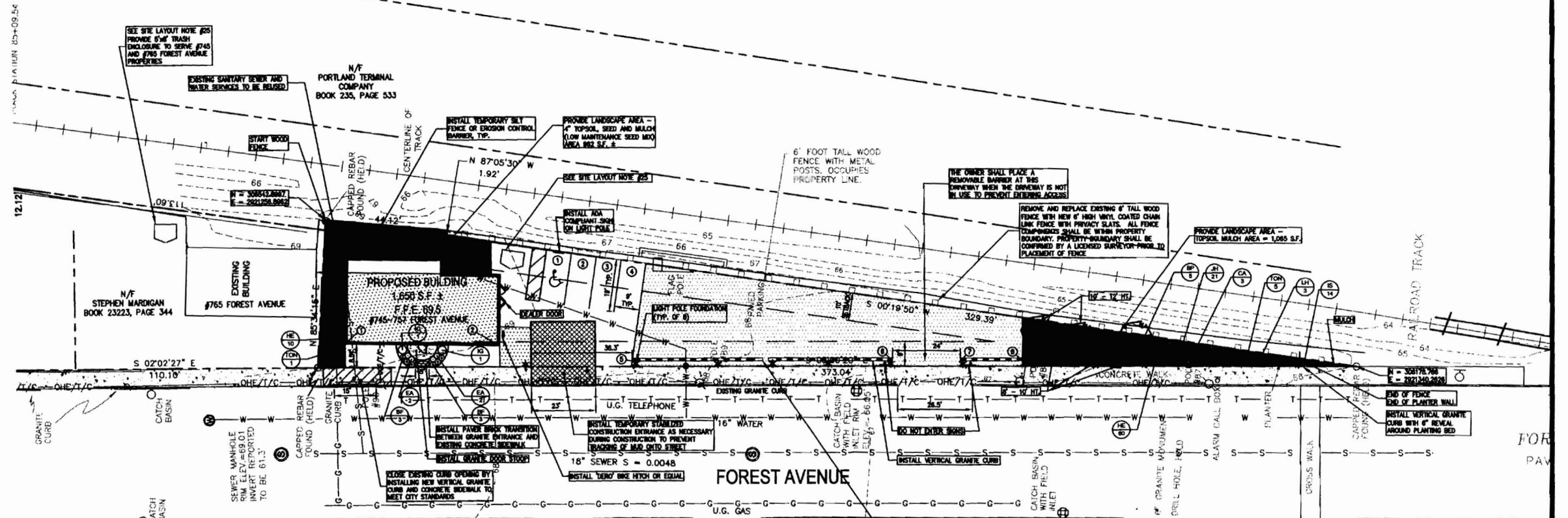
	REQUIRED	ACTUAL
MINIMUM LOT AREA	10,000 S.F.	10,134 S.F.
MINIMUM STREET FRONTAGE	50'	373.04'
MINIMUM PAVEMENT SETBACKS		
FRONT YARD	9.1' MAX	8.5'
REAR YARD	10'	10.08'
MAXIMUM IMPERVIOUS SURFACE RATIO	80%	80%
MAXIMUM BUILDING HEIGHT	45'	22'±

OFF STREET PARKING

	9'x19'	9'x19'
PARKING STALL DIMENSION		
PARKING SPACES	4	5
8. THE FACILITIES WILL BE SERVICED BY CITY SEWER, PUBLIC WATER AND A COMBINATION OF OVERHEAD AND UNDERGROUND UTILITIES.
9. ALL METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS IDENTIFIED HEREIN SHALL CONFORM TO THE CITY OF PORTLAND CONSTRUCTION AND TECHNICAL STANDARDS AND SPECIFICATIONS AND/OR CURRENT MOOT STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
10. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PLANNING AND CODE ENFORCEMENT DIVISION (784-2951), IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRECONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE DEPARTMENT.
11. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
12. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN MUST BE EMPLOYED ON FOREST AVENUE AS NECESSARY.
13. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S SOLID WASTE ORDINANCE.
14. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
15. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE. THE PROJECT BOUNDARIES ARE TIED TO THE MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE USING THE NAD 1983 DATUM. ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 VERTICAL DATUM.
16. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND SEWER DIVISION.
17. A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
18. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
19. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
20. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
21. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
22. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
23. EXTERIOR GRADES AROUND PROPOSED STRUCTURES SHALL BE COORDINATED WITH FINAL BUILDING PLANS AND PROVIDE FOR ALL ACCESS OPENINGS INCLUDING MANDOOKS, OVERHEAD DOORS AND LOADING DOCKS.
24. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES AND EXIT RAMPS ADJACENT TO THE BUILDING AND ALONG CURBED AREAS.
25. A DUMPSTER ENCLOSURE SERVING BOTH PROPERTIES AT #745 AND #765 SHALL BE LOCATED ON THE #765 FOREST AVENUE PROPERTY AS BOTH PROPERTIES ARE OWNED BY STEVE MARDIGAN. IF THE OWNERSHIP OR USE OF EITHER PROPERTIES CHANGES IN THE FUTURE AND PRECLUDES THE SHARING OF TRASH STORAGE FACILITIES, THE OWNER OF #745 FOREST AVENUE SHALL CONSTRUCT AND MAINTAIN AN ONSITE TRASH ENCLOSURE AS DEPICTED ON THE APPROVED SITE PLAN.

UTILITY NOTES:

1. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF AND/OR RELOCATION OF OVERHEAD AND UNDERGROUND TELEPHONE WITH VERIZON. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUITS, PULL WIRES, TRENCHING AND BACKFILLING NECESSARY TO COMPLETE THE WORK.
2. ALL SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE MAINE STATE PLUMBING CODE AND CITY OF PORTLAND PUBLIC WORKS.
3. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRIC SERVICE WITH CENTRAL MAINE POWER.
4. COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY WORK SHALL CONFORM TO THE STANDARDS OF THE UTILITY COMPANY AND PROJECT SPECIFICATIONS.
5. THE LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE SERVING UTILITY COMPANY.
6. UNDERGROUND ELECTRICAL, CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO UTILITY COMPANY STANDARDS AND PROJECT SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
7. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
8. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
9. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL, AT NO EXTRA EXPENSE TO THE OWNER.
11. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18 INCH OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER AND SANITARY SEWER CROSSINGS. THE WATERMAIN MUST ALSO BE LOCATED ABOVE THE SEWER.



PLANT LIST

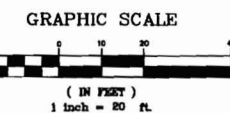
KEY	QTY.	BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
TREES						
BP	5	Betula papyrifera 'Whitespire'	8-12' ht.	B&B		min. 2 trunks
JC	1	Pinus nigra	6-7' ht.	B&B		
TON	6	Thuja occidentalis 'Nigra'	5-6' ht.	B&B	4' o.c.	
SHRUBS						
IG	2	Ilex glabra 'compecta'	18-24' ht.	3 gal.		
PERENNIAL						
EA	4	Echinacea purpurea	full	1 gal.	2' o.c.	
ORN. GRASSES / GROUND COVER						
BF	6	Festuca ovina 'Elijah Blue'	full	1 gal.	2' o.c.	
CA	3	Calamagrostis scutellifera 'Karl Foerster'	18-24' ht.	2 gal.	4' o.c.	
HE	70	Hemerocallis 'Stella D'Oro' & 'Ruby Stella'	3-4 ppp.	1 gal.	2' o.c.	
JH	21	Juniperus horizontalis 'Bar Harbor'	15-18" spr.	2 gal.	5' o.c.	
IS	14	Iris sibirica 'Caesars Brother'	full	1 gal.	2' o.c.	
LH	3	Lonicera x hedrotrill 'Gold Flame'	3-24-36" runners min.	2 gal.	5' o.c.	espallier to fence
MISCELLANEOUS						
		Strawbed Bark Mulch			3" depth	Incl. tree rings
		Low Maintenance Seed Mix				

SEE SHEET 5 FOR LANDSCAPE NOTES AND DETAILS

LAYOUT DATA

#	NORTHING	EASTING	DESCRIPTION
1	306520.5626	292127.1821	BUILDING CORNER
2	306468.0102	292126.5276	BUILDING CORNER
3	VACANT		
4	VACANT		
5	306421.7678	2921248.4248	CONCRETE CURB
6	306334.8923	2921282.0244	CONCRETE CURB
7	306312.5061	2921290.6816	CONCRETE CURB
8	306291.9475	2921298.6335	CONCRETE CURB

DISPLAY AREA (FOR PERMITTING PURPOSES ONLY)



REV	DATE	DESCRIPTION	REVISIONS
10	08.03.08	PROJECT AMENDMENT SUBMITTED TO CITY OF PORTLAND	
9	12.16.08	PROJECT AMENDMENT SUBMITTED TO CITY OF PORTLAND	
8	08.28.08	REVISED FINAL SUBMISSION TO CITY OF PORTLAND	
7	08.19.08	FINAL SUBMISSION PER JULY 22, 2008 APPROVAL LETTER	
6	08.26.08	REVISED AND RESUBMITTED TO CITY OF PORTLAND	
5	08.24.08	REVISED AND RESUBMITTED TO CITY OF PORTLAND	
4	08.03.08	REVISED AND RESUBMITTED TO CITY OF PORTLAND	
3	05.13.08	REVISED AND RESUBMITTED TO CITY OF PORTLAND	
2	04.29.08	REVISED AND RESUBMITTED TO CITY OF PORTLAND	
1	04.08.08	SITE PLAN APPLICATION TO CITY OF PORTLAND	
REV	DATE	DESCRIPTION	
		P.E. STEPHEN BUSHEY	
		U.C. # 7429	

PROJECT	AVENUE AUTO CO. AUTOMOBILE DEALERSHIP NEW BUILDING CONSTRUCTION PORTLAND, MAINE
SHEET TITLE	AMENDED SITE LAYOUT PLAN
CLIENT	STEPHEN MARDIGAN 480 BAXTER BOULEVARD PORTLAND, MAINE 04103

DRAWN	CMV	DATE	4.01.08
DESIGNED	SFB	SCALE	1" = 20'
CHECKED	SFB	JOB NO.	2804.03
FILE NAME	2804.03-SP		
SHEET			3

